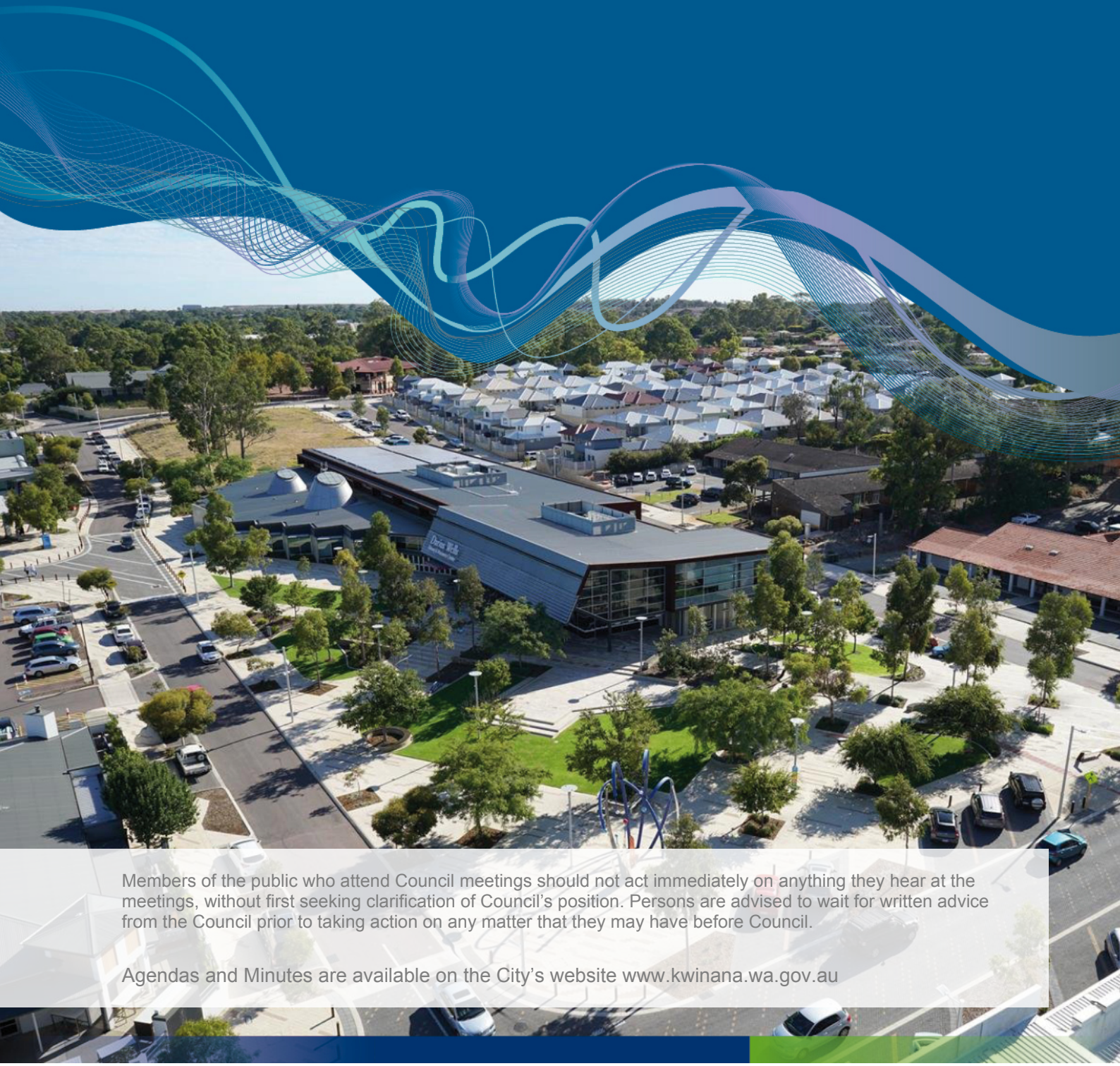


Ordinary Council Meeting

14 August 2019

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:

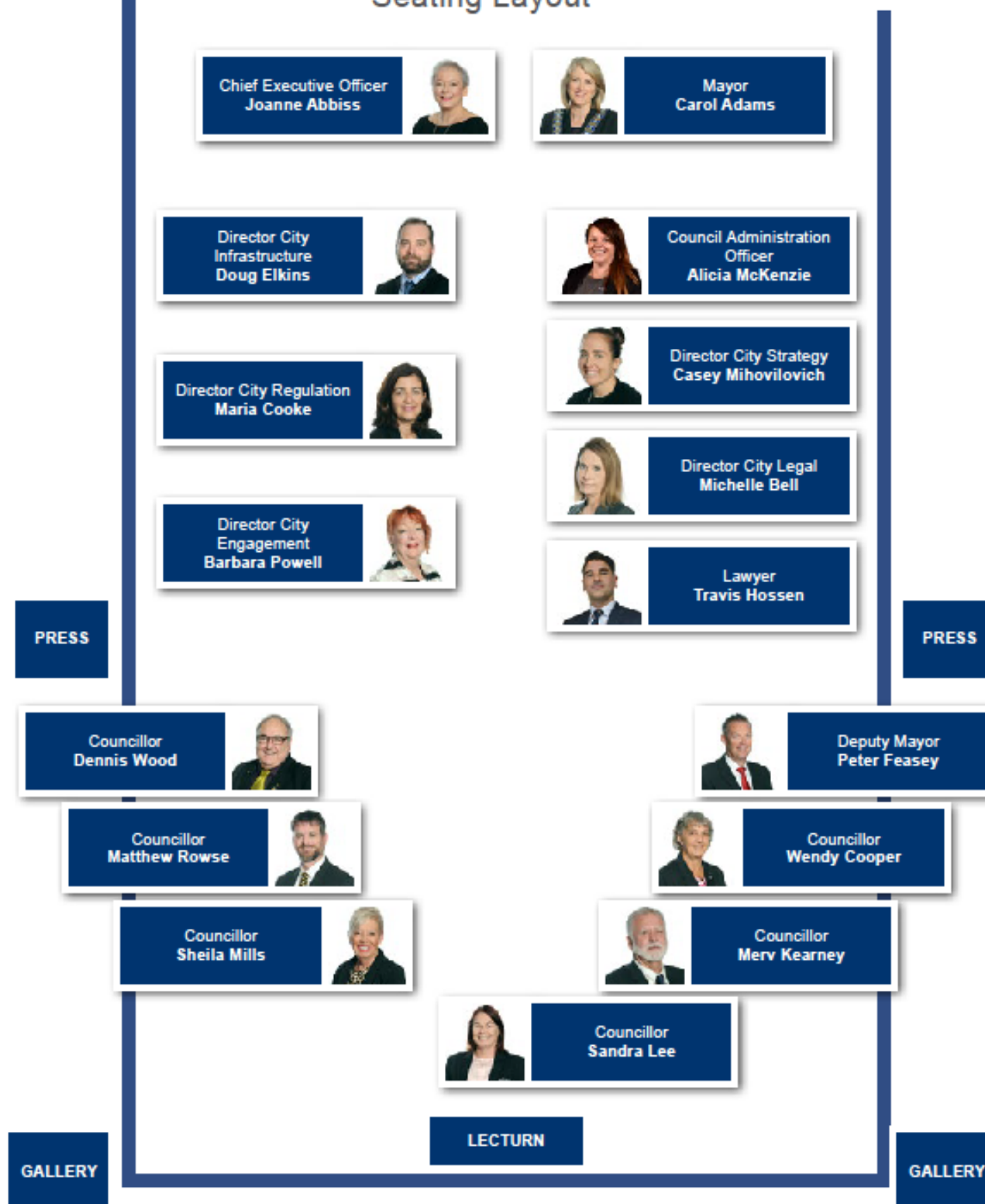
Lead from where you stand – Leadership is within us all. | Act with compassion – Show that you care. | Make it fun – Seize the opportunity to have fun. | Stand Strong, stand true – Have the courage to do what is right. | Trust and be trusted – Value the message, value the messenger. | Why not yes? –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





Council Chambers

Seating Layout



EMERGENCY GUIDE

Council Chambers

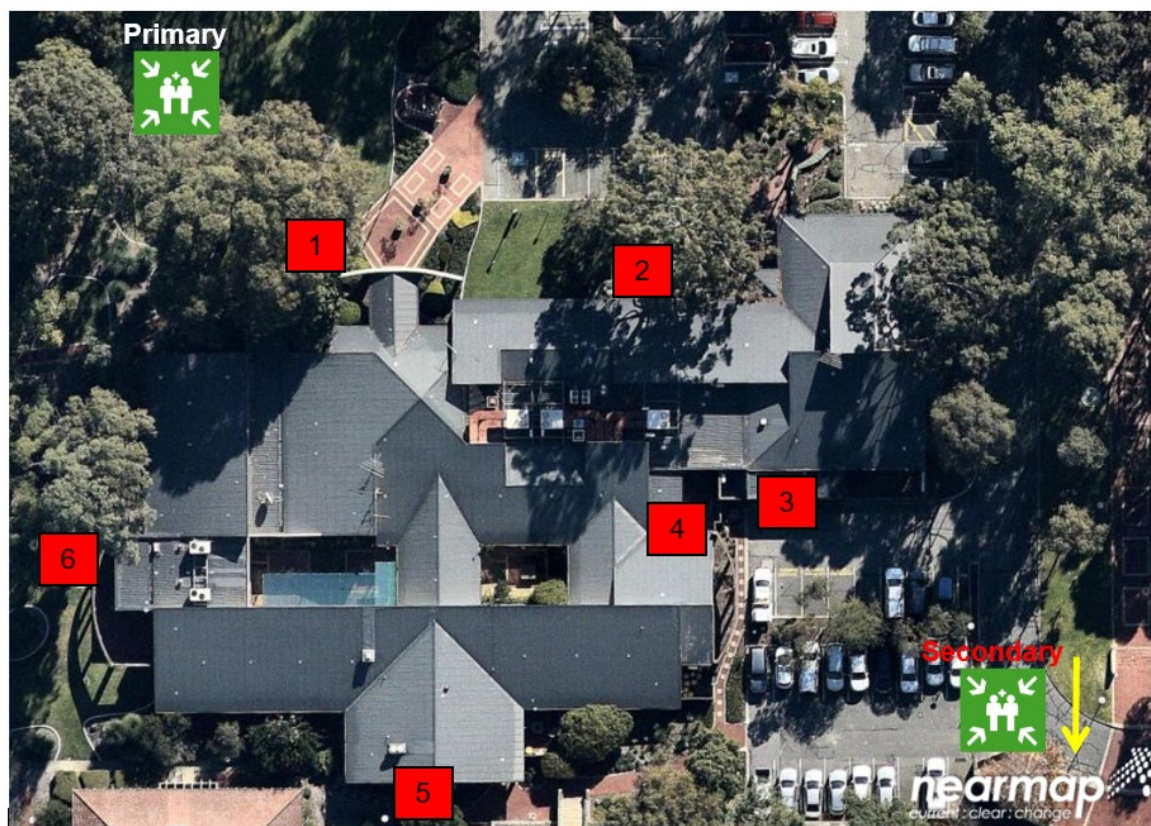


The City of Kwinana values the health and safety of its employees, contractors and visitors. Please ensure you are familiar with the emergency procedures in place at the City of Kwinana to ensure your safe evacuation.

Fire Alarm

On hearing the fire alarm, if you are instructed to evacuate, all individuals must:

- remain calm;
- pay attention to the responsible officer (in charge);
- when instructed to evacuate, leave via the appropriate emergency exit as directed;
- assemble at the designated Muster Point; and
- await the arrival Emergency Services. You must not re-enter the building until the all clear has been given by Emergency Services.



Administration Centre – Access, Egress (Red) and Assembly Points (Green)

Assembly Points:

- ▶ Primary - North-west of the main entrance near Gilmore Avenue.
- ▶ Secondary - South-east of the facility on grass area near Koorliny Arts Centre.

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Present:

MAYOR CAROL ADAMS
 DEPUTY MAYOR PETER FEASEY
 CR W COOPER
 CR S LEE
 CR M ROWSE

MS J ABBISS	-	Chief Executive Officer
MRS M COOKE	-	Director City Regulation
MS C MIHOVLOVICH	-	Director City Strategy
MR D ELKINS	-	Director City Infrastructure
MRS B POWELL	-	Director City Engagement
MS M BELL	-	Director City Legal
MS K HAYWARD	-	Project Manager – Corporate Business System
MRS S WILTSHIRE	-	Manager Human Resources
MS A MCKENZIE	-	Council Administration Officer
Members of the Press	0	
Members of the Public	1	

1 Declaration of Opening:

Presiding Member declared the meeting open at 7:00pm and welcomed Councillors, City Officers and gallery in attendance and read the Welcome.

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

2 Prayer:

Councillor Wendy Cooper read the Prayer

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

3 Apologies/Leave(s) of absence (previously approved)**Apologies**

Councillor Merv Kearney

Leave(s) of Absence (previously approved):

Councillor Dennis Wood from 24 July 2019 to 6 September 2019 inclusive.

Councillor Sheila Mills from 8 August 2019 to 21 August 2019 inclusive.

4 Public Question Time:

Nil

5 Applications for Leave of Absence:

Nil

6 Declarations of Interest by Members and City Officers:

Chief Executive Officer Joanne Abbiss declared an impartiality interest in item 9.1, Chief Executive Officer Performance Review 2018/19 and setting of 2019/20 Key Performance Indicators due to details within the report being in regards to her appraisal.

Deputy Mayor Peter Feasey declared an impartiality interest in item 15.1, Adoption of Amended Local Development Plan – Cassia North – Lot E6 Durrant Avenue, Parmelia due to his supervisor being the Minister for Housing.

7 Community Submissions:

7.1 Mr Reyne Dial on behalf of Rowe Group regarding item 15.2, Adoption of Local Development Plan – Stage 1 - The Wedge Estate – Lots 670 and 1338 Bertram Road, Wellard:

Good evening Mayor and Councillors and thank you for the opportunity to speak this evening.

My name is Reyne Dial and I am a Senior Planner with Rowe Group representing the Applicant for the Local Development Plan Application and I am here to speak in favour of the Officer's Recommendation for approval.

As summarised in the Officer's Report, the Local Development Plan has been amended such that it applies to the Stage 1 lots only, given further work is required (in collaboration with the City) to resolve the outstanding issues with the balance of the site and in particular, the laneway lots fronting Bertram Road.

In order to ensure that lodgement for Stage 1 clearances is not held up while we investigate other design options with regard to the eastern portion of the site along Bertram Road, we have made the strategic decision to split the Local Development Plan such that it applies to the Stage 1 lots only which we trust can be supported by the Council.

In summary, we fully support the Officer's Recommendation for approval of the Stage 1 Local Development Plan and acknowledge that further work is required with regard to the balance of the land (particularly the laneway lots) as part of future Local Development Plan approval(s) which will be undertaken separately to the Stage 1 Local Development Plan process.

Happy to answer any questions.

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 24 July 2019:

COUNCIL DECISION

508

MOVED CR M ROWSE

SECONDED CR S LEE

That the Minutes of the Ordinary Meeting of Council held on 24 July 2019 be confirmed as a true and correct record of the meeting.

**CARRIED
5/0**

8.2 Executive Appraisal Committee Meeting held on 5 August 2019:

COUNCIL DECISION

509

MOVED CR W COOPER

SECONDED CR P FEASEY

That the Minutes of the Executive Appraisal Committee Meeting held on 5 August 2019 be confirmed as a true and correct record of the meeting.

**CARRIED
5/0**

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

9.1 Chief Executive Officer Performance Review 2018/19 and setting of 2019/20 Key Performance Indicators:

DECLARATION OF INTEREST:

Chief Executive Officer Joanne Abbiss declared an impartiality interest due to details within the report being in regards to her appraisal.

COUNCIL DECISION

510

MOVED CR W COOPER

SECONDED CR P FEASEY

That due to the confidential nature of item 9.1, it be presented Behind Closed Doors, following item 21.5, to reduce the number of times that the gallery are required to exit the Council Chambers.

**CARRIED
5/0**

10 Petitions:

Nil

11 Notices of Motion:

Nil

12 Reports - Community

Nil

13 Reports – Economic

13.1 Southern Metropolitan Regional Council Withdrawal Arrangements for an Office Project Participant (City of Cockburn)

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The City of Kwinana is a member of the Southern Metropolitan Regional Council (SMRC), which is a statutory local government authority for providing environmentally sustainable waste management solutions for the communities of East Fremantle, Fremantle, Kwinana and Melville. To facilitate the accommodation of the staff of the SMRC, the City of Kwinana also signed the Project Participants Agreement for the Office Accommodation Project of the Southern Metropolitan Regional Council (the Agreement) at Attachment C.

As a member of the SMRC, the City of Kwinana contributes to the decision making in line with the regional purpose of the SMRC and also financially towards the overheads that can be attributed to the Office Accommodation Project (Office Project) and any other optional services procured, such as education.

The City of Cockburn gave notice of its intention to withdraw from the SMRC on 10 May 2018, resulting in an effective withdrawal date of 30 June 2019.

As a result of the notice of withdrawal, in accordance with clause 2.6 of the Agreement, the SMRC has adopted an Amended Business Plan for the Office Project on 27 June 2019 at Attachment A.

In addition to the above, in accordance with Clause 2.7 of the Agreement, the SMRC has determined the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project. The proportional entitlement of the withdrawing project participant, is then to be applied to this amount. Following quantification of the proportional entitlement, the SMRC is to distribute to or collect from the withdrawing project participant the relevant amount. The City of Kwinana has budgeted for this change at the Ordinary Council meeting held on 12 June 2019.

The City's continued participation as a member of the SMRC and the Office Project will be considered as part of the review of the City's Waste Strategy.

OFFICER RECOMMENDATION:

That Council:

1. Consents to the City of Cockburn being retired from its obligation under the \$2 Million secured lending facility (known as the Office Project Loan) between the Western Australian Treasury Corporation, the Participants and the Southern Metropolitan Regional Council from 30 June 2019.

13.1 SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR AN OFFICE PROJECT PARTICIPANT (CITY OF COCKBURN)

2. Authorise the Chief Executive Officer to sign the letter to the Western Australian Treasury Corporation and the Southern Metropolitan Regional Council at Attachment B, requesting the submission of a revised Exhibit B certificate to the Western Australian Treasury Corporation as required under the terms and conditions of the Office Project Loan indicating the new percentages of the debt being apportioned to the remaining participants following the withdrawal of the City of Cockburn effective 30 June 2019.
3. Note that a review of the City of Kwinana's continued participation as a member of the Southern Metropolitan Regional Council and the Office Project will be completed as part of the review of the City's Waste Strategy.

DISCUSSION:

The SMRC has now completed the final calculations and has reported that the City of Cockburn's liability based on proportional entitlement or liability for the Office Project is as follows.

2019 Market Valuation		1,600,000.
Office Reserve		250,000.
Less winding up costs		-110,000.
Less Loan		-1,800,000.
Balance		-60,000.
Participants' Share		
Based on past contributions		
Cockburn	35.42%	-21,252.
East Fremantle	2.84%	-1,704.
Fremantle	10.98%	-6,588.
Kwinana	11.81%	-7,086.
Melville	38.95%	-23,370.
Total Income	100.00%	-60,000.

The details are contained in the Amended Business Plan (Attachment A). The calculation of these percentage shares is based on the average share of project participants since 2007 as per Table 6 on page 13 of the Amended Business Plan. However, City Officers note that the calculations of the wind up costs did not include the early payment penalty that would have been applied by the Western Australian Treasury Corporation. Enquiries with the SMRC have revealed that this was omitted in error but the City of Cockburn have paid and settled any liability they had without this being included.

In accordance with Clause 2.7 of the Agreement, the SMRC has determined the amount as a deficit of \$60,000. The proportional liability of the withdrawing project participant is \$21,252 and the SMRC is to collect from the withdrawing project participant the relevant amount.

The Office Project has a loan with the Western Australian Treasury Corporation (WATC). The loan agreement requires continuing participants to give consent to allow withdrawing participants to retire from their obligations to pay the debt.

13.1 SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR AN OFFICE PROJECT PARTICIPANT (CITY OF COCKBURN)

As there is no longer an obligation for the City of Cockburn to pay any further loan repayments under the Project Agreement, it is recommended that the City resolve to consent and instruct the SMRC to issue a new share percentage to the WATC as part of the withdrawal process.

The SMRC is to notify the WATC of the percentages by furnishing a new Exhibit 'B' certificate with the following revised percentage shares as per the table below.

~~Southern Metropolitan Regional Council hereby certifies that as at the date hereof, the Share of the Facility (expressed as a percent) owed by each Participant is as follows:-~~

~~¶~~

Name of Participant	Old Share	New Share
City of Cockburn	37.70%	
City of Fremantle	10.50%	16.70%
City of Melville	34.80%	55.82%
Town of East Fremantle	2.70%	4.25%
City of Kwinana	14.30%	23.23%
TOTAL	100.00%	100.00%

The proportional share in the asset investment will also increase by these new percentages. The calculation of these percentage shares is based on the population base of the project participants in the 2019 FY as per Table 5 on page 11 of the Amended Business Plan.

To complete the process, the City of Kwinana will need to sign the draft letter at Attachment B addressed to the WATC and SMRC as a requirement for the consent to retire the City of Cockburn from the Office Project Loan. It is recommended that the CEO be authorised to sign the letter on behalf of the City of Kwinana.

The City of Cockburn is no longer a member of the SMRC. The City of Kwinana is not a participant of the Regional Resource Recovery Project in Canning Vale and does not deliver any waste or recycling materials to the SMRC. The City does however, make use of the education and audit services provided by the SMRC and benefits from the knowledge and information that the SMRC shares with the member councils.

A review of the City's relationship with the SMRC will be completed as part of the review of the City's Waste Strategy to assess whether the City's continued participation as a member of the SMRC and participant in the Office Project provides best value for the City of Kwinana. On completion of the review, officers will report the findings to Council for consideration.

LEGAL/POLICY IMPLICATIONS:

The City of Kwinana is a signatory of the Project Participants Agreement for the Office Accommodation Project of the Southern Metropolitan Regional Council (Attachment C).

Clause 2.7 – Arrangements After Withdrawal of the above agreement stipulates the process to be followed upon withdrawal of any project participant from the Office Project.

13.1 SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR AN OFFICE PROJECT PARTICIPANT (CITY OF COCKBURN)

FINANCIAL/BUDGET IMPLICATIONS:

The City of Kwinana's population based proportion of the loan liability of the SMRC Office Project increases from 14.30% in 2018/19 to 23.23% in 2019/20.

Accordingly, the interest payments owed to the SMRC by the City of Kwinana increase from \$8,389 in 2018/19 to \$13,591 in 2019/20.

This increased loan interest amount has been budgeted for as part of the 2019/2020 Budget and formed part of the report to Council on 12 June 2019 in relation to the SMRC draft budget parameters.

ASSET MANAGEMENT IMPLICATIONS:

The City of Kwinana's population based proportional interest in the SMRC Booragoon Office building increases to 23.23% in 2019/20 and will increase further to 24% in 2020/21 as a result of continued population growth.

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Strategic Community Plan	It's all here	4.3 Ensure the Kwinana community is well serviced by government and non-government services.

COMMUNITY ENGAGEMENT:

Community engagement was not required for this report.

PUBLIC HEALTH IMPLICATIONS

The recommendations of this report do not have any direct impacts on any of the determinants of public health.

13.1 SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR AN OFFICE PROJECT PARTICIPANT (CITY OF COCKBURN)

RISK IMPLICATIONS:

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

Risk Event	The City does not follow the process required in relation to the withdrawal of City of Cockburn from the Office Project
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Major
Likelihood	Likely
Rating (before treatment)	High
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Follow the process involved as recommended by the SMRC in relation to City of Cockburn's withdrawal from the Office Project.
Rating (after treatment)	Low

Risk Event	A project participant of the SMRC Office Project withdraws from the project or the SMRC is wound-up, resulting in a larger portion of the loan liability and subsequent loss when the Office is sold.
Risk Theme	Inadequate project/change management
Risk Effect/Impact	Financial
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Transfer – move impact of the risk to a third party
Response to risk treatment required/in place	Review the City's participation in the SMRC and Office Project as part of the review of the City's Waste Strategy.
Rating (after treatment)	Moderate

COUNCIL DECISION

511

MOVED CR M ROWSE

SECONDED CR W COOPER

That Council:

- 1. Consents to the City of Cockburn being retired from its obligation under the \$2 Million secured lending facility (known as the Office Project Loan) between the Western Australian Treasury Corporation, the Participants and the Southern Metropolitan Regional Council from 30 June 2019.**

13.1 SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR AN OFFICE PROJECT PARTICIPANT (CITY OF COCKBURN)

- 2. Authorise the Chief Executive Officer to sign the letter to the Western Australian Treasury Corporation and the Southern Metropolitan Regional Council at Attachment B, requesting the submission of a revised Exhibit B certificate to the Western Australian Treasury Corporation as required under the terms and conditions of the Office Project Loan indicating the new percentages of the debt being apportioned to the remaining participants following the withdrawal of the City of Cockburn effective 30 June 2019.**
- 3. Note that a review of the City of Kwinana's continued participation as a member of the Southern Metropolitan Regional Council and the Office Project will be completed as part of the review of the City's Waste Strategy.**

**CARRIED
5/0**



SOUTHERN METROPOLITAN REGIONAL COUNCIL
REGIONAL RESOURCE RECOVERY CENTRE

SOUTHERN METROPOLITAN REGIONAL COUNCIL

OFFICE ACCOMMODATION PROJECT

AMENDED BUSINESS PLAN (ADOPTED)

2019

30 May 2019

Adopted by Regional Council on 27 June 2019

TABLE OF CONTENTS

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INTRODUCTION

1. Introduction

1. BACKGROUND

Southern Metropolitan Regional Council (SMRC) is a statutory local government authority consisting of five local governments in the southern part of metropolitan Perth.

City of Cockburn

Town of East Fremantle

City of Fremantle

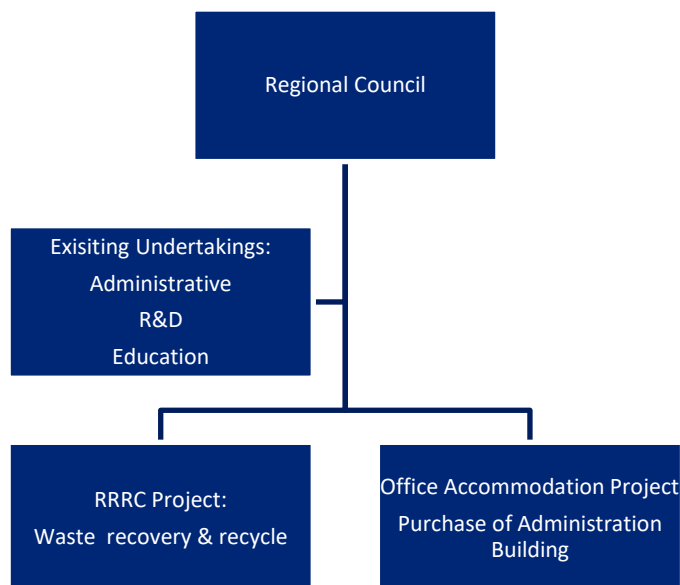
City of Kwinana

City of Melville

The SMRC is responsible for developing environmentally sustainable waste management solutions and climate change abatement measures for the communities of the Participants.

Underlying SMRC are two core projects, being the Regional Resources Recovery Centre (RRRC) Project (the RRRC Project) and the Office Accommodation Project (the Office Project). Each of these projects was established via a separate project agreement, and not all Participants are parties to each project agreement. In addition to the two core projects, the support activities of SMRC, such as education and marketing, research and development and administrative activities, are referred to as Existing Undertakings. Existing Undertakings include Education and Marketing, Research and Development and Administrative activities.

The following diagram illustrates the organisational structure of SMRC:



INTRODUCTION

2. CITY OF COCKBURN WITHDRAWAL FROM THE PROJECT

Pursuant to a resolution of the City of Cockburn on 10 May 2018, the City of Cockburn has given notice of its intention to withdraw from the SMRC Establishment Agreement and the Office Accommodation Project Agreement effective from 30 June 2019.

Clause 8.10 of the Establishment Agreement states that a Project Participant may, at any time, give notice of its intention to withdraw from the Project.

Clause 8.11 of the Establishment Agreement states the withdrawal of a Project Participant shall take effect:

- a) From the end of the financial year after the financial year in which notice under clause 8.10 has been given by the Project Participant to the Regional Local Government; or
- b) On any earlier date agreed by the Project Participants.

Upon withdrawal of a participant from a project, each project agreement stipulates that an Amended Business Plan is to be prepared for the related project. The Establishment Agreement further stipulates that upon withdrawal of a Participant from SMRC that the amount of any surplus funds or deficit be calculated as if SMRC was wound up. The winding up of SMRC includes:

- a) Winding up of each Project separately
- b) Winding up of each Existing Undertaking.

This Amended Business Plan addresses the Office Project and the withdrawal of the City of Cockburn from that project.

3. OFFICE ACCOMMODATION PROJECT

In May 2003, The Regional Council adopted the Office Project Business Plan for the purposes of purchasing office accommodation. All its Member Councils entered into a Project Participants Agreement as a joint investment venture.

In 2004 the SMRC purchased freehold land and building situated at 9 Aldous Place, Booragoon, Western Australia for its administration office.

The Office Project pertains to SMRC's office located at 9 Aldous Place, Booragoon, Western Australia.

The expenditure of the Office Project covers the following:

- Costs associated with financing, maintaining and operating (utilities and outgoings) the office accommodation.

The assets and liabilities that relate to the Office Project are the land and buildings and the associated loan facility.

The office accommodates 15 full time employees who are employed in relation to the Existing Undertaking and the RRRC Project (serving a variety of functions such as engineering services, administration and finance, business development and communications).

INTRODUCTION

Current participants in the Office Project include:

- City of Cockburn
- Town of East Fremantle
- City of Fremantle
- City of Kwinana
- City of Melville

(collectively, **the Project Participants** – the **Remaining Project Participants** is defined as all Project Participants excluding the City of Cockburn)

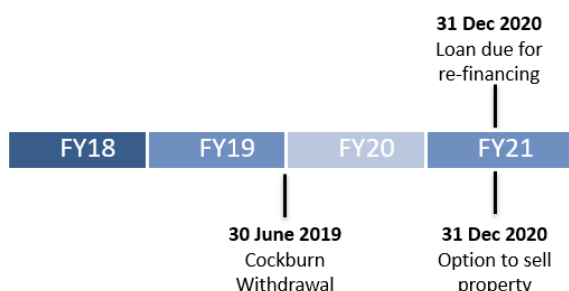
4. AMENDED BUSINESS PLAN

As outlined in the Office Project Agreement, this Amended Business Plan addresses the following:

- The effect of the withdrawal of the City of Cockburn
- Details of any changes to the annual contributions payable by the remaining Project Participants after the withdrawal takes effect.

Accordingly, this Amended Business Plan incorporates the outcome of a financial model which models the effect of the City of Cockburn's withdrawal on the Remaining Project Participants and further provides an indicative estimate of the proportional liability payable by the City of Cockburn, based on a notional winding up of the Office Project on 30 June 2019.

Office Project Timeline Plan



EXECUTIVE SUMMARY

2. Executive Summary

1. ANNUAL CONTRIBUTIONS

The impact of the City of Cockburn's withdrawal is to change the proportion of annual participant contributions and spreads the City's contribution across the Remaining Project Participants proportionately.

The following table indicates the change in annual member contribution proportions to 31 December 2020 assuming the building is sold and the loans fully repaid on 31 December 2020:

If the loans are re-financed on 31 Dec 2020 the participants' contribution will be based on the prevailing interest rates applicable for the term of the loan.

Table 1

Project Expenses	01-Jul-18 30-Jun-19	01-Jul-19 29-Jun-20	30-Jun-20 29-Jun-21
Loan Interest Payment	58,500	58,500	29,250
Participants' Contribution			
Cockburn	22,037	-	-
East Fremantle	1,565	2,485	1,216
Fremantle	6,156	9,767	4,902
Kwinana	8,389	13,591	7,019
Melville	20,353	32,656	16,114
Total Income	58,500	58,500	29,250

2. LOAN CAPITAL CONTRIBUTIONS

The change in contingent liability in FY20 for the remaining Project Participants (percentage and dollar changes) is provided in the following table:

Table 2

Impact of Cockburn's withdrawal on loan liability proportionments				
	FY19		FY20	
	%	\$	%	\$
Cockburn	37.67%	678,052	0.00%	-
East Fremantle	2.68%	48,164	4.25%	76,458
Fremantle	10.52%	189,402	16.70%	300,529
Kwinana	14.34%	258,132	23.23%	418,199
Melville	34.79%	626,250	55.82%	1,004,814
Total	100.00%	1,800,000	100.0%	1,800,000

EXECUTIVE SUMMARY

3. NOTIONAL WINDING UP

The Project Agreement states that following the withdrawal of a project participant, SMRC shall determine the amount equal to the proportional entitlement or proportional liability payable to/collectable from the withdrawing project participant. Following quantification of the proportional entitlement or liability, SMRC is to distribute to or collect from the withdrawing project participant the relevant amount.

The notional winding up includes a sworn property valuation within six months prior to withdrawal, and costs associated with winding up the project at the withdrawal date, 30 June 2019.

1. In accordance with Clause 2.7, the SMRC has determined the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project is a deficit of \$60,000. The proportional liability of the withdrawing project participant is \$21.252 and the SMRC is to collect from the withdrawing project participant the relevant amount.
2. In accordance with the Lending Agreement between Western Australian Treasury Corporation (WATC), SMRC and its remaining Participants shall:
 - a. Pass a resolution giving its consent to the City of Cockburn withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as “the Loan Agreement”) with the WATC with effect from 30 June 2019.
 - b. Accordingly the remaining Participants hereby requests that SMRC deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Cockburn from the SMRC effective 30 June 2019.

~~Southern Metropolitan Regional Council hereby certifies that as at the date hereof, the Share of the Facility (expressed as a percent) owed by each Participant is as follows:-~~

Name of Participant	Old Share	New Share
City of Cockburn	37.70%	
City of Fremantle	10.50%	16.70%
City of Melville	34.80%	55.82%
Town of East Fremantle	2.70%	4.25%
City of Kwinana	14.30%	23.23%
TOTAL	100.00%	100.00%

3 FINANCIAL MODEL

3 Financial Model

1. INTRODUCTION

The cost estimates provided in this Amended Business Plan are based on the SMRC's most recent estimates of ongoing loan interest payments. The assumptions with regards to the Amended Business Plan are discussed further below.

2. ASSUMPTIONS

Project length

The Office Project is an ongoing project and accordingly does not have a finite completion date. The project will cease when the building is sold. For the purpose of the Amended Business Plan the Office Project has been modelled over a two-year period to FY21, in line with the fixed borrowing and future transition plan of the SMRC.

Population growth

Data from the Australian Bureau of Statistics (ABS) combined with Forecast.ID growth rates has been used to estimate participants' population growth during the plan period. SMRC uses the ABS's Estimated Population by Local Government Region for calculating actual annual contributions.

Project income

There is currently no additional income received for this Project, other than member contributions.

Project expenses

- The annual loan interest payments are fixed to 31 December 2020 at \$58,500pa. Should the loan be re-financed after this period interest rates will be at the prevailing rates from December 2020.
- Major repairs & maintenance are to be funded from the purpose reserve fund. The building will require internal and external repainting, general repairs and maintenance and landscaping prior to any disposal of the building in the short-term.

Member proportions

The annual loan interest payments of the Office Project are to be shared amongst the Project Participants based on their proportional populations.

3 FINANCIAL MODEL

Reserve Fund

The Office Accommodation Reserve was established and maintained in accordance with section 6.11 of the Local Government Act 1995.

The purpose of the reserve is for funding capital renewal expenditure and non-recurrent maintenance expenditure for the SMRC property located at 9 Aldous Place Booragoon.

Depending upon the final proportional entitlement/liability, SMRC may distribute to or collect from the withdrawing project participant the relevant amount either from the reserve fund and remaining participants or pay into the reserve fund or to the remaining participants.

Table 3

Project Reserve Fund	01-Jul-18	01-Jul-19	30-Jun-20
	30-Jun-19	29-Jun-20	29-Jun-21
Office Accommodation Reserve			
Balance as at 1 July	250,000.	250,000.	250,000.
Transfers to Reserve			
Transfers from Reserve			
Balance as at 30 June	250,000.	250,000.	250,000.

3 FINANCIAL MODEL

3. OUTPUTS

Annual contributions

Pursuant to the Agreement, the Project Participants shall pay to the Regional Local Government:

- a. an annual contribution towards the cost of the acquisition of any asset of a capital nature for the Project; and
- b. an annual contribution towards all other expenditure relating to the Project including:
 - i. the cost of acquisition of any asset of a non-capital nature for the Project; and
 - ii. all operating expenditure, including administrative expenses, relating to the Project,

The annual contribution towards the Office Project are to be shared amongst the Project Participants based on their proportional populations.

The Office Project budget is in two parts;

1. Expenditure towards the cost of the borrowings for the acquisition of the assets. Eg Interest Expense. Participants pay this via an annual contribution forming part of the Governance Contribution.
2. Income and Expenses towards the running of the Asset eg, warehouse rent, maintenance, rates, rubbish charges, cleaning, utilities, etc.

Participants' indirectly pay the proportional net costs through allocations to the existing undertakings and the RRRC Project and is not an additional contribution payable by the remaining participants.

The financial model indicates that the following changes in participant contributions, by way of percentage contribution, will result following the withdrawal of the City of Cockburn:

Table 4

Impact of Cockburn's withdrawal on remaining participants' proportions			
Participants	FY19	FY20	FY21
Cockburn	37.7%	0.0%	0.0%
East Fremantle	2.7%	4.2%	4.2%
Fremantle	10.5%	16.7%	16.8%
Kwinana	14.3%	23.2%	24.0%
Melville	34.8%	55.8%	55.1%
Total	100.0%	100.0%	100.0%

3 FINANCIAL MODEL

4. LOAN CAPITAL CONTRIBUTIONS

SMRC has a \$1,800,000 loan owing to Western Australian Treasury Corporation relating to the original purchase and fit out of the office accommodation. The Project Participants each have a contingent liability in relation to their guarantee of repayment of their portion of the loan. Upon withdrawal of the City of Cockburn, the Remaining Project Participants are required under the Project Agreement to take on the guarantee for repayment of the loan in the revised proportions.

In accordance with the Participants' Agreement, a withdrawing participant no longer is liable for the borrowing and it is a requirement of the continuing participants to consent to the withdrawing participant's retirement from the loan obligations with the Western Australian Treasury Corporation.

Currently there is no requirement for the participants to pay annual capital contributions towards the repayment of the principal loan. Interest repayments are included in the operating annual contributions.

The loan is an interest only fixed borrowing and any reduction of the principal or loan balance will be in consultation with Project Participants.

The loan is fixed to 31 December 2020. At that date the loan can either be repaid or refinanced. Early retirement of the loan during its fixed period is allowable however, may attract lender discount charges.

The change in contingent liability in FY20 for the remaining Project Participants (percentage and dollar changes) is provided in the following table:

The change in contingent liability in FY20 for the remaining Project Participants (percentage and dollar changes) is provided in the following table:

Table 5

Impact of Cockburn's withdrawal on loan liability proportionments				
	FY19		FY20	
	%	\$	%	\$
Cockburn	37.67%	678,052	0.00%	-
East Fremantle	2.68%	48,164	4.25%	76,458
Fremantle	10.52%	189,402	16.70%	300,529
Kwinana	14.34%	258,132	23.23%	418,199
Melville	34.79%	626,250	55.82%	1,004,814
Total	100.00%	1,800,000	100.0%	1,800,000

4 Notional Winding Up of Project

1. INTRODUCTION

The Office Project Participants' Agreement outlines in clause 2.6 that in the event of the withdrawal of a project participant from the Office Project that SMRC shall prepare an amended business plan for that Project. The amended business plan is to have regard to the effect of the withdrawal of the project participant giving the notice.

Clause 2.7 further states that following the withdrawal of a project participant that SMRC shall determine the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project. The proportional entitlement of the withdrawing project participant is then to be applied to this amount. Following quantification of the proportional entitlement, SMRC is to distribute to or collect from the withdrawing project participant the relevant amount.

2. METHODOLOGY AND ASSUMPTIONS

- The percentage of the total contributions paid by the remaining participants since the commencement of the Project.
- A sworn property market value within six months prior to withdrawal date.
- The outstanding WATC loan is \$1.8 million.
- Office Accommodation Reserve \$0.250 million
- Winding up costs

NOTIONAL WINDING UP OF PROJECT

The following table shows the annual contributions expressed as a percentage since the commencement of the Project.

The percentage of contributions have been adjusted following the withdrawal of Canning and Rockingham to determine a 100% share equity between the remaining five participants.

Table 6

OFFICE PROJECT								
Year of contribution	CANNING	COCKBURN	EAST FREMANTLE	FREMANTLE	KWINANA	MELVILLE	ROCKINGHAM	Total
FY	%	%	%	%	%	%	%	
		18.75%						
2007	20.81%	18.75%	1.80%	7.11%	5.88%	25.80%	19.85%	100%
2008	20.81%	18.75%	1.80%	7.11%	5.88%	25.80%	19.85%	100%
2009	20.14%	19.40%	1.74%	6.47%	6.04%	24.23%	21.97%	100%
2010	20.14%	19.40%	1.74%	6.47%	6.04%	24.23%	21.97%	100%
2011		24.30%	2.18%	8.10%	7.57%	30.34%	27.51%	100%
2012		24.30%	2.18%	8.10%	7.57%	30.34%	27.51%	100%
2013		35.43%	2.92%	11.07%	11.47%	39.11%		100%
2014		36.39%	2.79%	10.81%	11.98%	38.03%		100%
2015		36.63%	2.74%	10.74%	12.20%	37.69%		100%
2016		36.91%	2.71%	10.70%	12.52%	37.16%		100%
2017		37.09%	2.67%	10.70%	12.80%	36.74%		100%
2018		37.29%	2.65%	10.61%	13.22%	36.23%		100%
2019		37.67%	2.68%	10.52%	14.34%	34.79%		100%
		29.41%	2.36%	9.12%	9.81%	32.35%		83%
Excl Canning & Rock		35.42%	2.84%	10.98%	11.81%	38.95%		100%

NOTIONAL WINDING UP OF PROJECT

Table 7 – Excerpt of Sworn Valuation Report

9 Aldous Place, Booragoon, WA 6154

Valuation

Subject to the qualifications and assumptions contained within the body of this report, I assess the Market Value exclusive of GST, as at 09/04/2019, to be:

Market Value

\$1,600,000

(ONE MILLION SIX HUNDRED THOUSAND DOLLARS)



Valuer Col Smout
AAPI CPV 64850
WA Licence No. 407
Entity LMW (WA) Pty Ltd trading as LMW
Office Perth



Reviewing party Tony Gorman
FAPI CPV 64979
WA Licence No. 42002
Position Director

Table 8

Winding Up costs		
Sale Agent Fees	2%	32,000.
Sale Marketing Fees		10,000.
Conveyancing		5,000.
External & Internal Painting		30,000.
General building repairs		15,000.
Landscaping for sale		5,000.
Relocation Costs		10,000.
Other		3,000.
Total		110,000.

NOTIONAL WINDING UP OF PROJECT

Table 9 - Proportional calculation:

2019 Market Valuation		1,600,000.
Office Reserve		250,000.
Less winding up costs		-110,000.
Less Loan		-1,800,000.
Balance		-60,000.
Participants' Share		
Based on past contributions		
Cockburn	35.42%	-21,252.
East Fremantle	2.84%	-1,704.
Fremantle	10.98%	-6,588.
Kwinana	11.81%	-7,086.
Melville	38.95%	-23,370.
Total Income	100.00%	-60,000.

3. CONCLUSION

3. In accordance with Clause 2.7, the SMRC has determined the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project is a deficit of \$60,000. The proportional liability of the withdrawing project participant is \$21,252 and the SMRC is to collect from the withdrawing project participant the relevant amount.
4. In accordance with the Lending Agreement between WATC, SMRC and its Participants, the SMRC and its remaining Participants shall:
 - a. Pass a resolution giving its consent to the City of Cockburn withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as “the Loan Agreement”) with the Western Australian Treasury Corporation (WATC) with effect from 30 June 2019.
 - b. Accordingly the remaining Participants hereby requests that Southern Metropolitan Regional Council (SMRC) deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Cockburn from the SMRC effective 30 June 2019.

~~Southern Metropolitan Regional Council hereby certifies that as at the date hereof, the Share of the Facility (expressed as a percent) owed by each Participant is as follows:-~~

~~¶~~

Name of Participant	Old Share	New Share
City of Cockburn	37.70%	
City of Fremantle	10.50%	16.70%
City of Melville	34.80%	55.82%
Town of East Fremantle	2.70%	4.25%
City of Kwinana	14.30%	23.23%
TOTAL₍₁₎	100.00%	100.00%

~~¶~~

15 August 2019

Our Ref.: D19/41077

Western Australian Treasury Corporation
Level 12, St Georges Square
225 St Georges Terrace
Perth WA 6000

And

Southern Metropolitan Regional Council
9 Aldous Place
Booragoon WA 6154

Dear Sirs

CITY OF COCKBURN WITHDRAWAL FROM SOUTHERN METROPOLITAN REGIONAL COUNCIL

The City of Kwinana has passed a resolution (Certified copy of resolution attached) giving its consent to the City of Cockburn withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as "the Loan Agreement") with the Western Australian Treasury Corporation (WATC) with effect from 30 June 2019.

Accordingly the City of Kwinana hereby requests that Southern Metropolitan Regional Council (SMRC) deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Cockburn from the SMRC effective 30 June 2019.

Yours sincerely

Signed on behalf of the City of Kwinana

Name: _____

Title: _____

Date: _____

City of Kwinana Administration

Corner Gilmore Avenue and Sulphur Road, Kwinana WA 6167

PO Box 21, Kwinana WA 6966 | **Telephone** 08 9439 0200 | **NRS** 133 677 (hearing/speech impaired)

Email customer@kwinana.wa.gov.au | **Website** kwinana.wa.gov.au





SOUTHERN METROPOLITAN
REGIONAL COUNCIL

ATTACHMENT C

SCANNED

05 DEC 2005

1 December 2005

Mr J Cot n
Director Technical and Operational Services
Town of Kwinana
PO Box 21
KWINANA WA 6167

Dear Peter

SOUTHERN METROPOLITAN REGIONAL COUNCIL – STAMPED LENDING FACILITY

Please find enclosed, duly stamped and signed copies of the Charge Agreement, Secured Lending Facility Agreement and Project Participants Agreement in relation to the SMRC Office Accommodation Project for your records.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stuart McAll'.

Stuart McAll
CHIEF EXECUTIVE OFFICER

Enc x 3

2005

**TOWN OF KWINANA
(Chargor)**

and

**WESTERN AUSTRALIAN TREASURY CORPORATION
(Corporation)**

Charge Agreement

State Solicitor's Office
Commercial and Conveyancing
141 St George's Terrace
Perth WA 6000

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111 24/11/05 919
for Commissioner of State Revenue

Agreement

Dated the 10TH day of NOVEMBER 2005

BETWEEN

TOWN OF KWINANA (ABN 13 890 277 321) of Cnr. Gilmore Ave and Selkirk Road, Kwinana
(Chargor)

WESTERN AUSTRALIA STAMP DUTY
24/11/05 14:55 002546738-004
DUP \$ *****.00
O/S \$ *****.00
EXEMPT 100 %

and

WESTERN AUSTRALIAN TREASURY CORPORATION (ABN 22 300 359 323) of Level 12,
225 St George's Terrace, Perth (Corporation)

Recitals

- A At the request of the Participants the Corporation and SMRC have entered into the Secured Lending Facility Agreement under which the Corporation advances funds to SMRC.
- B The Participants as parties to the Secured Lending Facility Agreement have agreed to pay to SMRC their respective shares of the moneys owing to the Corporation under the Secured Lending Facility Agreement.
- C The Chargor, as one of the Participants, has agreed with SMRC to pay to SMRC the Chargor's share of the moneys owing to the Corporation under the Secured Lending Facility Agreement.
- D The Chargor acknowledges and agrees that the moneys it has agreed to pay under the Secured Lending Facility Agreement are a primary obligation it owes to the Corporation. The Chargor has agreed to enter into this Agreement with the Corporation to secure the Chargor's obligations to the Corporation.

Operative provisions

1 Definitions and interpretation

1.1 Definitions

In this Agreement, unless the contrary intention appears:

Act means the Local Government Act 1995.

Authorised Officer means the person or persons appointed by the respective parties to act as authorised officers for the purposes of this Agreement.

Chargor means the person named in this Agreement as the Chargor.

Collateral Security means a present or future Security Interest, guarantee or indemnity given by the Chargor, SMRC or another person to secure or otherwise ensure the payment of the Outstanding Money.

Encumbrance means any Security Interest, notice under section 218 or 255 of the Income Tax Assessment Act 1936 (Cwlth) or under section 74 of the Sales Tax Assessment Act 1992 (Cwlth) or under any similar provision of a State, Territory or Commonwealth law, right to remove soil from land, easement, restrictive or positive covenant, equity, interest, garnishee order, writ of execution, right of set-off, lease, licence to use or occupy, assignment of income or monetary claim, and any agreement to create any of them or allow them to exist.

Establishment Agreement means the agreement dated 22 January 1998 being the constituent document of SMRC and under which SMRC is continued as a regional local government under the Act.

Incapacitating Event means:

- (i) the suspension or dismissal of the council of SMRC or a Participant; and
- (ii) the dissolution or partial dissolution of SMRC or a Participant.

Material Adverse Effect means something which materially adversely affects:

- (a) the legality, validity or enforceability of this Agreement, the Secured Lending Facility Agreement, or an agreement in connection with the Outstanding Money; or
- (b) the rights of the Corporation under this Agreement, the Secured Lending Facility Agreement, or an agreement in connection with the Outstanding Money; or
- (c) the Chargor's ability to observe its obligations under this Agreement; or
- (d) the ability of the Chargor to carry on its business as it is presently being conducted.

Outstanding Money means all amounts which:

at any time;

for any reason or circumstances in connection with this Agreement or the Secured Lending Facility Agreement or any transaction contemplated by either of them whether at law, in equity, under statute or otherwise;

and whether or not of a type within the contemplation of the parties at the date of this Agreement:

- (a) are payable, are owing but not currently payable, are contingently owing, or remain unpaid, by the Chargor or SMRC to the Corporation; or
- (b) have been advanced or paid by the Corporation:
 - (i) at the express or implied request of the Chargor or SMRC; or
 - (ii) on behalf of the Chargor or SMRC; or
- (c) have been advanced or paid by the Corporation or which the Corporation is liable to pay by reason of any act or omission of the Chargor or SMRC; or
- (d) are reasonably foreseeable as likely, after that time, to fall within any of paragraphs (a), (b) or (c) above.

This definition applies:

- (a) irrespective of the capacity in which SMRC, the Chargor or the Corporation became entitled to, or is liable in respect of, the amount concerned;
- (b) whether SMRC, the Chargor or the Corporation is liable as principal debtor or surety or otherwise:
 - (i) whether SMRC or the Chargor is liable alone, or jointly, or jointly and severally with another person;
 - (ii) whether the Corporation is the original obligee or an assignee of the Outstanding Money and whether or not:
 - (A) the assignment took place before or after the delivery of this Agreement; or
 - (B) SMRC or the Chargor consented to or was aware of the assignment; or
 - (C) the assigned obligation was secured;
 - (iii) whether the Corporation is the original obligee or an assignee of the original obligee and whether or not the Chargor or SMRC consented to or was aware of the assignment.

Participant means a local government which is a party to the Secured Lending Facility Agreement.

Schedule means the schedule to this Agreement.

Secured Lending Facility Agreement means the secured lending facility agreement entered into between SMRC, the Corporation and the Participants on the date hereof.

Security Interest means any bill of sale (as defined in any statute), mortgage, charge, lien, pledge, hypothecation, title retention arrangement, trust or power, as or in effect as security for the payment of a monetary obligation or the observance of any other obligation.

SMRC means Southern Metropolitan Regional Council.

Taxes means taxes, levies, imposts, deductions, charges, withholdings and duties imposed by any authority (including, without limitation, stamp and transaction duties) (together with any related interest, penalties, fines and expenses in connection with them), except if imposed on the overall net income of the Corporation.

1.2 In this Agreement, unless the contrary intention appears:

- (a) a reference to this Agreement or another instrument includes any variation or replacement of any of them;
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (c) the singular includes the plural and vice versa;
- (d) the word "person" includes a firm, a body corporate, an unincorporated association or an authority;
- (e) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including, without limitation, persons taking by novation) and assigns;
- (f) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally;
- (g) a reference to any thing (including, without limitation, the Outstanding Money and any other amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to all of them collectively, to any two or more of them collectively and to each of them individually.

1.3 Headings are inserted for convenience and do not affect the interpretation of this Agreement.

2 Consideration

The Chargor acknowledges incurring obligations and giving rights under this Agreement and the Secured Lending Facility Agreement for valuable consideration received from the Corporation.

3 Payment and Charge

- 3.1 The Chargor acknowledges it is liable to pay to the Corporation the Outstanding Money.
- 3.2 If SMRC does not pay the Outstanding Money on time and in accordance with any agreement which imposes the obligation to pay it, then the Chargor agrees to pay the Outstanding Money to the Corporation on demand from the Corporation (whether or not demand has been made by the Corporation on SMRC or on the Chargor). A demand may be made at any time and from time to time.
- 3.3 The Chargor hereby charges the general funds of the Chargor with payment of all amounts owing by the Chargor to the Corporation.

4 Indemnity

- 4.1 The Chargor unconditionally and irrevocably indemnifies the Corporation against any loss the Corporation suffers because:
- (a) the liability to pay the Outstanding Money is unenforceable in whole or in part as a result of lack of capacity, power or authority or improper exercise of power or authority; or
 - (b) an Incapacitating Event occurs in respect of SMRC or the Chargor; or
 - (c) the Outstanding Money is not or has never been recoverable.
- 4.2 The Chargor as principal debtor agrees to pay to the Corporation on demand a sum equal to the amount of any loss described in clause 4.1.

5 Interest

- 5.1 The Chargor agrees to pay interest on:
- (a) any amount payable by the Chargor under this Agreement from when it becomes due for payment, during the period that it remains unpaid; and

- (b) that part of the Outstanding Money or the amount being the limit of the Chargor's liability referred to in clause 6.2 (whichever is the lesser) on which interest is not payable by SMRC from when it becomes due for payment by the Chargor under this Agreement, during the period that it remains unpaid under this Agreement,

on demand or at times determined by the Corporation, calculated on daily balances. The rate to be applied to each daily balance is the rate charged by the Corporation under the Agreement from time to time. Interest which is not paid when due for payment may be capitalised by the Corporation at intervals which the Corporation determines from time to time or, if no determination is made, then on the first day of each month. Interest is payable on capitalised interest at the rate and in the manner referred to in this clause. The Chargor's obligation to pay the outstanding amount on the date it becomes due for payment is not affected by this clause.

- 5.2 If a liability under this Agreement becomes merged in a judgment or order, then the Chargor agrees to pay interest to the Corporation on the amount of that liability as an independent obligation. This interest accrues from the date the liability becomes due for payment both before and after the judgment or order until it is paid, at a rate that is the higher of the rate payable under the judgment or order and the rate referred to in clause 5.1.

6 Extent of Agreement

- 6.1 This Agreement is a continuing security and extends to all of the Outstanding Money and other money payable under this Agreement and the Secured Lending Facility Agreement. The Chargor waives any right it has of first requiring the Corporation to commence proceedings or enforce any other right against SMRC or any other person before claiming from the Chargor under this Agreement.
- 6.2 This Agreement is a security for the whole of the Outstanding Money and other money payable under the Secured Lending Facility Agreement and under this Agreement but nevertheless the amount payable by the Chargor under clauses 3, 4 and 5.1(b) is limited to the amount specified in item 1 of the Schedule.

7 Preservation of Corporation's rights

- 7.1 The liabilities under this Agreement of the Chargor as a principal debtor or indemnifier and the rights of the Corporation under this Agreement are not affected by anything which might otherwise affect them at law or in equity including, without limitation, one or more of the following (whether occurring with or without the consent of a person):
 - (a) the Corporation or another person granting time or other indulgence (with or without the imposition of an additional burden) to, compounding or compromising with or wholly or partially releasing SMRC, any Participant or another person in any way;
 - (b) laches, acquiescence, delay, acts, omissions or mistakes on the part of the Corporation or another person or both the Corporation and another person;

- (c) any variation or novation of a right of the Corporation or another person, or material alteration of a document, in respect of SMRC, the Chargor or another person including, without limitation, an increase in the limit of or other variation in connection with advances or accommodation;
- (d) the transaction of business, expressly or impliedly, with, for or at the request of SMRC, the Chargor or another person;
- (e) the loss or impairment of a Collateral Security or a negotiable instrument;
- (f) a Security Interest being void, voidable or unenforceable;
- (g) a person dealing in any way with a Security Interest, guarantee, judgment or negotiable instrument (including, without limitation, taking, abandoning or releasing (wholly or partially), realising, exchanging, varying, abstaining from perfecting or taking advantage of it);
- (h) the death of any person or an Incapacitating Event occurring;
- (i) a change in the legal capacity, rights or obligations of a person;
- (j) the fact that a person is a trustee, nominee, joint owner, joint venturer or a member of a partnership, firm or association;
- (k) a judgment against SMRC, a Participant or another person;
- (l) the receipt of money after an Incapacitating Event or the payment of a sum or sums into the account of SMRC, a Participant or another person at any time (whether received or paid jointly, jointly and severally or otherwise);
- (m) any part of the Outstanding Money being irrecoverable;
- (n) an assignment of rights in connection with the Outstanding Money;
- (o) the acceptance of repudiation or other termination in connection with the Outstanding Money;
- (p) the invalidity or unenforceability of an obligation or liability of a person;
- (q) invalidity or irregularity in the execution of this Agreement by the Chargor or any deficiency in or irregularity in the exercise of the powers of the Chargor to enter into or observe its obligations under this Agreement;
- (r) the opening of a new account by SMRC or the Chargor with the Corporation or another person or the operation of a new account;
- (s) any obligation of SMRC, the Chargor or any Participant being discharged by operation of law or otherwise;
- (t) property secured under a Security Interest being forfeited, extinguished, surrendered, resumed or determined.

7.2 The liability of the Chargor under this Agreement is not affected:

- (a) because any other person who was intended to enter into this Agreement, or otherwise become a co-surety or co-indemnifier for payment of the Outstanding Money or other money payable under this Agreement has not done so or has not done so effectively; or
- (b) because a person who is a co-surety or co-indemnifier for payment of the Outstanding Money or other money payable under this Agreement is discharged under an agreement or under statute or a principle of law or equity.

8 Suspension of Chargor's rights

As long as the Outstanding Money or other money payable under this Agreement remains unpaid, the Chargor may not without the consent of the Corporation:

- (a) in reduction of its liability under this Agreement, raise a defence, set-off or counterclaim available to itself, SMRC or another Participant against the Corporation or claim a set-off or make a counterclaim against the Corporation; or
- (b) make a claim or enforce a right (including, without limitation, an Encumbrance) against SMRC or any Participant or against their estate or property; or
- (c) prove in competition with the Corporation if an Incapacitating Event occurs in respect of SMRC or any Participant whether in respect of an amount paid by the Chargor under this Agreement, in respect of another amount (including the proceeds of a Security Interest) applied by the Corporation in reduction of the Chargor's liability under this Agreement, or otherwise; or
- (d) claim to be entitled by way of contribution, indemnity, subrogation, marshalling or otherwise to the benefit of a Security Interest or guarantee or a share in it now or subsequently held for the Outstanding Money or other money payable under this Agreement.

9 Payments

Manner of Payment

- 9.1 The Chargor agrees to make all payments to the Corporation under this Agreement in immediately available funds to the account and in the manner notified by the Corporation to the Chargor from time to time.
- 9.2 The Chargor agrees to make payment without set-off or counterclaim and free and clear of any withholding or deduction for Taxes unless prohibited by law.

Taxes

- 9.3 If a law requires the Chargor to withhold or deduct Taxes from a payment so that the Corporation would not actually receive for its own benefit on the due date the full amount provided for under this Agreement, then:
- (a) the amount payable is increased so that, after making that deduction and deductions applicable to additional amounts payable under this clause, the Corporation is entitled to receive the amount it would have received if no deductions had been required; and
 - (b) the Chargor must make the deductions; and
 - (c) the Chargor must pay the full amount deducted to the relevant authority in accordance with applicable law and deliver the original receipts to the Corporation.

10 Representations and warranties

10.1 The Chargor represents and warrants that:

- (a) it has in full force and effect the authorisations necessary to enter into this Agreement, observe obligations under it and allow it to be enforced; and
- (b) its obligations under this Agreement are valid and binding and are enforceable against it in accordance with their terms; and
- (c) it has fully disclosed in writing to the Corporation all facts relating to the Chargor, this Agreement and anything in connection with it which are material to the assessment of the nature and amount of the risk undertaken by the Corporation in relying on this Agreement and doing anything in connection with it; and
- (d) the Chargor benefits by executing this Agreement; and
- (e) it has power to enter into and observe its obligations under this Agreement; and
- (f) this Agreement and the transactions under it do not contravene the Chargor's obligations or undertakings by which the Chargor or any of the Chargor's assets are bound; and
- (g) the Chargor is not in default under a law, regulation, official directive, instrument, undertaking or obligation affecting the Chargor or the Chargor's assets which is likely to have a Material Adverse Effect; and
- (h) there is no pending or threatened action or proceeding affecting the Chargor or the Chargor's assets before a court, governmental agency, commission or arbitrator.

10.2 These representations and warranties are taken to be also made:

- (a) on each date on which the Corporation provides accommodation to or at the request of SMRC; and
- (b) every three months after the date of this Agreement.

11 General undertakings

The Chargor undertakes to:

- (a) obtain, renew on time and comply with the terms of each authorisation necessary to enter into this Agreement, observe obligations under it and allow it to be enforced; and
- (b) promptly give to the Corporation information and supporting evidence that the Corporation reasonably requests from time to time; and
- (c) notify the Corporation promptly if any representation or warranty made or taken to be made by the Chargor in connection with this Agreement is found to be incorrect or misleading when made or taken to be made.

12 Other Securities and obligations of Chargor

The Corporation's rights under this Agreement are additional to and do not merge with or affect and are not affected by:

- (a) any Security Interest now or subsequently held by the Corporation from SMRC, the Chargor or any other person; or
- (b) any other obligation of the Chargor to the Corporation,

notwithstanding any rule of law or equity or any statutory provision to the contrary.

13 Reinstatement of Corporation's rights

If a claim is made that all or part of a payment, obligation, settlement, transaction, conveyance or transfer in connection with the Outstanding Money or other money payable under this Agreement is void or voidable under the law relating to the protection of creditors or for any other reason and the claim is upheld, conceded or compromised, then:

- (a) the Corporation is entitled immediately as against the Chargor to the rights in respect of the Outstanding Money or other money payable under this Agreement to which it would have been entitled if all or that part of that payment, obligation, settlement, transaction, conveyance or transfer had not taken place; and

- (b) promptly on request from the Corporation, the Chargor agrees to do any act and sign any document to restore to the Corporation any Security Interest or guarantee held by it from the Chargor immediately prior to that payment, obligation, settlement, transaction, conveyance or transfer.

14 Application of money

The Corporation may apply money paid by SMRC, or the Chargor or otherwise towards satisfaction of the Outstanding Money and other money payable under this Agreement in the manner it sees fit. The Corporation may place to the credit of a suspense account for as long as it considers desirable money received under this Agreement and need not apply it towards satisfaction of the Outstanding Money or other money payable under this Agreement.

15 Costs, charges, expenses and indemnities

- 15.1 The Chargor agrees to pay or reimburse the Corporation on demand for the costs, charges and expenses of the Corporation in connection with any consent, approval, exercise or non-exercise of rights (including, without limitation, in connection with the contemplated or actual enforcement or preservation of any rights under this Agreement), waiver, variation, release or discharge in connection with this Agreement including, without limitation, legal costs and expenses on a full indemnity basis or solicitor and own client basis, whichever is the higher.
- 15.2 The Chargor indemnifies the Corporation against any liability or loss arising from, and any costs, charges and expenses incurred in connection with the payment, omission to make payment or delay in making payment of an amount referred to in clause 15.1 including, without limitation, legal costs and expenses on a full indemnity basis.
- 15.3 The Chargor agrees to pay to the Corporation an amount equal to any liability, loss, costs, charges or expenses of the kind referred to in clause 15.2 suffered or incurred by any employee, officer, agent or contractor of the Corporation.

16 Notices

- 16.1 A notice, approval, consent or other communication in connection with this Agreement:
 - (a) may be given by an Authorised Officer of the relevant party; and
 - (b) must be in writing; and
 - (c) must be left at the address of the addressee, or sent by prepaid ordinary post (airmail if posted to or from a place outside Australia) to the address of the addressee or sent by facsimile to the facsimile number of the addressee which is specified in item 2 of the Schedule or if the addressee notifies another address or facsimile number then to that address or facsimile number.
- 16.2 Unless a later time is specified in it, a notice, approval, consent or other communication takes effect from the time it is received.

16.3 A letter or facsimile is taken to be received:

- (a) in the case of a posted letter, on the third (seventh, if posted to or from a place outside Australia) day after posting; and
- (b) in the case of a facsimile, on production of a transmission report by the machine from which the facsimile was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the recipient notified for the purpose of this clause.

17 Security Interests and assignment

The Corporation at any time may create or allow to exist a Security Interest over or an interest in this Agreement or assign or otherwise dispose of or deal with its rights under this Agreement as the Corporation sees fit.

18 Miscellaneous

18.1 A certificate signed by the Corporation or its solicitors about a matter or about a sum payable to the Corporation in connection with this Agreement is sufficient evidence of the matter or sum stated in the certificate unless the matter or sum is proved to be false.

18.2 The Corporation may exercise a right, power or remedy at its discretion, and separately or concurrently with another right, power or remedy. A single or partial exercise of a right, power or remedy by the Corporation does not prevent a further exercise of that or an exercise of any other right, power or remedy. Failure by the Corporation to exercise or delay in exercising a right, power or remedy does not prevent its exercise. The Corporation is not liable for any loss caused by the exercise or attempted exercise of, failure to exercise, or delay in exercising the right, power or remedy.

Waiver and variation

18.3 A provision of or a right created under this Agreement may not be waived or varied except in writing signed by the party or parties to be bound.

Supervening legislation

18.4 Any present or future legislation which operates to vary the obligations of the Chargor in connection with this Agreement with the result that the Corporation's rights, powers or remedies are adversely affected (including, without limitation, by way of delay or postponement) is excluded except to the extent that its exclusion is prohibited or rendered ineffective by law.

Approvals and consent

18.5 The Corporation may give conditionally or unconditionally or withhold its approval or consent in its absolute discretion unless this Agreement expressly provides otherwise.

Remedies cumulative

- 18.6 The rights, powers and remedies provided in this Agreement are cumulative with and not exclusive of the rights, powers or remedies provided by law independently of this Agreement.

Set-off

- 18.7 At its sole discretion the Corporation may apply (without notice) any credit balance any account of the Chargor with the Corporation towards satisfaction of any amount then payable by the Chargor to the Corporation under this Agreement. The Chargor authorises the Corporation in the name of the Chargor or the Corporation to do anything (including, without limitation, to execute any document) that is required for that purpose.

Indemnities

- 18.8 Each indemnity in this Agreement is a continuing obligation, separate and independent from the other obligations of the Chargor and survives termination of this Agreement. It is not necessary for the Corporation to incur expense or make payment before enforcing a right of indemnity conferred by this Agreement.

Time of the essence

- 18.9 Time is of the essence of this Agreement in respect of an obligation of the Chargor to pay money.

Further assurances

- 18.10 At the Corporation's request the Chargor must, at its own expense:
- (a) execute and cause its successors to execute documents and do everything else necessary or appropriate to bind the Chargor and its successors under this Agreement; and
 - (b) use its best endeavours to cause relevant third parties to do likewise to bind every person intended to be bound under this Agreement.

Confidentiality

- 18.11 All information provided to the Corporation by the Chargor under this Agreement is confidential to the Corporation, its employees, legal advisers, auditors and other consultants and may not be disclosed to any person except:
- (a) with the prior consent in writing of the Chargor (which consent is not to be unreasonably withheld); or
 - (b) if allowed or required by law; or
 - (c) in connection with legal proceedings relating to this Agreement; or
 - (d) if the information is generally and publicly available.

19 Governing law, jurisdiction and service of process

- 19.1 This Agreement is governed by the law in force in the State of Western Australia.

- 19.2 Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of the State of Western Australia and courts of appeal from them. Each party waives any right it has to object to an action being brought in those courts including, without limitation, by claiming that the action has been brought in an inconvenient forum or that those courts do not have jurisdiction.

- 19.3 Without preventing any other mode of service, any document in an action (including, without limitation, any writ of summons or other originating process or any third or other party notice) may be served on any party by being delivered to or left for that party at its address for service of notices referred to under clause 16.

20 Counterparts

This Agreement may consist of a number of counterparts and the counterparts taken together constitute one and the same instrument.

Schedule

Item 1

(clause 6.2)

Amount payable by Chargor: the Participant's Share as defined in the Secured Lending Facility Agreement.

Item 2

(clause 16)

Address for service:

Chargor:

Address for service: Cnr. Gilmore Ave/Sulphur Road
Kwinana WA 6167

Facsimile No: 9439 0222

Corporation:

Address for service: Level 12
225 St George's Terrace
Perth WA 6000

Facsimile No: 9235 9199

Executed as a deed.

THE COMMON SEAL of
WESTERN AUSTRALIAN
TREASURY CORPORATION
was hereunto affixed by
authority of the Corporation
in the presence of:



Chief Executive Officer

THE COMMON SEAL of TOWN OF KWINANA
was hereunto affixed by authority of a resolution of the
Council in the presence of



Mayor

Chief Executive Officer

**WESTERN AUSTRALIAN
TREASURY CORPORATION**

A.B.N.
22 300 359 323

Address
Level 12, St George's Square
225 St George's Terrace, Perth

Postal Address
PO Box 7282
Perth Cloisters Square
Western Australia 6850

Telephone
+61 8 9235 9100

Facsimile
+61 8 9235 9199

Web Address
www.watc.wa.gov.au

E-mail
watc@watc.wa.gov.au

\$2,000,000 SECURED LENDING FACILITY
FROM WESTERN AUSTRALIAN TREASURY CORPORATION
TO SOUTHERN METROPOLITAN REGIONAL COUNCIL
DATED AS OF 10 NOVEMBER 2005

EXEMPT from W.A. Stamp Duty

5119 24/11/05
for Commissioner of State Revenue

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
24/11/05 14:49 002546740-001
DUP \$ *****.00
O/S \$ *****.00
EXEMPT 100 %

This agreement is made between Western Australian Treasury Corporation (ABN 22 300 359 323) ("**Corporation**"), Southern Metropolitan Regional Council (ABN 28 965 675 752) ("**Borrower**" or "**Council**") and City of Canning (ABN 80 227 965 466), City of Cockburn (ABN 27 471 341 209), Town of East Fremantle (ABN 80 052 365 032), City of Fremantle (ABN 74 680 272 485), Town of Kwinana (ABN 13 890 277 321), City of Melville (ABN 81 152 433 900) and City of Rockingham (ABN 63 101 842 180) (each a "**Participant**" and together the "**Participants**") in relation to a lending facility for Australian Dollar loans ("**Facility**") that the Corporation offers to the Borrower on the following terms and conditions:

TERM OF FACILITY:

The Facility commences as of 10 NOVEMBER 2005 and continues until the whole of the Facility is terminated either forthwith by the Corporation issuing a notice to the Borrower under paragraph 6 of "Other Conditions" or at the expiry of written notice of no less than 30 days by either the Corporation or the Borrower to the other ("**Termination Date**"). Any part of the Facility may be terminated at any time by either the Corporation or the Borrower by giving no less than 30 days' written notice to the other.

In the event of termination of the Facility by the expiry of a notice referred to above, all Loans outstanding under the Facility on the Termination Date will continue to run to, and are repayable on, their respective Maturity Dates unless either (i) an intervening Termination Event occurs, in which case all amounts due from the Borrower shall at the option of the Corporation become immediately due and payable; or (ii) alternative arrangements for the repayment or refinancing of the indebtedness of the Borrower to the Corporation under the Facility are agreed between the Corporation and the Borrower prior to the date the Facility terminates.

The respective rights and obligations of the parties in respect of outstanding Loans shall survive termination of the Facility, and the terms and conditions hereof shall continue to apply in respect thereof as if the Facility remained on foot.

FACILITY LIMIT:

The facility limit is Two Million Dollars (\$2,000,000.00) less any amount which has been terminated ("*Facility Limit*").

PARTICIPANT'S SHARE:

The proportion of the total amount owing to the Corporation under the Facility from time to time by a Participant, expressed as a percentage. Each Participant's Share shall be as certified from time to time to the Corporation by Council in the form of Exhibit B, provided that for the certification to be validly given, the sum of the Shares stated therein must be one hundred percent.

PAYMENT:

The Borrower is obliged to pay to the Corporation all monies owing under the Facility.

- (1) Each Participant acknowledges and agrees that subject to subclause (2) it is obliged to pay to the Corporation the Participant's Share and covenants and agrees that it shall make such payment upon demand by the Corporation.
- (2) The Corporation undertakes to each Participant that it shall not make demand for payment of the Participant's Share unless the Borrower fails to make payments in full to the Corporation as and when they fall due under this Agreement.

SECURITY:

The following security for borrowings under the Facility is provided to the Corporation:

1. The Borrower hereby grants to the Corporation a charge over:

- (a) the financial contributions of the Participants to the Borrower's funds as set out or provided for in the Establishment Agreement of the Borrower;
- (b) any Government grants which are not given to the Borrower for a specific purpose; and
- (c) such other funds as may be prescribed from time to time.

2. Each Participant agrees to execute in favour of the Corporation a charge agreement ("*Charge Agreement*") under which it charges the general funds of the Participant with payment of all amounts owing by the Participant to the Corporation as defined in the Charge Agreement.

AUTHORISATIONS:

By its execution hereof and each time a Loan Request is given, the Borrower represents and warrants that:

1. the Borrower is properly constituted, is a body corporate with perpetual succession and a common seal;
2. the Establishment Agreement remains on foot and has been properly entered into by the parties thereto;
3. the Borrower has power to enter into and perform its obligations under this Agreement;
4. the Borrower has in full force and effect all approvals, consents and authorisations which it needs in order to enter into this Agreement and perform its obligations hereunder and to grant the charge referred to in paragraph 1 under the heading Security, and undertakes that it will observe all such obligations and allow them to be enforced;
5. this Agreement has been validly executed by the Borrower;
6. the Borrower has complied with all requirements under the Local Government Act 1995 (*the "Act"*) and Regulations under the Act (*the "Regulations"*) in respect of the Facility and undertakes to comply with all such requirements in respect of borrowings hereunder.

By its execution hereof, each Participant represents and warrants that:

7. the Participant is properly constituted, is a body corporate with perpetual succession and a common seal;
8. the Establishment Agreement remains on foot and has been properly entered into by the Participant;
9. the Participant has power to enter into and perform its obligations under this Agreement and the Charge Agreement to which it is a party;

10. the Participant has in full force and effect all approvals, consents and authorisations which it needs in order to enter into this Agreement and the Charge Agreement to which it is a party and perform its obligations thereunder and undertakes that it will observe all such obligations;
11. this Agreement and the Charge Agreement to which it is a party have been validly executed by the Participant.

CONDITION
PRECEDENT:

It is a condition precedent to the first drawdown of funds borrowed under this Facility that the following documents be received by the Corporation:

- (i) copy of Establishment Agreement of the Southern Metropolitan Regional Council, certified to be a true copy by an authorised officer of the Borrower or a certificate from the Borrower in a form satisfactory to the Corporation that there has been no termination, amendment or variation of the Establishment Agreement since the certification of the copy that was last provided to the Corporation;
- (ii) copy of the resolution of each Participant resolving to enter into this Agreement and the Charge Agreement, certified to be a true copy by an authorised officer of the Borrower;
- (iii) two originals of a Charge Agreement in form and substance satisfactory to the Corporation executed by each of the Participants; and
- (iv) a certificate from the Borrower in the form of Exhibit B, stating the Share of each Participant as at the date hereof.

NEW PARTICIPANTS:

A local government that is a party to the Establishment Agreement may become a party to this Agreement ("*New Participant*") by executing and delivering to the Corporation an Accession Agreement in or substantially in the form of Exhibit C and a duly executed Charge Agreement. Such accession shall become

effective only after the delivery to the Corporation of an Exhibit B Certificate by the Borrower naming the New Participant and certifying the Share of the New Participant and the adjusted Share of the other Participants.

Upon accession as a New Participant, such local government shall become a party to this Agreement as a Participant vested with all the authority, rights, powers, duties and obligations as if originally named as a Participant hereunder.

RETIREMENT OF PARTICIPANTS:

A Participant may withdraw from its obligations hereunder by giving 30 days' notice in writing to the Corporation, provided that it is not in breach of any of its obligations hereunder either at the time of giving the notice or at the end of the notice period. Such withdrawal will be effective upon the delivery to the Corporation by the Borrower of:

- (i) an Exhibit B Certificate certifying new Shares of the remaining Participants and any New Participants so that such new Shares add up to one hundred percent; and
- (ii) consent from each of the other Participants to the retirement of the retiring Participant.

BUSINESS DAY:

Any day (not being a Saturday or Sunday) on which banks generally are open for business in each of Perth, Melbourne and Sydney.

LOANS:

Subject to the terms and conditions of this Facility loans will be made by the Corporation to the Borrower ("*Loans*") on dates specified in written requests made by the Borrower to the Corporation in or substantially in the form of the Loan Repayment Schedule set out as Exhibit A (each a "*Loan Request*"), being acceptance of an offer to lend made by the Corporation. If a date specified in a Loan Request is not a Business Day, the Loan will be made on the next following Business Day.

CONDITION PRECEDENT TO EACH LOAN:

Evidence of the approval of the Treasurer (or a person authorised by the Treasurer) in accordance with section 6.21 of the Act in relation to each proposed borrowing must be provided to the Corporation before the Loan is made.

If the approval of the Treasurer ceases to be required under the Act, then the making of each Loan is subject to the condition that the Corporation's credit criteria in effect at the relevant time for such lending are met by the Borrower. Such information in relation to the Borrower as the Corporation may reasonably require to determine whether its credit criteria are met must be provided by the Borrower to the Corporation at least 5 Perth business days before the date on which a Loan is to be made or such earlier date as the Corporation may require from time to time.

The Corporation's determination as to whether its credit criteria are met is final and the Corporation is not required to disclose details of the determination to the Borrower.

If evidence of the approval of the Treasurer is not received by the Corporation by the close of business on the Perth business day before the date on which the Loan is to be made or if the required information in relation to the Borrower is not received by the Corporation in time for it to determine whether its credit criteria are met, the Corporation may at its discretion cancel or delay making the Loan. Costs to the Corporation of cancelling or delaying a Loan are as certified by the Corporation and shall be paid to the Corporation by the Borrower.

**NOTICE PERIOD
FOR LOANS:**

A Loan Request must be received by the Corporation no later than the time and date stipulated by the Corporation in its offer of the proposed Loan. Once given, a Loan Request is irrevocable and may not be withdrawn except with the prior written consent of the Corporation.

INTEREST RATES:

The Borrower agrees to pay interest on each Loan from and including the date funds are advanced up to but excluding the date they are repaid in full. The interest rate in relation to each Loan will be set out in the Corporation's offer in relation to that Loan.

PAYMENT OBLIGATIONS:

Payments of interest and repayments of capital in relation to each Loan will be due on the dates stipulated in the Corporation's offer in relation to that Loan, but should any of those dates not be a

Business Day then on the Business Day immediately following the relevant date. Payment and repayment amounts will be in accordance with the relevant Loan Repayment Schedule.

PREPAYMENTS:

Additional payments ("*Prepayments*"), including early retirement of any Loan, may only be made with the prior written approval of the Corporation. Any Prepayment made, whether voluntarily by the Borrower or as the result of termination under paragraph 5 or 6 of "Other Conditions" or by reason of the operation of the second paragraph of "Term of Facility", will be subject to a market valuation adjustment and the Borrower must also pay on demand the amount certified by the Corporation as being necessary to compensate it for the Prepayment having been made.

If the market valuation adjustment amount, as certified by the Corporation, is a negative number the Corporation will credit that amount to the relevant account of the Borrower.

The market valuation adjustment will be calculated by the Corporation in accordance with its standard procedures for the relevant category of lending and such calculation will be final and binding.

REDRAWING:

Subject to the Facility Limit, amounts repaid may be redrawn by giving appropriate notice.

**GOVERNMENT
GUARANTEE FEE**

A Government Guarantee Fee of 0.10% p.a. on the capital outstanding from time to time is payable by the Borrower to the Corporation. Such fee may be adjusted from time to time by the Treasurer both as to rate and frequency of payment.

INCREASED COSTS:

If as a result of any law, regulation, judicial decision or government directive instituted, passed, issued, amended or given a new interpretation by any competent court, administrative tribunal or government authority after the commencement date of this Facility, the Corporation incurs additional costs in funding or maintaining Loans under this Facility, the Corporation will notify the Borrower thereof and the Borrower shall on demand pay to the Corporation the amount of such costs either as a

lump sum or through increased interest rates as determined by the Corporation after consultation with the Borrower.

METHOD OF PAYMENT:

All payments to the Corporation must be made in immediately available funds and any payment not so made will be deemed by the Corporation to have been made on the date and at the time the funds represented by the payment become available to the Corporation.

TIME OF PAYMENT:

All payments to be made to the Corporation under this Facility must be made no later than 10.00 a.m. Perth time on the due date. The Corporation may deem any amount received after 10.00 a.m. on any day to have been received on the next Business Day.

INTEREST ON OVERDUE PAYMENTS:

The Corporation may charge interest on any payments which are not received by the relevant due date at the rate of 2% per annum above the Corporation's 11 a.m. cash rate applicable on each day, from and including the due date for payment to but excluding the date of actual payment, such additional interest to compound daily and be payable on demand.

COMMUNICATIONS:

Any notice or notification required to be given to any party pursuant to this Agreement shall be addressed to parties at the addresses or facsimile numbers and to the attention of the nominated officer set forth below:

The Corporation:

Name : Western Australian Treasury Corporation
Address : Level 12, 225 St George's Tce
Perth WA 6000
Attention: Manager Treasury and Lending
Services

Telephone : 9235 9100
Facsimile : 9235 9199

The Borrower:

Name : Southern Metropolitan Regional Council
Address : City of Melville Offices
Almondbury Road
Booragoon 6154
Attention : Chief Executive Officer

Telephone : 9316 3988
Facsimile : 9316 3788

The Participants:

Name : **City of Canning**
Address : 1317 Albany Highway
Cannington 6107
Attention : Chief Executive Officer

Telephone : 9231 0606
Facsimile : 9458 2353

Name : **City of Cockburn**
Address : 9 Coleman Crescent
Spearwood 6165
Attention : Chief Executive Officer

Telephone : 9411 3444
Facsimile : 9411 3416

Name : **Town of East Fremantle**
Address : 135 Canning Highway
East Fremantle 6158
Attention : Chief Executive Officer

Telephone : 9339 1577
Facsimile : 9339 3399

Name : **City of Fremantle**
Address : William Street
Fremantle 6160
Attention : Chief Executive Officer

Telephone : 9432 9999
Facsimile : 9430 4634

Name: **Town of Kwinana**
Address: Cnr. Gilmore Ave/Sulphur Road
Kwinana 6167
Attention: Chief Executive Officer

Telephone: 9439 0200
Facsimile: 9439 0222

Name : **City of Melville**
Address : Almondbury Road
Booragoon 6154
Attention : Chief Executive Officer

Telephone : 9364 0666
Facsimile : 9364 0285

Name: **City of Rockingham**
Address: Civic Boulevard
Rockingham 6168
Attention: Chief Executive Officer

Telephone: 9528 0333
Facsimile: 9529 1705

or such other address or facsimile number as the party shall designate by notice in writing to the other parties from time to time.

STAMP DUTY:

Any stamp duty payable in relation to this Facility shall be promptly paid by the Borrower.

OTHER CONDITIONS:

1. The Borrower shall provide to the Corporation a list of the names and sample signatures of the authorised signatories of the Borrower for the purposes of this Facility from time to time.
2. Subject to the terms hereof, the Corporation will use all reasonable endeavours to meet the borrowing and repayment requirements of the Borrower under this Facility.
3. This Facility is made available and will be maintained subject to compliance with relevant laws and subject to the Borrower and the Participants obtaining all authorisations and approvals necessary for the Borrower to borrow and for each of them to fulfil its obligations under this Facility and, in the case of each Participant, the relevant Charge Agreement from time to time.
4. The Borrower will provide the Corporation with a copy of the Borrower's annual report within two months of its having been approved by the Borrower in accordance with the Act.
5. Where any approval, authorisation or consent required by the Borrower in respect of a Loan ceases to be current or valid or is found

by the Corporation to be defective or inadequate, then the Corporation may at its absolute discretion choose to terminate that Loan whereupon all outstanding monies in respect thereof shall be forthwith due and payable by the Borrower, and such payment will be subject to a market valuation adjustment by the Corporation to be carried out in accordance with the provisions set out under Prepayments.

6. If any of the following events occur (each a "**Termination Event**"), then the Corporation may, by notice in writing to the Borrower, declare that:
- (a) the Facility is forthwith terminated;
and
 - (b) all amounts owing by the Borrower hereunder (whether or not then due) are immediately due and payable on demand. All amounts payable will be subject to a market valuation adjustment and the Borrower must pay on demand that amount certified by the Corporation as being necessary to compensate it for early payment being made:
 - (i) the Borrower is wound up or ceases to be a regional local government duly constituted under the Local Government Act (or any amendment or re-enactment of the Act) (*the "Act"*) by virtue of which it is an "authority" for the purposes of the Western Australian Treasury Corporation Act 1986 unless the obligations of the Borrower in respect of this Facility are assumed by a successor which is such an "authority" and which agrees, or is otherwise bound by law, to comply with the obligations of the Borrower in respect of this Facility;
 - (ii) a Participant is wound up or ceases to be a local government duly constituted under the Act

unless the obligations of the Participant in respect of this Facility and the Charge Agreement to which it is a party are assumed by a successor which is such an "authority" and which agrees, or is otherwise bound by law, to comply with the obligations of the Participant in respect of this Facility and the Charge Agreement;

- (iii) the Borrower for any reason, other than a reason set out above, ceases to be an entity to which the Corporation can lawfully make or maintain Loans;
- (iv) the Borrower fails to make any payment of or in the nature of principal or interest or both to the Corporation, whether under this Facility or under any other arrangement with the Corporation, when due and the failure continues for more than 15 Business Days, but the Corporation will use reasonable endeavours to notify the chief executive officer of the Borrower of the failure before exercising the Corporation's rights arising under this paragraph 6 from the failure;
- (v) the Borrower is in breach of any other term of this Facility which is material in the context of this Facility and such breach, if capable of remedy, is not remedied within 20 Business Days of the Borrower becoming aware of the occurrence of such breach;
- (vi) the Borrower or a Participant fails to pay any other indebtedness of the Borrower or the Participant for moneys borrowed or raised when due in an amount which the Corporation reasonably considers to be material in the context of the indebtedness of the Borrower or

security provided by the Participant to the Corporation under the Facility or the relevant Charge Agreement respectively unless liability to pay that other indebtedness is being contested by the Borrower or the Participant in good faith and with due diligence;

- (vii) a receiver is appointed in respect of the Borrower or a Participant pursuant to the Act;
- (viii) any authorisation or consent required by the Borrower or a Participant for the purpose of borrowing or securing borrowings respectively under this Facility ceases to be current or valid;
- (ix) any warranty or representation made by the Borrower or a Participant in respect hereof is untrue or ceases to be true in any material respect; or
- (x) if as a result of any change in law, regulation or an official directive which has the force of law, the Corporation reasonably determines that it has become contrary to that law, regulation or official directive, impossible or illegal for the Corporation to maintain financial accommodation to the Borrower or a Participant;

PROVIDED THAT if such Termination Event relates only to a Participant, or if such Termination Event is a failure to make all or part of a payment of principal and/or interest as described in (iv) above and the Borrower certifies to the Corporation within eight Business Days of such failure (which period shall form part of the period referred to in (iv)) that the failure to pay is due to the failure of a nominated Participant to meet its obligations, then the Corporation agrees to:

- I. terminate only that proportion of the Facility as represents the Participant's Share of the relevant Participant at that time;
- II. take action to recover amounts owing in relation to the terminated portion of the Facility by enforcing the terms of the Charge Agreement entered into by the relevant Participant to recover the Participant's Share.

If the Termination Event either:

- (A) relates to the Borrower and is not a failure to make payment; or
- (B) is a failure to make payment and no certificate as described above is received by the Corporation within eight Business Days of the failure to pay as referred to above,

then if the Corporation exercises its right to terminate the Facility, it will have the right at its discretion to take action against both the Borrower and against any or all Participants in relation to their respective Shares owing hereunder as at the date of termination to recover all amounts owing under the Facility.

FURTHER ASSURANCES:

At the request of the Corporation each of the other parties to this Agreement shall do such other acts, matters and things and execute such documents as shall be reasonably required by the Corporation in order to effect the agreement between the parties as set out herein

Execution hereunder by authorised representatives of the Corporation, the Borrower and the Participants respectively creates a binding agreement with respect to the terms and conditions contained herein.

For and on behalf of Western Australian Treasury Corporation by its attorney:

SIGNATURE: M. J. Webb
NAME: Michael John Webb
POSITION: A/Chief Executive Officer
DATE: 22/11/05
Witness (signature): P. Seeds
Name (print): PETER SEEDS.

THE COMMON SEAL of SOUTHERN)
METROPOLITAN REGIONAL COUNCIL was)
hereunto affixed by authority of a resolution of the)
Council in the presence of:

[Signature]
Chairman

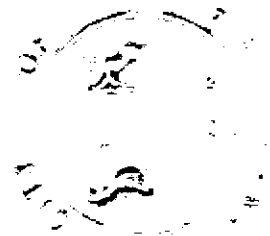
[Signature]
Chief Executive Officer



THE COMMON SEAL of CITY OF CANNING was)
hereunto affixed by authority of a resolution of the)
Council in the presence of:

[Signature]
Mayor

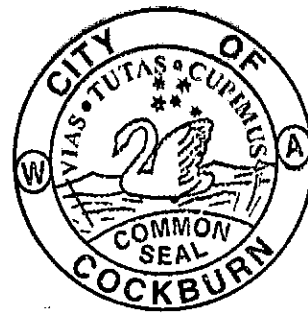
[Signature]
Chief Executive Officer



The **COMMON SEAL** of **CITY OF COCKBURN**)
was duly affixed hereto in the presence of:)

Mayor

Chief Executive Officer



THE COMMON SEAL of **TOWN OF EAST**)
FREMANTLE was hereunto affixed by authority of a)
resolution of the Council in the presence of:)

Mayor

Chief Executive Officer



The **COMMON SEAL** of **CITY OF FREMANTLE**)
was duly affixed hereto in the presence of:)

Mayor

Chief Executive Officer



THE COMMON SEAL of **TOWN OF KWINANA**)
was hereunto affixed by authority of a resolution of the)
Council in the presence of:)

Mayor

Chief Executive Officer



THE COMMON SEAL of CITY OF MELVILLE)
was hereunto affixed by authority of a resolution of the)
Council in the presence of:)

Mayor

Chief Executive Officer



THE COMMON SEAL of CITY OF)
ROCKINGHAM was hereunto affixed by authority of)
a resolution of the Council in the presence of:)

Mayor

Chief Executive Officer

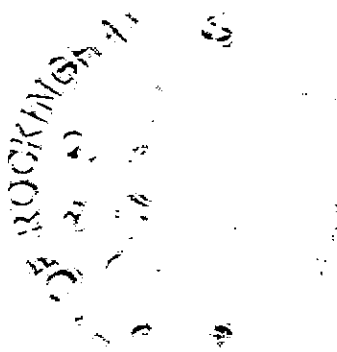


EXHIBIT A **Loan Repayment Schedule**

Client: Southern Metropolitan Regional Council
\$2 million Secured Lending Facility - Loan No. [XX]
Interest Rate: [X.XX]% p.a. ([Semi-Annual] Compounding).
This rate does not include the government guarantee fee.

Lending Date: []
Maturity Date: []
Lending Amount: \$[]
Schedule Basis: [N] [Semi-Annual] repayments

Payment Date	Capital Outstanding	Capital Repayment	Interest Payment	Total Fixed Payment
Totals:				

Indicative Guarantee Fee	Indicative Total Payment

Note

The interest rate quoted is based on rates applying on [] only.

It is acknowledged that evidence of the approval of the Treasurer (or a person authorised by the Treasurer) in accordance with section 6.21 of the *Local Government Act 1995* (the "Act") or, if the approval of the Treasurer ceases to be required under the Act, compliance with the Corporation's credit criteria is required before the Loan will be made by the Corporation.

I certify that:

- (i) Southern Metropolitan Regional Council has obtained all authorisations and approvals for it to borrow and to fulfil its obligations in relation to the Loan and the statutory requirements of the Act and Regulations under the Act have been met in relation to this Loan; and
- (ii) as at the date hereof no Termination Event under this Facility has occurred and is continuing.

Accepted for and on behalf of Southern Metropolitan Regional Council:

Signed:

(Authorised Signatory)

Title:

Date:

**\$2,000,000 SECURED LENDING FACILITY
FROM WESTERN AUSTRALIAN TREASURY CORPORATION
TO SOUTHERN METROPOLITAN REGIONAL COUNCIL**

TO: MANAGER, TREASURY AND LENDING SERVICES
WESTERN AUSTRALIAN TREASURY CORPORATION

Southern Metropolitan Regional Council hereby certifies that as at the date hereof, the Share of the Facility (expressed as a percent) owed by each Participant is as follows:

RETIRING PARTICIPANTS

For and on behalf of
Southern Metropolitan Regional Council:

DATE: _____

- 19 -

EXHIBIT C

FORM OF ACCESSION AGREEMENT

To: [NEW PARTICIPANT]
[PARTICIPANT'S ADDRESS]

Attention:

[Date]

Dear Sirs

**\$2,000,000 SECURED LENDING FACILITY
FROM WESTERN AUSTRALIAN TREASURY CORPORATION
TO SOUTHERN METROPOLITAN REGIONAL COUNCIL**

We refer to the Secured Lending Facility Agreement dated 2005 entered into in respect of the above Facility between the Corporation, Southern Metropolitan Regional Council as the Borrower and the Participants named in it (which agreement, as amended from time to time, is herein referred to as the "Agreement"). Terms defined in the Agreement have the same meaning in this letter.

For the purposes of the Communications paragraph of the Agreement, your Notice Details are as follows:

Name:

Address:

Attention:

Telephone:

Facsimile number:

Enclosed for execution is the Charge Agreement, in duplicate. We confirm our agreement with you that, as from [date on or after the date of certification by Southern Metropolitan Regional Council and delivery of a Charge Agreement], you have become a Participant in accordance with the terms of the Agreement.

Please confirm your acceptance of the terms of this letter by countersigning it below and returning an original to us, together with both copies of the executed Charge Agreement, whereupon [your local government name] becomes a Participant under the Agreement and is bound by the obligations and liabilities applying to Participants thereunder.

Yours faithfully

WESTERN AUSTRALIAN TREASURY CORPORATION

We confirm the terms of the above letter.

NEW PARTICIPANT

By:

Date:

cc: Southern Metropolitan Regional Council as the Borrower

cc: other Participants

Dated

2005

**CITY OF CANNING
and
CITY OF COCKBURN
and
TOWN OF EAST FREMANTLE
and
CITY OF FREMANTLE
and
TOWN OF KWINANA
and
CITY OF MELVILLE
and
CITY OF ROCKINGHAM**

PROJECT PARTICIPANTS AGREEMENT

**OFFICE ACCOMMODATION
PROJECT
OF THE
SOUTHERN METROPOLITAN REGIONAL COUNCIL**

Watts & Woodhouse
Solicitors and Legal Consultants
323 Rokeby Road
Subiaco WA 6008
Tel: (08) 9382 3000
Fax: (08) 9382 3011
Ref: JMW:20040533

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AGREEMENT

THIS AGREEMENT dated

2005

BETWEEN **CITY OF CANNING** of 1317 Albany Highway, Cannington, Western Australia 6107

AND **CITY OF COCKBURN** of 9 Coleville Crescent, Spearwood, Western Australia 6163

AND **TOWN OF EAST FREMANTLE** of 135 Canning Highway, East Fremantle, Western Australia 6158

AND **CITY OF FREMANTLE** of William Street, Fremantle, Western Australia 6160

AND **TOWN OF KWINANA** of Gilmore Avenue, Kwinana, Western Australia 6167

AND **CITY OF MELVILLE** of Almondbury Road, Booragoon, Western Australia 6154

AND **CITY OF ROCKINGHAM** of Civic Boulevard, Rockingham, Western Australia, 6168

("the Project Participants")

RECITALS

- A. The districts of the City of Canning, City of Cockburn, Town of East Fremantle, City of Fremantle, Town of Kwinana, City of Melville and City of Rockingham, were constituted as a regional district by virtue of an Order of the Governor made under the Former Act and published in the Government Gazette on 13 December 1991.
- B. Pursuant to the Former Act and by virtue of the Order of the Governor, a regional council was then constituted.
- C. Under the Former Constitution Agreement dated 30 October 1991 made between the Participants, the regional council so constituted was named the South West Metropolitan Regional Waste Management Council.
- D. By virtue of transitional provisions of the Act, the regional council continues as a regional local government as if it had been constituted as a regional local government under the Act.
- E. By an Establishment Agreement made between the Participants and approved by the Minister for Local Government on 22 April 1998 ("the Establishment Agreement"), the Participants agreed to amend the Former Constitution Agreement by revoking it and substituting it with the Establishment Agreement.
- F. Under the Establishment Agreement, the Regional Local Government was renamed

the Southern Metropolitan Regional Council.

- G. Pursuant to clause 8 of the Establishment Agreement, the Regional Local Government has adopted the Project in accordance with the requirements of that clause.
- H. In accordance with clause 8.4 of the Establishment Agreement, the Project Participants have decided to participate in the Project and have given notice of their decision to the Regional Local Government.
- I. Pursuant to clause 8.6 of the Establishment Agreement, the Project Participants have agreed upon the matters referred to in that clause and have agreed to enter into this Agreement to record the terms of their agreement.

OPERATIVE PART

1. DEFINITIONS

1.1 Definitions in the Establishment Agreement

In this Agreement, unless the context requires otherwise, words and expressions defined in the Establishment Agreement have the same meaning where appearing in this Agreement.

1.2 Other definitions

In this Agreement, unless the context requires otherwise:

“borrowing” means a borrowing of money, obtaining of credit or arrangement of financial accommodation;

“Project” means the project referred to in the business plan adopted by the Regional Local Government on 25 November 2004 and being the provision of office accommodation for the administration of the Regional Local Government, including the purchase of land for that purpose;

“Project Budget” means the annual budget for the Project prepared and adopted under clause 2.2;

“Project Participants” means City of Canning, City of Cockburn, Town of East Fremantle, City of Fremantle, Town of Kwinana, City of Melville and City of Rockingham.

1.3 Rules of interpretation

The rules of interpretation set out in the Establishment Agreement apply to this Agreement.

2. AGREEMENT TO TERMS OF PROJECT

2.1 Terms of Project

In accordance with clause 8.6 of the Establishment Agreement, the Project Participants agree that the provisions of this clause 2 shall apply to the Project.

2.2 Project Budget

- (1) Not later than 30 April in each year, the Project Participants shall request the Regional Local Government to prepare a budget for the Project for the next financial year.
- (2) In the first year of the Project, the Council of the Regional Local Government may vary the date referred to in sub-clause (1).
- (3) The form of the budget shall include the requirements prescribed under the Act for the budget for the municipal fund.
- (4) Nothing in this clause derogates from the Regional Local Government's obligation to prepare and adopt an annual budget for the Regional Local Government under the Act.

2.3 Annual contributions

- (1) The Project Participants shall pay to the Regional Local Government:
 - (a) an annual contribution towards the cost of the acquisition of any asset of a capital nature for the Project; and
 - (b) an annual contribution towards all other expenditure relating to the Project including:
 - (i) the cost of acquisition of any asset of a non-capital nature for the Project; and
 - (ii) all operating expenditure, including administrative expenses, relating to the Project,

as determined by the Regional Local Government.

- (2) Where the Council of the Regional Local Government determines that the Project Participants shall make annual contributions referred to in subclause (1) which contributions are disclosed in the annual budget of the Regional Local Government, the Project Participants shall make those contributions in the same proportions as their respective Populations bear to the total of Population of all Project Participants.

Footnote:

1. "Population" is defined in clause 6 of the Establishment Agreement as follows:

'Population' means at any relevant time in relation to a Participant, the estimated resident population of that Participant as set out in Table 1 (Estimated Resident Population In Statistical Local Areas) of the statistics last published by the Australian Bureau of Statistics titled 'Estimated Resident Population by Age and Sex in Statistical Local Areas' or any substitute therefor accepted by the Government of the Commonwealth of Australia from time to time as a measure of resident population provided that if at any time the statistics are discontinued or suspended or if in the opinion of the Regional Local Government the method of computation thereof is substantially altered there shall be substituted therefor such alternative method of establishing resident populations of the Participant as the Regional Local Government may resolve;

- (3) The annual contributions referred to in this clause shall be paid by each Project Participant to the Regional Local Government in the manner determined by the Council of the Regional Local Government and the amounts or instalments are payable in advance on the later of:
 - (a) the expiry of a period of 14 days after receipt of an invoice from the Regional Local Government; and
 - (b) the last day of the month in which the invoice is received.
- (4) If a Project Participant fails to pay to the Regional Local Government any amount due under this Agreement or the Establishment Agreement, with respect to the Project, on or before the due date for payment then the Project Participant shall pay, in addition to the amount due:
 - (a) interest at an annual rate 2% higher than that charged by the Regional Local Government's bank on an overdraft of the same size as the unpaid amount, calculated from and including the due date of payment to but excluding the actual date of payment; and
 - (b) an administration fee specified in the Project Budget approved under clause 2.2.
- (5) Subclause (4) shall apply notwithstanding clause 8.9 of the Establishment Agreement.
- (6) A Project Participant shall not pay to the Regional Local Government any amount (other than an annual contribution referred to in this clause) towards the costs of Project including towards the reduction of any borrowing unless:
 - (a) all of the Project Participants make a payment at the same time; and
 - (b) the proportion which the amount paid by each Project Participant bears to the total of the amounts paid by all Project Participants is the same proportion as the Population of the Project Participant bears to the Populations of all of the Project Participants.

2.4 Project Revenue

- (1) In this clause:

“Project Revenue” means all revenue of the Project but excludes any contributions of the Project Participants under clause 2.3.

- (2) This clause applies if the Council of the Regional Local Government determines, at any time, that the Project Participants are entitled to the Project Revenue or any portion of the Project Revenue for a financial year.
- (3) A Project Participant is entitled to a proportion of the Project Revenue or portion of the Project Revenue referred to in subclause (2) in the same proportion as the total of the contributions to the Project paid by the Project Participant bears to the total of the contributions to the Project paid by all Project Participants.
- (4) The entitlement of a Project Participant is to be set off against the contribution of the Project Participant payable under clause 2.3 and, where the entitlement exceeds the contribution, the amount of the excess is to be paid to the Project Participant when the Council of the Regional Local Government so determines.

2.5 Guarantees for borrowings

- (1) The Project Participants acknowledge that the bank or other financial institution, from which a borrowing is to be made by the Regional Local Government, may require the Project Participants to guarantee or secure the borrowing.
- (2) Where the liability of a Project Participant under any guarantee or security referred to in sub-clause (1) is limited to the proportion which the Population of that Project Participant bears to the total of the Populations of all Project Participants, then the Project Participants agree to vary the proportion, from time to time, when notified by the Regional Local Government of a change to the Populations.

2.6 Withdrawal from Project

- (1) As soon as practicable after a Project Participant has given notice of its intention to withdraw from the Project under clause 8.10 of the Establishment Agreement, the Project Participants shall request the Regional Local Government to:
- (a) prepare an amended business plan for the Project having regard to the effect of the withdrawal of the Project Participant giving the notice;
 - (b) provide a copy of the amended business plan to the Project Participants; and
 - (c) include in the amended business plan details of any changes to the

annual contributions payable by the Project Participants after the withdrawal takes effect.

Footnote:

1. Clause 8.10 of the Establishment Agreement provides that a Project Participant may, at any time, give notice of its intention to withdraw from the Project.
 2. Clause 8.11 of the Establishment Agreement sets out when the withdrawal takes effect.
 3. Under clause 8.20 of the Establishment Agreement, the members of the Council appointed by the Project Participants of a Project may resolve, by absolute majority to wind up the Project.
 4. Clauses 8.21 and 8.22 of the Establishment Agreement deal with the "Division of Assets" and the "Division of Liabilities" respectively, if a Project is wound up.
- (2) The Project Participant which has given notice of its intention to withdraw under clause 8.10 of the Establishment Agreement shall meet all costs associated with the preparation of the amended business plan.

2.7 Arrangements After Withdrawal

- (1) In this clause and clause 2.8:
- "Former Project Participant"** means a Project Participant which has withdrawn from the Project;
- "land"** includes any building and improvements on the land and any fixtures..
- (2) This clause 2.7 applies in the event of the withdrawal of a Project Participant from the Project.
- (3) Forthwith after the withdrawal of a Project Participant takes effect, the continuing Project Participants shall request the Regional Local Government to determine, and give notice to the continuing Project Participants and the Former Project Participant of, the amount equal to:
- (a) the amount equal to the value of all assets of the Project less the amount of all borrowings and other liabilities with respect to the Project; and
 - (b) where the amount determined under paragraph (a) is positive in value – the proportional entitlement to that amount which is payable to the Former Project Participant; or
 - (c) where the amount determined under paragraph (a) is negative in value – the proportional liability for that amount which is payable by the Former Project Participant.
- (4) The proportional entitlement or proportional liability, as the case may be, referred to in subclause (3) shall be the same proportion as the contributions to the Project paid by the Former Project Participant bear to the contributions to the Project paid by all of the Project Participants.
- (5) Forthwith upon receipt of the notice given by the Regional Local Government

under subclause (3):

- (a) the continuing Project Participants shall request the Regional Local Government to distribute to the Former Project Participant, as soon as practicable, its proportional entitlement referred to in subclause (3)(b); or
 - (b) the Former Project Participant shall pay to the Regional Local Government an amount equal to its proportional liability with respect to the Project referred to in subclause (3)(c).
- (6) Subject to sub-clauses (7) and (8), for the purpose of determining the proportional equity or liability of a Former Project Participant, all assets of the Project (other than land) are to be valued at their respective depreciated values as disclosed in the financial statements of the Regional Local Government.
 - (7) Notwithstanding sub-clause (6), if the continuing Project Participants consider that any asset of the Project (other than land) is worth less than its book value then the matter shall be referred for determination by a valuer appointed by the Regional Local Government and the valuer shall act as an expert and not an arbitrator and the valuer's decision shall be final and binding on the continuing Project Participants and the Former Project Participant.
 - (8) In the case of an asset of the Project which is land, the value of the land shall be determined in accordance with the following formula:

value of the land = $A - B$

where:

A is the market value of the land, ascertained by a valuation obtained by the Regional Local Government not more than 6 months before the date on which the withdrawal takes effect;

B is the amount of the borrowing with respect to the land at the date on which the withdrawal took effect.

- (9) The Former Project Participant shall pay to the Regional Local Government, on demand, the costs of the valuer and the valuation referred to in subclauses (7) and (8).

2.8 Proportional Liability of a Former Project Participant for Office Rent

- (1) In this clause:

"Administration Costs" means the administration costs of the Regional Local Government as determined from time to time by the Regional Local Government;

"Administration Cost Percentage" means the respective percentages of the Administration Costs attributable to each of the Existing Undertakings and the SMRC Projects which percentages are determined from time to time by the

Regional Local Government;

“Existing Undertakings” means the Existing Undertakings (as defined in the Establishment Agreement) being undertaken by the Regional Local Government;

“Office Rent” means the amount calculated in accordance with the following formula:

$$\text{Office Rent} = (A \times B) + (A \times C) \times D \times E$$

where:

A is the floor area of the building or buildings on the land (expressed in square metres) occupied by the Regional Local Government;

B is the current annual market rent (expressed as a rate per square metre) of the building or buildings on the land as determined by a valuer appointed by the Regional Local Government acting as an expert and not as an arbitrator and whose decision shall be final and binding on the continuing Project Participants and the Former Project Participant;

C is the current annual outgoings for the land (expressed as a rate per square metre) as determined from time to time by the Regional Local Government in the Project Budget;

D is the proportion (expressed as a percentage) which the Population of the Former Project Participant bears to the Populations of all the Participants; and

E is the total of the Administration Cost Percentages for each of the Existing Undertakings and for each of the SMRC Projects in which the Former Project Participant is participating;

“Proportional Liability” of a Former Project Participant means the proportional liability of the Former Project Participant for contributions under clause 2.3 immediately before the date on which the withdrawal of the Former Project Participant took effect (which Proportional Liability is to be expressed as a percentage);

“SMRC Projects” means each of the Projects (as defined in the Establishment Agreement) being undertaken by the Regional Local Government.

- (2) This clause shall apply to a Former Project Participant notwithstanding its withdrawal from the Project.
- (3) During the period:
 - (a) commencing on the date on which the withdrawal of the Former Project Participant from the Project took effect; and
 - (b) expiring on the date on which the Regional Local Government is wound

up,

a Former Project Participant shall pay to the Regional Local Government the Former Project Participant's Proportional Liability of the Office Rent.

- (4) The Proportional Liability of the Office Rent shall be paid by the Former Project Participant to the Regional Local Government in the manner determined by the Council of the Regional Local Government and the amounts or instalments are payable in advance on the later of:
 - (a) the expiry of a period of 14 days after receipt of an invoice from the Regional Local Government; and
 - (b) the last day of the month in which the invoice is received.
- (5) If the Former Project Participant fails to pay to the Regional Local Government any amount due under this clause, on or before the due date for payment then the Former Project Participant shall pay, in addition to the amount due:
 - (a) interest at an annual rate 2% higher than that charged by the Regional Local Government's bank on an overdraft of the same size as the unpaid amount, calculated from and including the due date of payment to but excluding the actual date of payment; and
 - (b) an administration fee specified in the Project Budget approved under clause 2.2.

3. ESTABLISHMENT AGREEMENT

The Project Participants acknowledge that, except as otherwise varied by this Agreement, the provisions of the Establishment Agreement apply to the Project.

Footnote:

- 1. Where a Participant, which is not a Project Participant under this Agreement, wishes to join the Project, clauses 8.12 to 8.18 of the Establishment Agreement apply. Those clauses provide as follows:

"8.12 Participant Wishing to Join Existing Project

A Participant which is not a Project Participant may at any time after a Project is undertaken, give notice of its wish to participate in the Project.

8.13 Preparation of Amended Business Plan

- (1) *As soon as practicable after receipt of a notice under clause 8.12, the Regional Local Government shall:*
 - (a) *prepare an amended business plan for the Project in respect of the current financial year having regard to the effect of the participation of the Participant giving the notice; and*
 - (b) *provide a copy of the amended business plan to the Participant and the Project Participants.*

- (2) *The amended business plan shall include details of any additional capital expenditure necessitated by the participation of the Participant giving the notice under clause 8.12 and an estimate of that additional capital expenditure.*
- (3) *The Participant giving the notice under clause 8.12 shall meet the cost of preparation of the amended business plan.*

8.14 Determination of Participation Date

- (1) *As soon as practicable after preparation and adoption of the amended business plan under clause 8.13:*
 - (a) *the Participating Local Governments acting reasonably, shall determine the date upon which any decision by the Participant to participate in the Project is to become effective;*
 - (b) *the Regional Local Government shall advise the Participant of that date.*
- (2) *The date determined under sub-clause (1) shall not be earlier than:*
 - (a) *the commencement of the financial year after the financial year in which the notice was given by the Participating Local Government to the Regional Local Government;*
 - (b) *unless otherwise agreed by the Project Participants and the Participant.*

8.15 Participant to Decide

Within 35 days after receipt of the advice referred to in clause 8.14, the Participant may give to the Regional Local Government notice of its decision to participate in the Project.

8.16 When Decision to Take Effect

A Participant which gives notice under clause 8.15 is to become a Project Participant in that Project with effect on the date referred to in clause 8.14.

8.17 Calculation of New Member's Contributions

- (1) *As soon as practicable after a Participant becomes a Project Participant in a Project under clause 8.16 ("the New Member"), the Regional Local Government shall:*
 - (a) *calculate the amount of the contribution of that New Member towards:*
 - (i) *the value of any existing assets of a capital nature acquired for the Project; and*
 - (ii) *the operating expenditure for the current financial year in respect of the Project; and*
 - (b) *ascertain the amount of the additional capital expenditure referred to in the amended business plan prepared under clause 8.13; and*
 - (c) *give notice to the Project Participant and the New Member of the calculation referred to in paragraph (a) and the amount referred to in paragraph (b).*

- (2) *In calculating the amounts of the contributions under clause 8.17(1)(a), the Regional Local Government shall use the proportions referred to in clause 8.6(a) which have been agreed for the Project.*
- (3) *Unless the Project Participants agree upon another method of payment, the New Member shall pay the amounts:*
 - (a) *in the case of the contribution towards capital assets - immediately after receipt of the notice of the calculation referred to in clause 8.17(1)(c);*
 - (b) *in the case of the contribution towards operating expenses - in the same manner as has been agreed in respect of the Project pursuant to clause 8.6(a) or as specified in clause 8.8 (whichever is applicable); and*
 - (c) *in the case of the amount for additional capital expenditure - immediately after receipt of the notice of the amount referred to in clause 8.17(1)(c).*

8.18 Adjustment of Equities

As soon as practicable after payment of the contribution referred to in clause 8.17(1)(a), the Regional Local Government will pay to the Project Participants other than the New Member any amount due in respect of their equities in the capital assets which results from the participation of the New Member in the Project."

4. DISPUTE RESOLUTION

4.1 No proceedings

A party must not start arbitration proceedings in respect of a dispute arising out of this Agreement ("Dispute") unless it has complied with this clause.

4.2 Notification of dispute

A party claiming that a Dispute has arisen must notify the other parties to the Dispute giving details of the Dispute.

4.3 Reasonable efforts to resolve Dispute

- (1) During the 14 day period after a notice is given under clause 4.2 (or longer period agreed in writing by the parties) ("Negotiation Period"), the parties must use their reasonable efforts to resolve the Dispute.
- (2) Within the first 7 days of the Negotiation Period, a senior employee from each party and a senior employee of the Regional Local Government and use their reasonable endeavours to resolve the Dispute.
- (3) Within the second 7 days of the Negotiation Period, if the Dispute continues, the chief executive officers of the parties and the chief executive officer of the Regional Local Government, must meet, and use their reasonable endeavours to resolve the Dispute.

4.4 Arbitration

If the Dispute is not resolved within the Negotiation Period then any party may notify the others in writing ("**arbitration notice**") that it requires the dispute to be referred to arbitration and the dispute (unless meanwhile settled) shall upon receipt of the arbitration notice by the recipients then be and is hereby referred to arbitration under and in accordance with the provisions of the Commercial Arbitration Act 1985.

4.5 Legal Representation


For the purposes of the Commercial Arbitration Act 1985, the Project Participants consent to each other and to the Regional Local Government being legally represented at any such arbitration.

EXECUTED by the Parties

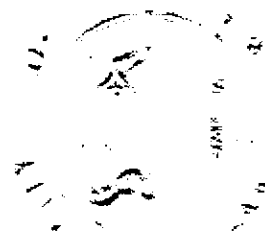
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hereunto affixed by authority of a resolution of the Council in)
the presence of:)



Mayor



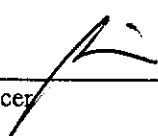
Chief Executive Officer



THE COMMON SEAL of CITY OF COCKBURN was)
hereunto affixed by authority of a resolution of the Council in)
the presence of:)



Mayor



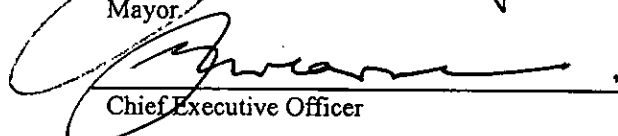
Chief Executive Officer



THE COMMON SEAL of TOWN OF EAST)
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resolution of the Council in the presence of:)



Mayor



Chief Executive Officer



THE COMMON SEAL of CITY OF FREMANTLE was)
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the presence of:)



Mayor



Chief Executive Officer



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hereunto affixed by authority of a resolution of the Council in)
the presence of:)

Mayor

[Signature]

Chief Executive Officer



THE COMMON SEAL of CITY OF MELVILLE was)
hereunto affixed by authority of a resolution of the Council in)
the presence of:)

Mayor

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Chief Executive Officer

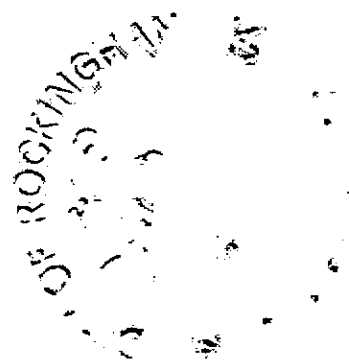


THE COMMON SEAL of CITY OF ROCKINGHAM was)
hereunto affixed by authority of a resolution of the)
Council in the presence of:)

Mayor

[Signature]

Chief Executive Officer



14 Reports – Natural Environment

Nil

15 Reports – Built Infrastructure

15.1 Adoption of Amended Local Development Plan – Cassia North – Lot E6 Durrant Avenue, Parmelia

DECLARATION OF INTEREST:

Deputy Mayor Peter Feasey declared an impartiality interest due to his supervisor being the Minister for Housing.

SUMMARY:

A request to amend the Local Development Plan (LDP) for Cassia North – Lot E6 Durrant Avenue, Parmelia has been received for the consideration of Council under the City of Kwinana Local Planning Scheme No.2 (LPS2) (refer to Attachment B). The original LDP was approved by Council at its Ordinary Council Meeting on 26 October 2016 (refer to Attachment C).

The applicant is seeking to amend provisions that address bushfire management in the LDP by deleting outdated provisions, updating others to direct landowners and builders to the approved Bushfire Management Plan (BMP) and removing specified BALS on the LDP. These amendments are similar to those which have been sought by other land developers within the City for LDPs. In this respect, City Officers consider it appropriate to provide Council with an explanation about why these amendments are taking place.

The changes have largely been driven by amendments to planning legislation at the State Government level in 2016, in particular State Planning Policy and accompanying guidelines dealing with bushfire protection.

Prior to 2016, it was common practice for Bushfire Attack Levels or BALs (a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact) for new developments to be determined as part of Bushfire Management Plans and then applied to each lot and future dwelling as part of LDPs. Any proposed reduction to the BAL rating for dwellings would require a planning approval. This applied to any size of lot in new developments. Changes to the BALs which might have been sought by the developer (as a result of changing bushfire risk conditions as the subdivision is progressively developed) would be addressed via an amendment to the LDP.

While the requirement for new developments to prepare Bushfire Management Plans still forms part of the planning legislation and is still applied, the amendments to the planning legislation means that planning approvals to vary BALs for single houses and ancillary dwellings on lots less than 1,100m² is not required. Planning Bulletin 111/2016 Planning in Bushfire Prone Areas states *"single houses and ancillary dwellings built on lots less than 1,100m² do not require planning approval to vary BALs."*

Correspondingly, amendments to State Planning Policy No 3.7 – Planning in Bushfire Prone Areas (SPP3.7) state that:

Where lots of less than 1,100m² have already been created, the application of the appropriate construction standard at the building permit stage is the instrument used to reduce the bushfire risk"

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA

The *Building Act 2011* requires the submission of a BAL assessment at the building permit stage. This is required for all lots that are identified either in a BMP or on the Department of Fire and Emergency Services bushfire prone mapping as “Bushfire Prone”, and this information is reviewed as part of the building permit process.

As a result of these amendments, it is evident that provisions which currently apply on many of the City’s LDPs requiring planning approval for reductions in BALs are no longer valid. In this respect, the Department of Planning Lands and Heritage (DPLH) has advised City Officers that with the introduction of the new Regulations, provisions requiring planning approval for variations to BALs are considered invalid and cannot be enforced and therefore should not be included on LDPs.

The proposed amendments to the LDP for Cassia North largely seek to address this matter.

It is important to note that these amendments do not expose the homeowner to any increased fire risk but reflect different approaches to fire management at the local and State Government level.

OFFICER RECOMMENDATION:

That Council approves the amended Local Development Plan – Cassia North – Lot E6 Durrant Avenue, Parmelia as per Attachment B, pursuant to Clause 52(1) (a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

DISCUSSION:Land Status

Local Planning Scheme No. 2: Residential R40
Metropolitan Region Scheme: Urban

Background

A request to amend the LDP for Cassia North (refer to Attachment B) has been received and is seeking to amend the provisions that address bushfire management in the LDP. The original LDP was approved by Council at its Ordinary Council Meeting on 26 October 2016 (refer to Attachment C).

Planning Legislation Affecting Bushfire Management

The key reason for the proposed amendments to the LDP is due to a legislative change that affects statutory requirements relating to bushfire management as part of the planning process.

In the past, it was unclear as to how the planning approval process was to deal with bushfire management. Due to this uncertainty, local governments tended to take a precautionary approach to ensure that bushfire management was addressed and required BALs to be shown on LDPs, and included prescriptive provisions relating to bushfire risks requiring planning approval to vary BALs.

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA

There has however been changes to legislation which mean that this process is no longer valid.

Section 77(2) (a) of the *Planning and Development Act 2005* (P&D Act) states:

“the scheme is to have effect as if the State Planning Policy, as from time to time amended, or any subsequent policy by which it is repealed under this Act, were set out in full in the scheme;”

Accordingly, SPP3.7 should be read as if it is part of LPS2. In this respect, SPP3.7 requires a BMP to be prepared for all development located in an area identified on the Department of Fire and Emergency Services Bushfire Prone Mapping.

SPP3.7 states:

“A Bushfire Management Plan (BMP) is required to accompany strategic planning proposals, subdivision and development applications. A BMP includes the bushfire assessment, identification of the bushfire hazard issues arising from the relevant assessment and a clear demonstration that compliance with the bushfire protection criteria contained within Appendix 4 of these Guidelines, is or can be achieved.”

Through the formulation of a BMP, the bushfire risk is comprehensively addressed. The BAL Contour Mapping undertaken as part of the assessment process identifies bushfire risk within a 100m radius of the site and sets appropriate BALs for application to individual properties.

Application of BALs and associated changes to Planning Regulations

In October 2015, the *Planning and Development (Local Planning Schemes) Regulations 2015* (2015 Regulations) were introduced superseding the Town Planning Regulations 1967. In December that same year, SPP3.7 and revised Guidelines for Planning in Bushfire Prone Areas were introduced and these superseded the Planning for Bushfire Protection Guidelines 2010, Ed.2.

SPP3.7 and the guidelines states that *“single houses and ancillary dwellings built on lots less than 1,100m² are exempt from the requirements of SPP3.7 and do not require planning approval to vary BALs.”* At the time, this requirement did not align with the initial version of the 2015 Regulations, which were silent on Bushfire Risk Management. This did not assist to clarify the uncertainty which surrounded Planning Approval requirements when addressing bushfire risk and LDPs continued to address bushfire risks with the same precautionary approach.

In July 2016, the 2015 Regulations were amended to include Part 10A — Bushfire risk management (Part 10A) under Schedule 2, which states:

“(1) This Part does not apply to development unless the development is —

- (a) the construction or use, or construction and use, of a single house or ancillary dwelling on a lot or lots with a total area of 1100m² or more.”*

With the addition of Part 10A, the Regulations, SPP3.7 and the Guidelines were aligned. To clarify further, in October 2016, Planning Bulletin 111/2016 Planning in Bushfire Prone Areas stated that *“single houses and ancillary dwellings built on lots less than 1,100m² do not require planning approval to vary a BAL.”*

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA

While local governments still varied in approaches, it was generally regarded that LDPs for lots under 1100m² no longer should identify specific BALs on LDPs but instead identify lots affected by BMPs and any provisions become advisory and direct the landowners/applicants to the approved BMP.

The Department of Planning Lands and Heritage has supported this approach to LDPs and has advised City Officers that with the introduction of the new Regulations, provisions requiring planning approval for variations to BALs are considered invalid and cannot be enforced and therefore should not be included on LDPs.

SPP3.7 and the Guidelines also states:

“Where lots of less than 1,100m² have already been created, the application of the appropriate construction standard at the building permit stage is the instrument used to reduce the bushfire risk”

The *Building Act 2011* requires the submission of a BAL assessment at the building permit stage. This is required for all lots that are identified either in a BMP or on the Department of Fire and Emergency Services Bushfire Prone Mapping as “Bushfire Prone” and this information is reviewed as part of the building permit process.

Amended LDP Provisions

The purpose of the fire management section on LDPs has now tended to take on more of an advisory function with reference that a property is subject to a BMP and that additional construction requirements may be necessary. Further, the provisions advise that the LDP should be read in conjunction with a BMP.

The application is proposing to amend the LDP to remove specific BALs from the properties within the LDP as well as amending the provisions relating to Fire Management on the LDP to reflect the changes in legislation.

The original provisions read as follows:

Fire Management

18. *All properties are subject to compliance with the approved Fire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100m of any bushland, equal to or greater than 1ha in area, shall be constructed to the appropriate Bushfire Attack Level (BAL) rating, in accordance with AS3959.*
19. *A proposed reduction to nominated BAL rating as specified within the Fire Management Plan for any development will require a planning application for consideration. The applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning process to determine the bushfire attack level in accordance with AS3959 and WAPC Guidelines Planning for Bushfire Protection Policy.*
20. *For all lots, where on incursion into the building setback area is proposed, a reassessment of the BAL is required.*

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA**Provision No.18**

The wording of Provision No.18 is proposed to be simplified to act as advice to landowners/builders that the construction of dwellings on lots identified as being affected by a BAL will be subject to additional building requirements.

It is argued that that there is no necessity for the LDP to state that all properties are subject to compliance with the approved BMP as the BMP is a requirement of SPP3.7 and therefore a requirement of LPS2. Additionally, there is no necessity for the LDP to state that properties within 100m of bushland are to be built to the Australian Standard as this is addressed through the formulation of the BMP.

The proposed new wording of Provision 18 is to read:

- 18. Dwellings Constructed on Lots identified, as being at risk of bushfire attack under the approved Bushfire Management Plan shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.*

This amendment is supported by City Officers as it does provide information to the landowner about the need to consider the BMP when considering building construction.

Provision No.19

This provision has been deleted in line with SPP3.7 and the amended 2015 Regulations. It has been replaced with the following provision which advises that the LDP is to be read in conjunction with the BMP.

- 19. This LDP shall be read in conjunction with the approved Bushfire Management Plan.*

City Officers are satisfied with the approach proposed by the applicant.

Provision No.20

Provision No.20 is proposed to remain unchanged apart from the addition of an annotation noting that a BAL reassessment does not require a planning approval for the change.

The amended Provision 20 reads as follows:

- 20. For all lots, where an incursion into the building setback area is proposed, a reassessment of the BAL is required.*

Note: A BAL reassessment does not require a planning approval.

City Officers also support this amendment.

Conclusion

The proposed amendments to the LDP align with current legislation. The amended LDP fire management provisions principally act as advice for landowners/builders regarding bushfire management and directs applicants to the BMP as well as advising that there may be additional building requirements.

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA

Future landowners will be required to address fire risk through the BALs identified within the most current BMP at the building permit stage of development.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the applicant is CLE Town Planning & Design and the landowner is the Department of Communities.

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

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme; and
City of Kwinana Local Planning Scheme No.2.

Local Planning Policies

Local Planning Policy No. 2 – Streetscapes; and
Local Planning Policy No. 8 – Designing Out Crime.

State Government Policies

State Planning Policy 7.3 Residential Design Codes - Volume 1 (Formerly SPP 3.1 Residential Design Codes of Western Australia);
State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas; and
Liveable Neighbourhoods Operational Policy.

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this application. Quiet house design provisions are included in the LDP.

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA**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:

With the exception of 17 privately owned lots, the majority of the lots within the LDP are still in the ownership of the developer. Dwellings have been constructed on all 17 of the privately owned lots and it was considered that the proposed changes to the LDP did not warrant advertising to these owners, as the amendment is of no consequence. Future landowners will be required to address bushfire risk through the BALs identified within the approved BMP at the building permit stage. There are no applications with the City at present for a building permit in this locality.

PUBLIC HEALTH IMPLICATIONS

There are no health implications as a result of this application.

RISK IMPLICATIONS:

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

Risk Event	The Statutory process may not be met in respect to timeframes for the amendment and there may be an appeal to SAT of Council's decision on the proposed Amended LDP.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements.
Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic

15.1 ADOPTION OF AMENDED LOCAL DEVELOPMENT PLAN – CASSIA NORTH – LOT E6 DURRANT AVENUE, PARMELIA

Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
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. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

Risk Event	Bushfire risk to future landowners.
Risk Theme	Providing inaccurate advice/ insufficient information that may result in human danger or property damage.
Risk Effect/Impact	Reputation Health and Safety
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Possible
Rating (before treatment)	Moderate
Response to risk treatment required/in place	Providing appropriate information in LDPs in accordance with legislative requirements. Compliance of the proposal with Local Planning Scheme No.2, <i>Building Act 2011</i> , Bushfire Guidelines and relevant Policies.
Rating (after treatment)	Low

COUNCIL DECISION**512****MOVED CR S LEE****SECONDED CR M ROWSE**

That Council approves the amended Local Development Plan – Cassia North – Lot E6 Durrant Avenue, Parmelia as per Attachment B, pursuant to Clause 52(1) (a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**CARRIED
5/0**

Attachment A: Location Plan





LOCAL DEVELOPMENT PLAN

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions detailed below constitute as 'deemed-to-comply' provisions of the Residential Design Codes (R-Codes).
- Unless provided for below, the provisions of the City of Kwinana Town Planning Scheme 2 and the R-Codes apply.
- Compliance with the Local Development Plan (LDP) provisions will not require consultation with adjoining and/or nearby landowners.
- The City may vary the provisions of the LDP where considered appropriate to achieve a specific design outcome.
- The density coding of all lots is R40.

Streetscape

1. For all lots with a frontage of 7.5m or less (as shown on this LDP), dwellings are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of the following architectural features:
 - a) Articulation in the dwelling facade (i.e. varied wall setbacks);
 - b) A mix of building materials, colours and finishes (e.g. render, brick, cladding);
 - c) Major habitable room openings incorporating large windows to provide street surveillance;
 - d) Roof forms that incorporate either gables, eaves, veranda or a feature portico;
 - e) The wall plate height on the front elevation shall be a minimum of 28 courses.

Street Setback

2. For all lots with vehicle and/or garages access from the primary street, the dwelling shall be set back a minimum of 3m and a maximum of 5m from the primary street.
3. For all laneway lots, the dwelling shall be set back a minimum of 2m and a maximum of 4m from the primary street.
4. A porch, balcony, veranda or the equivalent may project not more than 1m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

Garages

5. For all lots with vehicle and/or garages access from the primary street, garages shall be set back a minimum of 4m and a maximum of 5m from the primary street.
6. For all lots with rear (laneway) access, garages shall be set back a minimum of 0.5m and a maximum of 1m from the rear (laneway) boundary.
7. All garages shall have doors to enclose them.

Lot Boundary Setbacks

8. For all laneway lots, boundary walls are permitted to both side boundaries for a maximum length prescribed by the front and rear.
9. Boundary walls are not permitted to a secondary street.

Site Cover

10. Site cover shall not exceed 70% of the site area, subject to the provision of an outdoor living in accordance with the R-Codes.

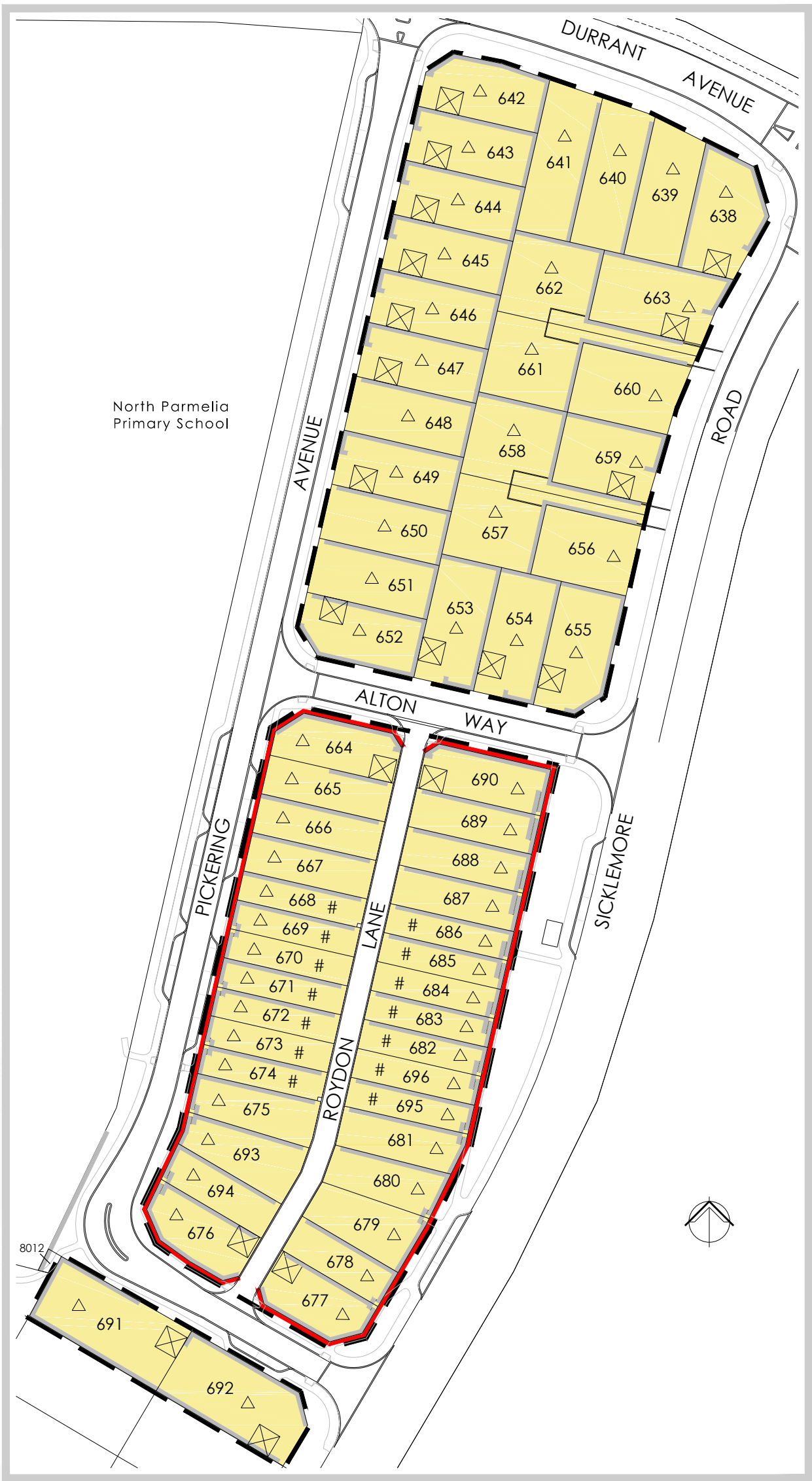
Quiet House Design:

11. All dwellings on the laneway lots shall be constructed with the following minimum quiet house design requirements:
12. Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
13. Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
14. Roof/Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42.
15. Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
16. Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
17. Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.

Fire Management

18. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
19. This LDP shall be read in conjunction with the approved Bushfire Management Plan.
20. For all lots, where on incursion into the building setback area is proposed, a reassessment of the BAL is required.

Note: A BAL reassessment does not require planning approval.



LEGEND

--- LDP Boundary

Yellow box R40

Red line No Vehicular Access

Grey line Retaining Wall



Designated Garage Location



BAL affected lots



Streetscape Articulation Required
(refer clause 1)



LOCAL DEVELOPMENT PLAN

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions detailed below constitute as 'deemed-to-comply' provisions of the Residential Design Codes (R-Codes).
- Unless provided for below, the provisions of the City of Kwinana Town Planning Scheme 2 and the R-Codes apply.
- Compliance with the Local Development Plan (LDP) provisions will not require consultation with adjoining and/or nearby landowners.
- The City may vary the provisions of the LDP where considered appropriate to achieve a specific design outcome.
- The density coding of all lots is R40.

Streetscape

- For all lots with a frontage of 7.5m or less (as shown on this LDP), dwellings are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of the following architectural features:
 - Articulation in the dwelling facade (i.e. varied wall setbacks);
 - A mix of building materials, colours and finishes (e.g. render, brick, cladding);
 - Major habitable room openings incorporating large windows to provide street surveillance;
 - Roof forms that incorporate either gables, eaves, veranda or a feature portico;
 - The wall plate height on the front elevation shall be a minimum of 28 courses.

Street Setback

- For all lots with vehicle and/or garages access from the primary street, the dwelling shall be set back a minimum of 3m and a maximum of 5m from the primary street.
- For all laneway lots, the dwelling shall be set back a minimum of 2m and a maximum of 4m from the primary street.
- A porch, balcony, veranda or the equivalent may project not more than 1m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

Garages

- For all lots with vehicle and/or garages access from the primary street, garages shall be set back a minimum of 4m and a maximum of 5m from the primary street.
- For all lots with rear (laneway) access, garages shall be set back a minimum of 0.5m and a maximum of 1m from the rear (laneway) boundary.
- All garages shall have doors to enclose them.

Lot Boundary Setbacks

- For all laneway lots, boundary walls are permitted to both side boundaries for a maximum length prescribed by the front and rear.
- Boundary walls are not permitted to a secondary street.

Site Cover

- Site cover shall not exceed 70% of the site area, subject to the provision of an outdoor living in accordance with the R-Codes.

Quiet House Design:

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

Fire Management

- All properties are subject to compliance with the approved Fire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100m from any bushland, equal to or greater than 1ha in area, shall be constructed to the appropriate Bushfire Attack Level (BAL) rating, in accordance with AS3959.
- A proposed reduction to the nominated BAL rating as specified within the Fire Management Plan for any development will require a planning application for consideration. The applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the bushfire attack level in accordance with AS3959 and WAPC Guidelines Planning for Bushfire Protection Policy.
- For all lots, where an incursion into the building setback area is proposed, a reassessment of the BAL is required.



LEGEND

- | | |
|----------------------------|--|
| LDP Boundary | BAL 12.5 |
| R40 | BAL 19 |
| No Vehicular Access | BAL 29 |
| Retaining Wall | Streetscape Articulation Required (refer clause 1) |
| Designated Garage Location | |

This Detailed Site Plan has been adopted by Council and signed by the Manager of Planning Services.

Principal Planner..... Date.....
City of Kwinana

15.2 Adoption of Local Development Plan – Stage 1 - The Wedge Estate – Lots 670 and 1338 Bertram Road, Wellard

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

A draft Local Development Plan (LDP) for Stage 1 of Lots 670 and 1338 Bertram Road, Wellard (The Wedge Estate) has been received for consideration under the City of Kwinana's Local Planning Scheme No.2 (LPS2) (refer Attachment A for Location Plan and Attachment B for draft LDP).

A draft LDP for the entire development (Stages 1 and 2) was considered by Council at its Ordinary Council meeting held on 12 June 2019 (refer Attachment C). At this meeting, Council resolved to defer the item pending further discussion regarding a number of issues including the location of the laneway lots, the anticipated resultant built form along Bertram Road and access points into the development. Regarding access points into the development, it is noted that Churchyard Avenue (shown on the draft LDP) provides for full access in and out of the development onto Bertram Road.

This matter was further discussed at the Elected Members' Forum held on 1 July 2019. Subsequent to this, City Officers have been in discussion with the proponent about Council's concerns. The proponent is considering the Council's concerns and potential design options and intends to discuss these further with City Officers. These discussions and any potential amendments may take some time and are able to be accommodated in future stages.

Following discussions between the proponent and City Officers, the proponent opted to separate the LDP into two stages and allow the progression of the Stage 1 lots (which do not include the laneway lots). Subdivision works for this stage are nearing completion and the proponent advised they would be seeking clearance of the subdivision conditions from the City in the near future.

The draft LDP (refer Attachment B) sets out design requirements for the development of the lots indicated within the LDP boundaries. These requirements apply in addition to standard LPS2 and State Planning Policy 7.3 Residential Design Codes – Volume 1 (formerly SPP 3.1 Residential Design Codes of Western Australia) (R-Codes) requirements and permit certain variations in order to achieve a desired built form outcome.

Subdivision approval was granted for Lots 670 and 1338 Bertram Road, Wellard by the Western Australian Planning Commission (WAPC) on 9 November 2018 with a condition requiring the preparation of an LDP for the subject lots.

The draft LDP is considered against four key local planning policies:

- Local Planning Policy No. 1 – Landscape Feature and Tree Retention (LPP1);
- Local Planning Policy No. 2 – Streetscapes (LPP2);
- Local Planning Policy No. 7 – Uniform Fencing (LPP7); and
- Local Planning Policy No. 8 – Designing Out Crime (LPP8).

In respect to LPP1, the subject site has been historically cleared, but there are existing trees to be retained within the Bertram Road verge and the Public Open Space (POS).

15.2 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 1 - THE WEDGE ESTATE – LOTS 670 AND 1338 BERTRAM ROAD, WELLARD

LPP2 focuses on improved streetscapes across the City and places emphasis on road design, the provision of new street trees and landscaping as well as built form outcomes. The draft LDP includes relevant built form design provisions relating to garage setbacks, dwelling façade treatment, fencing and the location of street trees. Engineering drawings for this subdivision have been lodged in conjunction with the draft LDP. The City's Engineering Department has reviewed both documents and is satisfied that these documents comply with the requirements of LPP2.

LPP7 sets out the minimum requirements for uniform fencing and the draft LDP identifies lots that require uniform fencing along Bertram Road.

LPP8 sets out designing out crime considerations for LDPs and the draft LDP responds to these requirements in that all future dwellings are required to have habitable rooms addressing both the primary and secondary streets to provide passive surveillance.

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

OFFICER RECOMMENDATION:

That Council approves the Local Development Plan - Stage 1 of Lots 670 and 1338 Bertram Road, Wellard (The Wedge Estate) (as per Attachment B), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

DISCUSSION:Land Status

Local Planning Scheme No 2:
Metropolitan Region Scheme:

Residential R40
Urban

Background

A draft LDP for Stages 1 and 2 of the Wedge Estate was considered by Council at its Ordinary Council meeting held on 12 June 2019 (refer Attachment C). At this meeting, Council resolved to defer the item pending further discussion regarding a number of issues including the location of the laneway lots, the anticipated resultant built form along Bertram Road and access points into the development. This matter was further discussed at the Elected Members' Forum held on 1 July 2019. Following discussions between the proponent and City Officers, the proponent opted to separate the LDP into two stages and exclude the laneway lots to allow time to consider potential built form outcomes on these lots, in particular, consideration of double storey built form, a build out of the dwellings by one builder or a redesign of the subdivision. Regarding access points into the development, it is noted that Churchyard Avenue provides for full access in and out of the development onto Bertram Road. Subdivision works for Stage 1 of this development are nearing completion, and the proponents advised they would be seeking the City's clearance of the subdivision conditions in the near future. Clearance of the subdivision conditions will allow titles to be issued for the Stage 1 lots only.

15.2 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 1 - THE WEDGE ESTATE – LOTS 670 AND 1338 BERTRAM ROAD, WELLARD

Subsequently, the proponents lodged an updated draft LDP for Stage 1 only (refer Attachment B). The draft LDP (refer Attachment B) has been specifically required as a condition of the WAPC's subdivision approval for the subject land. This draft LDP sets out design requirements for the development of the lots indicated within the LDP boundaries. These requirements apply in addition to standard LPS2 and R-Codes requirements and will permit certain variations in order to achieve an optimal form of development.

The adopted Local Structure Plan (LSP) for Lots 670 and 1338 Bertram Road, Wellard is shown on Attachment D.

Planning Assessment of Draft LDP

Local Planning Policy No. 1 - Landscape Feature and Tree Retention Policy

In respect to LPP1, the City's Environment and Engineering Departments have been liaising with the proponent for some time to identify trees to be retained in this subdivision area. The subject site was largely devoid of any significant vegetation, except for the Bertram Road verge and in the area dedicated as POS. Trees are to be retained within the Bertram Road verge and the POS area to the south of the development. This POS area will be part of Stage 2 of the LDP. The location of the trees to be retained within the Bertram Road verge are shown on the draft LDP. Additional trees will be retained within the Bertram Road verge and these will be shown in Stage 2 of the LDP.

Local Planning Policy No. 2 – Streetscapes

LPP2 focuses on improved streetscapes across the City and places an emphasis on road design, the provision of new street trees and landscaping as well as built form outcomes.

The engineering drawings for this subdivision have been reviewed and supported by the City's Engineering Department. The engineering drawings comply with LPP2 in terms of road infrastructure, location of footpaths and sufficient road reserve widths to accommodate street trees. As required by LPP2, all proposed new street trees have been identified on the draft LDP to ensure that the tree locations are available to prospective purchasers and builders. In conjunction with the engineering drawings, the draft LDP itself has been reviewed by the City's Engineering Department and is supported.

In respect to building articulation and garage setbacks LPP2 refers to the following;

Dwelling facade treatment

All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:

1. *Articulation in dwelling facade (i.e. varied wall setbacks);*
2. *A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);*
3. *Major habitable room openings incorporating large windows to provide surveillance;*
4. *Roof forms that incorporate gables;*
5. *A balcony, portico, or verandah; or*
6. *A built in planter box.*

15.2 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 1 - THE WEDGE ESTATE – LOTS 670 AND 1338 BERTRAM ROAD, WELLARD

The draft LDP complies with LPP2 as the dwelling facade treatment provision has been incorporated into the LDP for all lots. Compliance with these provisions will ensure that all dwellings constructed within this LDP area will provide the desired design interface with the surrounding streetscape.

Fencing

1. *Cohesive and consistent fencing is to be constructed by the developer along the front boundaries of all of the proposed lots with vehicle access from a rear laneway.*
2. *For all rear-loaded lots, a ground level height difference of between 300mm and 600mm between the front boundary and the street is encouraged.*
3. *Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.*
4. *For secondary street boundaries, fencing shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.*

All front fences within the primary street setback are required to be visually permeable above 0.9m to a maximum height of 1.2m above the natural ground level. For secondary street boundaries, fencing is required to be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation. The provisions for visually permeable fencing for front fences and fencing along the secondary streets have been included on the draft LDP.

Garages

LPP2 requires that where footpaths adjoin the property boundary, garages be setback a minimum of 4.5m from that boundary. The intent of the setback is to ensure that vehicles parked in the driveway would not obstruct the footpath. The footpaths within the draft LDP area are boundary aligned, and as such, the draft LDP includes a provision requiring a minimum 4.5m garage setback for all lots from the property boundary.

Local Planning Policy No.7 – Uniform Fencing

LPP7 requires that uniform fencing be provided for lots abutting a Primary or Other Regional Road, or any other Category of Road with a 'Neighbourhood Connector A' or higher classification.

Bertram Road is classified as 'Neighbourhood Connector A' under Liveable Neighbourhoods Operational Policy and as such, lots that abut this road are required to have uniform fencing constructed as per LPP7. The draft LDP identifies Lots 32 and 55 as being subject to uniform fencing provisions.

Local Planning Policy No. 8 – Designing Out Crime

LPP8 sets out design guidelines to be addressed during the design and assessment of LDPs. Designing out crime considerations for LDPs should take into account building orientation and surveillance. All lots contained within the draft LDP area have direct road frontage to Churchyard Avenue. The draft LDP provisions require that all dwellings address the primary and secondary street frontages through the use of at least three of five architectural design features which includes, but not limited to, the provision of habitable rooms with large windows to provide surveillance. In addition, Clause 5.2.3 (Street surveillance) of the R-Codes requires that at least one major opening from a habitable room of the dwelling faces the street.

15.2 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 1 - THE WEDGE ESTATE – LOTS 670 AND 1338 BERTRAM ROAD, WELLARD

Therefore, if the prospective owners choose not to incorporate the design feature requiring the provision of habitable room windows as required by the LDP, this requirement is still enforceable under the R-Codes. This accords with Council's LPP8.

Conclusion

The draft LDP will be a single point of reference that will provide clarity and certainty to builders, property owners and City Officers. The City has assessed the provisions and requirements of the draft LDP and is supportive on the basis that it is consistent with the Council's relevant Local Planning Policies and similar LDPs approved throughout the City.

City Officers are also supportive of the intent of the proponent to separate Stage 1 of the LDP with Stage 2. This will allow for further consideration of the design approach to Stage 2 of this development.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the landowners are Wellard Management Pty Ltd and the applicant is Rowe Group.

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

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme; and
City of Kwinana Local Planning Scheme No. 2.

Local Planning Policies

Local Planning Policy No. 1 – Landscape Feature and Tree Retention;
Local Planning Policy No. 2 – Streetscapes;
Local Planning Policy No. 7 – Uniform Fencing; and
Local Planning Policy No. 8 – Designing Out Crime.

State Government Policies

State Planning Policy No. 3.1 (Residential Design Codes of Western Australia); and
Liveable Neighbourhoods Operational Policy.

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

15.2 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 1 - THE WEDGE ESTATE – LOTS 670 AND 1338 BERTRAM ROAD, WELLARD

ENVIRONMENTAL IMPLICATIONS:

Trees are to be retained along the Bertram Road verge and within the POS area to the south (to be contained within Stage 2 of the LDP area). In addition, the draft LDP identifies additional street trees which will be required for all lots.

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 draft LDP was prepared by the developer and the lots have not yet been created (and remain in the ownership of the developer). The draft LDP was not advertised as it is consistent with the adopted LSP and approved subdivision for the area. It was not considered to adversely affect any owners or occupiers within the area covered by the plan or an adjoining area. The draft LDP is considered to be of low impact and would only affect the current landowner.

PUBLIC HEALTH IMPLICATIONS

The draft LDP will help improve Neighbourhood Amenity through the retention of the trees in the Bertram Road verge and the POS (to be contained in the future LDP stage). The additional street trees to be planted will add to the amenity of the area.

RISK IMPLICATIONS:

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

Risk Event	Appeal of Council's decision on the draft LDP.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements. Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic

15.2 ADOPTION OF LOCAL DEVELOPMENT PLAN – STAGE 1 - THE WEDGE ESTATE – LOTS 670 AND 1338 BERTRAM ROAD, WELLARD

Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
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 Local Planning Scheme No.2, R-Codes, and Lots 670 and 1338 Bertram Road, Wellard Local Structure Plan. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

513

MOVED CR P FEASEY

SECONDED CR W COOPER

That Council approves the Local Development Plan - Stage 1 of Lots 670 and 1338 Bertram Road, Wellard (The Wedge Estate) (as per Attachment B), pursuant to Clause 52(1)(a) of Schedule 2 – Deemed Provisions for Local Planning Schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**CARRIED
5/0**

Attachment A - Location Plan



PROVISIONS

This Local Development Plan (LDP) applies to all lots within Lots 670 and 1338 Bertram Road, Wellard which forms 'The Wedge' Estate.

Unless otherwise defined on this LDP, all development shall be in accordance with the *City of Kwinana Local Planning Scheme No. 2*, the *Residential Design Codes of WA*, and the Lots 670 and 1338 Bertram Road, Wellard Local Structure Plan. Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design Codes (R-Codes) apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below. Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

Minimum Open Space and Outdoor Living

1. Site cover may be increased to 65% subject to the provision of 20m² of outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the street setback area. A minimum 16m² of OLA is required to be uncovered.

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

Garages / Vehicle Access

2. Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
3. All garages shall be enclosed with a door.
4. Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
- a. The garage alignment complies with the primary setback;
 - b. A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
 - c. A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.
5. No direct vehicle access shall be permitted from Bertram Road.

Setbacks

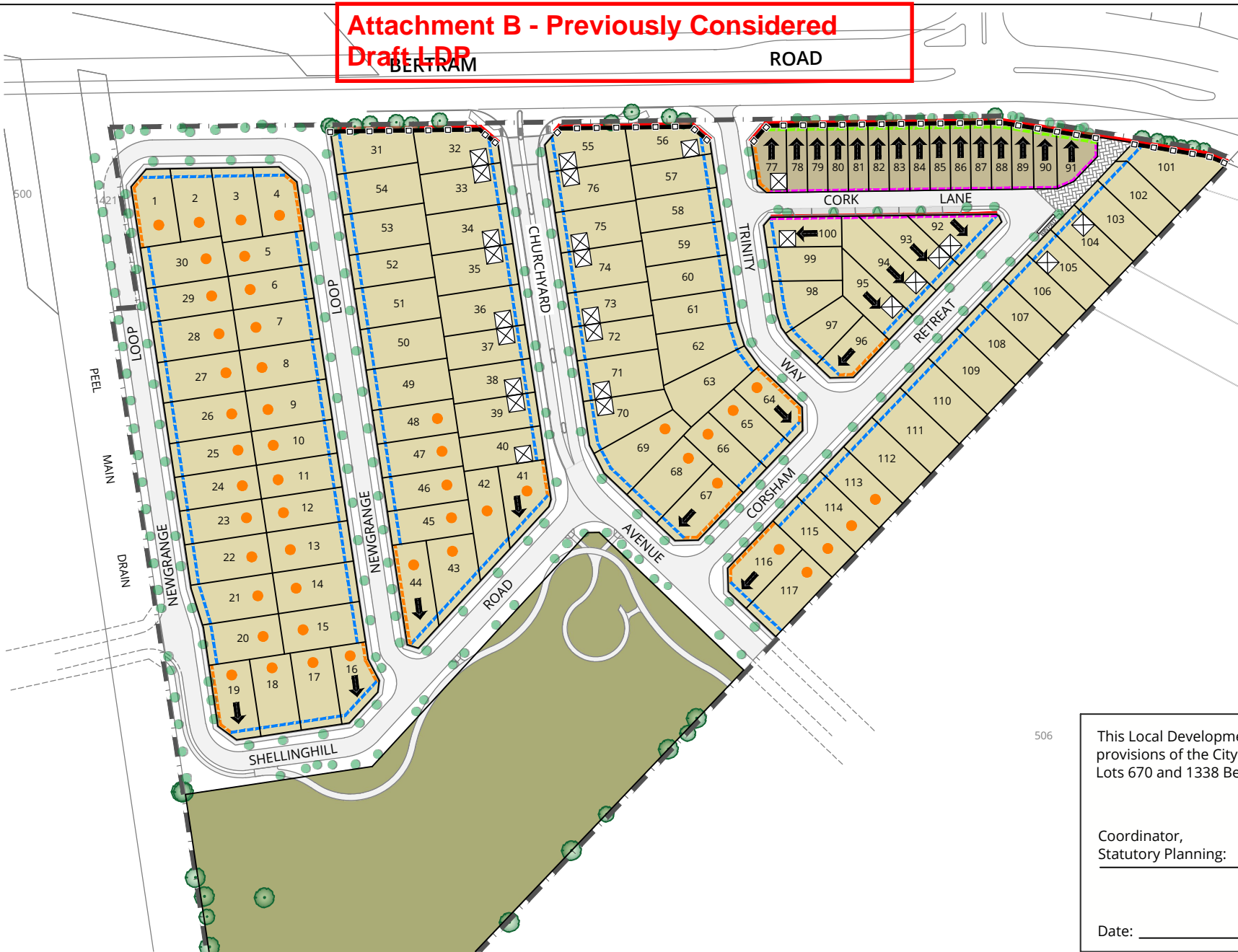
Dwelling Setbacks	Minimum (m)	Maximum (m)
Primary Street	3.0m	5.0m
Secondary Street	1.0m	-
Laneway	0.5m	0.5m

6. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum of 4.5m from that boundary.
7. 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, or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes. Lots with frontages less than 11m wide are permitted to have a nil setback to both side boundaries simultaneously.
8. 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.
9. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
10. 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.
11. Setbacks may be varied at the discretion of the City of Kwinana, for corner lots or where otherwise the configuration of the lots limits compliance with setback requirements.

Dwelling Façade Treatment

13. All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
- a. Articulation in dwelling façade (i.e. varied wall setbacks);
 - b. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
 - c. Major habitable room openings incorporating large windows to provide surveillance;
 - d. Roof forms that incorporate gables;
 - e. A balcony, portico, or verandah; or
 - f. A built-in planter box.
14. For lots where vehicle access is gained solely from the laneway or right-of-way, the ceiling height for rooms located on the front elevation shall be a minimum of 32 vertical brick courses (2.7m).

Attachment B - Previously Considered Draft LDP



LEGEND

- SUBJECT SITE
- EXISTING LOT NUMBERS
- PROPOSED LOT NUMBERS
- EXISTING BOUNDARIES
- PROPOSED BOUNDARIES
- R40
- R40 LANEWAY LOTS
- PUBLIC OPEN SPACE
- 0.5m SETBACK LINE
- 1.0m SETBACK LINE
- 2.0m SETBACK LINE
- 3.0m SETBACK LINE
- NO VEHICULAR ACCESS
- UNIFORM FENCING LOCATION
- DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATIONS
- LOT SUBJECT TO BUSHFIRE MANAGEMENT PLAN (SUBJECT TO REVIEW)
- EXISTING TREE LOCATION (TO BE RETAINED AS PER STREET TREE MASTERPLAN)
- APPROXIMATE PROPOSED STREET TREE LOCATION (REFER STREET TREE MASTERPLAN AVAILABLE FROM THE CITY OF KWINANA)

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No.2 and the Lots 670 and 1338 Bertram Road Wellard Local Structure Plan.

Coordinator,
Statutory Planning:

Date:

Streetscape

15. For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/ carport (including tandem) is permitted.
16. Double garages are permitted on lots less than 10m wide where dwellings are two storeys.
17. Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
18. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
- a. A clear indication of the dwelling entrance.
 - b. The dwelling entrance shall be the dominant feature of the facade and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - c. Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of two storey dwellings.

Design Elements

18. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.

19. For lots with an area of 260m² or less, storage areas with a minimum internal area of 4m² and with a minimum dimension of 1.5 metres are to be provided at the time of construction of the dwelling. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.

Front Fences

20. Front fences visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level.
- For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.

Uniform Fencing

21. Any Estate / Uniform fencing provided on private lots shall not be modified without the written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

Street Trees

22. In accordance with the *City of Kwinana Local Planning Policy No. 2 - Streetscapes*, a minimum of one street tree per lot, and three street trees for corner lots are required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to a detailed Landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.

Fire Management

23. The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

Noise Management

24. All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum quiet house design requirements:
- a. Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
 - b. Windows shall be minimum 4mm laminated glazing in high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
 - c. Roof/ Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be a minimum of Rw42.
 - d. Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
 - e. Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - f. Any alternative construction methods shall be supported by a report undertaken by a suitable qualified acoustic consultant.

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PROVISIONS

This Local Development Plan (LDP) applies to all lots within Lots 670 and 1338 Bertram Road, Wellard which forms 'The Wedge' Estate.

Unless otherwise defined on this LDP, all development shall be in accordance with the *City of Kwinana Local Planning Scheme No. 2*, the *Residential Design Codes of WA*, and the Lots 670 and 1338 Bertram Road, Wellard Local Structure Plan. Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design Codes (R-Codes) apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below. Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

Minimum Open Space and Outdoor Living

- 1. Site cover may be increased to 65% subject to the provision of 20m² of outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the street setback area. A minimum 16m² of OLA is required to be uncovered.

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

Garages / Vehicle Access

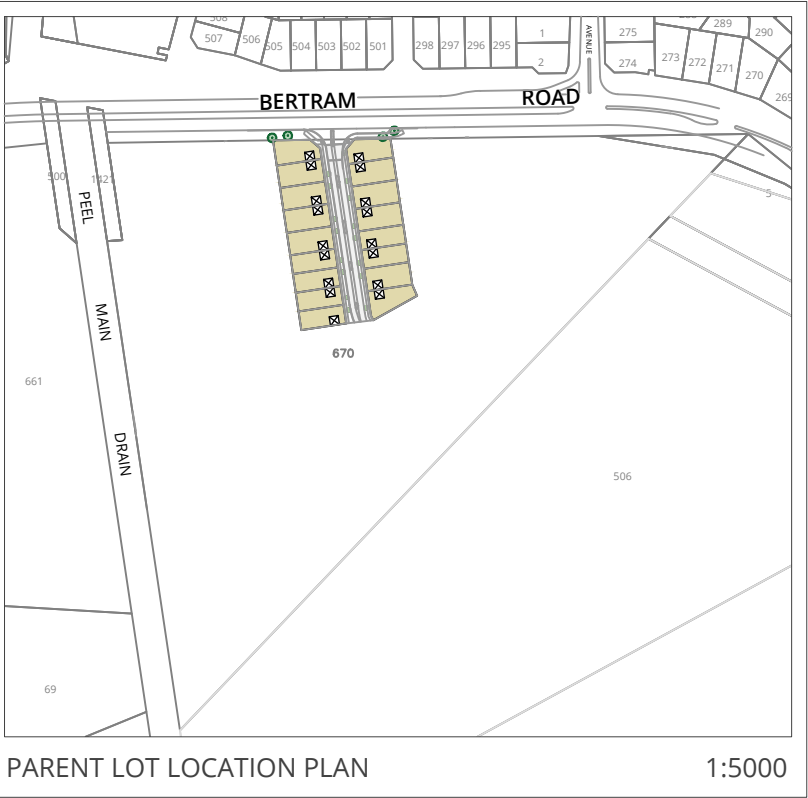
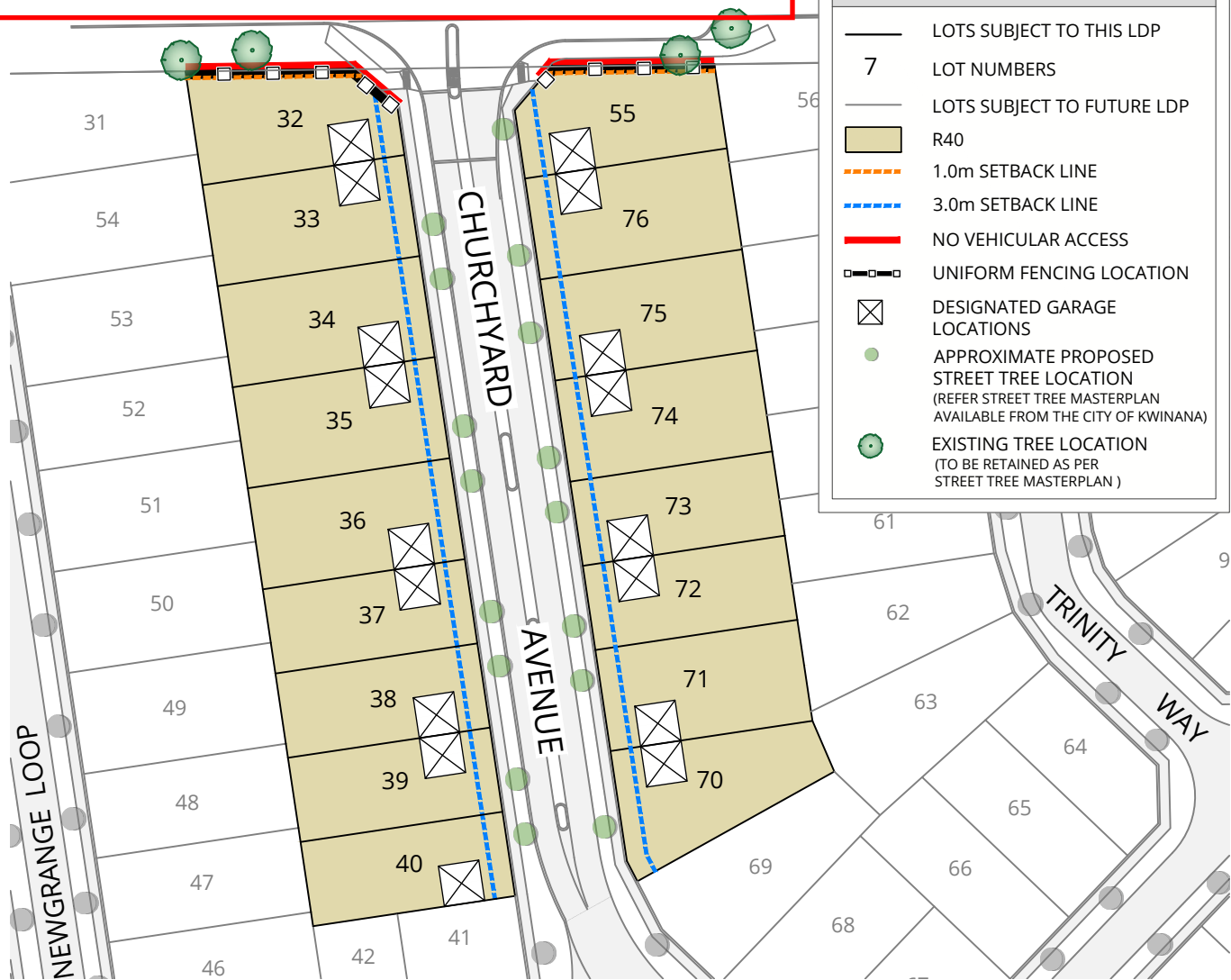
- 2. Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
- 3. All garages shall be enclosed with a door.
- 4. Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
 - a. The garage alignment complies with the primary setback;
 - b. A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
 - c. A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.
- 5. No direct vehicle access shall be permitted from Bertram Road.

Setbacks

Dwelling Setbacks	Minimum (m)	Maximum (m)
Primary Street	3.0m	5.0m
Secondary Street	1.0m	-

- 6. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum of 4.5m from that boundary.
- 7. 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, or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes. Lots with frontages less than 11m wide are permitted to have a nil setback to both side boundaries simultaneously.
- 8. 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.
- 9. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
- 10. 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.
- 11. Setbacks may be varied at the discretion of the City of Kwinana, for corner lots or where otherwise the configuration of the lots limits compliance with setback requirements.
- 12. A porch, balcony, verandah or the equivalent may project not more than 1m into the Primary Street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

Attachment C - Draft LDP



This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No.2 and the Lots 670 and 1338 Bertram Road Wellard Local Structure Plan.

Coordinator,
Statutory Planning:

Date:

Dwelling Façade Treatment

- 13. All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
 - a. Articulation in dwelling façade (i.e. varied wall setbacks);
 - b. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
 - c. Major habitable room openings incorporating large windows to provide surveillance;
 - d. Roof forms that incorporate gables;
 - e. A balcony, portico, or verandah; or
 - f. A built-in planter box.
- 14. For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/ carport (including tandem) is permitted.
- 15. Double garages are permitted on lots less than 10m wide where dwellings are two storeys.
- 16. Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- 17. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - a. A clear indication of the dwelling entrance.
 - b. The dwelling entrance shall be the dominant feature of the facade and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - c. Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of two storey dwellings.

Design Elements

- 18. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.

Front Fences

- 19. Front fences visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level.
For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.

Uniform Fencing

- 20. Any Estate / Uniform fencing provided on private lots shall not be modified without the written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

Street Trees

- 21. In accordance with the *City of Kwinana Local Planning Policy No. 2 - Streetscapes*, a minimum of one street tree per lot, and three street trees for corner lots are required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to a detailed Landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners

8894-LDP02B-20190710_Wellard (Stage 1 Local Development Plan) DRAWN: REYNE DIAL DATE CREATED: 2019.07.10 PROJECTION: MGA50 GD494 CADASTRE: LANDGATE NATOWN PLANNING000-8991894-DRAFTING04-CAD-REYNE DIAL 2019.07.10

Attachment C - Approved Local Structure Plan

Planning Design Delivery



- LEGEND**
- LOCAL SCHEME RESERVES**
- Parks Recreation & Drainage
- ZONES**
- Residential - R40
- OTHER**
- Structure Plan Boundary
 - Existing Cadastre
 - Existing Lot Numbers
 - Indicative Layout
 - Left-in/Left-out Access Only
 - Left-out Access Only
 - Major Access Street
 - Access Street - Local Road
 - Wetland Buffer
 - City of Kwinana - Drainage Basin

0 50 100 Metres

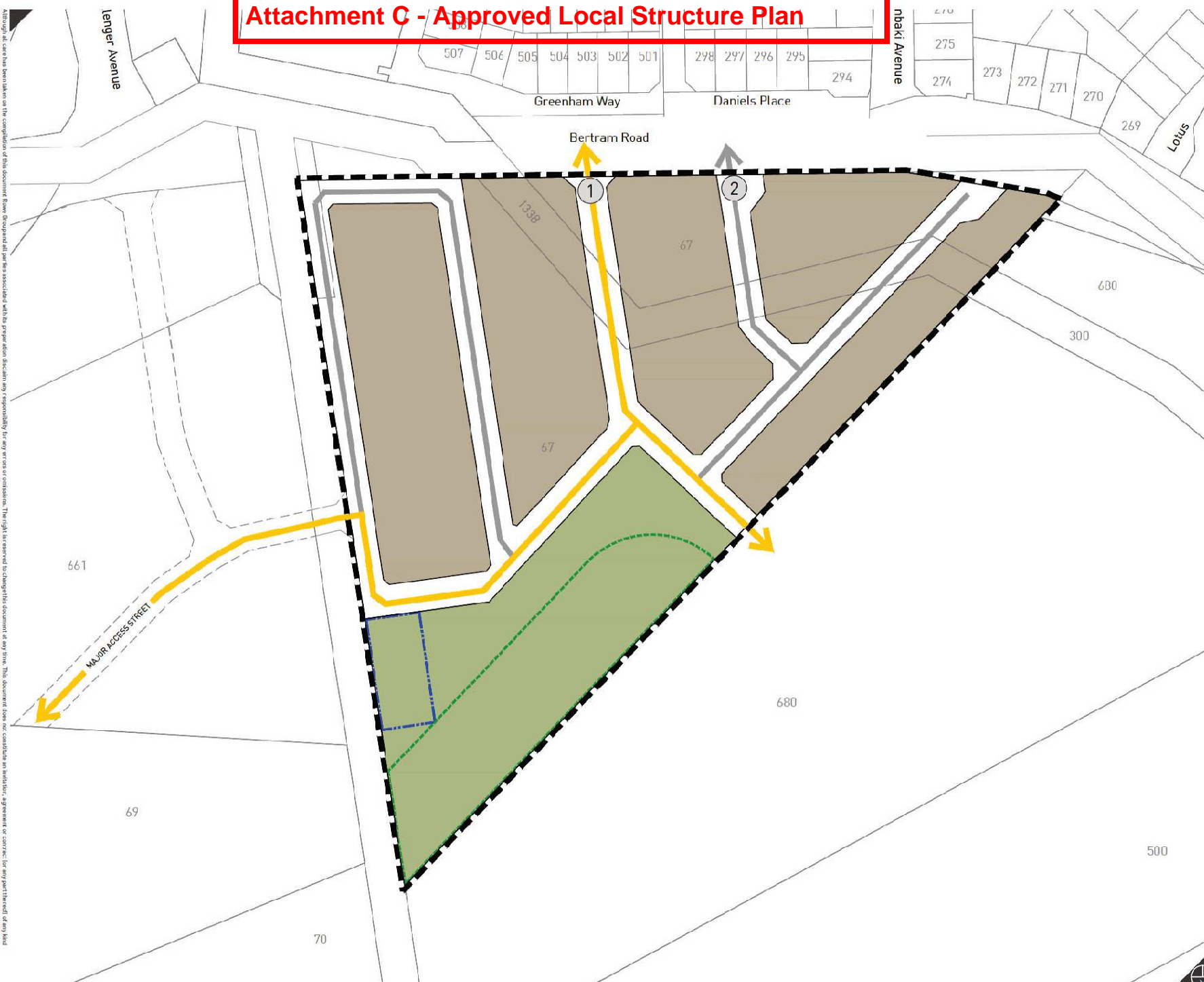
REVISIONS

Rev	Date	Drawn
E	2016.02.03	W. Clements
F	2017.06.08	W. Clements
G	2017.06.19	W. Clements
H	2017.06.20	W. Clements



w: www.rowegroup.com.au
e: info@rowegroup.com.au
p: 08 9221 1951

Date Drawn: 2015.11.17
Job Ref: 4904
Scale: 1:2000 @ A3
Client: Byblos Holdings & Springzone Nominees
Designer: R. Dial
Drawn: W. Clements
Projection: MGA50 GDA94
Plan ID: 4904-LSP-03-H
Cadastre supplied by Watercorp



Local Structure Plan

N:\TOWN PLANNING\04000-4904\LOCAL DRAFTING\CAD\APR04\LSP03\2017\02\PLAN 1.DWG
Willard Clements 19 June 2017

Lots 670 and 1338 Bertram Road
Wellard
Plan 1

15.3 Adoption of Revised Cost Apportionment Schedule and Development Contribution Plan Reports - Development Contribution Areas 2-7 (Common/Civil Infrastructure Items)

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The purpose of this report is for Council to affirm and endorse a revised Cost Apportionment Schedule (CAS) and accompanying Development Contribution Plan reports (DCP Reports) for Development Contribution Areas (DCAs) 2 - 7 inclusive (refer Attachment A for DCA map). DCAs 2-7 comprise the areas of Wellard East, Casuarina, Anketell, Wandi, Mandogalup and Wellard West/Bertram under Schedule V of the City of Kwinana Local Planning Scheme No. 2 (LPS2).

Council affirmed and adopted the current CAS for DCAs 2-7 at its Ordinary Meeting of 22 May 2019.

More recently, City Officers have become aware of two matters that require an amendment to the CAS, as follows:

- In the DCA5 (Wandi) portion of the CAS, the 'actual' portion of the infrastructure item costing for Lyon Road has increased by \$55,307.73. The matter was noted during discussions between the subdivider of the Honeywood Estate and the City in mid-July 2019. The infrastructure item costing for Lyon Road comprises 'actual' (expended) costs and estimated costs and is required to be contributed to by all landowners/developers in DCA5.

The \$55,307.73 shortfall was due to the applicable consultant fees and Western Power fees not being included in the total 'actual' costs.

The current CAS indicates the 'actual' construction costs for Lyon Road as being \$3,887,818.97, whereas the 'actual' construction cost should be \$3,943,126.7. This would result in an increase in the Lyon Road portion of the DCA5 liability per hectare of \$2,215.68.

- In the DCA6 (Mandogalup) portion of the CAS, the Gross Subdivisible Area (GSA) of the Mandogalup West Local Structure Plan area has been amended from 54.1025 hectares to 52.52 hectares. This matter became apparent during the City's discussions with the subdivider upon seeking clearance of Stage 1 of Apsley Estate. Given that local infrastructure items within the DCA6 DCP (including Public Open Space) and, more broadly, district infrastructure items across DCAs 2-7 take into account the GSA of DCA6 in the context of cost apportionment, the CAS should be updated to reflect this change.

15.3 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

District infrastructure items in this regard include the land components of the District Public Open Space (POS) and the District Branch Library, for which all DCAs contribute proportionately to, and the land component of the District Youth Centre, for which DCAs 4, 5 and 6 contribute proportionately to. The effect of the GSA change to each DCA's proportional contribution represents – for the District POS - an increase in the order of between \$360 - \$1,000 for all DCAs except DCA6, for which the contribution reduces by approximately \$4,000. In terms of the effect of the GSA change in the context of the District Branch Library, each DCA's proportional cost contribution increases by between approximately \$100 - \$250, with a decrease for DCA6 of approximately \$1,000. In the context of the District Youth Centre, the proportional cost contribution for DCAs 4 and 5 increases by between \$1,300 and \$2,000 and decreases for DCA6 by approximately \$3,350.

Further, the City has recently received an updated POS schedule for the Mandogalup East Local Structure Plan (MELSP) area. This updated schedule amends not just the proposed total POS provision for the MELSP area, but also changes the percentage of POS required by each subdivider and thus the total percentage of POS required.

The DCA6 GSA change and the MELSP POS area update have flow-on effects to the costing of the infrastructure item for POS, both in terms of land and improvements. The reduced GSA and POS area change consequently reduce the POS land component of DCA6 by \$1,007,569.64 (from \$9,331,662.12 to \$8,324,092.48) and the POS improvements component by \$1,649,581.65 (from \$11,062,043 to \$9,412,461.35).

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

OFFICER RECOMMENDATION:

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

DISCUSSION:

Notwithstanding that a standard annual review and subsequent adoption sought by Council of the DCAs 2-7 CAS and DCP Reports is due by approximately May 2020, the adoption of the revised CAS and DCP Reports is considered important in order to more accurately reflect 'actual' costs incurred (which need to be contributed to by remaining subdividers within DCA5), changes to GSA which affect multiple DCAs and updated areas of POS that result in significant differences to cost contribution liability.

15.3 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Schemes

Metropolitan Region Scheme

City of Kwinana Local Planning Scheme No. 2

State Planning Policies

State Planning Policy 3.6 Development Contributions for Infrastructure

Local Planning Policies

Local Planning Policy 4: Administration of Development Contributions

The City's LPS2 requires, in the first instance, Council's adoption of the CAS within 90 days of the gazettal of the related DCP Scheme Amendment, and then an annual review of the Cost Apportionment Schedule. Should this review not be undertaken, the City would not be fulfilling its obligations under the Scheme.

Clauses 6.16.5.11.6 and 6.16.5.12.3 of LPS2 afford landowners the right to object to a cost contribution or associated land valuation through a process of arbitration, within 28 days after being informed of the cost contribution or land valuation.

FINANCIAL/BUDGET IMPLICATIONS:

It is important that the amended CAS be affirmed and adopted. This will ensure that the provision of infrastructure occurs on an equitable, timely and appropriate basis, and gives surety to the City, landowners and developers.

All infrastructure items and funding sources have been reflected in the City's LTFP.

ASSET MANAGEMENT IMPLICATIONS:

The City will be financially responsible for maintaining roads, road landscaping, POS landscaping and footpaths within DCAs 2-7 once the area has been developed and maintained for the required period.

ENVIRONMENTAL IMPLICATIONS:

No environmental implications have been identified as per this report.

15.3 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	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

COMMUNITY ENGAGEMENT:

The current CAS (adopted 22 May 2019) was subject to separate review and consultation discussions in conjunction with landowners/developers, both prior to and following gazettal of Amendment 100A for DCAs 2-7.

Once adopted by Council, the CAS and DCP Reports will be available on the City's website and all associated informing documents (including land valuation and costings estimates) will be available upon request.

PUBLIC HEALTH IMPLICATIONS:

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

Risk Event	Civil infrastructure costings and apportionment not be updated and adopted to reflect contextually significant changes to DCAs
Risk Theme	Statutory obligations not being fulfilled.
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Update and adopt CAS as soon as possible after changes have been identified
Rating (after treatment)	Moderate

15.3 ADOPTION OF REVISED COST APPORTIONMENT SCHEDULE AND DEVELOPMENT CONTRIBUTION PLAN REPORTS - DEVELOPMENT CONTRIBUTION AREAS 2-7 (COMMON/CIVIL INFRASTRUCTURE ITEMS)

COUNCIL DECISION

514

MOVED CR S LEE

SECONDED CR P FEASEY

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

**CARRIED
5/0**

**ATTACHMENT A - DEVELOPMENT
CONTRIBUTION AREAS - COMMON/
CIVIL INFRASTRUCTURE**



Description	Ref	DCA	Land Valuation	Landscaping/ Improvements	Drains	Road Construction	Street Trees	Total		
Sunrise Boulevard - Internal collector	1.3(a)	DCA 2		33,555		305,226	5,900	344,681	Urban Valuat	460,000
Sunrise Boulevard - Internal collector	1.3(b)	DCA 2		34,119		307,599	6,000	347,718		
Sunrise Boulevard - Internal collector	1.3(c)	DCA 2	77,280	30,052		93,426	-	200,758		
Peel Sub N Drain	2.1	DCA 2			1,937,727			1,937,727		
Peel Sub N1 Drain	2.2	DCA 2			320,351			320,351		
Peel Sub N2 Drain	2.3	DCA 2			250,099			250,099		
Millar Road	1.1	DCA 2		123,052		1,426,680		1,549,732		
Peel Sub P Drain	2.1	DCA 3			1,040,000			1,040,000	Urban Valuat	580,000
Peel Sub P1 Drain	2.2	DCA 3			948,311			948,311		
Peel Sub P1A Drain	2.3	DCA 3			383,363			383,363		
Peel Sub O Drain	2.4	DCA 3			871,280			871,280		
Casuarina Public Open Space	3	DCA 3	8,535,744	17,679,292				26,215,036		
Treeby Road - Internal collector	1.3	DCA 4				759,761		759,761	Urban Valuat	800,000
Anketell North Public Open Space	2	DCA 4	8,937,280	9,628,965				18,566,245		
Lyon Road	1.2	DCA 5		650,724		4,327,791		4,978,515	Rural Valuat	200,000
Honeywood Avenue Internal collector	1.3	DCA 5		1,662,709		9,134,988		10,797,697	Urban Valuat	1,260,000
Wandi Public open space	2	DCA 5	14,145,738	11,312,019				25,457,757		
Wandi playing fields	2.3	DCA 5	1,791,684	4,879,950				6,671,634		
Mandogalup Public Open Space	2	DCA 6	8,324,092.48	9,412,461				17,736,554	Rural Valuat	200,000
Hammond Road extension	1.1	DCA 6		562,266		1,097,800		1,660,066	Urban Valuat	880,000
Internal collector road	1.2	DCA 6	236,680	405,470		1,205,600		1,847,750		
District Sporting Ground	Various - refer to below		1,740,000	1,024,488				2,764,488		
Mortimer Road Calculation	Various - refer to below		78,938	153,550		3,993,960		4,226,448		
Thomas Road Calculation	Various - refer to below			703,287		5,904,000		6,607,287		
Anketell Road Calculation	Various - refer to below			469,563		6,300,165		6,769,728		
Branch Library Land Calculation	Various - refer to below		705,600					705,600		
District Youth Centre Land Calculation	Various - refer to below		882,000					882,000		
Local Community Centre Land Calculation	Various - refer to below		441,000					441,000		
				32,812					\$ 145,281,587.45	

Constructed	Date by Kwinana	Actual Cost to Date by Developer	Balance Remaining
Not commenced		\$ -	344,681.33
Not commenced		\$ -	347,718.29
Not commenced		\$ -	200,758.23
Not commenced		\$ -	1,937,727.00
Not commenced		\$ -	320,351.00
Not commenced		\$ -	250,099.00
Partial	\$ 98,245.20	\$ 861,255.18	590,231.92
Not commenced		\$ -	1,040,000.00
Not commenced		\$ -	948,311.00
Not commenced		\$ -	383,363.00
Not commenced		\$ -	871,280.00
Not commenced		\$ -	26,215,036.00
Complete		\$ 759,760.97	-
Not commenced		\$ -	18,566,245.28
Partial		\$ 4,439,197.13	539,317.87
Partial		\$ 9,029,697.43	1,767,999.86
Partial		\$ 25,424,944.47	32,812.50
Partial		\$ 6,551,572.00	120,062.00
Not commenced		\$ 1,071,840.00	16,664,713.83
Not commenced		\$ -	1,660,066.43
Not commenced		\$ -	1,847,749.63
Not commenced		\$ 0.02	2,764,487.98
Not commenced		\$ -	4,226,447.90
Not commenced		\$ -	6,607,287.70
Not commenced		\$ -	6,769,727.80
Not commenced		\$ -	705,600.00
Not commenced		\$ -	882,000.00
Not commenced		\$ -	441,000.00
	\$ 98,245.20	\$ 48,138,267.20	\$ 97,045,075.05

District Sporting Ground - POS Land (3 hectares)						
TOTAL Estimated cost of item	2,764,488					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	District Sporting Ground for DCA
DCA 2 - Wellard East	136.389	47.522	88.868	47.522	88.868	\$ 252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	34.026	116.828	\$ 311,625.51
DCA 5 - Wandl	188.630	59.579	129.052	59.602	129.028	\$ 366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	20.502	90.4226	\$ 257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957			\$ 1,157,199.44
	1,362.47	390.27	972.20	244.38	610.05	\$ 2,764,488.00
** estimated figures only as no local structure plan for Casuarina has been adopted						

9.14%
15.14%
11.27%
13.27%
9.32%
41.86%
100.00%

Mortimer Road Calculation						
TOTAL Estimated cost of item	\$ 4,226,448					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Mortimer Road Cost for DCA
DCA 2 - Wellard East	136.389	47.522	88.868	47.522	88.868	\$ 1,371,944.16
DCA 3 - Casuarina**	267.63	120.46	147.17	82.73	184.9001	\$ 2,854,503.74
	404.01	167.98	236.03	130.25	273.7676	\$ 4,226,447.90
** estimated figures only as no local structure plan for Casuarina has been adopted						

32.46%
67.54%
100.00%

Thomas Road Calculation						
TOTAL Estimated cost of item	\$ 6,607,287					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA
DCA 3 - Casuarina**	267.625	120.458	147.167	82.725	184.9001	\$ 4,048,974.15
DCA 4 - Anketell	150.85	41.26	109.59	34.03	116.83	\$ 2,558,313.05
	418.48	161.72	256.76	116.75	301.7278	\$ 6,607,287.20
** estimated figures only as no local structure plan for Casuarina has been adopted						

61.28%
38.72%
100.00%

Anketell Road Calculation						
TOTAL Estimated cost of item	6,769,728					
	Total site area (ha)	Deductions for GSA	GSA	Deductions for Dev Area	Developable Area	Thomas Road Cost for DCA
DCA 4 - Anketell	150.85	41.26	109.59	34.03	116.83	\$ 3,216,889.32
DCA 5 - Wandl	188.63	59.58	129.05	59.60	129.03	\$ 3,552,838.48
	339.48	100.84	238.64	93.63	245.8561	\$ 6,769,727.80
** estimated figures only as no local structure plan for Casuarina has been adopted						

47.52%
52.48%
100.00%

Community Facilities - POS

Branch Library Land Calculation (0.56hectares)				
TOTAL Estimated cost of item	705,600			
	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard East	136.389	47.522	88.868	\$ 64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$ 106,810.51
DCA 4 - Anketell	150.854	41.263	109.591	\$ 79,538.40
DCA 5 - Wandl	188.630	59.579	129.052	\$ 93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$ 65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$ 295,360.27
	1,362.47	390.27	972.20	\$ 705,600.00
** estimated figures only as no local structure plan for Casuarina has been adopted				

9.14%
15.14%
11.27%
13.27%
9.32%
41.86%
100.00%

District Youth Centre Land Calculation (0.49 hectares)				
TOTAL Estimated cost of item	882,000			
	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 - Anketell	115.657	33.273	82.383	\$ 240,603.00
DCA 5 - Wandl	188.630	59.579	129.052	\$ 376,899.10
DCA 6 - Mandogalup	110.925	20.360	90.565	\$ 264,497.91
	415.21	113.21	302.00	\$ 882,000.01

27.28%
42.73%
29.99%
100.00%

Local Community Centre Land Calculation (0.3hectares)				
TOTAL Estimated cost of item	441,000			
	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 - Anketell	115.657	33.273	82.383	\$ 171,830.87
DCA 5 - Wandl	188.630	59.579	129.052	\$ 269,169.13
	304.29	92.85	211.43	\$ 441,000.00

38.96%
61.04%
100.00%

Draft Cost Apportionment Schedule for DCA2

DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs	Sub total
Total Current ha for DCA Cell	136.3890	47.5215	88.8675	47.5215	88.8675			Cost of item	344,681	347,718	\$200,758	1,937,727	320,351	250,099	252,698	64,498	1,549,732	1,371,944	132,804	\$6,773,012.00
Total ha 24 Jan CAS	146.3814	51.4971	94.8843	51.4971	94.8843			Cost per hectare 13 December 2017 CAS			\$2,518.77	\$20,196.36	\$3,469.95	\$2,708.99	\$3,145.38	\$663.77	\$16,179.90	\$15,874.09	\$1,438.13	
TOTAL hectares for actuals	69.0425	17.7054	51.3371	17.7054	51.3371			Cost per hectare 24 January 2018 CAS			\$2,518.61	\$20,195.10	\$3,469.73	\$2,708.83	\$3,243.29	\$684.43	\$16,178.89	\$15,873.74	\$1,440.43	
								Cost per hectare 22 May 2019 CAS	\$330,217.79	\$50,403.45	\$1,893.60	\$23,922.55	\$3,775.21	\$2,947.30	\$2,265.24	\$774.91	\$19,094.76	\$14,776.31	\$1,561.82	
Lot 27 Mortimer Road & Lot 201 Woolcoat Road	42.8532	15.9096	26.9436	15.9096	26.9436						\$67,860.56	\$544,129.50	\$93,486.60	\$72,986.00	\$87,386.02	\$18,440.22	\$435,918.72	\$427,694.94	\$38,809.93	\$1,786,712.49
Net contribution paid											\$67,860.56	\$544,129.50	\$93,486.60	\$72,986.00	\$87,386.02	\$18,440.22	\$435,918.72	\$427,694.94	\$38,809.93	\$1,786,712.49
Lot 64 Woolcoat Road	9.4861	1.6100	7.8761	1.6100	7.8761						\$19,836.86	\$159,058.63	\$27,327.95	\$21,334.98	\$25,544.49	\$5,390.64	\$127,426.58	\$125,023.14	\$11,344.95	\$522,288.23
Credits for constructed or provided items																				
Net contribution paid											\$19,836.87	\$159,058.64	\$27,327.94	\$21,334.99	\$25,544.49	\$5,390.64	\$127,426.58	\$125,023.14	\$11,344.94	\$522,288.23
Lot 90 & Lot 378 Millar Road (Wellard Glen)	15.2364	0.1858	15.0506	0.1858	15.0506						\$37,906.66	\$303,948.38	\$52,221.53	\$40,769.45	\$48,813.49	\$10,301.08	\$243,502.06	\$238,909.27	\$21,679.30	\$998,051.23
Gross contribution paid								\$ 189,072.97			\$7,181.12	\$57,580.64	\$9,892.95	\$7,723.45	\$9,247.32	\$1,951.45	\$46,129.55	\$45,259.48	\$4,107.00	\$189,072.96
Credits for constructed items - Millar Rd																	\$808,978.27			\$808,978.27
Net contribution paid											\$7,181.12	\$57,580.64	\$9,892.95	\$7,723.45	\$9,247.32	\$1,951.45	\$855,107.82	\$45,259.48	\$4,107.00	\$998,051.23
Lot 601 Millar Road	1.4668	0.0000	1.4668	0.0000	1.4668						\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.32
Gross contribution paid								\$ 97,095.31			\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.32
Credits for constructed or provided items																				\$0.00
Net contribution paid																				\$0.00
											\$3,687.75	\$29,569.59	\$5,080.37	\$3,966.25	\$4,748.82	\$1,002.14	\$23,689.07	\$23,242.26	\$2,109.07	\$97,095.32
								Total Cash Payments Made	\$2,595,168.86	\$0.00	\$129,291.84	\$1,036,706.11	\$178,116.45	\$139,056.68	\$166,492.82	\$35,134.08	\$830,536.43	\$814,869.61	\$73,943.25	\$3,404,147.27
								Total Interest Earned up to 22 May 2019	\$10,500.66	\$0.00	\$398.82	\$3,197.89	\$549.43	\$428.94	\$513.57	\$108.38	\$2,561.93	\$2,513.60	\$228.09	\$10,500.65
								Total Interest Earned from 22 May 2019	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
								TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE	\$344,681.33	\$347,718.29	\$71,067.57	\$897,823.00	\$141,685.12	\$110,613.38	\$85,692.10	\$29,255.58	\$716,633.94	\$554,560.95	\$58,632.82	\$3,358,364.08

									Contributions based on pro rata gross subdivisible area								Contributions based on pro rata developable area				Sub total
DCA2 - WELLARD EAST	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3(a) Internal collector road	1.3(b) Internal collector road	1.3(c) Internal collector road	2.1 Peel Sub N Drain	2.2 Peel Sub N1 Drain	2.3 Peel Sub N2 Drain	3. District Sporting Ground	4. Community Facilities - Branch Library	1.1 Millar Road	1.2 Mortimer Road	5. Administration costs		
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE									344,681	347,718	71,068	897,823	141,685	110,613	85,692	29,256	716,634	554,561	58,633	\$3,358,364.08	
TOTAL cost of item per ha	67.3465	29.8161	37.5304	29.8161	37.5304				\$330,217.79	\$50,403.45	\$1,893.60	\$23,922.55	\$3,775.21	\$2,947.30	\$2,283.27	\$779.52	\$19,094.76	\$14,776.31	\$1,562.28	\$451,656.04	
Lot 59 Mortimer Road	12.4820	5.5833	6.8987	5.5833	6.8987					\$347,718.29	\$13,063.38	\$165,034.52	\$26,044.04	\$20,332.54	\$15,751.61	\$5,377.65	\$131,729.01	\$101,937.35	\$10,777.67	\$837,766.07	
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$347,718.29	\$13,063.38	\$165,034.52	\$26,044.04	\$20,332.54	\$15,751.61	\$5,377.65	\$131,729.01	\$101,937.35	\$10,777.67	\$837,766.07	
Lot 27 Mortimer Road & Lot 201 Woolcoat Road	0.5744	0.0000	0.5744	0.0000	0.5744					\$1,087.68	\$13,741.11	\$2,168.48	\$1,692.93	\$1,311.51	\$447.75	\$10,968.03	\$8,487.51	\$897.37	\$40,802.39		
Gross contribution paid						\$ 40,802.39		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable											\$1,087.68	\$13,741.11	\$2,168.48	\$1,692.93	\$1,311.51	\$447.75	\$10,968.03	\$8,487.51	\$897.37	\$40,802.39	
Lot 28 Mortimer Road	3.7938	2.7500	1.0438	2.7500	1.0438				\$344,681.33	\$1,976.54	\$24,970.36	\$3,940.56	\$3,076.39	\$2,383.28	\$813.66	\$19,931.11	\$15,423.52	\$1,630.70	\$418,827.45		
Gross contribution paid						\$ -		\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable									\$344,681.33	\$1,976.54	\$24,970.36	\$3,940.56	\$3,076.39	\$2,383.28	\$813.66	\$19,931.11	\$15,423.52	\$1,630.70	\$418,827.45		
Lot 61 Woolcoat Road	2.6830	1.2000	1.4830	1.2000	1.4830					\$2,808.21	\$35,477.15	\$5,598.64	\$4,370.85	\$3,386.09	\$1,156.02	\$28,317.53	\$21,913.27	\$2,316.85	\$105,344.61		
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable											\$2,808.21	\$35,477.15	\$5,598.64	\$4,370.85	\$3,386.09	\$1,156.02	\$28,317.53	\$21,913.27	\$2,316.85	\$105,344.61	
Lot 62 Woolcoat Road (DP202645)	12.7359	10.0000	2.7359	10.0000	2.7359					\$5,180.70	\$65,449.71	\$10,328.60	\$8,063.52	\$6,246.80	\$2,132.68	\$52,241.35	\$40,426.52	\$4,274.23	\$194,344.11		
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$5,180.70	\$65,449.71	\$10,328.60	\$8,063.52	\$6,246.80	\$2,132.68	\$52,241.35	\$40,426.52	\$4,274.23	\$194,344.11		
Lot 62 Woolcoat Road (DP91072)	9.8662	3.5000	6.3662	3.5000	6.3662					\$12,055.04	\$152,295.76	\$24,033.74	\$18,763.11	\$14,535.76	\$4,962.56	\$121,561.05	\$94,068.97	\$9,945.76	\$452,221.74		
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$12,055.04	\$152,295.76	\$24,033.74	\$18,763.11	\$14,535.76	\$4,962.56	\$121,561.05	\$94,068.97	\$9,945.76	\$452,221.74		
Lot 1219 Woolcoat Road (portion of Urban)	6.2000	0.0000	6.2000	0.0000	6.2000					\$11,740.32	\$148,319.83	\$23,406.30	\$18,273.27	\$14,156.28	\$4,833.00	\$118,387.51	\$91,613.14	\$9,686.11	\$440,415.76		
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$11,740.32	\$148,319.83	\$23,406.30	\$18,273.27	\$14,156.28	\$4,833.00	\$118,387.51	\$91,613.14	\$9,686.11	\$440,415.76		
Lot 380 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Gross contribution paid						\$ -		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Lot 64 Woolcoat Road	2.0900	0.0000	2.0900	0.0000	2.0900					\$3,957.62	\$49,998.14	\$7,890.19	\$6,159.86	\$4,772.04	\$1,629.19	\$39,908.05	\$30,882.50	\$3,265.16	\$148,462.73		
Gross contribution paid						\$ 148,462.73		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$3,957.62	\$49,998.14	\$7,890.19	\$6,159.86	\$4,772.04	\$1,629.19	\$39,908.05	\$30,882.50	\$3,265.16	\$148,462.73		
Lot 89 Millar Road (Urban Deferred)	0.0000	0.0000	0.0000	0.0000	0.0000					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Lot 90 & Lot 378 Millar Road (Wellard Glen)	1.5512	0.0000	1.5512	0.0000	1.5512					\$2,937.35	\$37,108.67	\$5,856.10	\$4,571.85	\$3,541.81	\$1,209.19	\$29,619.79	\$22,921.02	\$2,423.40	\$110,189.18		
Gross contribution paid						\$ 110,189.18		\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed items - Millar Road																	\$52,276.91			\$52,276.91	
Net contribution payable										\$2,937.35	\$37,108.67	\$5,856.10	\$4,571.85	\$3,541.81	\$1,209.19	\$29,619.79	\$22,921.02	\$2,423.40	\$57,912.27		
Lot 379 Millar Road (Urban)	11.7600	3.1728	8.5872	3.1728	8.5872					\$16,260.72	\$205,427.75	\$32,418.48	\$25,309.06	\$19,606.91	\$6,693.87	\$163,970.51	\$126,887.16	\$13,415.57	\$609,990.04		
Gross contribution paid						\$ -		\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$16,260.72	\$205,427.75	\$32,418.48	\$25,309.06	\$19,606.91	\$6,693.87	\$163,970.51	\$126,887.16	\$13,415.57	\$609,990.04		
Lot 379 Millar Road (Urban Deferred)	3.6100	3.6100	0.0000	3.6100	0.0000					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Gross contribution paid								\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																				\$0.00	
Net contribution payable										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	67.35	29.82	37.53	29.82	37.53			\$0.00	\$344,681.33	\$347,718.29	\$71,067.57	\$897,823.00	\$141,685.12	\$110,613.38	\$85,692.10	\$29,255.58	\$716,633.94	\$554,560.95	\$58,632.82	\$3,358,364.08	
Check	0.0000	0.0000	0.0000	0.0000	0.0000			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Amount payable for each infrastructure item at current review									\$344,681.33	\$347,718.29	\$71,067.57	\$897,823.00	\$141,685.12	\$110,613.38	\$85,692.10	\$29,255.58	\$716,633.94	\$554,560.95	\$58,632.82	\$3,358,364.08	
Amount paid to date for each infrastrature item									\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
CREDITS									\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,276.91	\$0.00	\$0.00	\$52,276.91	
Balance remaining									\$344,681.33	\$347,718.29	\$71,067.57	\$897,823.00	\$141,685.12	\$110,613.38	\$85,692.10	\$29,255.58	\$664,357.03	\$554,560.95	\$58,632.82	\$3,306,087.17	

Draft Cost Apportionment Schedule for DCA3

[illegible]

Draft Cost Apportionment Schedule for DCA3

[illegible]

Draft Cost Apportionment Schedule for DCA3

DCA3 - CASUARINA	Total site area (ha)	Deduction s for GSA	Gross subdivisible area (GSA)	POS Required 10%	Provisional POS Credit based on LSP (n/a)	POS actually provided - Unrestricted	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved	Payment Date	Total Amount Paid	Contributions based on pro rata gross subdivisible area										Contributions based on pro rata developable area				Sub total
												2.1 Peel Sub P Drain	2.2 Peel Sub P1 Drain	2.3 Peel Sub P1A Drain	2.4 Peel Sub O Drain	3. Public open space improvements	3. Public open space land valuation	4. District Sporting Ground	5. Community Facilities - Branch Library	1.1 Mortimer Road	1.2 Thomas Road	6. Administration costs 2% estimate				
Total ha 24 Jan CAS	267.5706	94.4413	173.1293	17.3130	0.0000	0.0000	97.9325	169.6381			Cost of item	\$1,040,000	\$948,311	\$383,363	\$871,280	\$17,679,292	\$8,535,744	\$418,475.59	\$106,810.51	\$2,854,503.74	\$4,048,974.15	\$737,735.08	\$37,624,489.07			
										Interest	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00			
										Cost of item less interest earned		\$1,040,000	\$948,311	\$383,363	\$871,280	\$17,679,292	\$8,535,744	\$418,476	\$106,811	\$2,854,504	\$4,048,974	\$737,735	\$37,624,489.07			
										Cost per hectare 13 December 2017 CAS		\$5,719.83	\$5,265.88	\$4,539.55	\$4,539.55	\$60,000.24	\$60,000.24	\$3,145.38	\$663.77	\$15,874.09	\$23,621.82	\$5,199.08	\$241,735.91			
										Cost per hectare 24 January 2018 CAS		\$6,270.55	\$5,772.89	\$5,444.43	\$4,976.63	\$60,000.24	\$60,000.24	\$3,243.29	\$684.43	\$15,873.74	\$23,621.82	\$5,076.09	\$254,559.24			
										Cost per hectare 22 May 2019 CAS		\$7,066.80	\$6,443.77	\$2,604.95	\$5,920.35	\$120,130.82	\$58,000.39	\$2,835.93	\$723.83	\$15,438.09	\$21,898.17	\$3,989.76	\$245,052.87			
TOTAL cost of item per ha	267.6251	120.4581	147.1670	14.7168	0.0000	0.0000	82.7250	184.9001		Current Cost per hectare		\$7,066.80	\$6,443.77	\$2,604.95	\$5,920.35	\$120,130.82	\$58,000.39	\$2,843.54	\$725.78	\$15,438.09	\$21,898.17	\$3,989.91	\$245,062.58			
Lot 105 Nicholas Drive	2.0200	1.3500	0.6700	0.0670	0.0000	0.0000	1.3500	0.6700				\$4,734.76	\$4,317.33	\$1,745.32	\$3,966.63	\$80,487.65	\$38,860.26	\$1,905.17	\$486.27	\$10,343.52	\$14,671.78	\$2,673.24	\$164,191.93			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$4,734.76	\$4,317.33	\$1,745.32	\$3,966.63	\$80,487.65	\$38,860.26	\$1,905.17	\$486.27	\$10,343.52	\$14,671.78	\$2,673.24	\$164,191.93			
Lot 106 Nicholas Drive	2.0780	1.2000	0.8780	0.0878	0.0000	0.0000	1.2000	0.8780				\$6,204.65	\$5,657.63	\$2,287.15	\$5,198.07	\$105,474.86	\$50,924.35	\$2,496.63	\$637.23	\$13,554.64	\$19,226.59	\$3,503.14	\$215,164.94			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$6,204.65	\$5,657.63	\$2,287.15	\$5,198.07	\$105,474.86	\$50,924.35	\$2,496.63	\$637.23	\$13,554.64	\$19,226.59	\$3,503.14	\$215,164.94			
Lot 107 Lugg Place	2.0166	1.4000	0.6166	0.0617	0.0000	0.0000	1.4000	0.6166				\$4,357.39	\$3,973.23	\$1,606.21	\$3,650.49	\$74,072.66	\$35,763.04	\$1,753.33	\$447.51	\$9,519.12	\$13,502.41	\$2,460.18	\$151,105.57			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$4,357.39	\$3,973.23	\$1,606.21	\$3,650.49	\$74,072.66	\$35,763.04	\$1,753.33	\$447.51	\$9,519.12	\$13,502.41	\$2,460.18	\$151,105.57			
Lot 108 Lugg Place	2.0300	0.5600	1.4700	0.1470	0.0000	0.0000	0.5600	1.4700				\$10,388.20	\$9,472.35	\$3,829.28	\$8,702.91	\$176,592.30	\$85,260.58	\$4,180.01	\$1,066.89	\$22,693.99	\$32,190.31	\$5,865.17	\$360,241.99			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$10,388.20	\$9,472.35	\$3,829.28	\$8,702.91	\$176,592.30	\$85,260.58	\$4,180.01	\$1,066.89	\$22,693.99	\$32,190.31	\$5,865.17	\$360,241.99			
Lot 109 Lugg Place	2.0100	0.0000	2.0100	0.2010	0.0000	0.0000	0.0000	2.0100				\$14,204.27	\$12,951.99	\$5,235.95	\$11,899.90	\$241,462.94	\$116,580.79	\$5,715.52	\$1,458.81	\$31,030.55	\$44,015.33	\$8,019.72	\$492,575.77			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$14,204.27	\$12,951.99	\$5,235.95	\$11,899.90	\$241,462.94	\$116,580.79	\$5,715.52	\$1,458.81	\$31,030.55	\$44,015.33	\$8,019.72	\$492,575.77			
Lot 110 Lugg Place	2.0100	0.0000	2.0100	0.2010	0.0000	0.0000	0.0000	2.0100				\$14,204.27	\$12,951.99	\$5,235.95	\$11,899.90	\$241,462.94	\$116,580.79	\$5,715.52	\$1,458.81	\$31,030.55	\$44,015.33	\$8,019.72	\$492,575.77			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$14,204.27	\$12,951.99	\$5,235.95	\$11,899.90	\$241,462.94	\$116,580.79	\$5,715.52	\$1,458.81	\$31,030.55	\$44,015.33	\$8,019.72	\$492,575.77			
Lot 111 Lugg Place	2.0000	0.0000	2.0000	0.2000	0.0000	0.0000	0.0000	2.0000				\$14,133.60	\$12,887.55	\$5,209.90	\$11,840.70	\$240,261.63	\$116,000.79	\$5,687.08	\$1,451.56	\$30,876.17	\$43,796.34	\$7,979.82	\$490,125.14			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$14,133.60	\$12,887.55	\$5,209.90	\$11,840.70	\$240,261.63	\$116,000.79	\$5,687.08	\$1,451.56	\$30,876.17	\$43,796.34	\$7,979.82	\$490,125.14			
Lot 112 Lugg Place	2.0100	1.1500	0.8600	0.0860	0.0000	0.0000	1.1500	0.8600				\$6,077.45	\$5,541.65	\$2,240.26	\$5,091.50	\$103,312.50	\$49,880.34	\$2,445.45	\$624.17	\$13,276.75	\$18,832.43	\$3,431.32	\$210,753.82			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$6,077.45	\$5,541.65	\$2,240.26	\$5,091.50	\$103,312.50	\$49,880.34	\$2,445.45	\$624.17	\$13,276.75	\$18,832.43	\$3,431.32	\$210,753.82			
Lot 113 Lugg Place	2.0000	1.6800	0.3200	0.0320	0.0000	0.0000	1.6800	0.3200				\$2,261.38	\$2,062.01	\$833.58	\$1,894.51	\$38,441.86	\$18,560.13	\$909.93	\$232.25	\$4,940.19	\$7,007.41	\$1,276.77	\$78,420.02			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$2,261.38	\$2,062.01	\$833.58	\$1,894.51	\$38,441.86	\$18,560.13	\$909.93	\$232.25	\$4,940.19	\$7,007.41	\$1,276.77	\$78,420.02			
Lot 114 Lugg Place	2.0260	1.0500	0.9760	0.0976	0.0000	0.0000	1.0500	0.9760				\$6,897.20	\$6,289.12	\$2,542.43	\$5,778.26	\$117,247.68	\$56,608.38	\$2,775.30	\$708.36	\$15,067.57	\$21,372.62	\$3,894.15	\$239,181.07			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$6,897.20	\$6,289.12	\$2,542.43	\$5,778.26	\$117,247.68	\$56,608.38	\$2,775.30	\$708.36	\$15,067.57	\$21,372.62	\$3,894.15	\$239,181.07			
Lot 115 Nicholas Drive	2.0600	1.5100	0.5500	0.0550	0.0000	0.0000	1.5100	0.5500				\$3,886.74	\$3,544.08	\$1,432.72	\$3,256.19	\$66,071.95	\$31,900.22	\$1,563.95	\$399.18	\$8,490.95	\$12,043.99	\$2,194.45	\$134,784.42			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$3,886.74	\$3,544.08	\$1,432.72	\$3,256.19	\$66,071.95	\$31,900.22	\$1,563.95	\$399.18	\$8,490.95	\$12,043.99	\$2,194.45	\$134,784.42			
Lot 116 Nicholas Drive	2.0100	0.9300	1.0800	0.1080	0.0000	0.0000	0.9300	1.0800				\$7,632.15	\$6,959.28	\$2,813.35	\$6,393.98	\$129,741.28	\$62,640.43	\$3,071.03	\$783.84	\$16,673.13	\$23,650.03	\$4,309.10	\$264,667.60			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$7,632.15	\$6,959.28	\$2,813.35	\$6,393.98	\$129,741.28	\$62,640.43	\$3,071.03	\$783.84	\$16,673.13	\$23,650.03	\$4,309.10	\$264,667.60			
Lot 117 Nicholas Drive	2.0000	1.1500	0.8500	0.0850	0.0000	0.0000	0.0000	2.0000				\$6,006.78	\$5,477.21	\$2,214.21	\$5,032.30	\$102,111.19	\$49,300.33	\$2,417.01	\$616.91	\$30,876.17	\$43,796.34	\$7,979.82	\$255,828.27			
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Credits for constructed or provided items																							\$0.00			
Net contribution payable												\$6,006.78	\$5,477.21	\$2,214.21	\$5,032.30	\$102,111.19	\$49,300.33	\$2,417.01	\$616.91	\$30,876.17	\$43,796.34	\$7,979.82	\$255,828.27			
Lot 118 Nicholas Drive	2.0000	0.5000	1.5000	0.1500	0.0000	0.0000	0.5000	1.5000				\$10,600.20	\$9,665.66	\$3,907.43	\$8,880.52	\$180,196.23	\$87,000.59	\$4,265.31	\$1,088.67	\$23,157.13	\$32,847.26	\$5,984.87	\$367,593.8			

0.21

\$0.00

Draft Cost Apportionment Schedule for DCA4

[illegible]

DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	Contributions based on a pro rata gross subdivisible area						Contributions based on pro rata developable area			Sub total	
												1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.3 Community Facilities - Local Community Centre	4.2 Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road		5. Administration costs
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$723,150.33	\$9,375,046.96	\$8,721,603.95	\$294,573.07	\$75,939.84	\$167,256.87	\$236,113.60	\$2,434,115.29	\$3,069,128.86	\$494,134.13	\$25,591,062.90
TOTAL cost of item per ha	137.3657	38.9734	98.3923	10.8762	11.1883	0.0000	31.7363	105.6294				\$7,349.66			\$2,993.86	\$771.81			\$23,043.92	\$29,055.63	\$4,678.00	\$67,892.88
TOTAL ANKETELL NORTH cost of item per ha	112.7684	32.6834	80.0850	10.8762	11.1883	0.0000	27.5073	85.2611					\$117,063.71	\$108,904.34			\$2,088.49	\$2,948.29				\$231,004.82
TOTAL ANKETELL SOUTH cost of item per ha	24.5973	6.2900	18.3073	0.0000	0.0000	0.0000	4.2290	20.3683														\$67,892.88
ANKETELL NORTH																						
Lot 652 Anketell Road	2.0100	0.6400	1.3700	0.1861	0.6500	0.0000	0.0000	2.0100				\$10,069.04	\$160,377.28	\$149,198.94	\$4,101.59	\$1,057.38	\$2,861.23	\$4,039.15	\$46,318.28	\$58,401.82	\$9,402.78	\$445,827.49
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$10,069.04	\$160,377.28	\$149,198.94	\$4,101.59	\$1,057.38	\$2,861.23	\$4,039.15	\$46,318.28	\$58,401.82	\$9,402.78	\$445,827.49
Lot 2 Anketell Road	3.2200	0.9341	2.2859	0.3104	0.0000	0.0000	0.0000	3.2200				\$16,800.60	\$267,595.93	\$248,944.43	\$6,843.67	\$1,764.27	\$4,774.08	\$6,739.49	\$74,201.42	\$93,559.13	\$15,063.15	\$736,286.17
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$16,800.60	\$267,595.93	\$248,944.43	\$6,843.67	\$1,764.27	\$4,774.08	\$6,739.49	\$74,201.42	\$93,559.13	\$15,063.15	\$736,286.17
Lot 3 Anketell Road	1.2386	0.5020	0.7366	0.1000	0.0000	0.0000	0.0000	1.2386				\$5,413.76	\$86,229.13	\$80,218.94	\$2,205.28	\$568.51	\$1,538.38	\$2,171.71	\$28,542.20	\$35,988.30	\$5,794.17	\$248,670.38
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$5,413.76	\$86,229.13	\$80,218.94	\$2,205.28	\$568.51	\$1,538.38	\$2,171.71	\$28,542.20	\$35,988.30	\$5,794.17	\$248,670.38
Lot 4 Anketell Road	3.0630	1.5700	1.4930	0.2028	0.3522	0.0000	0.0800	2.9830				\$10,973.05	\$174,776.11	\$162,594.18	\$4,469.84	\$1,152.31	\$3,118.12	\$4,401.79	\$68,740.01	\$86,672.95	\$13,954.47	\$530,852.83
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$10,973.05	\$174,776.11	\$162,594.18	\$4,469.84	\$1,152.31	\$3,118.12	\$4,401.79	\$68,740.01	\$86,672.95	\$13,954.47	\$530,852.83
Lot 7 Anketell Road	5.9641	2.3565	3.6076	0.4899	0.5300	0.0000	2.3565	3.6076				\$26,514.65	\$422,319.03	\$392,883.29	\$10,800.66	\$2,784.37	\$7,534.44	\$10,636.24	\$83,133.24	\$104,821.09	\$16,876.35	\$1,078,303.36
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$26,514.65	\$422,319.03	\$392,883.29	\$10,800.66	\$2,784.37	\$7,534.44	\$10,636.24	\$83,133.24	\$104,821.09	\$16,876.35	\$1,078,303.36
Lot 89 Anketell Road (within Urban Zone)	6.8400	1.0600	5.7800	0.7850	0.2173	0.0000	1.0600	5.7800				\$42,481.06	\$676,628.23	\$629,467.08	\$17,304.53	\$4,461.04	\$12,071.48	\$17,041.10	\$133,193.85	\$167,941.55	\$27,038.83	\$1,727,628.75
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$42,481.06	\$676,628.23	\$629,467.08	\$17,304.53	\$4,461.04	\$12,071.48	\$17,041.10	\$133,193.85	\$167,941.55	\$27,038.83	\$1,727,628.75
Lot 90 Anketell Road (within Urban Zone)	8.4600	6.1300	2.3300	0.3164	0.0000	0.0000	6.1300	2.3300				\$17,124.72	\$272,758.44	\$253,747.11	\$6,975.70	\$1,798.31	\$4,866.19	\$6,869.51	\$53,692.33	\$67,699.62	\$10,899.74	\$696,431.67
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$17,124.72	\$272,758.44	\$253,747.11	\$6,975.70	\$1,798.31	\$4,866.19	\$6,869.51	\$53,692.33	\$67,699.62	\$10,899.74	\$696,431.67
Lot 188 Treeby Road	3.6100	1.6100	2.0000	0.2716	0.0000	0.0000	0.0000	3.6100				\$14,699.33	\$234,127.41	\$217,808.68	\$5,987.73	\$1,543.61	\$4,176.98	\$5,896.57	\$83,188.55	\$104,890.83	\$16,887.57	\$689,207.26
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$14,699.33	\$234,127.41	\$217,808.68	\$5,987.73	\$1,543.61	\$4,176.98	\$5,896.57	\$83,188.55	\$104,890.83	\$16,887.57	\$689,207.26
Lot 189 Treeby Road	5.0649	0.3300	4.7349	0.6430	2.0492	0.0000	0.3300	4.7349				\$34,799.92	\$554,284.95	\$515,651.15	\$14,175.64	\$3,654.43	\$9,888.80	\$13,959.85	\$109,110.65	\$137,575.51	\$22,149.85	\$1,415,250.75
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$34,799.92	\$554,284.95	\$515,651.15	\$14,175.64	\$3,654.43	\$9,888.80	\$13,959.85	\$109,110.65	\$137,575.51	\$22,149.85	\$1,415,250.75
Lot 36 Treeby Road (within Urban Zone)	5.0700	2.2100	2.8600	0.3884	0.9400	0.0000	2.2100	2.8600				\$21,020.04	\$334,802.20	\$311,466.41	\$8,562.45	\$2,207.37	\$5,973.09	\$8,432.10	\$65,905.61	\$83,099.10	\$13,379.07	\$854,847.44
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$21,020.04	\$334,802.20	\$311,466.41	\$8,562.45	\$2,207.37	\$5,973.09	\$8,432.10	\$65,905.61	\$83,099.10	\$13,379.07	\$854,847.44
Lot 30 Treeby Road	4.8385	0.0000	4.8385	0.6571	0.3700	0.0000	0.0000	4.8385				\$35,561.35	\$566,412.75	\$526,933.64	\$14,485.81	\$3,734.39	\$10,105.17	\$14,265.29	\$111,498.00	\$140,585.67	\$22,634.49	\$1,446,216.56
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$35,561.35	\$566,412.75	\$526,933.64	\$14,485.81	\$3,734.39	\$10,105.17	\$14,265.29	\$111,498.00	\$140,585.67	\$22,634.49	\$1,446,216.56
Lot 31 Treeby Road	4.8006	0.0000	4.8006	0.6520	0.6100	0.0000	0.0000	4.8006				\$35,282.80	\$561,976.03	\$522,806.17	\$14,372.34	\$3,705.14	\$10,026.01	\$14,153.55	\$110,624.64	\$139,484.46	\$22,457.20	\$1,434,888.34
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$35,282.80	\$561,976.03	\$522,806.17	\$14,372.34	\$3,705.14	\$10,026.01	\$14,153.55	\$110,624.64	\$139,484.46	\$22,457.20	\$1,434,888.34
Lot 37 Treeby Road (within Urban Zone)	5.0200	2.1400	2.8800	0.3911	1.1500	0.0000	2.1400	2.8800				\$21,167.03	\$337,143.48	\$313,644.49	\$8,622.33	\$2,222.80	\$6,014.86	\$8,491.07	\$66,366.49	\$83,680.22	\$13,472.63	\$860,825.40
Gross contribution paid									\$	-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items																						\$0.00
Net contribution payable												\$21,167.03	\$337,143.48	\$313,644.49	\$8,622.33	\$2,222.80	\$6,014.86	\$8,491.07	\$66,366.49	\$83,680.22	\$13,472.63	\$860,825.40

Draft Cost Apportionment Schedule for DCA4

DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as % in LSP of GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs		
Total ha 24 Jan CAS	127.3046	18.1932	109.1114	11.1199	10.7579	0.0000	18.2832	109.0214															
Total Current ha for DCA Cell	150.8539	41.2633	109.5906	11.1716	11.1883	0.0000	34.0262	116.8277															
TOTAL cost of item per ha	13.4882	2.2899	11.1983	0.2954	0.0000	0.0000	2.2899	11.1983			Cost of item	\$759,760.97	\$9,628,965.28	\$8,937,280.00	\$311,625.51	\$79,538.40	\$171,830.87	\$240,603.00	\$2,558,313.05	\$3,216,889.32	\$518,096.13	\$26,422,902.53	
TOTAL ANKETELL NORTH cost of item per ha	2.8882	0.5899	2.2983	0.2954	0.0000	0.0000	0.5899	2.2983			Cost per hectare 13 December 2017 CAS	\$6,885.27	\$110,499.04	\$93,856.94	\$3,145.38	\$663.77	\$1,874.24	\$1,872.30	\$23,621.82	\$28,103.33	\$4,552.81	\$275,074.90	
TOTAL ANKETELL SOUTH cost of item per ha	10.6000	1.7000	8.9000	0.0000	0.0000	0.0000	1.7000	8.9000			Cost per hectare 24 January 2018 CAS	\$6,963.17	\$110,499.04	\$93,856.94	\$3,243.29	\$684.43	\$1,990.64	\$1,953.82	\$23,621.82	\$28,103.33	\$4,557.46	\$275,473.94	
											Cost per hectare 22 May 2019 CAS	\$7,349.66	\$117,063.71	\$108,904.34	\$2,985.38	\$769.64	\$2,088.49	\$2,932.01	\$23,043.92	\$29,055.63	\$4,677.55	\$298,870.34	
ANKETELL NORTH																							
Lot 2 Anketell Road	0.7645	0.1559	0.6086	0.0782	0.0000	0.0000	0.1559	0.6086				\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,583.46	
Gross contribution paid											\$167,583.46	\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,583.46	
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00	
Net contribution paid												\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,583.46	
Lot 3 Anketell Road	2.1237	0.4340	1.6897	0.2172	0.0000	0.0000	0.4340	1.6897				\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,422.63	
Gross contribution paid											\$465,422.63	\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,422.63	
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00	
Net contribution paid												\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,422.63	
lot 13 Treeby Road	10.6000	1.7000	8.9000	0.0000	0.0000	0.0000	1.7000	8.9000				\$20,610.98	\$0.00		\$9,600.15	\$2,025.91			\$69,920.58	\$83,185.85	\$13,490.07	\$198,833.54	
Gross contribution paid											\$0.00	\$0.00	\$0.00		\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items												\$198,833.54										\$198,833.54	
Net contribution payable												\$198,833.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$198,833.54	
Total Cash Payments Made												\$633,006.09	\$36,610.64	\$253,918.32	\$215,676.05	\$17,052.44	\$3,598.56	\$4,574.00	\$4,489.40	\$124,197.76	\$147,760.46	\$23,962.00	\$831,839.63
Total Interest Earned from 22 May 2019												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$723,150.33	\$9,375,046.96	\$8,721,603.95	\$294,573.07	\$75,939.84	\$167,256.87	\$236,113.60	\$2,434,115.29	\$3,069,128.86	\$494,134.13	\$25,591,062.90	

													Contributions based on a pro rata gross subdivisible area							Contributions based on pro rata developable area				
DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid		1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.3 Community Facilities - Local Community Centre	4.2 Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total	
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE													\$723,150.33	\$9,375,046.96	\$8,721,603.95	\$294,573.07	\$75,939.84	\$167,256.87	\$236,113.60	\$2,434,115.29	\$3,069,128.86	\$494,134.13	\$25,591,062.90	
TOTAL cost of item per ha													\$7,349.66			\$2,993.86	\$771.81			\$23,043.92	\$29,055.63	\$4,678.00	\$67,892.88	
TOTAL ANKETELL NORTH cost of item per ha														\$117,063.71	\$108,904.34			\$2,088.49	\$2,948.29			\$231,004.82		
TOTAL ANKETELL SOUTH cost of item per ha																						\$67,892.88		
Lot 38 Treeby Road (within Urban Zone)													\$21,608.01	\$344,167.30	\$320,178.76	\$8,801.96	\$2,269.11	\$6,140.17	\$8,667.97	\$67,749.12	\$85,423.55	\$13,753.31	\$878,759.26	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$21,608.01	\$344,167.30	\$320,178.76	\$8,801.96	\$2,269.11	\$6,140.17	\$8,667.97	\$67,749.12	\$85,423.55	\$13,753.31	\$878,759.26	
Lot 32 Treeby Road													\$34,672.77	\$552,259.74	\$513,767.11	\$14,123.85	\$3,641.08	\$9,852.67	\$13,908.84	\$108,711.99	\$137,072.84	\$22,068.92	\$1,410,079.81	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$34,672.77	\$552,259.74	\$513,767.11	\$14,123.85	\$3,641.08	\$9,852.67	\$13,908.84	\$108,711.99	\$137,072.84	\$22,068.92	\$1,410,079.81	
Lot 39 Treeby Road (within Urban Zone)													\$23,371.93	\$372,262.59	\$346,315.80	\$9,520.48	\$2,454.35	\$6,641.40	\$9,375.55	\$73,279.66	\$92,396.91	\$14,876.03	\$950,494.70	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$23,371.93	\$372,262.59	\$346,315.80	\$9,520.48	\$2,454.35	\$6,641.40	\$9,375.55	\$73,279.66	\$92,396.91	\$14,876.03	\$950,494.70	
Lot 33 Treeby Road													\$33,714.38	\$536,994.64	\$499,565.98	\$13,733.45	\$3,540.43	\$9,580.33	\$13,524.38	\$105,707.06	\$133,283.99	\$21,458.91	\$1,371,103.55	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$33,714.38	\$536,994.64	\$499,565.98	\$13,733.45	\$3,540.43	\$9,580.33	\$13,524.38	\$105,707.06	\$133,283.99	\$21,458.91	\$1,371,103.55	
Lot 40 Treeby Road (within Urban Zone)													\$19,991.09	\$318,413.28	\$296,219.80	\$8,143.31	\$2,099.31	\$5,680.70	\$8,019.34	\$62,679.46	\$79,031.32	\$12,724.15	\$813,001.76	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$19,991.09	\$318,413.28	\$296,219.80	\$8,143.31	\$2,099.31	\$5,680.70	\$8,019.34	\$62,679.46	\$79,031.32	\$12,724.15	\$813,001.76	
Lot 34 Treeby Road													\$30,334.27	\$483,157.04	\$449,480.88	\$12,356.57	\$3,185.48	\$8,619.83	\$12,168.47	\$95,109.17	\$119,921.31	\$19,307.50	\$1,233,640.52	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$30,334.27	\$483,157.04	\$449,480.88	\$12,356.57	\$3,185.48	\$8,619.83	\$12,168.47	\$95,109.17	\$119,921.31	\$19,307.50	\$1,233,640.52	
Lot 35 Treeby Road													\$20,291.69	\$323,201.19	\$300,673.99	\$8,265.76	\$2,130.88	\$5,766.12	\$8,139.93	\$63,621.95	\$80,219.69	\$12,915.48	\$825,226.68	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$20,291.69	\$323,201.19	\$300,673.99	\$8,265.76	\$2,130.88	\$5,766.12	\$8,139.93	\$63,621.95	\$80,219.69	\$12,915.48	\$825,226.68	
Lot 41 Treeby Road (within Urban Zone)													\$14,258.35	\$227,103.59	\$211,274.42	\$5,808.09	\$1,497.31	\$4,051.67	\$5,719.68	\$44,705.20	\$56,367.92	\$9,075.32	\$579,861.55	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$14,258.35	\$227,103.59	\$211,274.42	\$5,808.09	\$1,497.31	\$4,051.67	\$5,719.68	\$44,705.20	\$56,367.92	\$9,075.32	\$579,861.55	
Lot 100 Treeby Road													\$64,039.09	\$1,019,999.49	\$948,905.28	\$26,086.13	\$6,724.91	\$18,197.45	\$25,689.02	\$200,786.27	\$253,167.52	\$40,760.33	\$2,604,355.49	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$64,039.09	\$1,019,999.49	\$948,905.28	\$26,086.13	\$6,724.91	\$18,197.45	\$25,689.02	\$200,786.27	\$253,167.52	\$40,760.33	\$2,604,355.49	
Lot 13 Treeby Road													\$34,408.92	\$548,057.16	\$509,857.44	\$14,016.37	\$3,613.37	\$9,777.69	\$13,803.00	\$107,884.71	\$136,029.75	\$21,900.98	\$1,399,349.39	
Gross contribution paid													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																								
Net contribution payable													\$34,408.92	\$548,057.16	\$509,857.44	\$14,016.37	\$3,613.37	\$9,777.69	\$13,803.00	\$107,884.71	\$136,029.75	\$21,900.98	\$1,399,349.39	
ANKETELL SOUTH																								
Lot 1 Thomas Road																								
Gross contribution paid													\$27,648.70			\$11,262.61	\$2,903.46			\$86,688.92	\$109,304.38	\$17,598.16	\$255,406.23	
Credits for constructed or provided items													\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Net contribution payable													\$27,648.70			\$11,262.61	\$2,903.46			\$86,688.92	\$109,304.38	\$17,598.16	\$255,406.23	
Lot 2 Thomas Road																								
Gross contribution paid													\$21,258.90			\$8,659.75	\$2,232.45			\$73,590.75	\$92,789.16	\$14,939.19	\$213,470.20	
Credits for constructed or provided items													\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Net contribution payable													\$21,258.90			\$8,659.75	\$2,232.45			\$73,590.75	\$92,789.16	\$14,939.19	\$213,470.20	
Lot 3 Thomas Road																								
Gross contribution paid													\$6,806.52			\$2,772.62	\$714.77			\$42,310.94	\$53,349.04	\$8,589.27	\$114,543.16	
Credits for constructed or provided items													\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Net contribution payable													\$6,806.52			\$2,772.62	\$714.77			\$42,310.94	\$53,349.04	\$8,589.27	\$114,543.16	
Lot 17 Thomas Road																								
Gross contribution paid													\$35,181.37			\$14,331.02	\$3,694.48			\$129,893.96	\$163,780.78	\$26,368.94	\$373,250.55	
Credits for constructed or provided items													\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Net contribution payable													\$35,181.37			\$14,331.02	\$3,694.48			\$129,893.96	\$163,780.78	\$26,368.94	\$373,250.55	

Draft Cost Apportionment Schedule for DCA4

DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as % in LSP of GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4. Community Facilities - Branch Library	4. Community Facilities - Local Community Centre	4. Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs		
Total ha 24 Jan CAS	127.3046	18.1932	109.1114	11.1199	10.7579	0.0000	18.2832	109.0214															
Total Current ha for DCA Cell	150.8539	41.2633	109.5906	11.1716	11.1883	0.0000	34.0262	116.8277															
TOTAL cost of item per ha	13.4882	2.2899	11.1983	0.2954	0.0000	0.0000	2.2899	11.1983			Cost of item	\$759,760.97	\$9,628,965.28	\$8,937,280.00	\$311,625.51	\$79,538.40	\$171,830.87	\$240,603.00	\$2,558,313.05	\$3,216,889.32	\$518,096.13	\$26,422,902.53	
TOTAL ANKETELL NORTH cost of item per ha	2.8882	0.5899	2.2983	0.2954	0.0000	0.0000	0.5899	2.2983			Cost per hectare 13 December 2017 CAS	\$6,885.27	\$110,499.04	\$93,856.94	\$3,145.38	\$663.77	\$1,874.24	\$1,872.30	\$23,621.82	\$28,103.33	\$4,552.81	\$275,074.90	
TOTAL ANKETELL SOUTH cost of item per ha	10.6000	1.7000	8.9000	0.0000	0.0000	0.0000	1.7000	8.9000			Cost per hectare 24 January 2018 CAS	\$6,963.17	\$110,499.04	\$93,856.94	\$3,243.29	\$684.43	\$1,990.64	\$1,953.82	\$23,621.82	\$28,103.33	\$4,557.46	\$275,473.94	
											Cost per hectare 22 May 2019 CAS	\$7,349.66	\$117,063.71	\$108,904.34	\$2,985.38	\$769.64	\$2,088.49	\$2,932.01	\$23,043.92	\$29,055.63	\$4,677.55	\$298,870.34	
ANKETELL NORTH																							
Lot 2 Anketell Road	0.7645	0.1559	0.6086	0.0782	0.0000	0.0000	0.1559	0.6086				\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,583.46	
Gross contribution paid											\$167,583.46	\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,583.46	
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00	
Net contribution paid												\$4,236.10	\$67,221.17	\$57,097.09	\$1,973.08	\$416.38	\$1,211.02	\$1,188.62	\$14,370.53	\$17,096.90	\$2,772.57	\$167,583.46	
Lot 3 Anketell Road	2.1237	0.4340	1.6897	0.2172	0.0000	0.0000	0.4340	1.6897				\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,422.63	
Gross contribution paid											\$465,422.63	\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,422.63	
Credits for constructed or provided items													\$0.00	\$0.00								\$0.00	
Net contribution paid												\$11,763.56	\$186,697.15	\$158,578.96	\$5,479.21	\$1,156.27	\$3,362.98	\$3,300.78	\$39,906.65	\$47,477.71	\$7,699.36	\$465,422.63	
Lot 13 Treeby Road	10.6000	1.7000	8.9000	0.0000	0.0000	0.0000	1.7000	8.9000				\$20,610.98			\$9,600.15	\$2,025.91			\$69,920.58	\$83,185.85	\$13,490.07	\$198,833.54	
Gross contribution paid											\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items												\$198,833.54							\$0.00	\$0.00	\$0.00	\$198,833.54	
Net contribution payable												\$198,833.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$198,833.54	
Total Cash Payments Made												\$633,006.09	\$36,610.64	\$253,918.32	\$215,676.05	\$17,052.44	\$3,598.56	\$4,574.00	\$4,489.40	\$124,197.76	\$147,760.46	\$23,962.00	\$831,839.63
Total Interest Earned from 22 May 2019												\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$723,150.33	\$9,375,046.96	\$8,721,603.95	\$294,573.07	\$75,939.84	\$167,256.87	\$236,113.60	\$2,434,115.29	\$3,069,128.86	\$494,134.13	\$25,591,062.90	

												Contributions based on a pro rata gross subdivisible area							Contributions based on pro rata developable area				
DCA4 - ANKETELL	Total site area (ha)	Deductions for GSA	Gross subdivisible area (GSA)	POS Required as a % stated in the LSP of the GSA	Provisional POS Credit based on LSP	POS actual provided	Deductions for Developable Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.3 Internal collector road	2. Anketell North Public open space improvements	2. Anketell North Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.3 Community Facilities - Local Community Centre	4.2 Community Facilities - Youth Centre	1.1 Thomas Road	1.2 Anketell Road	5. Administration costs	Sub total	
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$723,150.33	\$9,375,046.96	\$8,721,603.95	\$294,573.07	\$75,939.84	\$167,256.87	\$236,113.60	\$2,434,115.29	\$3,069,128.86	\$494,134.13	\$25,591,062.90	
TOTAL cost of item per ha	137.3657	38.9734	98.3923	10.8762	11.1883	0.0000	31.7363	105.6294				\$7,349.66			\$2,993.86	\$771.81			\$23,043.92	\$29,055.63	\$4,678.00	\$67,892.88	
TOTAL ANKETELL NORTH cost of item per ha	112.7684	32.6834	80.0850	10.8762	11.1883	0.0000	27.5073	85.2611					\$117,063.71	\$108,904.34			\$2,088.49	\$2,948.29				\$231,004.82	
TOTAL ANKETELL SOUTH cost of item per ha	24.5973	6.2900	18.3073	0.0000	0.0000	0.0000	4.2290	20.3683														\$67,892.88	
Net contribution payable												\$35,181.37			\$14,331.02	\$3,694.48			\$129,893.96	\$163,780.78	\$26,368.94	\$373,250.55	
Lot 13 Treeby Road	7.6400	1.7000	5.9400	0.0000	0.0000	0.0000	1.7000	5.9400				\$43,657.00			\$17,783.55	\$4,584.53			\$136,880.88	\$172,590.45	\$27,787.31	\$403,283.72	
Gross contribution paid									\$ -		\$0.00	\$0.00			\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items												\$560,927.43										\$560,927.43	
Net contribution payable												\$-517,270.43			\$17,783.55	\$4,584.53			\$136,880.88	\$172,590.45	\$27,787.31	-\$157,643.71	
Total	137.3657	38.9734	98.3923	10.8762	11.1883	0.0000	31.7363	105.6294			0.00	723,150.34	9,375,046.99	8,721,603.97	294,573.09	75,939.85	167,256.86	236,113.60	2,434,115.31	3,069,128.86	494,134.10	25,591,062.97	
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.00	0.01	0.03	0.02	0.02	0.01	-	0.01	-	0.02	-	0.03	0.07
difference between actual and 12%POS required in hectares																							
difference in cost																							

Draft Cost Apportionment Schedule for DCA5

DCA5 - WANDI	Total site area (ha)	Deductio ns for GSA	Gross subdivisibl e area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 Wandl playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs	Check		
Total ha 24 Jan CAS	189.4176	59.6435	129.7741	11.1135	11.5352	11.5006	60.0435	129.3741			Cost of item	\$4,978,515.00	\$10,797,697.29	\$11,312,018.97	\$14,145,738.00	\$6,671,634.00	\$366,963.56	\$93,662.73	\$376,899.10	\$269,169.13	\$3,552,838.48	\$1,051,302.73	\$53,616,438.99		
Total Current ha for DCA Cell	188.6301	59.5785	129.0516	11.0368	11.5352	11.5006	59.6017	129.0284			Cost per hectare 13 December 2017 CAS	\$33,936.32	\$78,055.97	\$86,391.66	\$105,332.87	\$46,041.55	\$3,145.38	\$663.77	\$1,872.30	\$1,874.24	\$28,103.33	\$8,170.95	\$393,588.34		
TOTAL cost of item per ha - Actuals	137.1756	33.0860	104.0896	10.1618	11.0101	11.5006	33.4092	103.7664			Cost per hectare 24 January 2018 CAS	\$37,448.49	\$86,134.21	\$83,008.89	\$105,332.87	\$50,806.52	\$3,243.29	\$684.43	\$1,953.82	\$1,990.64	\$28,103.33	\$7,997.07	\$406,703.56		
											Cost per hectare 22 May CAS	\$38,901.91	\$68,403.79	\$156,742.96	\$181,640.06	\$52,469.85	\$949.40	\$848.50	\$6,756.68	\$2,367.06	\$23,593.98	\$8,263.22	\$540,937.42		
Terra Novis - Lot 12 Honeywood Ave	11.5939	0.1250	11.4689	1.0895	1.2044	1.1390	0.1250	11.4689				\$429,492.94	\$987,864.66	\$741,545.97	\$1,340,085.00	\$582,694.87	\$37,196.99	\$7,849.66	\$22,408.17	\$22,830.42	\$322,314.26	\$91,717.58	\$4,586,000.52		
Gross contribution paid											\$1,526,463.12	\$133,782.63	\$307,709.66	\$328,955.20	\$417,422.68	\$181,503.45	\$11,586.47	\$2,445.10	\$6,979.91	\$7,111.44	\$100,397.58	\$28,569.00	\$1,526,463.12	\$0.00	
Credits for constructed or provided items													\$917,021.43	\$741,545.97	\$1,400,970.00								\$3,059,537.40		
Net contribution paid											\$133,782.63	\$1,224,731.09	\$1,070,501.17	\$1,818,392.68	\$181,503.45	\$11,586.47	\$2,445.10	\$6,979.91	\$7,111.44	\$100,397.58	\$28,569.00	\$4,586,000.52	\$0.00		
Terra Novis - Lot 12 Honeywood Ave	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000				\$314,515.39											\$314,515.39	\$0.00	
Gross contribution paid										Balance Due	\$314,515.39		\$314,515.39										\$314,515.39	\$0.00	
Credits for constructed or provided items																							\$0.00		
Net contribution paid											\$0.00	\$0.00	\$314,515.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$314,515.39	\$0.00	
Satterley (Honeywood, Wandl North) Lots 676, 678, 680, 683 Lyon Rd (Wandl Anketell Holdings)	81.8772	20.4828	61.3944	5.8325	6.5078	7.0637	20.8060	61.0712				\$2,299,127.34	\$5,288,158.24	\$5,653,491.64	\$7,173,975.00	\$3,119,235.67	\$199,119.98	\$42,020.17	\$119,953.64	\$122,213.96	\$1,716,303.97	\$488,389.22	\$26,221,988.83		
Gross contribution paid											\$-2,250,673.61	\$-197,337.63	\$-453,890.75	\$-485,247.88	\$-615,753.30	\$-267,728.79	\$-17,090.77	\$-3,606.66	\$-10,295.81	\$-10,489.81	\$-147,313.01	\$-41,919.20	\$-2,250,673.61	\$0.00	
Credits for constructed or provided items											\$3,428,598.04	\$4,409,508.00	\$8,088,928.45	\$8,688,351.00	\$3,857,277.00								\$28,472,662.49		
Net contribution paid											\$3,231,260.41	\$3,955,617.25	\$7,603,680.57	\$8,072,597.70	\$3,589,548.21	\$-17,090.77	\$-3,606.66	\$-10,295.81	\$-10,489.81	\$-147,313.01	\$-41,919.20	\$-2,250,673.61	\$26,221,988.83	\$0.05	
Satterley (Honeywood Rise, Wandl South) Lots 675, 674, 51, 52, 53 (Pointform)	40.1175	12.4582	27.6593	2.9009	2.5397	2.5397	12.4582	27.6593				\$1,088,467.49	\$2,503,553.50	\$2,676,537.41	\$3,396,351.30	\$1,476,728.38	\$94,268.64	\$19,893.46	\$56,789.21	\$57,859.31	\$816,843.67	\$232,439.97	\$12,419,732.34		
Gross contribution paid											\$-63,245.09	\$-5,542.81	\$-12,748.86	\$-13,629.75	\$-17,295.25	\$-7,519.96	\$-480.04	\$-101.30	\$-289.20	\$-294.63	\$-4,159.63	\$-1,183.65	\$-63,245.08	\$0.01	
Credits for constructed or provided items											\$1,010,599.09	\$3,703,168.00	\$1,951,084.32	\$3,123,831.00	\$2,694,295.00								\$12,482,977.41		
Net contribution paid											\$1,005,056.28	\$3,690,419.14	\$1,937,454.57	\$3,106,535.75	\$2,686,775.04	\$-480.04	\$-101.30	\$-289.20	\$-294.63	\$-4,159.63	\$-1,183.65	\$-12,419,732.33		\$-0.01	
Individual Lot 154 Kenby Chase	1.9869	0.0000	1.9869	0.1888	0.3401	0.3401	0.0000	1.9869				\$74,406.40	\$171,140.06	\$164,930.36	\$209,285.88	\$100,947.47	\$6,444.09	\$1,359.89	\$3,882.04	\$3,955.20	\$55,838.51	\$15,889.38	\$808,079.28		
Gross contribution paid											\$166,511.53	\$15,332.06	\$35,264.85	\$33,985.29	\$43,125.12	\$20,801.07	\$1,327.86	\$280.22	\$799.93	\$815.00	\$11,505.99	\$3,274.14	\$166,511.53	\$0.00	
Credits for constructed or provided items																							\$641,567.77		
Net contribution paid											\$15,332.06	\$35,264.85	\$257,230.06	\$461,448.12	\$20,801.07	\$1,327.86	\$280.22	\$799.93	\$815.00	\$11,505.99	\$3,274.14	\$808,079.30		\$-0.02	
Individual Lot 155 Kenby Chase	1.6001	0.0200	1.5801	0.1501	0.4181	0.4181	0.0200	1.5801				\$59,172.36	\$136,100.67	\$131,162.35	\$166,437.74	\$80,279.38	\$5,124.72	\$1,081.47	\$3,087.23	\$3,145.41	\$44,406.07	\$12,636.17	\$642,633.57		
Gross contribution paid											\$-146,032.39	\$-13,446.36	\$-30,927.59	\$-29,805.40	\$-37,821.40	\$-18,242.73	\$-1,164.54	\$-245.75	\$-701.54	\$-714.76	\$-10,090.86	\$-2,871.45	\$146,032.39	\$0.00	
Credits for constructed or provided items																							\$788,665.96		
Net contribution paid											\$-13,446.36	\$-30,927.59	\$244,597.56	\$476,441.60	\$-18,242.73	\$-1,164.54	\$-245.75	\$-701.54	\$-714.76	\$-10,090.86	\$-2,871.45	\$642,633.57		\$0.00	
Total Cash Payments Made												\$-452,461.05	\$3,950,666.53	\$9,086,817.13	\$9,682,183.12	\$12,286,134.92	\$5,359,885.77	\$342,154.42	\$72,204.65	\$206,120.29	\$210,004.30	\$2,955,706.48	\$841,072.32	\$44,992,949.93	
Total Interest Earned up to 22 May 2019												\$16,546.52	\$1,472.79	\$3,387.53	\$3,509.58	\$4,453.46	\$1,998.14	\$127.55	\$26.92	\$76.84	\$78.29	\$1,101.87	\$313.55	\$16,546.52	
Total Interest Earned from 22 May 2019													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$1,026,375.68	\$1,707,492.63	\$1,626,326.27	\$1,855,149.62	\$1,309,750.09	\$24,681.59	\$21,431.16	\$170,701.97	\$59,086.54	\$596,030.13	\$209,916.86	\$8,606,942.54		

0.0950												Contributions based on pro rata gross subdivisible area										Contributions based on pro rata		Sub total
DCA5 - WANDI	Total site area (ha)	Deductio ns for GSA	Gross subdivisibl e area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 Wandl playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs		
Total GSA for POS Liability (excluding Wandl District Centre)			12.0853						TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$1,026,375.68	\$1,707,492.63	\$1,626,326.27	\$1,855,149.62	\$1,309,750.09	\$24,681.59	\$21,431.16	\$170,701.97	\$59,086.54	\$596,030.13	\$209,916.86	\$8,606,942.54	
TOTAL cost of item per ha	51.4545	26.4925	24.9620	0.8750	0.5251	0.0000	26.1925	25.2620				\$41,117.59	\$68,403.79	\$134,570.62	\$153,504.64	\$52,469.85	\$988.77	\$858.55	\$6,838.48	\$2,367.06	\$23,593.98	\$8,309.60	\$493,022.94	
Terra Novis - Lot 13 Honeywood Ave (Lot 9001) - Part Lot within Rural Water Resource Zone	3.6500	1.5936	2.0564	0.1954	0.2056	0.0000	1.5936	2.0564				\$84,554.22	\$140,665.56	\$276,731.02	\$315,666.94	\$107,898.99	\$2,033.30	\$1,765.53	\$14,062.66	\$4,867.63	\$48,518.66	\$17,087.87	\$1,013,852.38	
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items															\$0.00								\$0.00	
Net contribution payable												\$84,554.22	\$140,665.56	\$276,731.02	\$315,666.94	\$107,898.99	\$2,033.30	\$1,765.53	\$14,062.66	\$4,867.63	\$48,518.66	\$17,087.87	\$1,013,852.38	
Satterley (Honeywood Rise, Wandl South) Lots 675, 674, 51, 52, 53 (Pointform)	2.8763	0.0000	2.8763	0.0000	0.0000	0.0000	0.0000	2.8763				\$118,266.54	\$196,749.83	\$387,065.46	\$441,525.40	\$150,919.02	\$2,843.99	\$2,469.46	\$19,669.53	\$6,808.38	\$67,863.36	\$23,900.91	\$1,418,081.88	
Gross contribution paid									\$ 1,418,081.89		\$652,924.84	\$54,453.25	\$90,589.16	\$178,215.84	\$203,290.73	\$69,487.37	\$1,309.45	\$1,137.01	\$9,056.41	\$3,134.77	\$31,246.20	\$11,004.65	\$652,924.84	
Credits for constructed or provided items																							\$0.00	
Net contribution payable												\$63,813.29	\$106,160.67	\$208,849.62	\$238,234.67	\$81,431.65	\$1,534.54	\$1,332.45	\$10,613.12	\$3,673.61	\$36,617.16	\$12,896.26	\$765,157.04	
Individual Lot 154 Kenby Chase	0.1005	0.0000	0.1005	0.0095	0.0000	0.0000	0.0000	0.1005				\$4,132.32	\$6,874.58	\$13,524.35	\$15,427.22	\$5,273.22	\$99.37	\$86.28	\$687.27	\$237.89	\$2,371.19	\$835.12	\$49,548.81	
Gross contribution paid									\$ 49,548.81		\$67,349.41	\$5,616.87	\$9,344.30	\$18,383.02	\$20,969.51	\$7,167.64	\$135.07	\$117.28	\$934.17	\$323.35	\$3,223.05	\$1,135.14	\$67,349.40	
Credits for constructed or provided items															\$0.00	\$0.00							\$0.00	
Net contribution payable												\$-1,484.55	\$-2,469.72	\$-4,858.67	\$-5,542.29	\$-1,894.42	\$-35.70	\$-31.00	\$-246.90	\$-85.46	\$-851.86	\$-300.02	\$-17,800.59	
Individual Lot 155 Kenby Chase	0.5611	0.0000	0.5611	0.0533	0.0000	0.0000	0.0000	0.5611				\$23,071.08	\$38,381.37	\$75,507.57	\$86,131.45	\$29,440.83	\$554.80	\$481.73	\$3,837.07	\$1,328.16	\$13,238.58	\$4,662.52	\$276,635.16	
Gross contribution paid									\$ 276,635.17		\$396,285.35	\$33,049.78	\$54,982.07	\$108,166.09	\$123,385.01	\$42,174.57	\$794.76	\$690.09	\$5,496.68	\$1,902.62	\$6,679.15		\$276,635.16	
Credits for constructed or provided items															\$0.00	\$0.00							\$0.00	
Net contribution payable												\$-9,978.70	\$-16,600.70	\$-32,658.52	\$-37,253.56	\$-12,733.74	\$-239.96	\$-208.36	\$-1,659.61	\$-574.46	\$-5,725.95	\$-2,016.63	\$-119,650.19	
Individual Lot 56 Kenby Chase	2.4000	0.7446	1.6554	0.1573	0.2300	0.0000	0.7446	1.6554				\$68,066.07	\$113,235.64	\$222,768.20	\$254,111.58	\$86,858.58	\$1,636.81	\$1,421.25	\$11,320.43	\$3,918.44	\$39,057.47	\$13,755.72	\$816,150.19	
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																							\$0.00	
Net contribution payable												\$68,066.07	\$113,235.64	\$222,768.20	\$254,111.58	\$86,858.58	\$1,636.81	\$1,421.25	\$11,320.43	\$3,918.44	\$39,057.47	\$13,755.72	\$816,150.19	
Individual Lot 57 Kenby Chase	1.7556	0.6000	1.1556	0.1098	0.0000	0.0000	0.6000	1.1556				\$47,515.49	\$79,047.42	\$155,509.80	\$177,389.96	\$60,634.15	\$1,142.62	\$992.14	\$7,902.55	\$2,735.38	\$27,265.20	\$9,602.58	\$569,737.29	
Gross contribution payable									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																							\$0.00	
Net contribution payable												\$47,515.49	\$79,047.42	\$155,509.80	\$177,389.96	\$60,634.15	\$1,142.62	\$992.14	\$7,902.55	\$2,735.38	\$27,265.20	\$9,602.58	\$569,737.29	
Individual (Mammoth) Lot 1 Kenby Chase	1.8100	0.6000	1.2100	0.1150	0.0895	0.0000	0.6000	1.2100				\$49,752.29	\$82,768.59	\$162,830.45	\$185,740.61	\$63,488.51	\$1,196.41	\$1,038.85	\$8,274.57	\$2,864.15	\$10,054.62	\$10,054.62	\$596,557.77	
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																							\$0.00	
Net contribution payable												\$49,752.29	\$82,768.59	\$162,830.45	\$185,740.61	\$63,488.51	\$1,196.41	\$1,038.85	\$8,274.57	\$2,864.15	\$28,548.72	\$10,054.62	\$596,557.77	
Individual (Mammoth) Lot 1 District Centre	4.8550	0.2475	4.6075	0.0000	0.0000	0.0000	0.2475	4.6075		Commercial		\$189,447.34	\$315,167.18		\$185,740.61	\$241,752.29	\$4,555.70	\$3,955.74	\$31,507.99	\$10,906.13	\$108,708.12	\$38,286.10	\$944,286.59	
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Credits for constructed or provided items																							\$0.00	
Net contribution payable												\$189,447.34	\$315,167.18		\$185,740.61	\$241,752.29	\$4,555.70	\$3,955.74	\$31,507.99	\$10,906.13	\$108,708.12	\$38,286.10	\$944,286.59	

Draft Cost Apportionment Schedule for DCA5

DCA5 - WANDI	Total site area (ha)	Deductio ns for GSA	Gross subdivisibl e area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 Wandl playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs	Check		
Total ha 24 Jan CAS	189.4176	59.6435	129.7741	11.1135	11.5352	11.5006	60.0435	129.3741			Cost of item	\$4,978,515.00	\$10,797,697.29	\$11,312,018.97	\$14,145,738.00	\$6,671,634.00	\$366,963.56	\$93,662.73	\$376,899.10	\$269,169.13	\$3,552,838.48	\$1,051,302.73	\$53,616,438.99		
Total Current ha for DCA Cell	188.6301	59.5785	129.0516	11.0368	11.5352	11.5006	59.6017	129.0284			Cost per hectare 13 December 2017 CAS	\$33,936.32	\$78,055.97	\$86,391.66	\$105,332.87	\$46,041.55	\$3,145.38	\$663.77	\$1,872.30	\$1,874.24	\$28,103.33	\$8,170.95	\$393,588.34		
TOTAL cost of item per ha - Actuals	137.1756	33.0860	104.0896	10.1618	11.0101	11.5006	33.4092	103.7664			Cost per hectare 24 January 2018 CAS	\$37,448.49	\$86,134.21	\$83,008.89	\$105,332.87	\$50,806.52	\$3,243.29	\$684.43	\$1,953.82	\$1,990.64	\$7,997.07	\$1,990.64	\$406,703.56		
											Cost per hectare 22 May CAS	\$38,901.91	\$68,403.79	\$156,742.96	\$181,640.06	\$52,469.85	\$949.40	\$848.50	\$6,756.68	\$2,367.06	\$23,593.98	\$8,263.22	\$540,937.42		
Terra Novis - Lot 12 Honeywood Ave	11.5939	0.1250	11.4689	1.0895	1.2044	1.1390	0.1250	11.4689				\$429,492.94	\$987,864.66	\$741,545.97	\$1,340,085.00	\$582,694.87	\$37,196.99	\$7,849.66	\$22,408.17	\$22,830.42	\$322,314.26	\$91,717.58	\$4,586,000.52		
Gross contribution paid											\$1,526,463.12	\$133,782.63	\$307,709.66	\$328,955.20	\$417,422.68	\$181,503.45	\$11,586.47	\$2,445.10	\$6,979.91	\$7,111.44	\$100,397.58	\$28,569.00	\$1,526,463.12	\$0.00	
Credits for constructed or provided items													\$917,021.43	\$741,545.97	\$1,400,970.00								\$3,059,537.40		
Net contribution paid												\$133,782.63	\$1,224,731.09	\$1,070,501.17	\$1,818,392.68	\$181,503.45	\$11,586.47	\$2,445.10	\$6,979.91	\$7,111.44	\$100,397.58	\$28,569.00	\$4,586,000.52	\$0.00	
Terra Novis - Lot 12 Honeywood Ave	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000					\$314,515.39										\$314,515.39		
Gross contribution paid										Balance Due	\$314,515.39		\$314,515.39										\$314,515.39	\$0.00	
Credits for constructed or provided items																							\$0.00		
Net contribution paid												\$0.00	\$0.00	\$314,515.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$314,515.39	\$0.00	
Satterley (Honeywood, Wandl North) Lots 676, 678, 680, 683 Lyon Rd (Wandl Anketell Holdings)	81.8772	20.4828	61.3944	5.8325	6.5078	7.0637	20.8060	61.0712				\$2,299,127.34	\$5,288,158.24	\$5,653,491.64	\$7,173,975.00	\$3,119,235.67	\$199,119.98	\$42,020.17	\$119,953.64	\$122,213.96	\$1,716,303.97	\$488,389.22	\$26,221,988.83		
Gross contribution paid											-\$2,250,673.61	-\$197,337.63	-\$453,890.75	-\$485,247.88	-\$615,753.30	-\$267,728.79	-\$17,090.77	-\$3,606.66	-\$10,295.81	-\$10,489.81	-\$147,313.01	-\$41,919.20	-\$41,919.20	-\$2,250,673.61	\$0.00
Credits for constructed or provided items												\$3,428,598.04	\$4,409,508.00	\$8,088,928.45	\$8,688,351.00	\$3,857,277.00							\$28,472,662.49		
Net contribution paid												\$3,231,260.41	\$3,955,617.25	\$7,603,680.57	\$8,072,597.70	\$3,589,548.21	-\$17,090.77	-\$3,606.66	-\$10,295.81	-\$10,489.81	-\$147,313.01	-\$41,919.20	\$26,221,988.88	\$0.05	
Satterley (Honeywood Rise, Wandl South) Lots 675, 674, 51, 52, 53 (Pointform)	40.1175	12.4582	27.6593	2.9009	2.5397	2.5397	12.4582	27.6593				\$1,088,467.49	\$2,503,553.50	\$2,676,537.41	\$3,396,351.30	\$1,476,728.38	\$94,268.64	\$19,893.46	\$56,789.21	\$57,859.31	\$816,843.67	\$232,439.97	\$12,419,732.34		
Gross contribution paid											-\$63,245.09	-\$5,542.81	-\$12,748.86	-\$13,629.75	-\$17,295.25	-\$7,519.96	-\$480.04	-\$101.30	-\$289.20	-\$294.63	-\$4,159.63	-\$1,183.65	-\$63,245.08	\$0.01	
Credits for constructed or provided items												\$1,010,599.09	\$3,703,168.00	\$1,951,084.32	\$3,123,831.00	\$2,694,295.00							\$12,482,977.41		
Net contribution paid												\$1,005,056.28	\$3,690,419.14	\$1,937,454.57	\$3,106,535.75	\$2,686,775.04	-\$480.04	-\$101.30	-\$289.20	-\$294.63	-\$4,159.63	-\$1,183.65	\$12,419,732.33	-\$0.01	
Individual Lot 154 Kenby Chase	1.9869	0.0000	1.9869	0.1888	0.3401	0.3401	0.0000	1.9869				\$74,406.40	\$171,140.06	\$164,930.36	\$209,285.88	\$100,947.47	\$6,444.09	\$1,359.89	\$3,882.04	\$3,955.20	\$55,838.51	\$15,889.38	\$808,079.28		
Gross contribution paid											\$166,511.53	\$15,332.06	\$35,264.85	\$33,985.29	\$43,125.12	\$20,801.07	\$1,327.86	\$280.22	\$799.93	\$815.00	\$11,505.99	\$3,274.14	\$166,511.53	\$0.00	
Credits for constructed or provided items																								\$641,567.77	
Net contribution paid												\$15,332.06	\$35,264.85	\$257,230.06	\$461,448.12	\$20,801.07	\$1,327.86	\$280.22	\$799.93	\$815.00	\$11,505.99	\$3,274.14	\$808,079.30	-\$0.02	
Individual Lot 155 Kenby Chase	1.6001	0.0200	1.5801	0.1501	0.4181	0.4181	0.0200	1.5801				\$59,172.36	\$136,100.67	\$131,162.35	\$166,437.74	\$80,279.38	\$5,124.72	\$1,081.47	\$3,087.23	\$3,145.41	\$44,406.07	\$12,636.17	\$642,633.57		
Gross contribution paid											-\$146,032.39	-\$13,446.36	-\$30,927.59	-\$29,805.40	-\$37,821.40	-\$18,242.73	-\$1,164.54	-\$245.75	-\$701.54	-\$714.76	-\$10,090.86	-\$2,871.45	\$146,032.39	\$0.00	
Credits for constructed or provided items																							\$788,665.96		
Net contribution paid												-\$13,446.36	-\$30,927.59	\$244,597.56	\$476,441.60	-\$18,242.73	-\$1,164.54	-\$245.75	-\$701.54	-\$714.76	-\$10,090.86	-\$2,871.45	\$642,633.57	\$0.00	
Total Cash Payments Made												-\$452,461.05	\$3,950,666.53	\$9,086,817.13	\$9,682,183.12	\$12,286,134.92	\$5,359,885.77	\$342,154.42	\$72,204.65	\$206,120.29	\$210,004.30	\$2,955,706.48	\$841,072.32	\$44,992,949.93	
Total Interest Earned up to 22 May 2019												\$16,546.52	\$1,472.79	\$3,387.53	\$3,509.58	\$4,453.46	\$1,998.14	\$127.55	\$26.92	\$76.84	\$78.29	\$1,101.87	\$313.55	\$16,546.52	
Total Interest Earned from 22 May 2019													\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE												\$1,026,375.68	\$1,707,492.63	\$1,626,326.27	\$1,855,149.62	\$1,309,750.09	\$24,681.59	\$21,431.16	\$170,701.97	\$59,086.54	\$596,030.13	\$209,916.86	\$8,606,942.54		

0.0950										Contributions based on pro rata gross subdivisible area											Contributions based on pro rata		Sub total										
DCA5 - WANDI	Total site area (ha)	Deductio ns for GSA	Gross subdivisibl e area	POS Required for DCA 9.5%	Provisional POS Credit based on LSP	POS actually provided	Deductions for Developabl e Area	Developable Area	Amount Due excluding any credits approved for prefunded works	Payment Date	Total Amount Paid	1.2 Lyon Road	1.3 Internal collector road - actual costs - Honeywood Avenue	2.1 2.2 Public open space improvements	2.1 2.2 Public open space land valuation	2.3 Wandl playing fields	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2 Community Facilities - Youth Centre	4.3 Local Community Centre	1.1 Anketell Road	5. Administration costs											
Total GSA for POS Liability (excluding Wandl District Centre)										12.0853	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE											\$1,026,375.68	\$1,707,492.63	\$1,626,326.27	\$1,855,149.62	\$1,309,750.09	\$24,681.59	\$21,431.16	\$170,701.97	\$59,086.54	\$596,030.13	\$209,916.86	\$8,606,942.54
TOTAL cost of item per ha	51.4545	26.4925	24.9620	0.8750	0.5251	0.0000	26.1925	25.2620				\$41,117.59	\$68,403.79	\$134,570.62	\$153,504.64	\$52,469.85	\$988.77	\$858.55	\$6,838.48	\$2,367.06	\$596,030.13	\$209,916.86	\$8,606,942.54										
Individual Lot 59 Kenby Chase (within Wandl South LSP area)	0.8740	0.0450	0.8290	0.0788	0.0000	0.0000	0.0450	0.8290				\$34,086.49	\$56,706.74	\$111,559.04	\$127,255.35	\$43,497.50	\$819.69	\$711.74	\$5,669.10	\$1,962.30	\$19,559.41	\$6,888.66	\$408,716.02										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$34,086.49	\$56,706.74	\$111,559.04	\$127,255.35	\$43,497.50	\$819.69	\$711.74	\$5,669.10	\$1,962.30	\$19,559.41	\$6,888.66	\$408,716.02										
Individual Lot 59 Kenby Chase (within Wandl South LSP area)	1.1352	1.1012	0.0340	0.0000	0.0000	0.0000	1.1012	0.0340				\$1,396.19	\$2,322.72			\$1,781.67	\$33.57	\$29.15	\$232.21	\$80.38	\$801.16	\$282.16	\$6,959.21										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$1,396.19	\$2,322.72			\$1,781.67	\$33.57	\$29.15	\$232.21	\$80.38	\$801.16	\$282.16	\$6,959.21										
Individual Lot 60 Kenby Chase Wandl South	0.6800	0.0000	0.6800	0.0646	0.0000	0.0000	0.0000	0.6800				\$27,959.96	\$46,514.58	\$91,508.02	\$104,383.15	\$35,679.49	\$672.36	\$583.82	\$4,650.17	\$1,609.60	\$16,043.91	\$5,650.53	\$335,255.59										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$27,959.96	\$46,514.58	\$91,508.02	\$104,383.15	\$35,679.49	\$672.36	\$583.82	\$4,650.17	\$1,609.60	\$16,043.91	\$5,650.53	\$335,255.59										
Individual Lot 60 Kenby Chase District Centre	1.1846	0.9137	0.2709	0.0000	0.0000	0.0000	0.9137	0.2709		Commercial		\$11,136.71	\$18,527.19			\$14,211.48	\$267.81	\$232.54	\$1,852.21	\$641.12	\$6,390.44	\$2,250.66	\$55,510.16										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$11,136.71	\$18,527.19			\$14,211.48	\$267.81	\$232.54	\$1,852.21	\$641.12	\$6,390.44	\$2,250.66	\$55,510.16										
Individual Lot 61 Kenby Chase Wandl South	1.2610	0.3000	0.9610	0.0913	0.0000	0.0000	0.0000	1.2610				\$39,514.01	\$65,736.05	\$129,322.36	\$147,517.96	\$50,423.52	\$950.21	\$825.07	\$6,571.78	\$2,274.75	\$29,752.01	\$10,478.41	\$483,366.13										
Gross contribution paid									\$ 9,571.07		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$39,514.01	\$65,736.05	\$129,322.36	\$147,517.96	\$50,423.52	\$950.21	\$825.07	\$6,571.78	\$2,274.75	\$29,752.01	\$10,478.41	\$483,366.13										
Individual Lot 61 Kenby Chase District Centre	0.7490	0.6562	0.0928	0.0000	0.0000	0.0000	0.6562	0.0928		Commercial		\$3,815.71	\$6,347.87			\$4,869.20	\$91.76	\$79.67	\$634.61	\$219.66	\$2,189.52	\$771.13	\$19,019.13										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$3,815.71	\$6,347.87			\$4,869.20	\$91.76	\$79.67	\$634.61	\$219.66	\$2,189.52	\$771.13	\$19,019.13										
BMC Properties Lot 313 Anketell Road District Centre	20.8620	13.0426	7.8194	0.0000	0.0000	0.0000	13.0426	7.8194		Commercial		\$321,514.92	\$534,876.62			\$410,282.71	\$7,731.57	\$6,713.37	\$53,472.85	\$18,509.02	\$184,490.76	\$64,976.11	\$1,602,567.93										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$321,514.92	\$534,876.62			\$410,282.71	\$7,731.57	\$6,713.37	\$53,472.85	\$18,509.02	\$184,490.76	\$64,976.11	\$1,602,567.93										
Lot 2 Anketell Road District Centre	6.7003	6.6481	0.0522	0.0000	0.0000	0.0000	6.6481	0.0522				\$2,146.34	\$3,570.68			\$2,738.93	\$51.61	\$44.82	\$356.97	\$123.56	\$1,231.61	\$433.76	\$10,698.28										
Gross contribution paid									\$ -		\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00										
Credits for constructed or provided items																																	
Net contribution payable												\$2,146.34	\$3,570.68			\$2,738.93	\$51.61	\$44.82	\$356.97	\$123.56	\$1,231.61	\$433.76	\$10,698.28										
Total	51.4545	26.4925	24.9620	0.8750	0.5251	0.0000	26.1925	25.2620			1,116,559.60	1,026,375.68	1,707,492.62	1,626,326.27	1,855,149.62	1,309,750.09	24,681.58	21,431.16	170,701.97	59,086.55	596,030.12	209,916.86	8,606,942.52										
Check	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.01	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00	0.01	0.01	0.00	0.02										
Total Amount Paid in DCA										Check												\$7,490,382.93											

Draft Cost Apportionment Schedule for DCA6

POS % 10.44%										Contributions based on a pro rata gross subdivisible area							Contributions based on pro rata developable area			Sub total		
DCA6 - MANDOGALUP	Total site area (ha)	Deductions for GSA	Gross subdivisible area	POS Required for DCA	POS actually provided	Deductions for Developable Area	Developable Area	Amount Due	Less Credits	Amount Due including any credits approved for prefunded works and POS Improvements and Land	Payment Date	Total Amount Paid	2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road		5. Administration costs	
TOTAL cost of item per ha - ACTUALS AND UNDEVELOPED	190.6905	92.4315	90.5650	9.4592	1.2180	27.7124	155.2841					Cost of item	\$9,412,461.35	\$8,324,092.48	\$257,525.41	\$65,730.05	\$264,497.91	\$1,660,066.43	\$1,847,749.63	\$436,642.47	\$22,268,765.73	
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place - ACTUALS AND UNDEVELOPED	110.9250	20.3600	90.5650	9.4592	1.2180	20.5024	90.4226															
Total ha 22 May 2019 CAS	183.2015	90.9914	92.2101	10.6042	0.0000	26.1299	157.0716					Cost per hectare 13 December 2017 CAS	\$113,058.86	\$93,150.00	\$3,145.38	\$663.77	\$1,872.30	\$10,780.30	\$10,459.26	\$2,912.63	\$236,042.50	
TOTAL cost of item per ha - ACTUALS	7.4890	1.6870	5.8020	0.6060	1.2180	1.6870	5.8020					Cost per hectare 24 January 2018 CAS	\$113,058.86	\$93,150.00	\$3,243.29	\$684.43	\$1,953.82	\$10,780.30	\$10,459.26	\$2,914.98	\$236,244.94	
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place - Actuals	7.4890	1.6870	5.8020	0.6060	1.2180	1.6870	5.8020					Cost per hectare 22 May 2019 CAS	\$119,965.63	\$101,200.00	\$2,835.93	\$723.83	\$2,904.71	\$10,568.85	\$11,763.74	\$3,119.29	\$253,081.98	
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land)	7.4890	1.6870	5.8020	0.6060	1.2180	1.6870	5.8020						\$696,040.60	\$587,162.40	\$16,454.05	\$4,199.68	\$16,853.12	\$61,320.48	\$68,253.22	\$18,098.13	\$1,468,381.68	
Gross contribution paid								\$ 1,468,381.68				\$396,541.68	\$187,968.23	\$158,565.29	\$4,443.47	\$1,134.14	\$4,551.24	\$16,559.81	\$18,432.04	\$4,887.46	\$396,541.68	
Stage 1	7.4890	1.6870	5.8020		1.2180	1.6870	5.8020	\$ 1,468,381.68	-\$1,071,840.00	\$ 396,541.68	2/07/2019	\$396,541.68										
Credits for constructed or provided items													\$187,968.23	\$1,071,840.00	\$4,443.47	\$1,134.14	\$4,551.24	\$16,559.81	\$18,432.04	\$4,887.46	\$1,071,840.00	
Net contribution payable																						
Total Cash Payments Made													\$396,541.68	\$696,040.60	\$587,162.40	\$16,454.05	\$4,199.68	\$16,853.12	\$61,320.48	\$68,253.22	\$18,098.13	\$1,468,381.68
Total Interest Earned from 22 May 2019													0	0	0	0	0	0	0	0	0	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE													\$8,716,420.75	\$7,736,930.08	\$241,071.36	\$61,530.37	\$247,644.79	\$1,598,745.95	\$1,779,496.41	\$418,544.34	\$20,800,384.05	

													Contributions based on a pro rata gross subdivisible area					Contributions based on pro rata developable area				
DCA6 - MANDOGALUP	Total site area (ha)	Deductions for GSA	Gross subdivisibl e area	POS Required for DCA	POS actually provided	Deductio ns for Developabl e Area	Developabl e Area	Amount Due	Less Credits	Amount Due including any credits approved for prefunded works and POS Improvements and Land	Payment Date	Total Amount Paid	2.1 Public open space improvements	2.1 Public open space land valuation	3. District Sporting Ground	4.1 Community Facilities - Branch Library	4.2. Community Facilities - District Youth Centre	1.1 Hammond Road extension	1.2 Internal collector road	5. Administration costs	Sub total	
TOTAL MANDOGALUP cost of item per ha	183.2015	90.7445	84.7630	8.8532	0.0000	26.0254	149.4821			TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$8,716,420.75	\$7,736,930.08	\$241,071.36	\$61,530.37	\$247,644.79	\$1,598,745.95	\$1,779,496.41	\$418,544.34	\$20,800,384.05	
Exclusion Lot 2,10 and 11 of POS valuations as no structure plan is in place	103.4360	18.6730	84.7630	8.8532	0.0000	18.8154	84.6206			Current Cost per Hectare			\$102,832.85	\$91,277.21	\$2,844.06	\$725.91	\$2,921.61	\$10,495.23	\$11,904.41	\$2,799.96	\$226,001.25	
Lots 682 and Lot 52 Rowley Rd, Mandogalup (QUBE Land) - West	60.9710	14.2530	46.7180	4.8795	0.0000	14.2530	46.7180						\$4,804,145.02	\$4,264,288.66	\$132,868.96	\$33,913.10	\$136,491.98	\$499,659.91	\$556,150.29	\$130,808.67	\$10,558,326.59	
Gross contribution paid								\$ -				\$0.00									\$0.00	
Credits for constructed or provided items																					\$0.00	
Net contribution payable													\$4,804,145.02	\$4,264,288.66	\$132,868.96	\$33,913.10	\$136,491.98	\$499,659.91	\$556,150.29	\$130,808.67	\$10,558,326.59	
Part Lots 9002 and 9006 Hoffman Rd and Lot 9019 Rowley Rd (Satterley Land) - East	42.4650	4.4200	38.0450	3.9737	0.0000	4.5624	37.9026						\$3,912,275.73	\$3,472,641.42	\$108,202.40	\$27,617.27	\$111,152.81	\$405,377.15	\$451,208.14	\$106,125.88	\$8,594,600.80	
Gross contribution paid								\$ -				\$0.00									\$0.00	
Credits for constructed or provided items																					\$0.00	
Net contribution payable													\$3,912,275.73	\$3,472,641.42	\$108,202.40	\$27,617.27	\$111,152.81	\$405,377.15	\$451,208.14	\$106,125.88	\$8,594,600.80	
Lot 2 Rowley Road (Rural Zone)	35.2752	35.2752	0.0000	0.0000	0.0000	3.0000	32.2752					\$0.00						\$345,190.80	\$384,217.26	\$90,369.36	\$819,777.42	
Gross contribution paid								\$ -				\$0.00									\$0.00	
Credits for constructed or provided items																					\$0.00	
Net contribution payable																		\$345,190.80	\$384,217.26	\$90,369.36	\$819,777.42	
Lot 10 Rowley Road (Rural Zone)	36.5963	36.5963	0.0000	0.0000	0.0000	4.2100	32.3863					\$0.00						\$346,379.04	\$385,539.84	\$90,680.44	\$822,599.32	
Gross contribution paid								\$ -				\$0.00									\$0.00	
Credits for constructed or provided items																					\$0.00	
Net contribution payable																		\$346,379.04	\$385,539.84	\$90,680.44	\$822,599.32	
Part Lot 11 Hoffman Road (within Urban Zone)	0.2000	0.2000	0.0000	0.0000	0.0000	0.0000	0.2000					\$0.00						\$2,139.05	\$2,380.88	\$559.99	\$5,079.92	
Gross contribution paid								\$ -				\$0.00									\$0.00	
Credits for constructed or provided items																					\$0.00	
Net contribution payable																		\$2,139.05	\$2,380.88	\$559.99	\$5,079.92	
Total	175.5075	90.7445	84.7630	8.8532	0.0000	26.0254	149.4821					\$0.00	\$8,716,420.75	\$7,736,930.08	\$241,071.36	\$61,530.37	\$247,644.79	\$1,598,745.95	\$1,779,496.41	\$418,544.34	\$20,800,384.05	
Check	-7.6940	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Unrestricted	Satterley	Qube	Total	Amount payable for each infrastructure item at current review										\$8,716,420.75	\$7,736,930.08	\$ 241,071.36	\$ 61,530.37	\$ 247,644.79	\$ 1,598,745.95	\$ 1,779,496.41	\$ 418,544.34	\$20,800,384.05	\$0.00
Restricted				Amount paid to date for each infrastructure item										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL POS CREDITED				CREDIT										\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GSA				Balance remaining										\$8,716,420.75	\$7,736,930.08	\$241,071.36	\$61,530.37	\$247,644.79	\$1,598,745.95	\$1,779,496.41	\$418,544.34	\$20,800,384.05	\$0.00
Total POS																							
Unrestricted POS % of GSA																							
Restricted POS % of GSA																							

West - Qube				
POS reference	credited area	POS type	square metre rate	total cost
A	1.218	Neighbourhood POS	103.85	\$ 1,264,893.00
B	0.36	Local POS	132.3	\$ 476,280.00
C	1.359	Playing Fields	61.4	\$ 834,426.00
D	1.544	Neighbourhood POS	103.85	\$ 1,603,444.00
E	0.163	Local POS	132.3	\$ 255,339.00
F	0.697	Local POS	132.3	\$ 882,441.00
Total Qube	6.541			\$ 6,316,823.00

East - Satterley				
POS reference	credited area	POS type	square metre rate	total cost
POS1	0.2008	Local Park	132.3	\$ 265,658.40
POS2	0.8087	Neighbourhood POS	103.85	\$ 839,834.95
POS3	0.1058	Local Park	132.3	\$ 206,123.40
POS4	0.4562	Local Park	132.3	\$ 603,552.60
POS5	1.6667	Neighbourhood POS	103.85	\$ 1,106,045.23
POS6	1.1553	Playing Fields	61.4	\$ 709,354.20
POS7	0.274429	Local Park	132.3	\$ 363,069.57
Total Satterley	4.119196			\$ 4,095,638.35

Total	9.4592			\$9,412,461.35
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Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	508.044	252.264	101.087	406.957				\$1,157,199.44	\$295,360.27	\$29,051.19	\$1,481,610.90
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost per hectare 13 December 2017 CAS			\$3,145.38	\$663.77	\$76.18	\$3,885.33
TOTAL cost of item per ha - Actuals	7.649	0.0000	0.000	7.649	Cost per hectare 24 January 2018 CAS			\$3,243.29	\$684.43	\$78.55	\$4,006.27
					Cost per hectare 22 May 2019 CAS			\$2,828.38	\$724.52	\$71.06	\$3,623.95
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	6.7039	0.0000	0.0000	6.7039							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	6.3519	0.0000	0.0000	6.3519				\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Gross contribution paid							\$25,310.25	\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Credits for constructed or provided items											\$0.00
Net contribution paid								\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Lot 502, 14 Tamblyn Pl	0.3520		0.0000	0.3520				\$1,141.64	\$240.92	\$27.65	\$1,410.21
Gross contribution paid							\$1,410.21	\$1,141.64	\$240.92	\$27.65	\$1,410.21
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,141.64	\$240.92	\$27.65	\$1,410.21
Lot 680, 170 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.65
Gross contribution paid							\$3,499.65	\$2,731.36	\$699.67	\$68.62	\$3,499.65
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,731.36	\$699.67	\$68.62	\$3,499.65
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.80
Gross contribution paid							\$502.79	\$407.04	\$85.90	\$9.86	\$502.80
Credits for constructed or provided items											\$0.00
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.80
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.14
Gross contribution paid							\$3,283.14	\$2,657.87	\$560.89	\$64.38	\$3,283.14
Credits for constructed or provided items											\$0.00
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.14
Total Cash Payments Made							\$34,006.04	\$26,691.72	\$6,647.54	\$666.79	\$34,006.05
Total Interest Earned for the cell up to 22 May 2019							\$69.01	55.87	11.79	1.35	\$69.01
Total Interest Earned for the cell from 22 May 2019							\$0.00	0	0	0	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE								\$1,130,451.85	\$288,700.94	\$28,383.05	\$1,447,535.84

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,130,451.85	\$288,700.94	\$28,383.06	\$1,447,535.85
TOTAL cost of item per ha	500.395	252.2638	101.087	399.308	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$2,831.03	\$723.00	\$71.08	\$3,625.11
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha	153.745	149.230	0.000	153.75							
TOTAL BERTRAM NORTH cost of item per ha	57.957	35.807	0.127	57.83							
TOTAL WELLARD RESIDENTIAL	71.634	35.430	11.654	59.98							
TOTAL EMERALD PARK	59.937	31.797	4.772	55.17							
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	94.434	0.000	41.320	53.11							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN	62.688	0.000	43.215	19.47							
CASUARINA LOCAL STRUCTURE PLAN - JUNE 1998											
Lot 1 (Hoerberigs)	9.8300	9.8300	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 2 (Roberts, SJ)	9.8500	9.8500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid								\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 3 (Roberts, IL)	9.8500	9.8500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 11 (Roberts, AL)	9.6700	9.6700	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 1 (Yarra Seed)	14.5600	14.5600	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 53 (Homewest)	4.0500	4.0500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 54 (Romanos Invest. Holdings)	4.5154	0.0000	0.0000	4.5154				\$12,783.22	\$3,264.65	\$320.96	\$16,368.83
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$12,783.22	\$3,264.65	\$320.96	\$16,368.83
Lot 7 (Mantellato)	11.5400	11.5400	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lots 8 & 9 (Knicross)	50.5800	50.5800	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 10 & 302 (Islando)	16.0000	16.0000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 150 (Diocesan Trust)	8.6000	8.6000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 12 (MRWA)	3.5000	3.5000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Pt 52 (MRWA)	1.2000	1.2000	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
BERTRAM STRUCTURE PLAN - AUG 2008											
Lot 9004 on DP38463 (DoH)	2.2400		0.0000	2.2400				\$6,341.50	\$1,619.53	\$159.22	\$8,120.25
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$6,341.50	\$1,619.53	\$159.22	\$8,120.25
Lot 0 Landgate PIN 11662871 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 0 Landgate PIN 11662872 (VCL)	0.0000		0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 9236 Landgate PINs 11941599, 11941596 and 11941595 (DoH)	0.5478		0.0000	0.5478				\$1,550.84	\$396.06	\$38.94	\$1,985.84
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,550.84	\$396.06	\$38.94	\$1,985.84

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	508.044	252.264	101.087	406.957				\$1,157,199.44	\$295,360.27	\$29,051.19	\$1,481,610.90
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost per hectare 13 December 2017 CAS			\$3,145.38	\$663.77	\$76.18	\$3,885.33
TOTAL cost of item per ha - Actuals	7.649	0.0000	0.000	7.649	Cost per hectare 24 January 2018 CAS			\$3,243.29	\$684.43	\$78.55	\$4,006.27
					Cost per hectare 22 May 2019 CAS			\$2,828.38	\$724.52	\$71.06	\$3,623.95
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	6.7039	0.0000	0.0000	6.7039							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	6.3519	0.0000	0.0000	6.3519				\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Gross contribution paid							\$25,310.25	\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Credits for constructed or provided items											\$0.00
Net contribution paid								\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Lot 502, 14 Tamblyn Pl	0.3520		0.0000	0.3520				\$1,141.64	\$240.92	\$27.65	\$1,410.21
Gross contribution paid							\$1,410.21	\$1,141.64	\$240.92	\$27.65	\$1,410.21
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,141.64	\$240.92	\$27.65	\$1,410.21
Lot 680, 170 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.65
Gross contribution paid							\$3,499.65	\$2,731.36	\$699.67	\$68.62	\$3,499.65
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,731.36	\$699.67	\$68.62	\$3,499.65
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.80
Gross contribution paid							\$502.79	\$407.04	\$85.90	\$9.86	\$502.80
Credits for constructed or provided items											\$0.00
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.80
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.14
Gross contribution paid							\$3,283.14	\$2,657.87	\$560.89	\$64.38	\$3,283.14
Credits for constructed or provided items											\$0.00
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.14
Total Cash Payments Made							\$34,006.04	\$26,691.72	\$6,647.54	\$666.79	\$34,006.05
Total Interest Earned for the cell up to 22 May 2019							\$69.01	55.87	11.79	1.35	\$69.01
Total Interest Earned for the cell from 22 May 2019							\$0.00	0	0	0	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE								\$1,130,451.85	\$288,700.94	\$28,383.05	\$1,447,535.84

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of Item								\$1,130,451.85	\$288,700.94	\$28,383.06	\$1,447,535.85
TOTAL cost of item per ha	500.395	252.2638	101.087	399.308	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$2,831.03	\$723.00	\$71.08	\$3,625.11
Lot 9236 Landgate PIN 11941597 (DoH)	1.1988		0.0000	1.1988				\$3,393.83	\$866.74	\$85.21	\$4,345.78
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,393.83	\$866.74	\$85.21	\$4,345.78
Lot 9236 Landgate PIN 11941598 (DoH)	2.8600		0.1267	2.7333				\$7,738.04	\$1,976.18	\$194.28	\$9,908.50
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$7,738.04	\$1,976.18	\$194.28	\$9,908.50
Lot 9235 Landgate PIN 11941594	2.7066		0.0000	2.7066				\$7,662.46	\$1,956.88	\$192.39	\$9,811.73
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$7,662.46	\$1,956.88	\$192.39	\$9,811.73
E6 - Durrant Ave (Cassia North Estate - Dept of Housing)	3.2330		0.0000	3.2330				\$9,152.71	\$2,337.47	\$229.80	\$11,719.98
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$9,152.71	\$2,337.47	\$229.80	\$11,719.98
Part of Lot 1216 (Dept of Housing land - now Lots 9235, 556, 624 and 625)	4.2635		0.0000	4.2635				\$12,070.08	\$3,082.52	\$303.05	\$15,455.65
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$12,070.08	\$3,082.52	\$303.05	\$15,455.65
Part of Lot 1202 (Dept of Housing land - now Lots 9236 and 9004)	5.1000		0.0000	5.1000				\$14,438.24	\$3,687.32	\$362.51	\$18,488.07
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$14,438.24	\$3,687.32	\$362.51	\$18,488.07
Lot 1201	35.8071	35.8071	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
WELLARD RESIDENTIAL PROVIDENCE - OCT 2012											
Lot 167 Wellard Rd (more recently Lot 9000)	5.2642		3.7300	1.5342				\$4,343.36	\$1,109.23	\$109.05	\$5,561.64
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$4,343.36	\$1,109.23	\$109.05	\$5,561.64
Lot 168 Wellard Rd (more recently Lot 9001)	5.1524		3.3378	1.8146				\$5,137.18	\$1,311.96	\$128.98	\$6,578.12
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$5,137.18	\$1,311.96	\$128.98	\$6,578.12
Lot 169 Wellard Rd (more recently Lot 9002)	5.0255		2.7959	2.2296				\$6,312.06	\$1,612.01	\$158.48	\$8,082.55
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$6,312.06	\$1,612.01	\$158.48	\$8,082.55
Lot 170 Wellard Rd (more recently Lot 9003)	4.8821		1.1977	3.6844				\$10,430.63	\$2,663.83	\$261.89	\$13,356.35
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$10,430.63	\$2,663.83	\$261.89	\$13,356.35
Lot 83 Wellard Rd (more recently Lot 9026)	7.7100	2.6100	0.5927	4.5073				\$12,760.29	\$3,258.79	\$320.38	\$16,339.46
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$12,760.29	\$3,258.79	\$320.38	\$16,339.46
Lot 85 Wellard Rd (more recently Lot 9025)	15.1200	6.0100	0.0000	9.1100				\$25,790.65	\$6,586.56	\$647.54	\$33,024.75
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$25,790.65	\$6,586.56	\$647.54	\$33,024.75
Lot 1278 Wellard Rd (Stages 1, 3 and half of Stages 2 and 4)	14.8600	14.8600	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 92 Wellard Rd (Stages 6A, 7A and 7B and half of Stages 6B, 5, 4 and 2)	11.9500	11.9500	0.0000	0.0000				\$0.00	\$0.00	\$0.00	\$0.00
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$0.00	\$0.00	\$0.00	\$0.00
Lot 10 Johnson Rd	0.5688	0.0000	0.0000	0.5688				\$1,610.29	\$411.24	\$40.43	\$2,061.96
Gross contribution paid					\$ 2,061.96		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution paid								\$0.00	\$0.00	\$0.00	\$0.00
Lot 1 Johnson Rd	0.0685	0.0000	0.0000	0.0685				\$193.93	\$49.53	\$4.87	\$248.33
Gross contribution paid					\$ 248.32		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution paid								\$0.00	\$0.00	\$0.00	\$0.00
Lot 2 Johnson Rd	1.0326	0.0000	0.0000	1.0326				\$2,923.32	\$746.57	\$73.40	\$3,743.29
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,923.32	\$746.57	\$73.40	\$3,743.29

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	508.044	252.264	101.087	406.957				\$1,157,199.44	\$295,360.27	\$29,051.19	\$1,481,610.90
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost per hectare 13 December 2017 CAS			\$3,145.38	\$663.77	\$76.18	\$3,885.33
TOTAL cost of item per ha - Actuals	7.649	0.0000	0.000	7.649	Cost per hectare 24 January 2018 CAS			\$3,243.29	\$684.43	\$78.55	\$4,006.27
					Cost per hectare 22 May 2019 CAS			\$2,828.38	\$724.52	\$71.06	\$3,623.95
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	6.7039	0.0000	0.0000	6.7039							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	6.3519	0.0000	0.0000	6.3519				\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Gross contribution paid							\$25,310.25	\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Credits for constructed or provided items											\$0.00
Net contribution paid								\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Lot 502, 14 Tamblyn PI	0.3520		0.0000	0.3520				\$1,141.64	\$240.92	\$27.65	\$1,410.21
Gross contribution paid							\$1,410.21	\$1,141.64	\$240.92	\$27.65	\$1,410.21
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,141.64	\$240.92	\$27.65	\$1,410.21
Lot 680, 170 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.65
Gross contribution paid							\$3,499.65	\$2,731.36	\$699.67	\$68.62	\$3,499.65
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,731.36	\$699.67	\$68.62	\$3,499.65
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.80
Gross contribution paid							\$502.79	\$407.04	\$85.90	\$9.86	\$502.80
Credits for constructed or provided items											\$0.00
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.80
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.14
Gross contribution paid							\$3,283.14	\$2,657.87	\$560.89	\$64.38	\$3,283.14
Credits for constructed or provided items											\$0.00
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.14
Total Cash Payments Made							\$34,006.04	\$26,691.72	\$6,647.54	\$666.79	\$34,006.05
Total Interest Earned for the cell up to 22 May 2019							\$69.01	55.87	11.79	1.35	\$69.01
Total Interest Earned for the cell from 22 May 2019							\$0.00	0	0	0	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE								\$1,130,451.85	\$288,700.94	\$28,383.05	\$1,447,535.84

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,130,451.85	\$288,700.94	\$28,383.06	\$1,447,535.85
TOTAL cost of item per ha	500.395	252.2638	101.087	399.308	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$2,831.03	\$723.00	\$71.08	\$3,625.11
EMERALD PARK											
Cedar Woods Properties (including Lot 201)	48.9000	31.7967	4.5715	12.5318				\$35,477.86	\$9,060.53	\$890.77	\$45,429.16
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$35,477.86	\$9,060.53	\$890.77	\$45,429.16
ARDP (Lot 500 on DP46054 & Lot 901 on DP71058) - Lot 1 and Lot 22 Mortimer Road	6.5840		0.1000	6.4840				\$18,356.38	\$4,687.95	\$460.89	\$23,505.22
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$18,356.38	\$4,687.95	\$460.89	\$23,505.22
ARDP Lot 21 Mortimer Rd (DP55474)	4.2700		0.1000	4.1700				\$11,805.38	\$3,014.92	\$296.41	\$15,116.71
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$11,805.38	\$3,014.92	\$296.41	\$15,116.71
Lot 800 Ivory Way (WELLARD FAMILY PTY LTD)	0.1827		0.0000	0.1827				\$517.23	\$132.09	\$12.99	\$662.31
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$517.23	\$132.09	\$12.99	\$662.31
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	37.6122	0.0000	16.6148	20.9974				\$59,444.20	\$15,181.18	\$1,492.51	\$76,117.89
Gross contribution paid					\$ -		\$2,395.68	\$1,870.90	\$477.80	\$46.97	\$2,395.67
Credits for constructed or provided items											\$0.00
Net contribution payable								\$57,573.30	\$14,703.38	\$1,445.54	\$73,722.22
Lot 506 Johnson Rd	7.8510		0.0000	7.8510				\$22,226.39	\$5,676.30	\$558.05	\$28,460.74
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$22,226.39	\$5,676.30	\$558.05	\$28,460.74
Lot 502, 14 Tamblyn PI	10.3900		6.3050	4.0850				\$11,564.74	\$2,953.47	\$290.36	\$14,808.57
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$11,564.74	\$2,953.47	\$290.36	\$14,808.57
Lot 501, 214 Bertram Rd	10.5984		6.8500	3.7484				\$10,611.82	\$2,710.10	\$266.44	\$13,588.36
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$10,611.82	\$2,710.10	\$266.44	\$13,588.36
Lot 500, 202 Bertram Rd	9.7840		6.1800	3.6040				\$10,203.02	\$2,605.70	\$256.17	\$13,064.89
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$10,203.02	\$2,605.70	\$256.17	\$13,064.89
Lot 680, 170 Bertram Rd	9.8943		3.9500	5.9443				\$16,828.47	\$4,297.75	\$422.52	\$21,548.74
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$16,828.47	\$4,297.75	\$422.52	\$21,548.74
Lot 670, 150 Bertram Rd	8.3042		1.4200	6.8842				\$19,489.35	\$4,977.30	\$489.33	\$24,955.98
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$19,489.35	\$4,977.30	\$489.33	\$24,955.98

Draft Cost Apportionment Schedule for DCA7

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Total Current ha for DCA Cell	508.044	252.264	101.087	406.957				\$1,157,199.44	\$295,360.27	\$29,051.19	\$1,481,610.90
Total ha 24 Jan CAS	509.009	252.264	101.734	407.276	Cost per hectare 13 December 2017 CAS			\$3,145.38	\$663.77	\$76.18	\$3,885.33
TOTAL cost of item per ha - Actuals	7.649	0.0000	0.000	7.649	Cost per hectare 24 January 2018 CAS			\$3,243.29	\$684.43	\$78.55	\$4,006.27
					Cost per hectare 22 May 2019 CAS			\$2,828.38	\$724.52	\$71.06	\$3,623.95
TOTAL CASUARINA LOCAL STRUCTURE PLAN cost of item per ha											
TOTAL BERTRAM NORTH cost of item per ha											
TOTAL WELLARD RESIDENTIAL	0.9450	0.0000	0.0000	0.9450							
TOTAL EMERALD PARK											
TOTAL BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN	6.7039	0.0000	0.0000	6.7039							
TOTAL BOLLARD BULRUSH WEST OF PEEL MAIN DRAIN											
BOLLARD BULRUSH EAST OF PEEL MAIN DRAIN											
Lots 503-505, 507 and 900 (Oakebella LSP July 2016)	6.3519	0.0000	0.0000	6.3519				\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Gross contribution paid							\$25,310.25	\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Credits for constructed or provided items											\$0.00
Net contribution paid								\$19,753.81	\$5,060.16	\$496.28	\$25,310.25
Lot 502, 14 Tamblyn Pl	0.3520		0.0000	0.3520				\$1,141.64	\$240.92	\$27.65	\$1,410.21
Gross contribution paid							\$1,410.21	\$1,141.64	\$240.92	\$27.65	\$1,410.21
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,141.64	\$240.92	\$27.65	\$1,410.21
Lot 680, 170 Bertram Rd	0.9657	0.0000	0.0000	0.9657				\$2,731.36	\$699.67	\$68.62	\$3,499.65
Gross contribution paid							\$3,499.65	\$2,731.36	\$699.67	\$68.62	\$3,499.65
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,731.36	\$699.67	\$68.62	\$3,499.65
Lot 10 Johnson Rd	0.1255	0.0000	0.0000	0.1255				\$407.04	\$85.90	\$9.86	\$502.80
Gross contribution paid							\$502.79	\$407.04	\$85.90	\$9.86	\$502.80
Credits for constructed or provided items											\$0.00
Net contribution paid								\$407.04	\$85.90	\$9.86	\$502.80
Lot 1 Johnson Rd	0.8195	0.0000	0.0000	0.8195				\$2,657.87	\$560.89	\$64.38	\$3,283.14
Gross contribution paid							\$3,283.14	\$2,657.87	\$560.89	\$64.38	\$3,283.14
Credits for constructed or provided items											\$0.00
Net contribution paid								\$2,657.87	\$560.89	\$64.38	\$3,283.14
Total Cash Payments Made							\$34,006.04	\$26,691.72	\$6,647.54	\$666.79	\$34,006.05
Total Interest Earned for the cell up to 22 May 2019							\$69.01	55.87	11.79	1.35	\$69.01
Total Interest Earned for the cell from 22 May 2019							\$0.00	0	0	0	\$0.00
TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE								\$1,130,451.85	\$288,700.94	\$28,383.05	\$1,447,535.84

								Contributions based on a pro rata gross subdivisible area			
DCA7 - WELLARD WEST / BERTRAM	Total site area (ha)	Less Site Area pre initiation of 100A	Deductions for GSA	Gross subdivisible area	Amount Due	Payment Date	Total Amount Paid	1. District Sporting Ground	2. Community Facilities - Branch Library	3. Administration costs	Sub total
Cost of item								\$1,130,451.85	\$288,700.94	\$28,383.06	\$1,447,535.85
TOTAL cost of item per ha	500.395	252.2638	101.087	399.308	TOTAL LIABILITY OF UNDEVELOPED LOTS PAYABLE			\$2,831.03	\$723.00	\$71.08	\$3,625.11
BOLLARD BULRUSH WEST											
Lot 661 Bertram Rd - Oct 2015 LSP	7.1498		0.2200	6.9298				\$19,618.45	\$5,010.27	\$492.57	\$25,121.29
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$19,618.45	\$5,010.27	\$492.57	\$25,121.29
Lot 81 on DP202766	5.4304		4.3100	1.1204				\$3,171.88	\$810.05	\$79.64	\$4,061.57
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$3,171.88	\$810.05	\$79.64	\$4,061.57
Lot 79 on DP202766	5.4051		4.4500	0.9551				\$2,703.91	\$690.54	\$67.89	\$3,462.34
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,703.91	\$690.54	\$67.89	\$3,462.34
Lot 77 on DP152831	2.7038		2.3470	0.3568				\$1,010.11	\$257.97	\$25.36	\$1,293.44
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$1,010.11	\$257.97	\$25.36	\$1,293.44
Lot 75 on DP152831	8.2100		7.2800	0.9300				\$2,632.85	\$672.39	\$66.10	\$3,371.34
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,632.85	\$672.39	\$66.10	\$3,371.34
Lot 73 on DP202766	5.4200		4.6800	0.7400				\$2,094.96	\$535.02	\$52.60	\$2,682.58
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$2,094.96	\$535.02	\$52.60	\$2,682.58
Lot 71 on DP202641	9.3836		7.8175	1.5661				\$4,433.67	\$1,132.29	\$111.32	\$5,677.28
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$4,433.67	\$1,132.29	\$111.32	\$5,677.28
Lot 70 on DP202641	9.9123		7.4700	2.4423				\$6,914.22	\$1,765.79	\$173.60	\$8,853.61
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$6,914.22	\$1,765.79	\$173.60	\$8,853.61
Lot 69 on DP202641	9.0726		4.6400	4.4326				\$12,548.81	\$3,204.78	\$315.07	\$16,068.66
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$12,548.81	\$3,204.78	\$315.07	\$16,068.66
LOTS PRE INITIATION = 252.26ha				252.2638				\$714,165.53	\$182,387.48	\$17,931.06	\$914,484.07
Gross contribution paid					\$ -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Credits for constructed or provided items											\$0.00
Net contribution payable								\$714,165.53	\$182,387.48	\$17,931.06	\$914,484.07
Total	500.39	252.26	101.09	399.31			2,395.68	1,130,451.86	288,700.94	28,383.03	1,447,535.83
Check	-	-	-	-			0.01	-\$0.01	\$0.00	\$0.03	\$0.02

Amount payable for each infrastructure item at current review	\$1,130,451.85	\$ 288,700.94	\$ 28,383.06	\$1,447,535.85
Amount paid to date for each infrastrature item	\$1,870.90	\$477.80	\$46.97	\$2,395.67
CREDIT	\$0.00	\$0.00	\$0.00	\$0.00
Balance remaining	\$1,128,580.95	\$288,223.14	\$28,336.09	\$1,445,140.18

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.02

1.0 Development Contribution Plan 2 – Wellard

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 2 (DCA2). The area is replicated in Figure 1 below however, should there be any discrepancies between the area shown below and the area of DCA2 shown on the scheme map, the scheme map shall prevail.

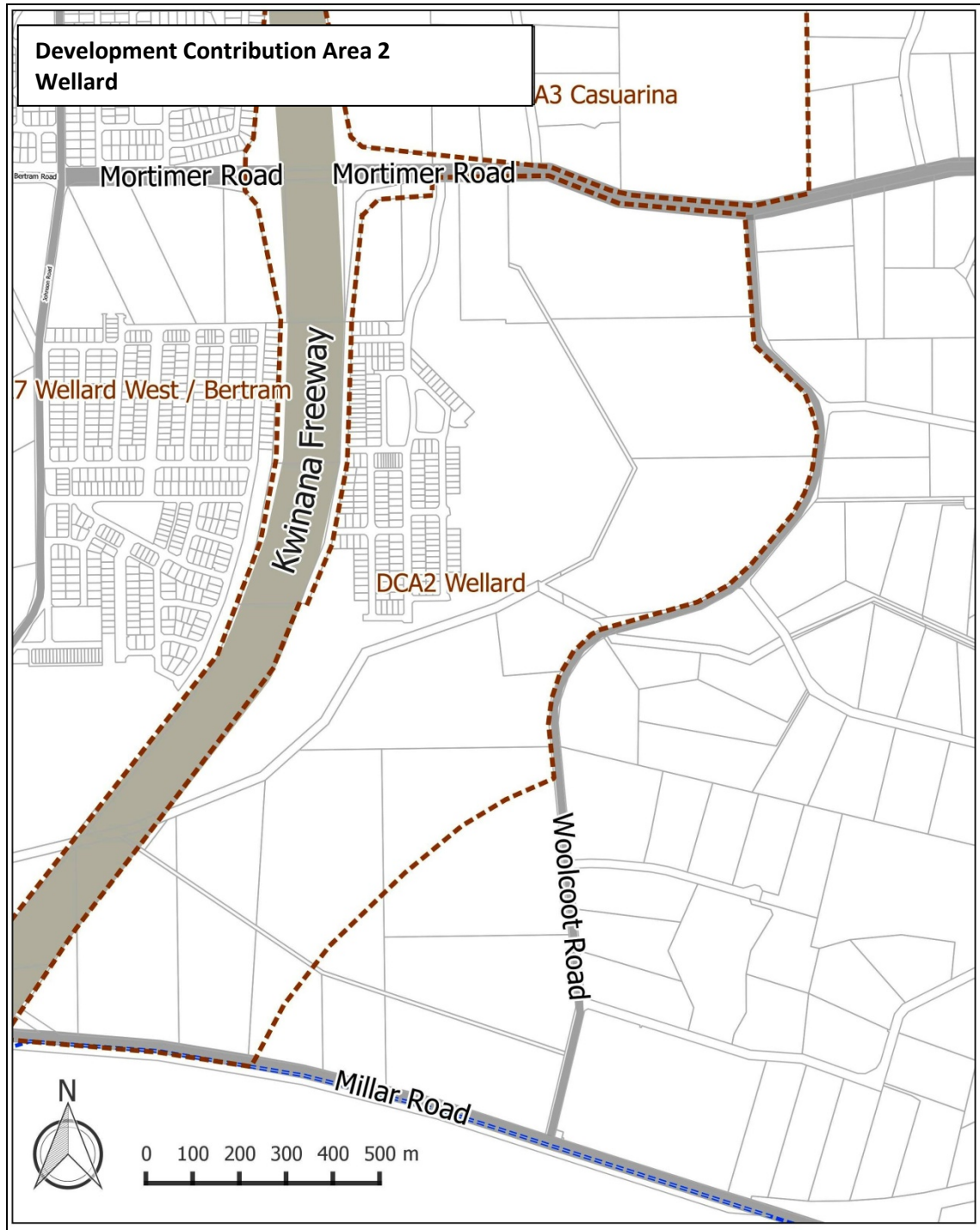


Figure 1: Development Contribution Area 2 – Wellard

2.0 Purpose

The purpose of this development contribution plan report is to:

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

This report expands on the LPS2 provisions for DCA2 (see Appendix 1).

3.0 Relevant plans and documents

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

- WAPC Jandakot Structure Plan 2007
- Wellard East Local Structure Plan (last amended April 2014) – prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) – prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcot Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)
- Lifting of Urban Deferment: Casuarina Cell Concept Plan (Rowe Group 2012)
- Council-adopted Local Structure Plan – Casuarina Cell Northern Precinct and Concept Plan (Aigle Royal Properties Pty Ltd 2018)
- Draft Concept Plan – Casuarina Cell Central Precinct (TBB 2018)
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with the City of Kwinana Local Planning Scheme No. 2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with State Planning Policy 3.6: Development Contributions for Infrastructure and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of LPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with section 6.16.5 of LPS2.

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

7.1 Need and the nexus

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

7.2 Transparency

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

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

The Cost Apportionment Schedule will be reviewed and updated annually as per the LPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following adoption by Council.

7.3 Equity

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

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis where the land has been identified to contribute to the infrastructure item.

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 afford landowners the right to review a cost contribution and provide for resolution through arbitration.

7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website following adoption by Council.

As per LPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

8.0 Characteristics of Development Contribution Area

Table 1 presents the key characteristics of DCA2:

Total land area (Urban Zone)	136.3890ha
Gross subdivisible area ¹	88.8675ha
Developable area ²	88.8675ha

Table 1: Characteristics of developed land and future development within DCA2

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA2. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of LPS2, notes a per/hectare land valuation for DCA2 of \$460,000.

9.1 Roads

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

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

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

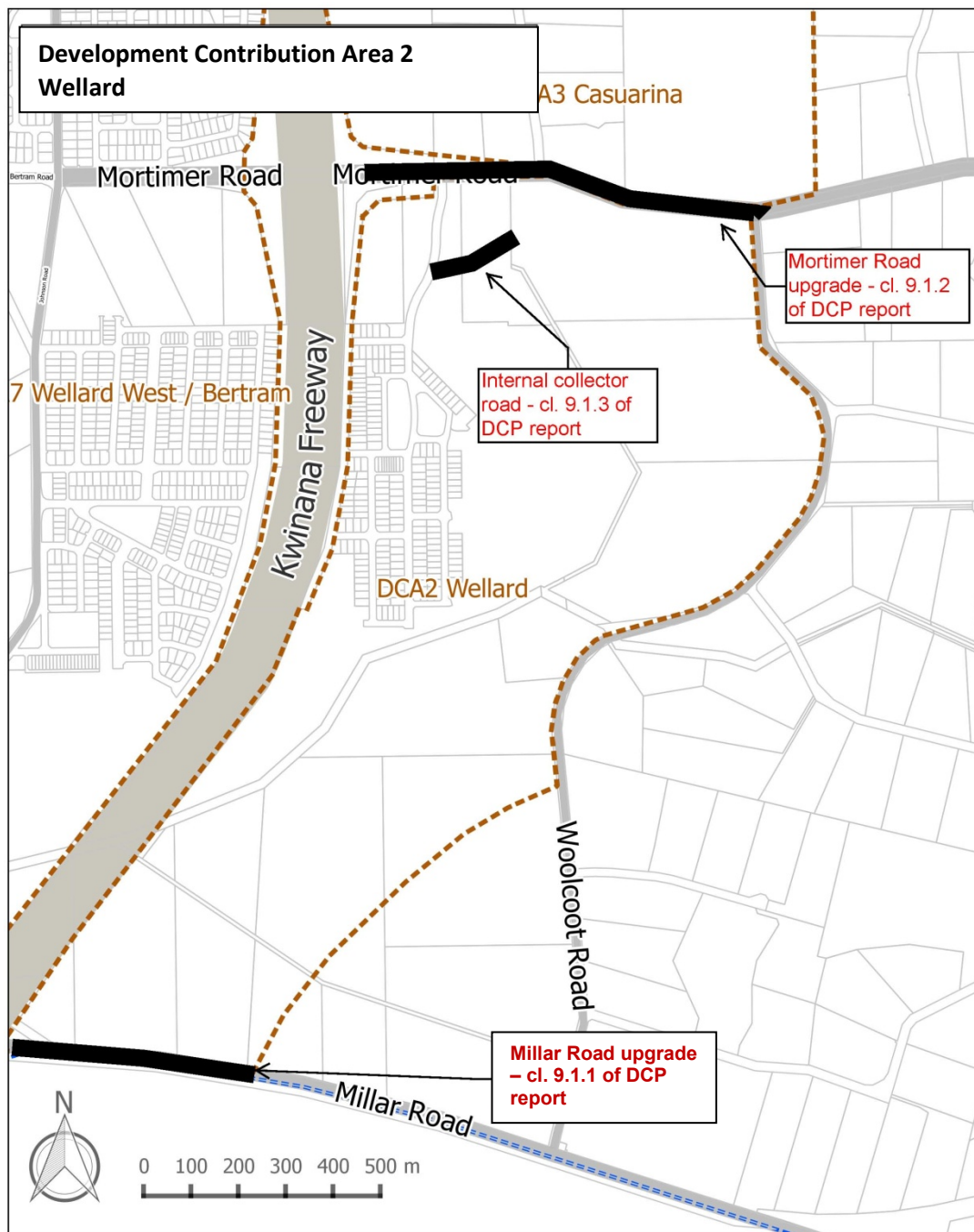


Figure 2: Road infrastructure

9.1.1 Millar Road

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

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

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

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

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

The cost contribution for DCA2 towards the Millar Road upgrade, including traffic management, design and construction is **\$1,549,732**. This includes a landscaping component of \$123,052 and a road construction cost of \$1,426,680 and is comprised of both estimated costings (\$688,477) and actuals (\$861,255) obtained from the relevant landowner. In this regard, the portion of Millar Road abutting the Wellard Glen Estate has been upgraded in line with the DCP and with the City's prior agreement.

9.1.2 Mortimer Road

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

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

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

- Construction of two roundabouts at the junctions of Woolcoat Road and the Neighbourhood Connector;
- Drainage to both sides of Mortimer Road;
- Street lighting; and

⁴ Ibid, page 27.

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

⁶ Ibid, page 27.

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

- The undergrounding of power.

The cost contribution for DCA2 towards the Mortimer Road upgrade, including land acquisition (1,361m² in total), traffic management, design, construction, landscaping and contingency (20%) is **\$1,371,944**. Mortimer Road will also be used by new development within the northern adjoining development cell, DCA 3 - Casuarina, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	88.8675ha	32.46%	\$1,371,944
3 – Casuarina	184.9001ha	67.54%	\$2,854,504
Total	273.7676ha	100%	\$3,993,960 (road costs)+ \$153,550 (landscaping costs)+\$78,938 (land acquisition) = \$4,226,448

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

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

9.1.3 Internal collector

The north–south internal collector (Sunrise Boulevard) has largely been constructed, and that which is yet to be constructed will be undertaken by subdividers on land adjoining the road, as required by the appropriate conditions of subdivision approval. However, there is a short length of this internal collector road that is unlikely to be provided as part of subdivision works and will therefore need to be included as a contribution item. This portion of road is approximately 420m in length and will replace the current temporary access to Mortimer Road for the Sunrise Estate.

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

The land acquisition portion of 1.3(c) is based on an independent land valuation sought by the City and prepared by Colliers International in December 2018. This valuation noted a rate per hectare, based on a Static Feasibility Analysis as per Schedule 8 of LPS2, of \$460,000.

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

	Infrastructure item	Apportionment	Total Costs Per Section (incl. 20% contingency)
1.3(a)	Land acquisition and construction for an Access Street C standard on Lot 28 Mortimer Road	Lot 28 Mortimer Rd to pay 100% of these costs.	\$305,226 (121 metres) + \$39,455 (landscaping 15.4m incl. street trees) = \$344,681

1.3(b)	Land acquisition and construction for an Access Street C standard on Lot 59 Mortimer Road	Lot 59 Mortimer Road to pay 100% of these costs.	\$307,599 (119 metres) + \$40,119 (landscaping 15.4m incl. street trees) = \$347,718
1.3(c)	Land acquisition and construction for the difference between Access Street C and Neighbourhood Connector B from Sunrise Boulevard and Mortimer Road, across Lots 28 and 59 Mortimer Road	All landholdings within DCA2	\$93,426 (420 metres) + \$77,280(1680m ² land acquisition) + \$30,052 (landscaping difference 15.4m to 19.4m) = \$200,758

Under this approach, the need and responsibility for constructing an Access Street C road for the subdivision of Lots 28 and 59 are attributed to the landowners of Lots 28 and 59 **only**. However the costs associated with constructing the road to a standard above and beyond what would be required only by the subdivision of Lots 28 and 59 (i.e. to a Neighbourhood Connector B standard) would be an infrastructure item to be funded by all landholdings within DCA2. This is to ensure that the standard of road is provided consistent with the broader function of a Neighbourhood Connector B – consistent with the rest of Sunrise Boulevard.

Thus, the cost contribution for the broader DCA2 towards the internal collector upgrades (that is, from a 15.4m road to a 19.4m road), including traffic management, land acquisition, design and contingency (20%) is **\$200,758**. Development within all of DCA2 will contribute to this internal collector construction.

9.2 Drainage

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

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

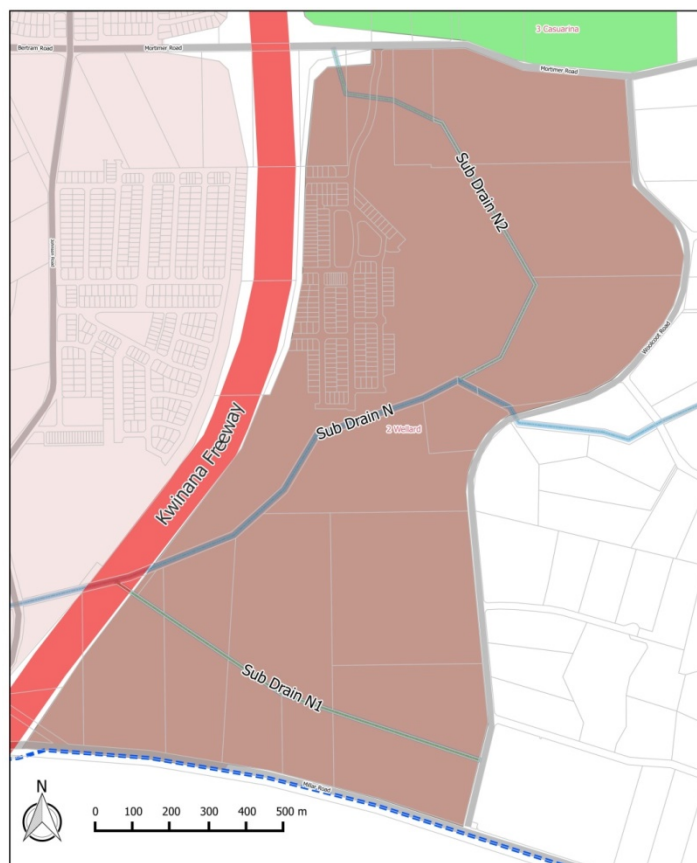


Figure 3: Location of Peel sub drains

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

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

9.2.1 Peel Sub Drain N

Sub Drain N extends 1,112m through DCA2 and is approximately 1,000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$1,937,727**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Establishment cost per 10 m section	Rate	unit	area	December 2018 JBA Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m2	200	\$300.00

Two Year Establishment Cost				\$600.00
Construction cost per 10 m section <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	10	\$1,200.00
Tubestock x 3/m2	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,204.60
total construction cost per 10 metres				\$13,250.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$13,850.60
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	20	\$2,400.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,854.60
total construction cost per 10 metres				\$20,400.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$21,000.60

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard establishment cost. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep), equating to \$17,425.60 per 10 lineal metres.

9.2.2 Peel Sub Drain N1

Sub Drain N1 extends 456m through DCA2 within the Urban zoned land, and is less than 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$320,351**. This includes the 8 metre-wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2 metre wide flow channel in the centre. The cost includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Establishment cost per 10 m section	Rate	unit	area	December 2018 JBA Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m2	80	\$120.00
Two Year Establishment Cost				\$240.00
Construction cost per 10 m section <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	56	\$2,968.00
fine grading	\$1.38	m2	80	\$110.40
rockpitching	\$120.00	m2	10	\$1,200.00
Tubestock x 3/m2	\$10.50	m2	80	\$840.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$616.84
total construction cost per 10 metres				\$6,785.24
Total Establishment Cost per 10 m section				\$240.00
TOTAL COST PER 10 M SECTION				\$7,025.24

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

9.2.3 Peel Sub Drain N2

Sub Drain N2 extends a total of 1,211m through DCA2 and is less than 1,000mm deep, however given a large proportion of this falls within the Conservation Category Wetland, only 111m through Lot 28 and 245m at the southern end of the sub-drain adjacent to Living Edge Estate is included in the DCP as a Living Stream.

The estimated cost to improve the drain with Living Stream (356m) treatment is **\$250,099**. This includes the 8 metre-wide reserve and is based on a 1:4 profile from the edge of the reserve for a width of 3 metres on each side and 1:3 for a 2 metre wide flow channel in the centre. The Living Stream includes the 8 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Establishment cost per 10 m section	Rate	unit	area	December 2018 JBA Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m2	80	\$120.00
Two Year Establishment Cost				\$240.00
Construction cost per 10 m section <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	56	\$2,968.00
fine grading	\$1.38	m2	80	\$110.40

rockpitching	\$120.00	m2	10	\$1,200.00
Tubestock x 3/m2	\$10.50	m2	80	\$840.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$616.84
total construction cost per 10 metres				\$6,785.24
Total Establishment Cost per 10 m section				\$240.00
TOTAL COST PER 10 M SECTION				\$7,025.24

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

9.3 District Sporting Ground

The City's adopted CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B, as defined in CIP 2018. DCA2 is located within District B.

The land acquisition and land improvement costs for this facility are to be shared across development within Districts A and B (DCAs 2-7) on a pro rata gross subdivisible area basis. The costs of buildings on the site will be administered and collected under the City's community infrastructure development contribution plans (DCAs 8-15) pursuant to Amendment 145 to the City's LPS2. The improvement costs associated with DCAs 2-7 include earthworks, drainage, basic landscaping and turfing to part of the site and associated reticulation, general lighting, paths, some additional car parking and establishment costs for two years.

The costs for DCA2 for the District Sporting Ground are estimated at **\$252,698.49**, with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$1,157,199.44
Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)

Table 4: Cost schedule for District Sporting Ground

9.4 Community Facilities

The CIP 2018 includes multiple community facilities to be provided within the Wandi-Anketell District Centre however as the Wandi-Anketell District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi-Anketell District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking, for all three facilities, could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandí valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

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

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$106,810.51
DCA 4 - Anketell	150.854	41.263	109.591	\$79,538.40
DCA 5 - Wandí	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600
** largely estimated figures as only a partial LSP has been adopted by Council				

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

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

10.0 Development contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

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

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA2 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, Table 5 below estimates the timing of development and the order of priority.

Priority	Infrastructure item	Anticipated timing	Comment
1	Peel Sub Drains	0-4 years	Currently are being constructed by developers with POS adjoining the sub drains at time of subdivision works.
2	Millar Road	0-5 years	Largely constructed by developer of Lot 90 and Part Lot 378 Millar Road development (Wellard Glen Private Estate).
3	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
4	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018).
5	Internal collector road	1-9 years	Will likely be constructed at time of future subdivision of Lots 28 and 59, or when Main Roads WA advises the City that the temporary access to Mortimer Road (through the Sunrise Estate) shall be removed.
6	Mortimer Road	7-9 years	May be provided in part during subdivision of lots adjoining Mortimer Road.

Table 5: Estimated timing of infrastructure delivery and order of priority

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item **less** any payments made from developers in the DCA area **less** any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, pre approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of the LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

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

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

Appendix 1 – Development Contribution Plan 2 – Wellard as per LPS2

	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.3 Internal collector road:</p> <p>a) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 28 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>b) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road to an Access Street C standard as defined by <i>Liveable Neighbourhoods</i> (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>c) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer</p>

	<p>Road to a Neighbourhood Connector B standard (19.4m wide reservation, 11.2m wide pavement) as defined by <i>Liveable Neighbourhoods</i> less the infrastructure defined by 1.3(a) and (b). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation’s “Jandakot Drainage and Water Management Plan 2009”)</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N2 Drain to an appropriate urban standard. This item applies to the length of Sub N2 Drain located outside of the Conservation Category Wetland core area.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u><i>Infrastructure Item per hectare calculation for Developable Area</i></u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p>

	<p><u><i>Contributions based on pro rata Developable Area</i></u></p> <p>Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u><i>Cost Contribution for Developable Area</i></u></p> <p>Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for item 1.3(a) will be apportioned only to Lot 28 Mortimer Road on Deposited Plan 65245 on a pro rata gross subdivisible area basis.</p> <p>Contributions for item 1.3(b) will be apportioned only to Lot 59 Mortimer Road on Deposited Plan 202645 on a pro rata gross subdivisible area basis.</p> <p>Contributions for items 1.3(c), 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis.</p> <p><i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u></p> <p>Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u></p> <p>Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u><i>Cost Contribution for Administration Costs</i></u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p>
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	<p><u>Total Contribution</u></p> <p>Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

1.0 Development Contribution Plan 3 – Casuarina

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 3 (DCA3). The area is replicated in Figure 1 below however, should there be any discrepancies between the area shown below and the area of DCA3 shown on the scheme map, the scheme map shall prevail.

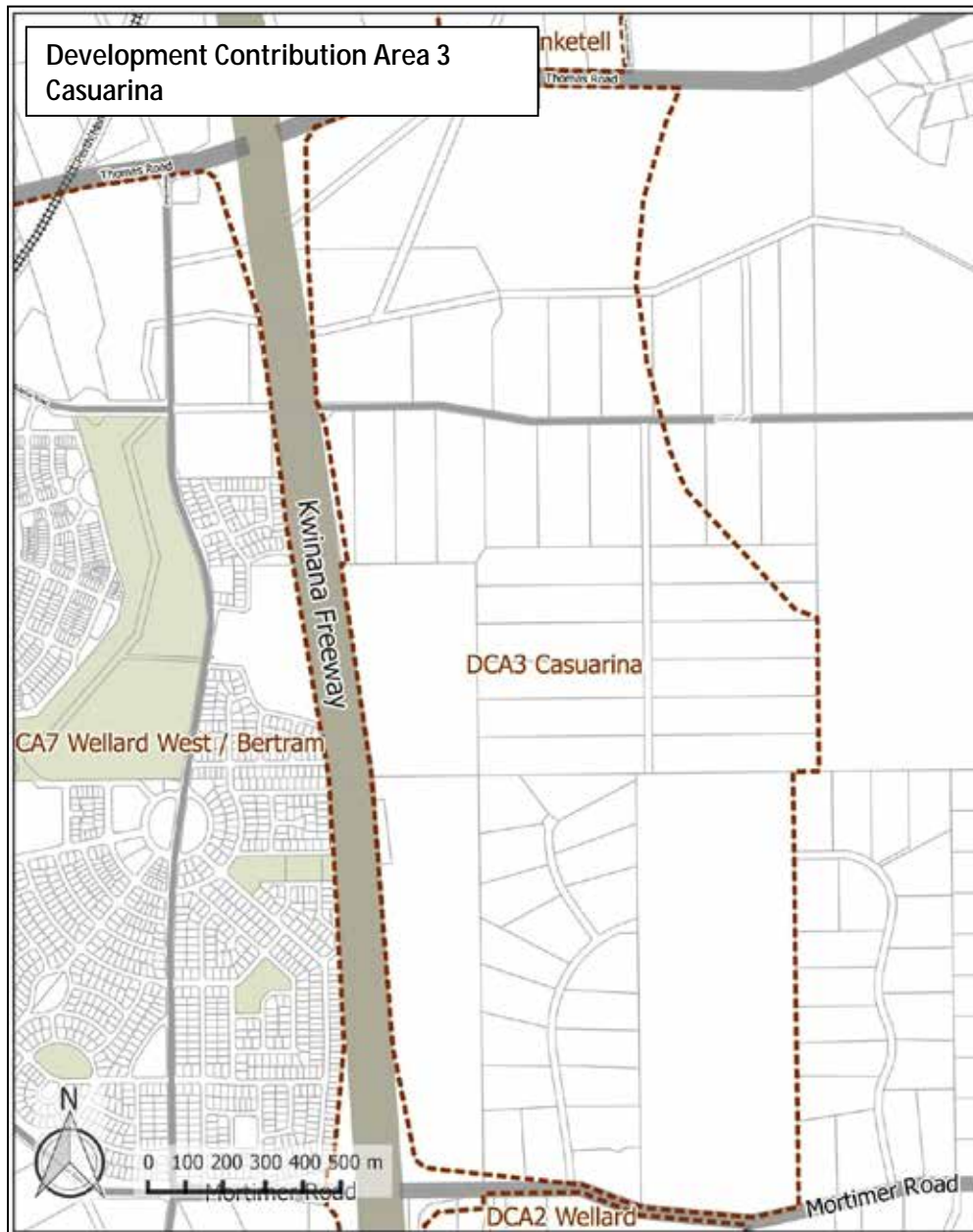


Figure 1: Development Contribution Area 3 – Casuarina

2.0 Purpose

The purpose of this development contribution plan report is to:

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

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

This report expands on the LPS2 provisions for DCA3 (see Appendix 1).

3.0 Relevant plans and documents

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

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

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- Council-adopted Local Structure Plan – Casuarina Cell Northern Precinct and Concept Plan (Aigle Royal Properties Pty Ltd 2018)
- Draft Concept Plan – Casuarina Cell Central Precinct (TBB 2018)
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan Amendments 1, 2, 3 and 4 – Anketell North (2017/2018)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Wellard East Local Structure Plan (last amended April 2014) – prepared by Cardno/Roberts Day for the Sunrise Estate development (Armana P/L)
- Wellard East (Lot 90 and part Lot 378 Millar Road) Local Structure Plan (May 2014) – prepared by Cardno for the Wellard Glen development (DJ MacCormack Property Group)
- Amended Wellard East Local Structure Plan to include Lot 601 Millar Road (prepared by Michael Swift and Associates, 2015)
- Lot 64 Woolcoat Road, Wellard East Local Structure Plan (Rowe Group 2015)
- Lot 59 Mortimer Road Local Structure Plan (Peter D Webb and Associates 2016)
- Part Lot 9001 and Lot 379 Millar Road – Sunrise Estate southern extension (Lorraine Elliott Planning Services on behalf of Armana P/L 2015)
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

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

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of LPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of LPS2.

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

7.1 Need and the nexus

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

7.2 Transparency

The costs for each infrastructure item are apportioned on a land area basis, taking into account the constraints on the land's development potential and are consistent with the adopted local structure plan for the western portion of the Casuarina North Precinct and current draft local structure plans/concept plans for the remainder of the Casuarina North Precinct and the Casuarina Central Precinct of the DCA, where applicable.

These estimated land areas may change upon adoption of any future structure plan over DCA3, which will therefore effect the cost contributions under the proposed DCP.

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

The cost apportionment schedule will be reviewed and updated annually as per the LPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available.

7.3 Equity

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

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis, where the land has been identified to contribute to the infrastructure item.

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website following adoption by Council.

As per LPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

8.0 Characteristics of Development Contribution Area

As stated previously, limited local structure planning has occurred within DCA3 and therefore the land areas shown in Table 1 below are estimated and will be subject to change depending on the final configuration of local structure plans for DCA3.

Table 1 presents the key characteristics of DCA3:

Total land area	267.6251 ha
Gross subdivisible area ¹	147.167 ha
Developable area ²	184.9001 ha

Table 1: Characteristics of future development within DCA3

9.0 Items included in the plan

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

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

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA3. The land valuation prepared by Colliers International, based on the Static Feasibility model contained within Schedule 8 of the City's LPS2, notes a per/hectare land valuation for DCA3 of \$580,000.

9.1 Roads

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

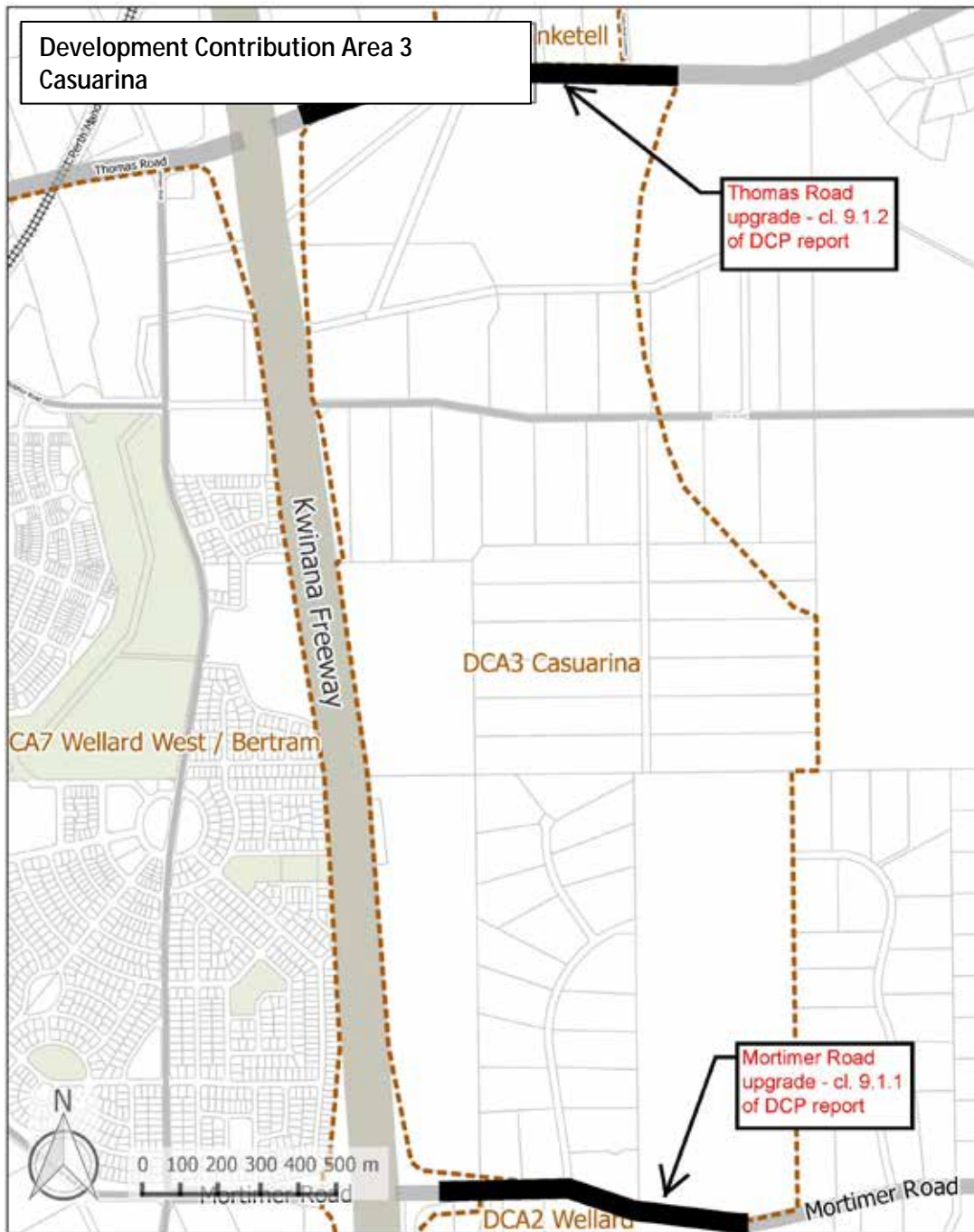


Figure 2: Road infrastructure

9.1.1 Mortimer Road

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

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

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

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

The cost contribution for DCA3 towards the Mortimer Road upgrade, including land acquisition (1,361m²), traffic management, design, construction, landscaping and contingency (20%) is **\$2,854,504**. Mortimer Road will also be used by new development within the southern adjoining development cell, DCA 2 – Wellard East, so the costs of the upgrades have been distributed based on a proportionate land area basis; demonstrated in the following table:

Development Contribution Area	Developable Land Area	Proportion	Contribution
2 – Wellard	88.8675ha	32.46%	\$1,371,944
3 – Casuarina	184.9001ha	67.54%	\$2,854,504
Total	273.7676ha	100%	\$3,993,960 (road costs)+ \$153,550 (landscaping costs)+\$78,938 (land acquisition) = \$4,226,448

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

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

9.1.2 Thomas Road

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

⁴ Ibid, page 27.

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

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

The development of at least 2,000 dwellings in DCA3, will generate considerably more traffic to Thomas Road⁷. It is further estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)^{8&9}.

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

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

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,607,287.20**.

The costs of the Thomas Road upgrades have been distributed between DCA3 and DCA4 based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina **	184.9001	61.28%	\$4,048,974.15
DCA 4 - Anketell	116.83	38.72%	\$2,558,313.05
Total	301.7278	100%	\$5,904,000 (road costs)+ \$703,287 (landscaping costs) = \$6,607,287.20
** largely estimated figures as only a partial LSP has been adopted by Council			

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

9.2 Drainage

Within DCA3, there are four portions of the Peel sub drain system which are generally in an unsuitable state for a residential area. Upgrading of these sub drains is necessary to improve their appearance, safety and to better integrate the sub drains into any adjoining public open space. Due

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

⁷ A traffic assessment of the anticipated development of the Casuarina cell has not yet been undertaken, however it is reasonable to estimate additional traffic on Thomas Road from the Casuarina cell in the magnitude of 5,000 additional vpd based on a similar methodology as that used for the Wellard East LSP Traffic Assessment Report, page 18.

⁸ Ibid, page 9.

⁹ Anketell (North) Local Structure Plan July 2010, Appendix 5: Traffic Report (Transcore), June 2010, page 10.

to the sub drains crossing various landholdings, the upgrade costs shall be collected as part of the DCP.

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

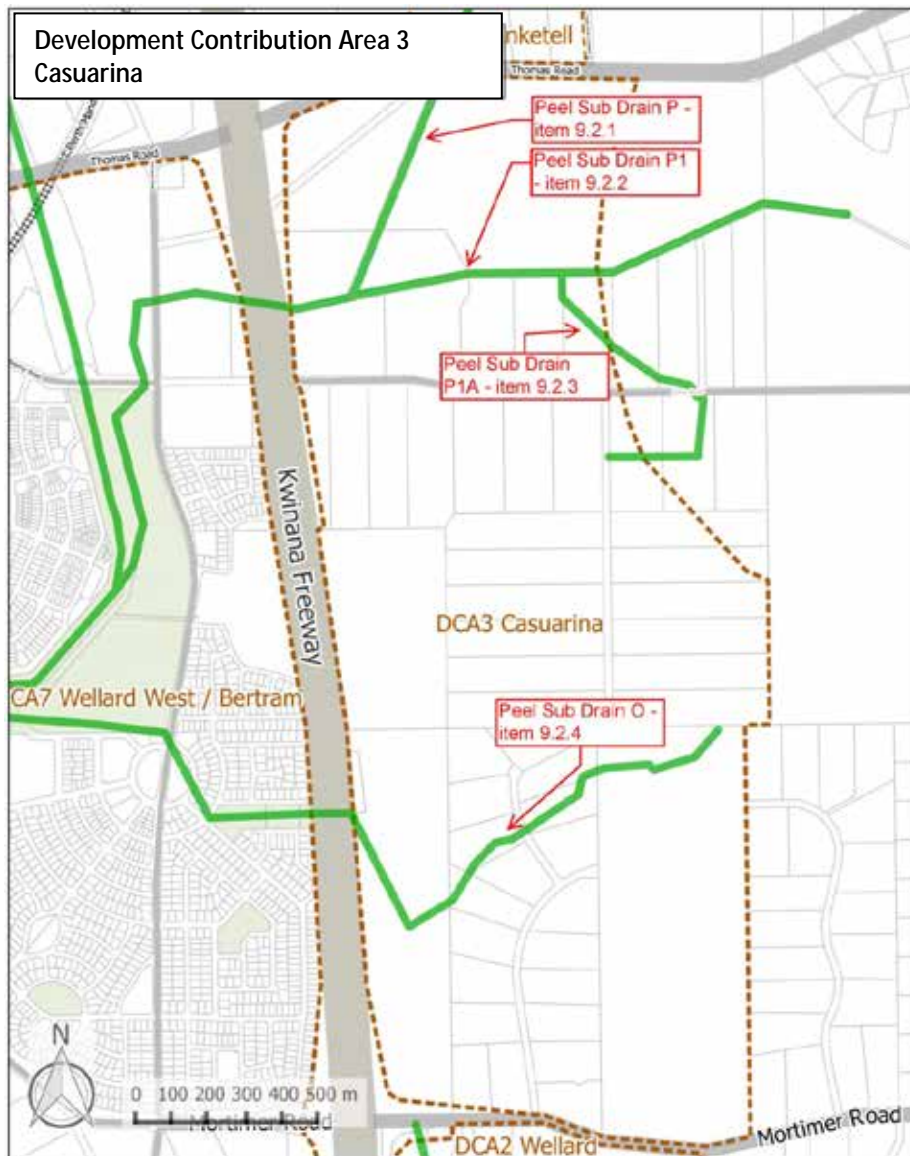


Figure 2: Location of Peel sub drains

While a number of potential treatments for the sub drains had previously been assessed, it was considered that the Living Stream treatment is the most cost-effective and contextually appropriate treatment for areas adjacent to future proposed residential land and POS, with piped sections of the sub-drains considered most appropriate within non-residential areas, including proposed commercial land.

9.2.1 Peel Sub Drain P

Sub Drain P extends 810m through DCA3 and is between 1000 and 1500mm deep. The estimate for the treatment of this sub-drain was originally for a Living Stream, however given the land use surrounding the sub-drain is approved for commercial land, it is more contextually appropriate for

the sub-drain to be piped. The cost to undertake piping works is **\$1,040,000**, with the estimate as follows:

Proposed Piping of Portions of Peel Sub P Drain, Casuarina M16718 31.01.19					
Opinion of Probable Cost					
Description	Unit	QTY	\$/unit	Cost	Ref
Preliminaries	Item	1	\$ 40,000	\$ 40,000	
Remove Existing Headwall at Thomas Road incl traffic management	No.	1	\$ 15,000	\$ 15,000	
Clean out existing open drain	m	810	\$ 50	\$ 41,000	
Dispose of material/vegetation	Item	1	\$ 12,000	\$ 12,000	
Grade Invert	m	810	\$ 5	\$ 5,000	
Supply and Install 900 Dia Class 3 RC RRJ pipe	m	646	\$ 494	\$ 320,000	
Supply and Install 1500 Dia Class 3 RC RRJ pipe	m	169	\$ 1,685	\$ 285,000	
Backfill with clean sand and compact for 900 Dia pipe	m3	1390	\$ 25	\$ 35,000	SIZE 3.0 x 1.0m
Backfill with clean sand and compact for 1500 Dia pipe	m3	665	\$ 25	\$ 17,000	SIZE 4.8 x 1.3m
Construct manhole structure to connect culverts under Thomas Road	Item	1	\$ 15,000	\$ 15,000	
Supply and install manhole to suit 900dia pipe	No.	2	\$ 5,000	\$ 10,000	
Supply and Install manhole to suit 1500dia pipe	No.	1	\$ 5,000	\$ 5,000	
Supply and install splay bend to 1500 dia pipe	No.	1	\$ 1,000	\$ 1,000	
Supply and install headwall to suit 1500 dia pipe	No.	1	\$ 2,000	\$ 2,000	
Connect existing drainage from 45 Orton Road:					
225 dia pipe	Item	1	\$ 1,000	\$ 1,000	
375 dia pipe	Item	1	\$ 1,000	\$ 1,000	
450 dia pipe	Item	1	\$ 1,000	\$ 1,000	
Sub -total				\$ 806,000	
Engineering and Surveying				\$ 60,000	
Contingency 20%				\$ 174,000	
TOTAL				\$ 1,040,000	Plus GST

BPA Engineering - 2019

9.2.2 Peel Sub Drain P1

Sub Drain P1 extends 580m through DCA3 (from the P Sub-Drain to the west to the interface with the Urban/Rural-Water Resource Protection Zones to the east) and is between 1000mm and 1500mm deep. The estimated cost to improve the drain is **\$948,311** and comprises two separate components – piping proposed from the P Sub-Drain to the eastern edge of the Powerline Easement (185m) and Living Stream treatment from the eastern edge of the Powerline Easement to the interface with the Urban/Rural-Water Resource Protection Zones to the east (395m). The cost of the Living Stream portion is **\$688,311** and includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Key matters to note in relation to this drain include the location of the District POS. The LSP for the remaining Casuarina North Precinct is yet to be prepared and/or adopted by Council. This LSP will inform the approach necessary for Sub Drain P1.

The cost to undertake piping works for the western component of the P1 Sub-Drain is **\$260,000**, with the estimate as follows:

Proposed Piping of Portions of Peel Sub P1 Drain, Casuarina M16718 31.01.29					
Opinion of Probable Cost					
Description	Unit	QTY	\$/unit	Cost	Ref
Preliminaries	Item	1	\$ 15,000	\$ 15,000	
				\$ -	
Remove existing pipe culvert	No.	1	\$ 1,000	\$ 1,000	
Clean out existing open drain	m	185	\$ 50	\$ 10,000	
Dispose of material/vegetation	Item	1	\$ 3,000	\$ 3,000	
Grade Invert	m	185	\$ 5	\$ 1,000	
Supply and Install 1200 Dia Class 3 RC RRJ pipe	m	185	\$ 739	\$ 137,000	
Backfill with clean sand and compact for 1200 Dia pipe	m3	890	\$ 25	\$ 23,000	SIZE 4.8 x 1.3m
Supply and install headwall to suit 1200 dia pipe	No.	1	\$ 1,000	\$ 1,000	
Sub -total				\$ 191,000	
Engineering and Surveying				\$ 25,000	
Contingency 20%				\$ 43,200	
TOTAL				\$ 260,000	Plus GST

BPA Engineering - 2019

The cost to undertake the Living Stream treatment for the eastern component of the P1 Sub-Drain is **\$688,311**, with the estimate as follows:

Establishment cost per 10 m section	Rate	unit	area	December 2018 JBA Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m2	200	\$300.00
Two Year Establishment Cost				\$600.00
Construction cost per 10 m section <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	10	\$1,200.00
Tubestock x 3/m2	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,204.60
total construction cost per 10 metres				\$13,250.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$13,850.60
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost

bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	20	\$2,400.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,854.60
total construction cost per 10 metres				\$20,400.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$21,000.60

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard establishment cost. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep), equating to \$17,425.60 per 10 lineal metres.

9.2.3 Peel Sub Drain P1A

Sub Drain P1A extends 220m north of Orton Road through the Urban zoned land within DCA3 and is between 1000mm and 1500mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$383,363**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

It should be noted the section south of Orton Road, outside of the Urban zone, will remain open rural drain. At the very end of the drain, where it commences near Landgren Road, will become redundant as it will be Urban zoned land, thus no rural land to drain. North of Orton Road, the section closest to Orton Road remaining in the Rural zoned land can remain open. Thus the only section subject to the Living Stream treatment is the northern section P1A where it meets sub-drain P1.

Additional matters to note in relation to this drain include the location of the District POS. When an LSP for the remaining Casuarina North Precinct indicates this information, then piping this northern section of the P1A Sub-Drain may be a necessary consequence.

Establishment cost per 10 m section	Rate	unit	area	December 2018 JBA Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m2	200	\$300.00
Two Year Establishment Cost				\$600.00
Construction cost per 10 m section <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	10	\$1,200.00
Tubestock x 3/m2	\$10.50	m2	200	\$2,100.00

advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,204.60
total construction cost per 10 metres				\$13,250.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$13,850.60
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	20	\$2,400.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,854.60
total construction cost per 10 metres				\$20,400.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$21,000.60

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard establishment cost. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep), equating to \$17,425.60 per 10 lineal metres.

9.2.4 Peel Sub Drain O

Sub Drain O extends 500m through DCA3 and is approximately 1000mm deep. The estimated cost to improve the drain with Living Stream treatment is **\$871,280**. This includes the 20 metre-wide reserve and includes bulk earthworks, fine grading, rockpitching, tubestock, advanced tree planting and a 10% contingency.

Establishment cost per 10 m section	Rate	unit	area	December 2018 JBA Estimate (200m ²)
\$1.50 per m ² per annum	\$1.50	m2	200	\$300.00
Two Year Establishment Cost				\$600.00
Construction cost per 10 m section <1000mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	140	\$7,420.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	10	\$1,200.00

Tubestock x 3/m2	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	each	3	\$1,050.00
10% Contingency				\$1,204.60
total construction cost per 10 metres				\$13,250.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$13,850.60
Construction cost per 10 m sections 1000 - 1500mm deep				
	Rate	unit	area	cost
bulk earthworks (cut to spoil, compact and final grade)	\$53.00	m3	240	\$12,720.00
fine grading	\$1.38	m2	200	\$276.00
rockpitching	\$120.00	m2	20	\$2,400.00
tubestock	\$10.50	m2	200	\$2,100.00
advanced tree planting (no.)	\$350.00	m2	3	\$1,050.00
10% Contingency				\$1,854.60
total construction cost per 10 metres				\$20,400.60
Total Establishment Cost per 10 m section				\$600.00
TOTAL COST PER 10 M SECTION				\$21,000.60

The above cost does not include tip fees or the preparation of a geotechnical report and includes a two year standard establishment cost. The rate per 10 metres is averaged between the two profiles (that is, between the <1000mm deep and 1000 – 1500mm deep), equating to \$17,425.60 per 10 lineal metres.

9.3 Public Open Space

Land acquisition and improvement costs for the provision of POS will be collected and coordinated within DCA3 as the future Local Structure Plan will seek to consolidate POS for at least 1 local sports ground (4.6ha), as per the City's CIP 2018. It must be noted that the total POS required excludes the 3ha portion of District POS, for which all DCAs are liable. Costs will be apportioned on a pro rata gross subdivisible area basis for all landowners within DCA3.

The estimated costs for the POS (provision of 10% of the GSA = 14.7168ha) is **\$8,535,744 + \$17,679,292 = \$26,215,036**, based upon:

Land acquisition: \$580,000 per hectare¹⁰

Standard improvement costs (including establishment costs for 2 years): \$1,201,300 per hectare¹¹

¹⁰ Colliers International land valuation March 2019

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

POS is likely to be comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with a rate for improvements and two years' establishment of \$132.3 per m². **Neighbourhood Parks** are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment of \$103.85 per m². These rates have been independently verified by a landscape architecture firm.

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

9.4 District Sporting Ground

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA3 is located within District B.

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

The costs for DCA3 for the District Sporting Ground are estimated at **\$418,475.59** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$1,157,199.44
Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)

Table 4: Cost schedule for District Sporting Ground

9.5 Community Facilities

The City's CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

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

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina **	267.63	120.46	147.17	\$106,810.51
DCA 4 - Anketell	150.854	41.263	109.591	\$79,538.40
DCA 5 - Wandi	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600
** largely estimated figures as only a partial LSP has been adopted by Council				

9.6 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

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

10.0 Development contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

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

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA3 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 5 estimates the timing of development.

Priority	Infrastructure item	Anticipated timing	Comment
1	Public Open Space	1-8 years	Will be provided during subdivisional works.
2	Peel Sub Drains	1-8 years	May be provided by developers with POS adjoining the sub drains during subdivisional works

3	Thomas Road	1-5 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
4	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
5	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.
6	Mortimer Road	6-8 years	Is likely to be provided during subdivision works, in conjunction with the City.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item **less** any payments made from developers in the DCA area **less** any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all “works in kind” to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City’s contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

The DCP will be reviewed when considered appropriate, though not exceeding a period of five years from the date of gazettal of Amendment 100A to Local Planning Scheme No. 2, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.

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

Appendix 1 – Development Contribution Plan 3 as per LPS2

	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation's "Jandakot Drainage and Water Management Plan 2009")</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan or public open space strategy prepared for the development contribution area, including land for community purposes.</p>

	<p>3.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</p> <p>4. District Sporting Ground</p> <p>4.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Community Facilities</p> <p>5.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>1. Administration costs</p> <p>1.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for item 1 on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Developable Area</u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u>Cost Contribution for Developable Area</u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p>

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

1.0 Development Contribution Plan 4 – Anketell

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 4 (DCA4). The area is replicated in Figure 1 below however, should there be any discrepancies between the area shown below and the area of DCA4 shown on the scheme map, the scheme map shall prevail. DCA4 comprises of two sub areas – referred to as Anketell North and Anketell South.



Figure 1: Development Contribution Area 4 - Anketell

2.0 Purpose

The purpose of this development contribution plan report is to:

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

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

This report expands on the LPS2 provisions for DCA4 (see Appendix 1).

3.0 Relevant plans and documents

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

- WAPC Jandakot Structure Plan 2007
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan Amendments 1, 2, 3 and 4 – Anketell North (2017/2018)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan – Wandi North (approved January 2015)
- Local Structure Plan – Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan – Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Lifting of Urban Deferment: Casuarina Cell, Jandakot Structure Plan Area, Rowe Group 2012
- Council-adopted Local Structure Plan – Casuarina Cell Northern Precinct and Concept Plan (Aigle Royal Properties Pty Ltd 2018)
- Draft Local Structure Plan – Casuarina Cell Central Precinct (TBB 2018)

- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

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

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of LPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of LPS2.

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

7.1 Need and the nexus

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

7.2 Transparency

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

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

The cost apportionment schedule will be reviewed and updated annually as per the LPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following Council adoption.

7.3 Equity

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

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis, where the land has been identified to contribute to the infrastructure item.

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per LPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

8.0 Characteristics of Development Contribution Area

Table 1 below presents the key characteristics of DCA4:

Total land area	150.8539 ha (115.6566 ha north + 35.1973 ha south)
Gross subdivisible area ¹	109.5906 ha (82.3833 ha north + 27.2073 ha south)
Developable area ²	116.8277 ha (87.5594 ha north + 29.2683 ha south)

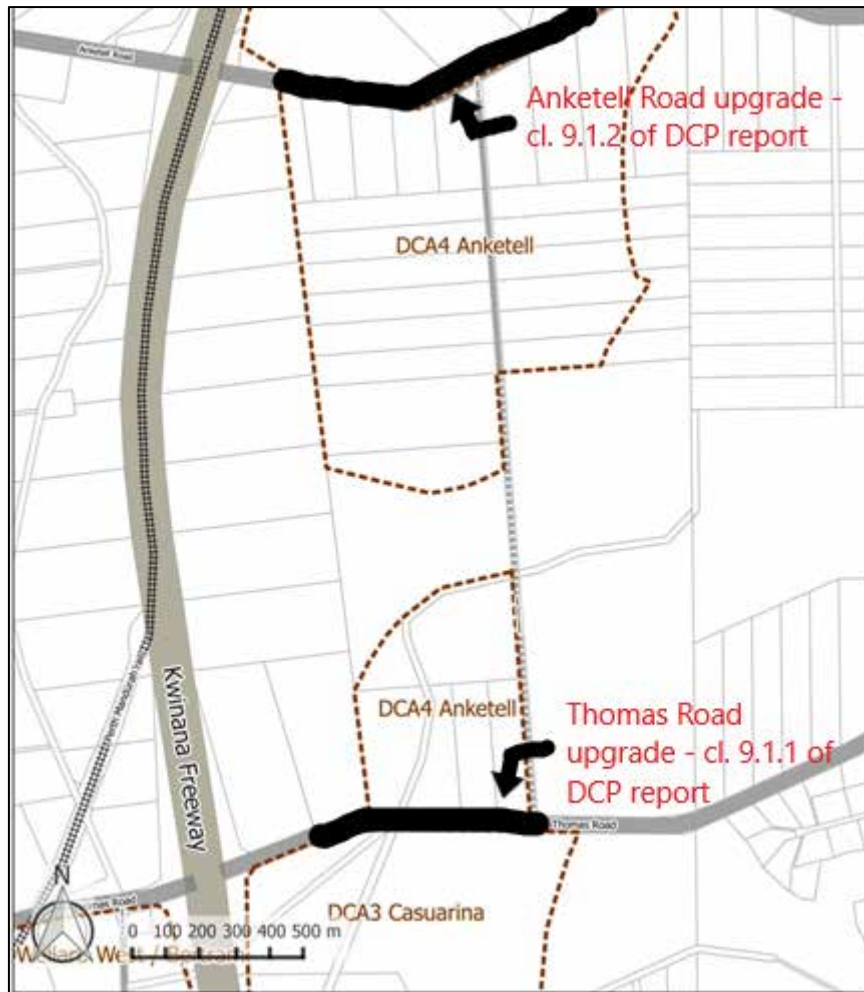
Table 1: Characteristics of future development within DCA4

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA4. The land valuation prepared by Colliers International as at March 2019, based on the Static Feasibility model contained within Schedule 8 of the City's LPS2, notes a per/hectare land valuation for DCA4 of \$800,000.

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

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



9.1 Roads

9.1.1 Thomas Road

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

It is estimated that traffic volumes on Thomas Road will increase by approximately 4,200 vpd as a result of additional traffic generated from development within DCA4 (700 vpd from Anketell North LPS and 3,500 vpd from Anketell South LSP)^{4&5}. Furthermore, the development of at least 2,000 dwellings in DCA3, will generate considerably more traffic to Thomas Road⁶.

Thomas Road is required to be upgraded to an urban standard as approved and required by Main Roads WA dual for a length of approximately 1,100m – to the Urban boundary near Bombay

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

⁴ Ibid, page 9.

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

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

Boulevard - to join the existing dual carriageway to the west of DCA4. Further details of the Thomas Road upgrade include:

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

The total cost of the Thomas Road upgrade, including traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,607,287.20**.

The costs of the Thomas Road upgrades have been distributed between DCA3 and DCA 4 based on a proportionate land area basis, demonstrated in the following table:

Development Contribution Area	Developable Area	Proportion	Contribution
DCA 3 - Casuarina**	184.9001	61.28%	\$4,048,974.15
DCA 4 - Anketell	116.83	38.72%	\$2,558,313.05
Total	301.7278	100%	\$5,904,000 (road costs)+ \$703,287 (landscaping costs) = \$6,607,287.20
** largely estimated figures as only a partial LSP has been adopted by Council			

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

9.1.2 Anketell Road

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

It is estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)^{7&8}. In addition, it is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandi South cell, bringing the total additional movements on Anketell Road to about 9,800 vpd⁹.

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

⁷ Ibid, page 10.

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

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

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,769,727.80**.

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

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	116.83ha	47.52%	\$3,216,889.32
5 – Wandi	129.03ha	52.48%	\$3,552,838.48
Total	245.86ha	100%	\$6,300,165 (road costs) and \$469,563 (landscaping) = \$6,769,727.80

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

9.1.3 Treeby Road

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

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

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

The actual cost for this item is **\$759,761**, which includes road construction costs, land acquisition and landscaping.

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

Land acquisition and improvement costs for the provision of POS as per the adopted Anketell North Local Structure Plan will be coordinated by the development contribution plan. Costs will be

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

apportioned on a pro rata gross subdivisible area basis for landowners within the Anketell North Local Structure Plan area **only**.

The estimated cost for the POS (as per the approved LSP at 11.17ha) is **\$8,937,280 + \$9,628,965 = \$18,566,245** based upon:

Land acquisition: \$800,000 per hectare¹¹

Standard improvement costs (including establishment costs for 2 years): \$862,038 per hectare¹²

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with rate for improvements and two years' establishment of \$132.30 per m². **Neighbourhood Parks** are greater than 1 hectare in area, with a rate for improvements and two years' establishment of \$103.85 per m². The **Local Playing Field**, comprising approximately 5 hectares, has a per m² rate of \$61.40, including improvements and two years' establishment. This reduced rate when compared to the Parks is largely due to expansive areas of turfing as opposed to condensed areas of landscaping and furniture. These rates have been independently verified by a landscape architecture firm.

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

9.3 District Sporting Ground

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA4 is located within District B.

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

The costs for DCA4 for the District Sporting Ground are estimated at **\$311,625.51** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/Bertram	508.044	101.087	406.957	\$1,157,199.44

¹¹ Colliers International land valuation November 2017

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

Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)
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Table 4: Cost schedule for District Sporting Ground

9.4 Community Facilities

The City's CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

The following tables indicate the cost contribution per gross subdivisible area for DCA4 affected by the applicable land acquisition component for the community facilities:

Local Community Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
<i>DCA 4 – Anketell (North portion only)</i>	<i>115.657</i>	<i>33.2733</i>	<i>82.383</i>	<i>\$171,830.87</i>
DCA 5 - Wandi	188.630	59.579	129.052	\$269,169.13
Total	304.29	92.85	211.43	\$441,000

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
<i>DCA 4 – Anketell (North portion only)</i>	<i>115.657</i>	<i>33.273</i>	<i>82.383</i>	<i>\$240,603.00</i>
DCA 5 - Wandi	188.630	59.579	129.052	\$376,899.10
DCA 6 - Mandogalup	110.925	20.360	90.565	\$264,497.91
Total	415.21	113.21	302.00	\$882,000

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$106,810.51
<i>DCA 4 - Anketell</i>	<i>150.854</i>	<i>41.263</i>	<i>109.591</i>	<i>\$79,538.40</i>
DCA 5 - Wandi	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600

** largely estimated figures as only a partial LSP has been adopted by Council

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

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

10.0 Development contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

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

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA4 and varying rates of development it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 5 estimates the timing of development and has been used in the City's Long Term Financial Planning.

Priority	Infrastructure item	Anticipated timing	Comment
1	Treeby Road	Completed	Has been constructed as part of subdivision works for Lot 13 Treeby Road.
2	Public Open Space (Anketell North)	1-8 years	Is likely to be provided during subdivision works.
3	Thomas Road	1-5 years	May be provided in part during subdivision of lots adjoining Thomas Road, in conjunction with Main Roads WA.
4	Anketell Road	2-5 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandii District Centre, in conjunction with Main Roads WA.

5	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
6	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item **less** any payments made from developers in the DCA area **less** any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant

landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by

Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's as included in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

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

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

Appendix 1 – Development Contribution Plan 4 as per LPS2

	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, construction and land acquisition of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p> <p>2. Public open space</p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the approved structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p>2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p>2.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.</p>

	<p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <hr/> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <hr/> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
<p>Method for calculating contributions:</p>	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u><i>Infrastructure Item per hectare calculation for Developable Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Developable Area</i></u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u><i>Cost Contribution for Developable Area</i></u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p>

	<p>Contributions for item 1.3, 3 and 4.1 will be calculated on a pro-rata gross subdivisible area basis. Contributions for items 2, 4.2 and 4.3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of the Development Contribution Area (between Anketell Road and Bush Forever site 270). <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><i>Cost Contribution for Administration Costs</i></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p> <p><u><i>Total Contribution</i></u> Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

1.0 Development Contribution Plan 5 – Wandí

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 5 (DCA5). The area is replicated in Figure 1 below however should there be any discrepancies between the area shown below and the area of DCA5 shown on the scheme map, the scheme map shall prevail.

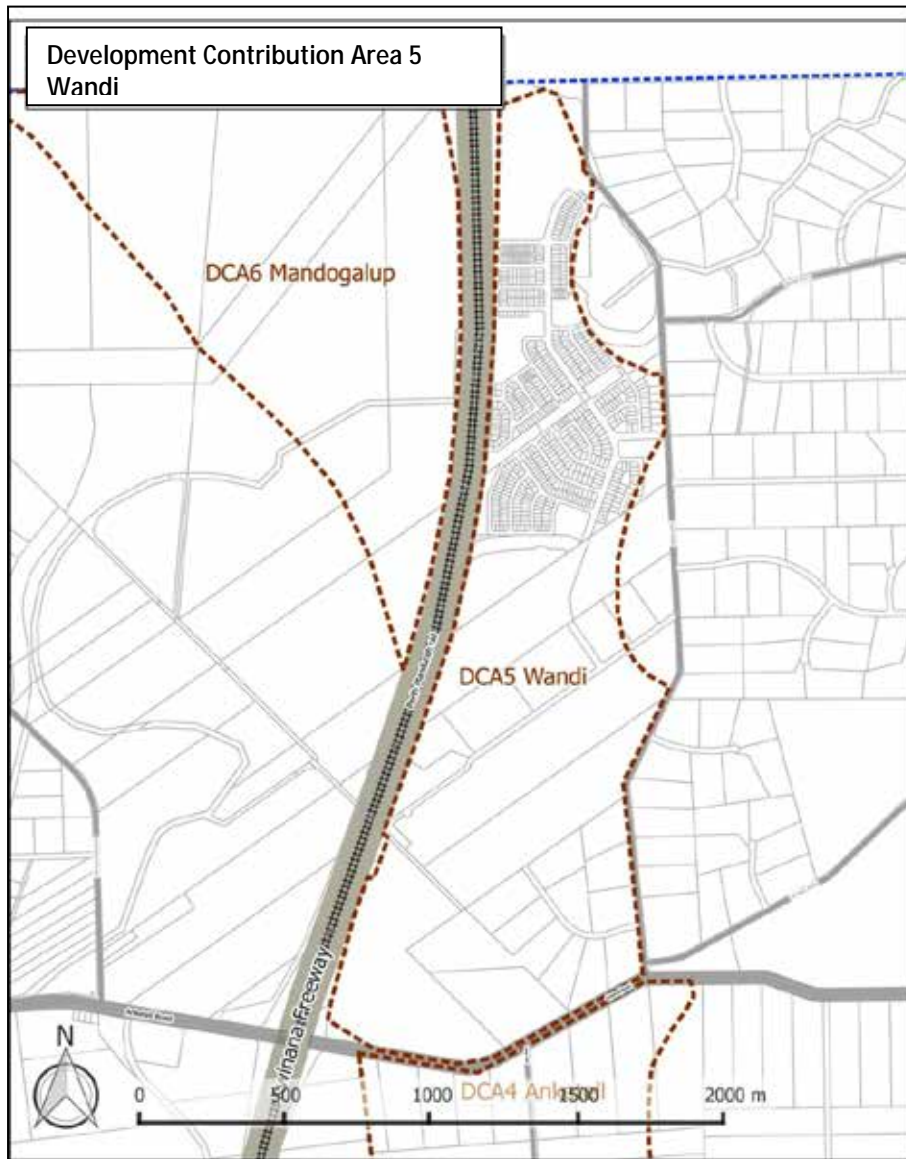


Figure 1: Development Contribution Area 5 - Wandí

2.0 Purpose

The purpose of this development contribution plan report is to:

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

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

This report expands on the LPS2 provisions for DCA5 (see Appendix 1).

3.0 Relevant plans and documents

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

- WAPC Jandakot Structure Plan 2007
- City of Kwinana Eastern Residential Intensification Concept 2005 (draft)
- Local Structure Plan – Wandi North (approved January 2015)
- Local Structure Plan – Lot 12 Honeywood Ave Wandi (also referred to as Lot 677), Oct 2014
- Local Structure Plan – Wandi South (approved May 2014)
- Draft Wandi District Centre concept plan (February 2014)
- Local Structure Plan - Anketell North (approved December 2015, Rowe Group)
- Local Structure Plan – Anketell South, Lots 1, 2, 3 & 17 Thomas Road & Portion Lot 13 Treeby Road, Anketell (approved May 2014, Rowe Group)
- Local Structure Plan Amendments 1, 2, 3 and 4 – Anketell North (2017/2018)

- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC

4.0 Period of the Plan

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

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure* and operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of LPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of LPS2.

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

7.1 Need and the nexus

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

7.2 Transparency

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

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

The cost apportionment schedule will be reviewed and updated annually as per the LPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following Council adoption.

7.3 Equity

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

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

Development contributions for this DCA will be applied uniformly across the whole DCA area on a land area basis, where the land has been identified to contribute to the infrastructure item.

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per LPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

8.0 Characteristics of Development Contribution Area

Table 1 below presents the key characteristics of DCA5:

Total land area	188.630 ha
Gross subdivisible area ¹	129.052 ha
Developable land area ²	129.028 ha

Table 1: Characteristics of future development within DCA5

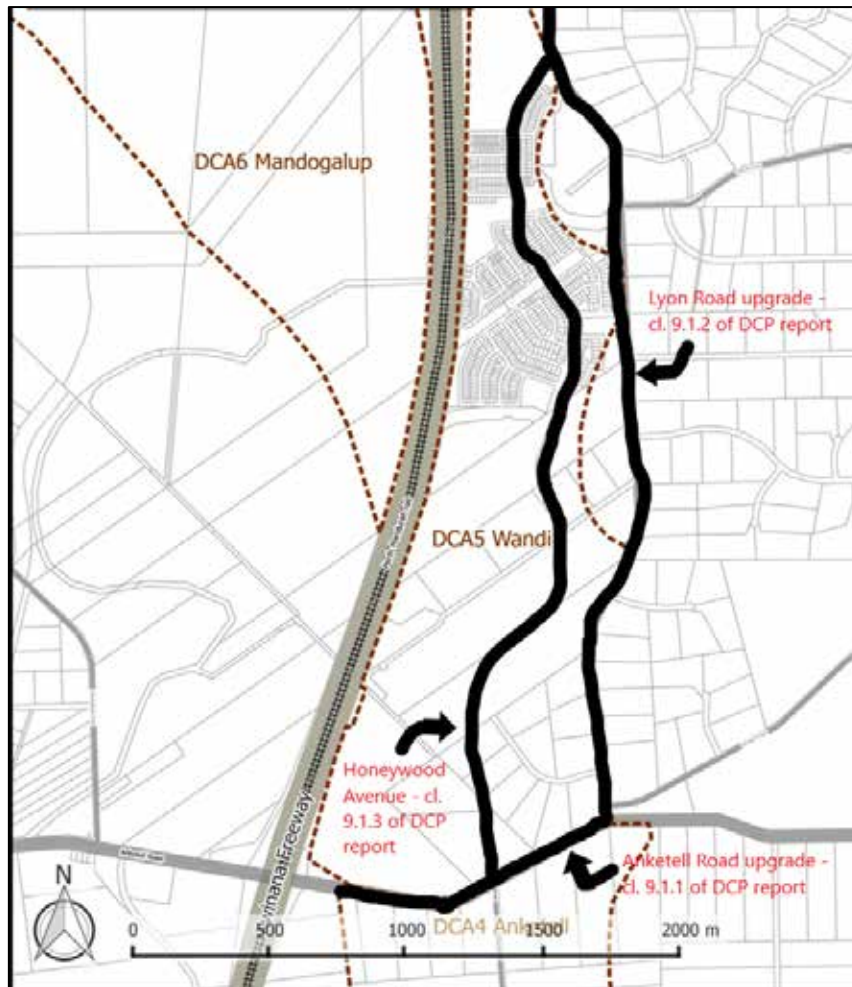
9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA5 as provided in Schedule V of Local Planning Scheme No. 2. The land valuation prepared by Colliers International as at March 2019, based on the Static Feasibility model contained within Schedule 8 of the City's LPS2, notes a per/hectare land valuation for DCA5 of \$1,260,000.

9.1 Roads

¹ Gross subdivisible area is defined as per Liveable Neighbourhoods

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



9.1.1 Anketell Road

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

It is estimated an additional 5,500 vpd movements will result from development of the northern adjoining Wandl South cell, bringing the total additional movements on Anketell Road to about 9,800 vpd. It is further estimated that traffic volumes on Anketell Road will increase by about 4,300vpd as a result of additional traffic generated from development within DCA4 (4,000 vpd from Anketell North LSP and 300 vpd from Anketell South LSP)^{4&5}.

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

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

⁴ Ibid, page 10.

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

The total cost of the Anketell Road upgrade, including land acquisition, traffic management, design, construction, landscaping and contingency (20%), is estimated to be **\$6,769,727.80**.

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

Development Contribution Area	Developable Area	Proportion	Contribution
4 – Anketell	116.83ha	47.52%	\$3,216,889.32
5 – Wandí	129.03ha	52.48%	\$3,552,838.48
Total	245.86ha	100%	\$6,300,165 (road costs) and \$469,563 (landscaping) = \$6,769,727.80

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

9.1.2 Lyon Road

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

Historical traffic data for the locality indicates traffic volumes of less than 1,000 vpd on Lyon Road, which is predominantly generated by local residents. As would be expected of a road parallel to a freeway, Lyon Road is not significantly attractive to through traffic⁶.

Traffic volumes on Lyon Road are expected to increase following development of DCA5, but are to be no more than 3,000 vpd. Lyon Road will therefore be classified as an Access Street.⁷

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

The cost for the Lyon Road upgrade is **\$4,978,515**, which is based on actuals provided by Satterley Property Group (acting on behalf of the Wandí Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and estimates for portions of Lyon Road yet to be upgraded in the southern section of the Wandí South Local Structure Plan area south to Anketell Road. This includes \$650,724 for landscaping and \$4,327,791 for road construction.

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

9.1.3 Internal collector (Honeywood Avenue)

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

⁶ Wandí (North) Local Structure Plan 2009, Appendix 4: Local Structure Plan Traffic Report (Riley Consulting), January 2009, page 3.

⁷ Wandí (South) Local Structure Plan 2012, Appendix 6: Local Structure Plan Revised Traffic Report (Transcore), 2011, page 11.

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

The cost for the internal collector road is **\$10,797,697**, which is based on a combination of actuals provided by Satterley Property Group (acting on behalf of the Wandi Anketell Holdings Pty Ltd and Pointform Pty Ltd landholdings) and actuals provided by Terranovis (acting on behalf of the Galati landholding) and estimates provided by the City. This includes \$1,662,709 for landscaping and \$9,134,988 for road construction.

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

9.2 Public Open Space

9.2.1 Public open space

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

The actual and estimated costs for the POS (9.5% of the GSA, deducting the GSA for the Wandi District Centre is 12.0853ha) is **\$14,145,738 + \$11,312,019 = \$25,457,757** based upon actuals and estimates for POS improvement and the following:

Land acquisition: \$1,230,000 per hectare x 11.5006 hectares⁹. Note all credits were provided to developers prior to the CAS 2019 review as development has already occurred for all POS in the DCA area.

The areas of POS within the Wandi North Local Structure Plan area (Honeywood Estate and Whistling Grove Estate) and the Wandi South Local Structure Plan area (Honeywood Rise and Wandi Heights Estate) are the actual costings incurred by the landowner/developer. The remaining estimate is for a portion of the two years POS establishment cost in respect of the Wandi Heights Estate.

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

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

⁹ Colliers International land valuation November 2017

9.2 Wandi Playing Fields

The Wandi Playing Fields are an area of public open space for use as a local sports ground and playground, in conjunction with the future Wandi Primary School. The local sports ground is necessary to serve the future residents of DCA5 as recommended by the City's CIP 2018.

A significant portion of the Wandi Playing Fields are located outside of the Urban zone due to the need to provide a large and consolidated portion of land for the sports ground surface and to take account of the number of constraints on land within the Urban zone (eg. wetlands, service easement corridors). There is an adjacent area of land comprising 4,928m², located immediately south of the Wandi Primary School site and adjoining the south-west corner of the sporting ground, that is designated as POS – Wandi Playing Fields in the Wandi North LSP. This area of land, which is within the Urban zone, is an integral part of the Wandi Playing Fields and will be used for public carparking and hard courts for users of the playing fields and associated pavilion (which has been identified in the City's CIP 2018).

The Wandi Playing Fields has largely been constructed by the Satterley Property Group, on behalf of the Wandi Anketell and Pointform landholdings. The costing for the Wandi Playing Fields, of **\$6,671,634**, is based upon:

- Land acquisition: \$200,000 per hectare for the Rural zoned land¹⁰ (5.9277 ha required) PLUS \$1,230,000 per hectare for the Urban zoned land (0.4928 ha required) = \$1,791,684. It must be noted that the remaining balance of the playing fields yet to be provided a credit is \$41,800 (0.2090 ha); and
- Improvement costs (including establishment costs for 2 years): \$4,879,950. It must be noted that \$78,262 of this figure is the remaining balance of the playing fields yet to be constructed and is estimated based on independently verified rates as at December 2018.

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

9.3 District Sporting Ground

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA5 is located within District A.

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

The costs for DCA5 for the District Sporting Ground are estimated at **\$366,963.56** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

¹⁰ Colliers International valuation November 2017

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$1,157,199.44
Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)

Table 3: Cost schedule for District Sporting Ground

9.4 Community Facilities

The City's revised CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

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

Local Community Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Local Community Centre for DCA
DCA 4 – Anketell (North portion only)	115.657	33.2733	82.383	\$171,830.87
DCA 5 - Wandi	188.630	59.579	129.052	\$269,169.13
Total	304.29	92.85	211.43	\$441,000

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	115.657	33.273	82.383	\$240,603.00
DCA 5 - Wandi	188.630	59.579	129.052	\$376,899.10
DCA 6 - Mandogalup	110.925	20.360	90.565	\$264,497.91
Total	415.21	113.21	302.00	\$882,000

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$106,810.51
DCA 4 - Anketell	150.854	41.263	109.591	\$79,538.40
DCA 5 - Wandī	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600
** largely estimated figures as only a partial LSP has been adopted by Council				

9.4 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

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

10.0 Development contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

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

11.0 Priority and timing of infrastructure delivery

Due to the fragmented land ownership of DCA5 it is difficult to accurately predict the delivery of infrastructure within the cell. Nonetheless, the Table 5 estimates the timing of development.

Priority	Infrastructure item	Anticipated timing	Comment
1	Internal collector road	Final portion of Honeywood/Cordata Avenue to be constructed at the time	Has been largely completed during subdivision of stages within Wandī North and Wandī

		the future Wandi-Anketell District Centre is constructed, estimated in 3-6 years.	South Local Structure Plan areas.
2	Lyon Road	Final section likely to be constructed within 1-3 years.	Has largely been provided during subdivision works.
3	Public Open Space	Some outstanding two years' establishment remaining, due to be finalised by April 2020.	Completed by all relevant landowners during the subdivision stage.
4	Wandi Playing Fields	Largely complete. Small triangular section 2-3 years	Largely constructed by Satterley Property Group during adjoining subdivision stages
5	Anketell Road	2-5 years	May be provided in part during subdivision of lots adjoining Anketell Road and during development of the Wandi District Centre, in conjunction with Main Roads WA.
6	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
7	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item **less** any payments made from developers in the DCA area **less** any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed

annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule

adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

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

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

Appendix 1 – Development Contribution Plan 5 – Wandi as per LPS2

	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandi – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment and construction of Anketell Road to a dual carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, grade separated pedestrian and cycling crossing, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between developers of Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for the required 10% public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 100% of the total cost of the land, design and construction of the Wandi Playing Fields (as per the adopted Wandi North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>

	<p>4. Administration costs Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 5 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u><i>Infrastructure Item per hectare calculation for Developable Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Developable Area</i></u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u><i>Developer Contribution for Developable Area</i></u> Developer Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 1.2, 1.3, 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Developer Contribution for Gross Subdivisible Area</i></u> Developer Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u>Total Contribution</u> Total Contribution = Developer Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Developer Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items

City of Kwinana Development Contribution Plan Report 5 – Wandl

	will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

1.0 Development Contribution Plan 6 – Mandogalup

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 6 (DCA6). The area is replicated in Figure 1 below however should there be any discrepancies between the area shown below and the area of DCA6 shown on the scheme map, the scheme map shall prevail.

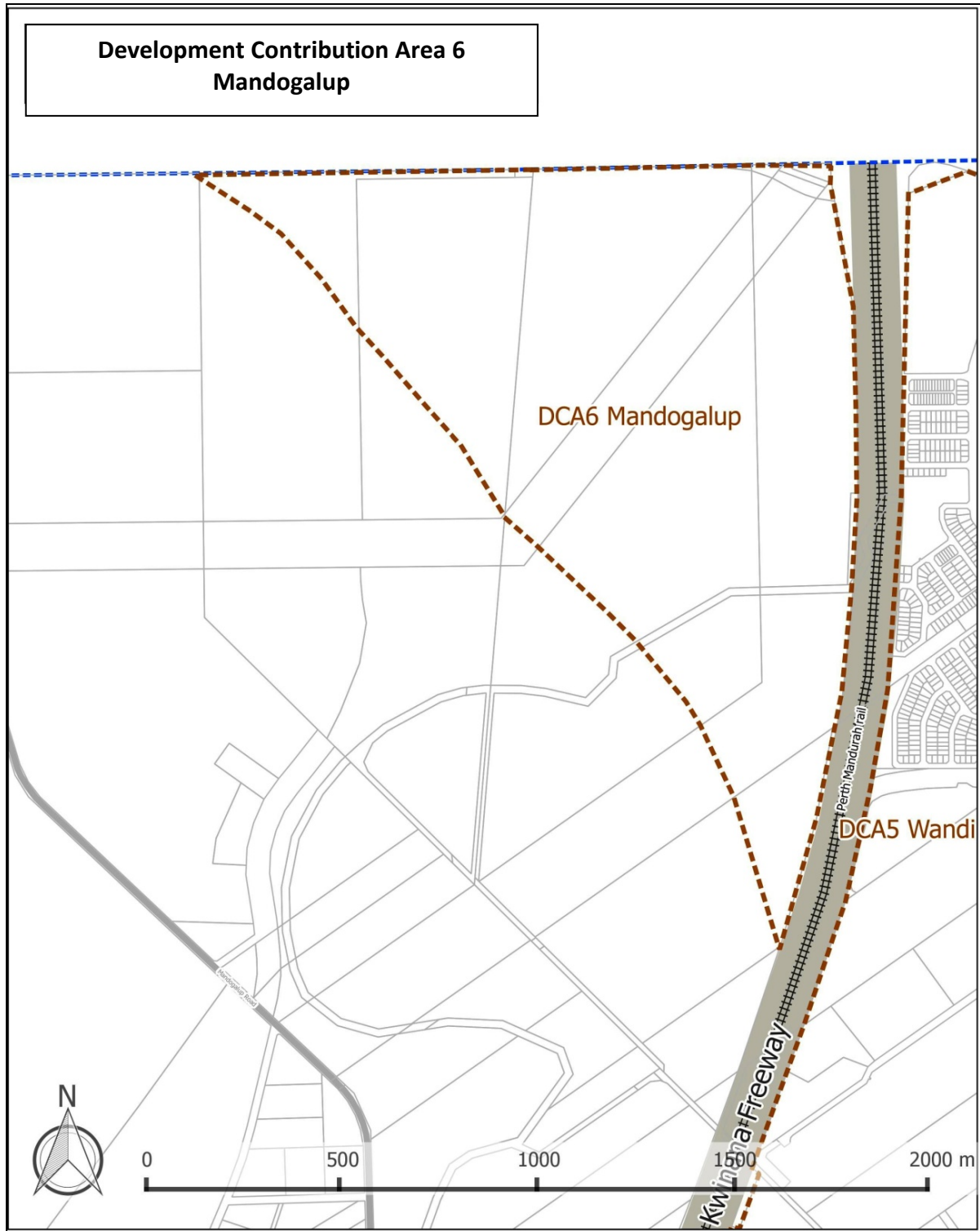


Figure 1: Development Contribution Area 6 – Mandogalup

2.0 Purpose

The purpose of this development contribution plan report is to:

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

This report expands on the LPS2 provisions for DCA6 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA6 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Mandogalup West Local Structure Plan (approved subject to modifications 19 May 2017), Roberts Day for QUBE Property Group
- Mandogalup East Local Structure Plan (approved subject to modifications 19 May 2017), Rowe Group for Satterley Property Group
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 1.7: General Road Planning, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with LPS2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of LPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan

into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of LPS2.

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

7.1 Need and the nexus

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

7.2 Transparency

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

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

The cost apportionment schedule will be reviewed and updated annually as per the LPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following Council adoption.

7.3 Equity

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

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

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

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 Accountability

The costs for each infrastructure item are to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per LPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

8.0 Characteristics of Development Contribution Area

DCA6 includes Urban and Rural zoned land under the Metropolitan Region Scheme. Table 1 below shows the total land area of DCA6 as well as the MRS Urban zoned land. At this stage, only the Urban zoned land has been included in the Gross Subdivisible Area (GSA) of the cost apportionment schedule, whereas both the Urban and Rural zoned land in the context of DCA6 have been included in the Developable Area for payment of cost contributions towards the two road items, as detailed in the report.

Table 1 presents the key characteristics of DCA6:

Total land area of DCA6	190.6905 ha
Total MRS Urban zoned land	110.925 ha
Gross subdivisible area ¹	90.565 ha (excl. Lots 2, 10 and 11)
Developable area ²	155.2841 ha (total within DCA6)

Table 1: Characteristics of future development within DCA6

9.0 Items included in the plan

This section of the DCP report identifies the infrastructure and land to be funded by development contributions collected from landowners within DCA6. The land valuation prepared by Colliers International as at March 2019, based on the Static Feasibility model contained within Schedule 8 of the City's LPS2, notes a per/hectare land valuation for DCA6 of \$880,000 (Urban zoned land) and \$200,000 (Rural zoned land).

9.1 Roads

Figure 2 below indicates the road infrastructure to be coordinated and funded by DCP6.

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

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

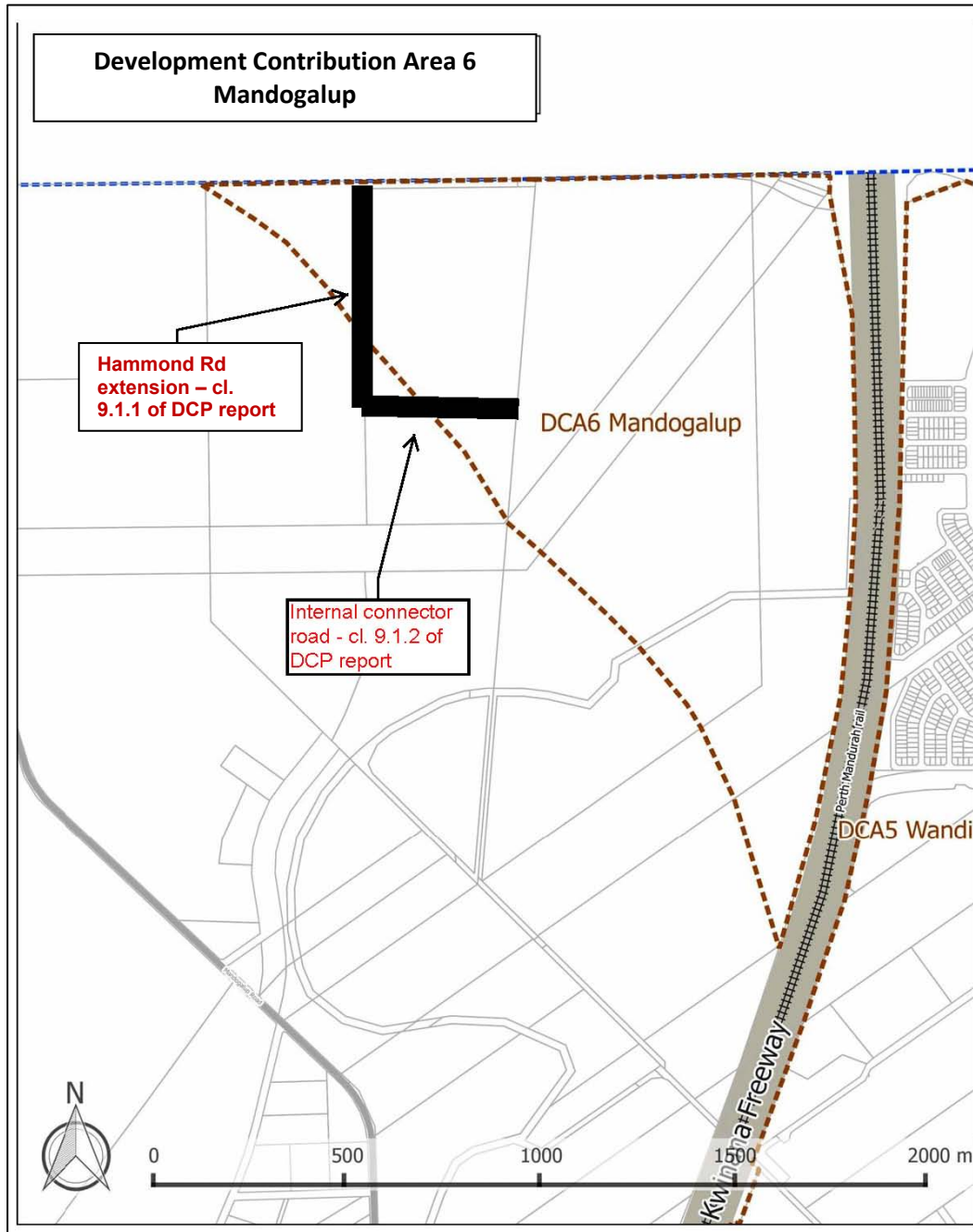


Figure 2: Road infrastructure

9.1.1 Hammond Road Extension

The 'Hammond Road extension' item refers to a 370m portion of MRS Other Regional Road (ORR) reservation south of Rowley Road. The construction of this road will be necessary to provide northern access to the Urban zoned area once Rowley Road is upgraded to its ultimate design by Main Roads WA which will remove the interim access currently proposed by the Mandogalup East and Mandogalup West LSPs.

A concept design of the Hammond Road extension has been undertaken, with the road to comprise of a single lane, dual carriageway divided by a central median (within a 40 metre reserve width), underground power, drainage, landscaping, lighting, kerbing and footpaths.

The estimated cost for the Hammond Road extension (including a construction contingency of 20%) is **\$1,660,066**. This does not include a land acquisition component, as Main Road WA will be required to cover this cost. The road construction component is \$1,097,800 and the landscaping component is \$562,266.

All landowners within DCA6 will contribute to the Hammond Road extension on a 'developable area' basis, as the road will provide northern access to the development area.

9.1.2 Internal connector road to Hammond Road Extension

An internal connector road from the Urban land and across the Rural zoned land to the Hammond Road extension will be required to provide permanent access to the current Urban zoned land within DCA6 when Rowley Road is upgraded to its ultimate design. The internal connector road is approximately 485m in length and will comprise a single lane, dual carriageway divided by a central median, underground power, lighting, drainage, landscaping, kerbing, roundabouts, intersections, and footpaths where required.

The estimated cost for the internal connector road to the Hammond Road extension (including a construction contingency of 20%, based on a concept design) is **\$1,847,750**. This cost comprises of the following:

- land acquisition: 485m x 24.4m wide road reserve = \$236,680
- road construction: estimated rate of \$2,485.77 per linear metre = \$1,205,600
- landscaping: estimated rate of \$405,470

All landowners within DCA6 will contribute to these two items on a 'developable area' basis as the road will provide northern access to the development area to Rowley Road and southwards to Anketell Road. Costs have been attributed both to Urban zoned land and three additional parcels of land zoned Rural within DCA6.

9.2 Public Open Space (including community purpose sites)

Land acquisition and improvement costs for the provision of POS as per the proposed structure plans for DCA6 will be coordinated by the development contribution plan, unless separate arrangements are made between the developers within DCA6 to provide the POS without the need for a DCP. Costs will be apportioned on a pro rata gross subdivisible area basis and only landowners within the DCA6 Urban zoned land will contribute.

The estimated costs for the POS are:

- Land acquisition: \$880,000 per hectare of Urban land comprising a total of \$8,324,092.48³; and
- Standard improvement costs (including establishment costs for 2 years): total of \$9,412,461.35⁴.

³ Colliers International land valuation March 2019

⁴ As per CoK improvement POS cost schedules

POS areas are comprised of both Local and Neighbourhood Parks. **Local Parks** are those less than 1 hectare in area, with rate for improvements and two years' establishment of \$132.3 per m².

Neighbourhood Parks are greater than 1 hectare in area, with a per m² rate for improvements and two years' establishment of \$103.85 per m². Local playing fields comprise a separate rate of \$61.4 per m². These rates have been independently verified by a landscape architecture firm.

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

The cost apportionment schedule is based on the POS Schedules provided within the two Mandogalup Structure Plans (East and West), summarised in Table 2 below.

Local structure plan	Urban zoned land for public open space GSA	Land acquisition	Standard improvement costs
Mandogalup West	52.52ha	\$4,851,451.06	\$5,500,185.62
Mandogalup East	38.045ha	\$3,472,641.42	\$3,912,275.73
Total provision	90.565 ha	\$8,324,092.48	\$9,412,461.35

Table 2: Proposed public open space provision as per Mandogalup East and West LSPs

The total cost contribution for this item is therefore **\$17,736,554**.

9.3 District Sporting Ground

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in the CIP 2018. DCA6 is located within District A.

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

The costs for DCA6 for the District Sporting Ground are estimated at **\$257,525.41** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 – 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$1,157,199.44

Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)
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Table 3: Cost schedule for District Sporting Ground

9.4 Community Facilities

The City's revised CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha
Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

The following tables indicate the cost contribution per gross subdivisible area for DCA6 affected by the applicable land acquisition component for the community facilities:

District Youth Centre

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Youth Centre for DCA
DCA 4 – Anketell (North portion only)	115.657	33.273	82.383	\$240,603.00
DCA 5 - Wandi	188.630	59.579	129.052	\$376,899.10
DCA 6 - Mandogalup	110.925	20.360	90.565	\$264,497.91
Total	415.21	113.21	302.00	\$882,000

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$106,810.51
DCA 4 - Anketell	150.854	41.263	109.591	\$79,538.40
DCA 5 - Wandi	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600

** largely estimated figures as only a partial LSP has been adopted by Council

9.5 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

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

10.0 Development contribution

Development contributions will be apportioned on a land area basis – either Developable area or Gross Subdivisible Area. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

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

11.0 Priority and timing of infrastructure delivery

Table 4 estimates the timing of the infrastructure items included in DCP6.

Priority	Infrastructure item	Anticipated timing	Comment
1	Public Open Space	1-5 years	Will be provided by developers during subdivision.
2	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
3	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.
4	Internal connector road to Hammond Road Extension.	6-8 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore dependent on Main Roads WA timing.
5	Hammond Road Extension	6-8 years	Will be needed when temporary access to Rowley Road is removed due to upgrades to Rowley Road and is therefore

			dependent on Main Roads WA timing.
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Table 4: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item **less** any payments made from developers in the DCA area **less** any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not

benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for

the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are firstly to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may first be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;
- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate as included in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

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

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

Appendix 1 – Development Contribution Plan 6 - Mandogalup as per LPS2

	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Hammond Road Extension – 100% of the full cost of design and construction of Hammond Road Extension Road to a single carriageway urban standard for a distance of approximately 370m south from Rowley Road, or as required to connect with the Internal connector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Hammond Road Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the approved structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be</p>

	located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.
	<p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. <i>Developable area</i> is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u><i>Infrastructure Item per hectare calculation for Developable Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Developable Area</i></u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha)</p> <p><u><i>Cost Contribution for Developable Area</i></u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation</p> <p>Contributions for items 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u><i>Infrastructure Item per hectare calculation for Gross Subdivisible Area</i></u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha)</p> <p><u><i>Contributions based on pro rata Gross Subdivisible Area</i></u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u><i>Cost Contribution for Gross Subdivisible Area</i></u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><i>Cost Contribution for Administration Costs</i></p>

	<p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p> <p><u>Total Contribution</u> Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution Infrastructure items calculated using Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

1.0 Development Contribution Plan 7 – Wellard / Bertram

The development contribution area is shown on the Local Planning Scheme No. 2 (LPS2) scheme map as Development Contribution Area 7 (DCA7). The area is replicated in Figure 1 below however should there be any discrepancies between the area shown below and the area of DCA7 shown on the scheme map, the scheme map shall prevail.

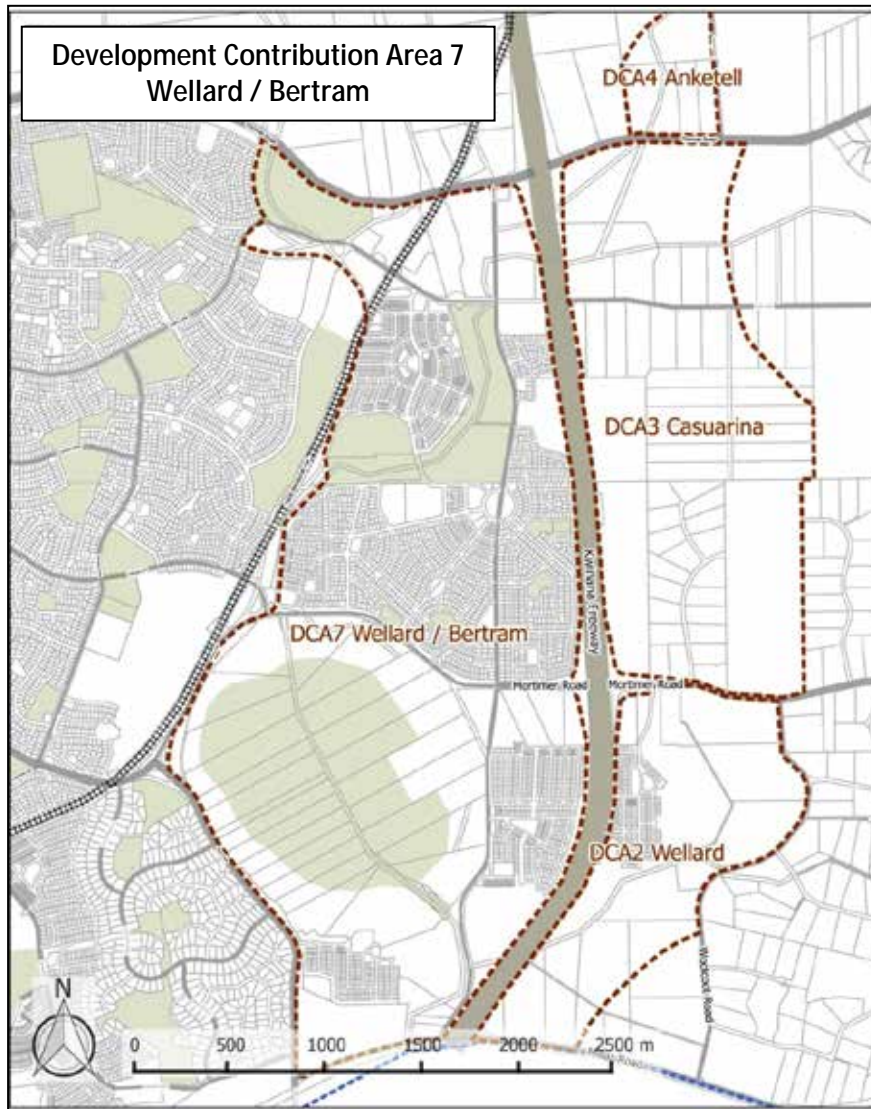


Figure 1: Development Contribution Area 7 – Wellard / Bertram

2.0 Purpose

The purpose of this development contribution plan report is to:

- Enable the applying of development contributions for the development of a new item of infrastructure – District Sporting Ground - which is required as a result of increased demand generated in the development contribution area;
- Provide for the equitable sharing of the cost of the infrastructure and administrative items between owners;
- Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- Coordinate the timely provision of infrastructure.

This report expands on the LPS2 provisions for DCA7 (see Appendix 1).

3.0 Relevant plans and documents

Development within DCA7 and the identification of infrastructure items within this plan are guided by the following plans and documents:

- WAPC Jandakot Structure Plan 2007
- Casuarina Local Structure Plan 1997, Taylor Burrell Town Planning and Design
- Bertram North (Belgravia Central) Structure Plan, Chappell Lambert Everett Town Planning and Urban Design
- Wellard Residential – Bollard Bulrush Local Structure Plan (Providence Estate, including Lots 1, 2 and 10 Johnson Road Local Structure Plan (Fairhaven Estate) 2012, CLE Town Planning and Design
- Wellard West (Emerald Park) Local Structure Plan 2014
- Lot 661 Local Structure Plan
- Oakebella Local Structure Plan
- Lot 502 Tamblyn Place Local Structure Plan
- Lot 670 Local Structure Plan
- State Planning Policy 3.6: Development Contributions for Infrastructure, WAPC
- Liveable Neighbourhoods 2009, WAPC
- Development Control Policy 2.3: Public Open Space in Residential Areas, WAPC
- City of Kwinana CIP 2018

4.0 Period of the Plan

This plan will operate for 10 years from 3 October 2017 to 3 October 2027, in accordance with LPS2.

5.0 Operation of Development Contribution Plan

This plan has been prepared in accordance with *State Planning Policy 3.6: Development Contributions for Infrastructure*.

This plan operates in accordance with the provisions of section 6.16.5 Development Contribution Areas of LPS2.

6.0 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application, in accordance with Part 6.16.5 of LPS2.

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

7.1 Need and the nexus

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

7.2 Transparency

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

The cost for the infrastructure item has been both independently valued by a land valuer and has been costed by the City based on QS costings. A further break down of the cost is available upon request.

The cost apportionment schedule will be reviewed and updated annually as per the LPS2 provisions. This process will include a review of the infrastructure costs against current industry standards by an independent qualified consultant and will be publically available following adoption by Council.

7.3 Equity

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

It must be noted that the lots or part lots created prior to Scheme Amendment 100A being initiated will be deducted from the Gross Subdivisible Area (GSA). The total site area and deductions pre-initiation of 100A will be shown as a balance in the cost apportionment schedule. This will be factored into the City's Long Term Financial Plan.

7.4 Certainty

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

7.5 Efficiency

Development contributions reflect the initial up-front capital cost, including the two year establishment cost.

7.6 Consistency

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

7.7 Right of consultation and arbitration

The DCP provisions under LPS2 afford landowners the right to review a Cost Contribution and provide for resolution through arbitration.

7.8 Accountability

The cost of the infrastructure item is to be reviewed annually and the Cost Apportionment Schedule updated accordingly. All documents will be publically available on the City's website.

As per LPS2, a Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be publically available.

8.0 Characteristics of Development Contribution Area

Table 1 presents the key characteristics of DCA7:

Total land area	508.044 ha
Gross subdivisible area ¹	406.957 ha

Table 1: Characteristics of future development within DCA7

9.0 Items included in the plan

This section of the DCP report identifies the item of infrastructure and land to be funded by development contributions collected from landowners within DCA7.

9.1 District Sporting Ground

The City's CIP 2018 identifies the need for a District Sporting Ground to service Districts A and B as defined in CIP 2018. DCA7 is located within District B.

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

The costs for DCA7 for the District Sporting Ground are estimated at **\$1,157,199.44** with the proportionate sharing of costs over DCAs 2-7 shown below:

Cost Schedule for District Sporting Ground - DCAs 2 - 7

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	District Sporting Ground for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$252,698.49
DCA 3 - Casuarina**	267.63	120.46	147.17	\$418,475.59
DCA 4 - Anketell	150.854	41.263	109.591	\$311,625.51
DCA 5 - Wandi	188.630	59.579	129.052	\$366,963.56
DCA 6 - Mandogalup	110.925	20.360	90.565	\$257,525.41
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$1,157,199.44

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

Total	1,362.47	390.27	972.20	\$2,764,488 (land acquisition 3ha @\$580,000 plus basic land improvements at \$1,024,488)
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Table 2: Cost schedule for District Sporting Ground

9.2 Community Facilities

The City's revised CIP 2018 includes three community facilities to be provided within the Wandi District Centre however as the Wandi District Centre will likely be zoned commercial, there may not be a ready 'trigger' for land for these facilities to be provided through the standard POS processes (as is the case for community facilities within residential subdivision). Consequently, it does seem prudent that land for these facilities be provided through development contribution plans.

The three community facilities to be located within the Wandi District Centre are:

Local Community Centre

- conceptual land requirement as a stand-alone facility of 0.5ha
- serves the future population of Wandi and Anketell North only

District Youth Centre

- Conceptual land requirement as a stand alone facility of 0.7ha
- Serves the population of District A only (Wandi, Anketell North and Mandogalup)

Branch Library (serves Districts A and B)

- Conceptual land requirement as a stand alone facility of 0.8ha
- Serves the population of Districts A and B (Wandi, Anketell North, Mandogalup, Anketell South, Casuarina, Wellard East and Wellard West / Bertram)

The City has explored the opportunity to provide the local community centre and branch library on a combined site, potentially within a two storey building. Conceptual designs for the Wandi District Centre have included a 'main street' from Anketell Road through to Cordata Avenue (southern extension of Honeywood Ave). The main street would have retail and entertainment uses at ground level and a two storey community facility building along this street could be an excellent attractor and focus for the area. The additional benefit is that there is a reduced cost to the applicable DCPs for the land acquisition component.

Whilst the City is in the process of engaging an architectural firm to design the local community centre and branch library combined facility, conceptual drawings for the facility indicate the buildings and parking could be built on approximately 1.61ha of land. The area within the power line easements could potentially be used for car parking, although this will require more detailed design and consultation with Western Power.

As mentioned above, the three facilities serve different purposes and have three different catchments. The cost apportionment for the land acquisition therefore needs to reflect the different catchments in order to satisfy the need and nexus relationship. The recommended way to apportion these costs is demonstrated in the table below:

Facility	Land component as a stand alone facility	Proposed combined facility proportion of land component
Local community centre	0.5ha	0.35ha
District Youth Centre	0.7ha	0.7ha

Branch Library (serves Districts A and B)	0.8ha	0.56ha
Total	2.0ha	1.61ha

The City's most recent land valuation within Wandi valued land at \$1.26 million per hectare. Applying this rate indicates the total value of land (1.61ha) to be acquired is approximately \$2,028,600.

DCA7 will proportionately contribute towards the Branch Library component of the combined community facility, as follows:

Branch Library (serves Districts A and B)

Development Contribution Area	Total site area (ha)	Deductions for GSA	GSA	Branch Library for DCA
DCA 2 - Wellard	136.389	47.522	88.868	\$64,498.04
DCA 3 - Casuarina**	267.63	120.46	147.17	\$106,810.51
DCA 4 - Anketell	150.854	41.263	109.591	\$79,538.40
DCA 5 - Wandi	188.630	59.579	129.052	\$93,662.73
DCA 6 - Mandogalup	110.925	20.360	90.565	\$65,730.05
DCA 7 - Wellard West/ Bertram	508.044	101.087	406.957	\$295,360.27
Total	1,362.47	390.27	972.20	\$705,600
** largely estimated figures as only a partial LSP has been adopted by Council				

9.3 Administrative costs

Administrative costs included in the DCP area generally consist of:

- Land valuations and advice
- Administrative expenses
- General legal expenses
- Preparation of management tools

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

10.0 Development contribution

Development contributions will be apportioned on a Gross Subdivisible Area land area basis. This allows for a simple, predictable method of apportioning costs which reduces the administrative burden on the DCP and enables the City to accurately advise prospective developers of the DCP costs.

Gross subdivisible area is defined as per Liveable Neighbourhoods, Western Australian Planning Commission.

11.0 Priority and timing of infrastructure delivery

Table 5 estimates the timing of the infrastructure items included in DCP6.

Priority	Infrastructure item	Anticipated timing	Comment
1	District Sporting Ground (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Schedule (2018). Community infrastructure construction currently scheduled for 2028-2030.
2	Community Facilities (land component – acquisition and basic improvements)	5-8 years	Required prior to and to tie-in with the City's Community Infrastructure Plan Capital Expenditure Plan (2018). Community infrastructure construction currently scheduled for 2029-2031.

Table 5: Estimated timing of infrastructure delivery

12.0 Payment of contributions

12.1 Payment of contributions

The landowners' liability for cost contributions will arise in accordance with clause 6.16.5.13 of LPS2 and Local Planning Policy 4: Administration of Development Contributions.

The Cost Apportionment Schedule will determine the cost of each infrastructure item as follows:

Total estimate/actual cost of infrastructure item less any payments made from developers in the DCA area less any interest earned for the DCA area where there are surplus funds and interest has been earned = total liability of undeveloped lots payable

The **total liability of undeveloped lots payable for each infrastructure item** will then be divided by the total gross subdivisible area or developable area (depending on the basis of the infrastructure calculation) to calculate a per hectare rate for the infrastructure item.

The landowner's liability for cost contributions is calculated based on the total gross subdivisible area or developable area (whichever is applicable) multiplied by the per hectare rate for the total liability of undeveloped lots payable for each infrastructure item.

12.2 Pre-funded infrastructure works

LPS2 allows for development contributions to be paid for in the form of works in kind provided that the contribution is provided in accordance with the Priority of Works, at the standard and costs, as pre-approved by the City of Kwinana. This provision allows the dedication of land, construction of capital works or other service in lieu of a monetary contribution for future urban development. Refer to the City's Local Planning Policy 4: Administration of Development Contributions for the procedures and required information.

It must be noted that all "works in kind" to be undertaken by the landowner/developer that relate to an infrastructure item within the DCP will only be accepted on the proviso that the City has approved the scope, cost estimate and detail of the works in accordance with Clause 6.16.5.14.1(c) of LPS2 prior to the works occurring and has entered into a Letter of Agreement with the relevant

landowner/developer. Any reimbursement of DCP funds will occur in line with section 12.3.4 of this DCP Report.

12.3 Other Matters

12.3.1 Grant Funding

Generally, DCP infrastructure items do not attract grant funding. As part of the formulation of the liability of road infrastructure, developers are liable for costs based on the traffic they generate and only to an urban standard. All other liability falls with the City and the City is responsible for this share of the infrastructure works. Therefore, in the event that the grant funds received relate to works carried out over and above the developer contribution requirements, the developer will not benefit from this. The developer will not receive a reduction in liability. The City's contribution for constructing the road infrastructure over and above the urban standard will be reduced based on any grants received.

Such circumstances would be demonstrated via traffic modelling and the like, whereby existing and external users of a particular road may necessitate the need for a higher order road, but the need and nexus of proposed users within the respective DCA would justify the need for an urban standard, lower order road.

Where the City receives a grant for DCP infrastructure where the developer is liable to contribute to the works, the developer will receive a reduced liability for that DCP infrastructure item when the grant has been formally approved and the CAS has been adjusted accordingly as undertaken on an annual basis.

12.3.2 CPI for Infrastructure Constructed within DCA

As a result of the CAS being reviewed annually, there is no requirement to include CPI in any infrastructure items that have not been constructed. The cost of the infrastructure works is reviewed annually which would factor in any price increases or decreases of all future works and the amount required to be collected will be applied across the remaining lots to be developed.

For works already constructed, no CPI will be applied to any infrastructure works that a developer has carried out as an in-kind contribution, as the development company generally ceases to operate once development has occurred.

12.3.3 Interest

a) Interest applied across the DCA infrastructure items

Interest earned as part of funds in the DCA area is to be applied across all of the infrastructure items based on a pro rata amount paid towards each infrastructure item. The interest applied will be the actual interest earned for that period for the DCA area.

b) Interest applied to an infrastructure item where there are insufficient funds in the DCA to refund the developer who has carried out the works in kind

If there are insufficient funds in the DCA to refund the developer as a result of being approved credits for any works carried out, interest will only commence being calculated once the next Cost Apportionment Schedule review has been undertaken and approved by Council. A Cost Apportionment Schedule is reviewed annually and therefore once both the City of Kwinana and the Developer agree on the credit provided and determine whether

there are sufficient funds to refund the developer, will interest commence calculating. Interest will be calculated and credited to the developer using the Reserve Bank of Australia Cash Rate Target monthly average rate, which is the volume-weighted average interbank overnight interest rate on a per annum basis, and commence after Council has reviewed the Cost Apportionment Schedule for credits claimed after the previous Cost Apportionment Schedule approved by Council and the latest Cost Apportionment Schedule approved by Council. Interest will be calculated monthly using the previous month's released monthly average rate divided by 12 months and multiplied by the amount outstanding to the developer (the amount due to be refunded to the developer). The interest calculated will be included in the cost of the relevant infrastructure item and updated in the CAS annually for the remaining developers in the DCA area to contribute to. The developer that is due the refund will not receive the interest calculated until such time as there is sufficient funds in the DCA account.

12.3.4 Reimbursement of DCP funds

Any reimbursement of DCP funds to the relevant landowner – in respect of agreements entered into between the City and the landowner for payment of cost contributions and the adjustment of final cost contributions thereof, or reimbursement to the landowner for approved DCP works undertaken – will only occur if sufficient funds are available within the relevant DCP account.

Once a DCP has been gazetted, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled, then no further reimbursement(s) of DCP funds shall occur until all stages of the development are completed in instances where a particular development comprises several stages.

In addition, no interest earned on funds to be reimbursed shall apply to individual claims for reimbursement once the DCP has been finalised, the accompanying cost apportionment schedule adopted and all legal agreements for the particular DCP reconciled. Instead, all interest earned within the individual DCP account will serve to reduce the total cost contribution liability for the respective DCA as a whole.

12.3.5 Claims on Actuals

The costing attributable to a particular DCP item is comprised of either an estimate (where works for the item have not commenced or claims on actuals have not been received, and are reviewed and updated annually by independent, professional technical experts) and/or an actual amount for the approved works that have been undertaken.

Prior to works proposed to be undertaken on any approved infrastructure item as per this DCP, all plans and cost estimates are first to be approved by the relevant City Officer(s). A Deed of Agreement or Exchange Letter may firstly be required to be entered into between the City and the landowner(s) for this purpose.

To assist in the timely preparation of the annual cost apportionment schedule review by the City, all claims on actuals for approved works undertaken for DCP items must be received by the City by the end of December in any calendar year for inclusion as actuals against costings of the relevant DCP item.

Claims on actuals are required to be presented with the following information:

- A coversheet summary of the approved works undertaken for the relevant item;

- An itemised spreadsheet of claims relevant to the works undertaken detailing specific costs (GST exclusive) vis a vis works undertaken and the dates on which the works were undertaken; and
- Copies of the invoices relevant to the works undertaken.

It must be noted that the costing of actuals, if greater than the City's estimate for the particular item of infrastructure, will only be credited or reimbursed to the extent of the City's estimate that is in the CAS.

12.3.6 Two Year Establishment Cost

A two-year establishment period is applicable to all landscaping works for DCP items, including landscaping to roads, POS areas and Living Streams in the context of Sub-drains.

Similar to claims on actuals, actuals attributable to the two year establishment period are to be provided to the City annually by the end of December in any calendar year, in order to be included in the ensuing annual update of the CAS.

Further, and similarly to claims on actuals, actuals attributable to two year establishment costs are to be presented with the following information:

- A coversheet summary of the two years' establishment costs incurred to date;
- An itemised spreadsheet of claims relevant to the two years' establishment detailing specific costs (GST exclusive), establishment works undertaken and the date on which the specific establishment work was undertaken; and
- Copies of the invoices relevant to the works undertaken.

13.0 Review

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

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

Appendix 1 – Development Contribution Plan 7 – Wellard/Bertram as per LPS2

	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 – Wellard / Bertram – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. District Sporting Ground</p> <p>1.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p>
	<p>2. Community Facilities</p> <p>2.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>
	<p>3. Administration costs</p> <p>3.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 2 will be calculated on a pro rata gross subdivisible area basis. <i>Gross subdivisible area</i> is defined as per <i>Liveable Neighbourhoods</i> (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u></p> <p>Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha)</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u></p> <p>Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha)</p> <p><u>Cost Contribution for Gross Subdivisible Area</u></p> <p>Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation</p> <p><u>Cost Contribution for Administration Costs</u></p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%</p>

	<p><u>Total Contribution</u> Total Contribution = Total Contribution = Cost Contribution Infrastructure items calculated using Gross Subdivisible Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources.</p>

16 Reports – Civic Leadership

16.1 Budget Variations

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

To amend the 2019/2020 budget to reflect various adjustments to the General Ledger with nil effect to the overall budget as detailed below. Due to the nature of these variations, they fall outside the annual budget review.

OFFICER RECOMMENDATION:

That Council approves the required budget variations to the Adopted Budget for 2019/2020 as outlined in the report.

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Reserve Transfer – Transportation Vehicle – 1EXX509 – Plant and Equipment Replacement Reserve	Nil	(12,600)	(12,600)
	Capital Revenue– Transportation Vehicle - 1EXX509 – Sale of Asset	Nil	12,600	12,600

Fleet Vehicle 1EXX509 was originally budgeted to be replaced and sold in the 2018/2019 financial year. This vehicle no longer requires replacement as the officer has elected to receive an allowance in lieu of a motor vehicle and it is proposed for the vehicle to be sold in the 2019/2020 financial year, with the sale proceeds to be transferred to the Plant & Equipment Replacement Reserve.

LEGAL/POLICY IMPLICATIONS:

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

(b) is authorised in advance by resolution*

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

*requires an absolute majority of Council.

16.1 BUDGET VARIATIONS**FINANCIAL/BUDGET IMPLICATIONS:**

The financial implications are detailed in this report.

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading and purchase of City assets will be included in the City's Asset Management Strategy.

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following 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.

PUBLIC HEALTH IMPLICATIONS

There are no public health 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 manage its finances adequately and allows budget expenditure to exceed allocation and the City then finds itself unable to fund its services that have been approved through the budget process
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Minor

16.1 BUDGET VARIATIONS

Likelihood	Rare
Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate risk)
Response to risk treatment required/in place	Submit budget variation requests to Council as they arise, identifying financial implications and ensuring there is nil effect on the budget adopted
Rating (after treatment)	Low

COUNCIL DECISION**515****MOVED CR M ROWSE****SECONDED CR S LEE**

That Council approves the required budget variations to the Adopted Budget for 2019/2020 as outlined in the report.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
5/0

16.2 Review of Council Policy – Debtor Collection

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

A review of Council Policy – Debtor Collection is required every two years. The review has been conducted and is recommended for Council endorsement.

OFFICER RECOMMENDATION:

That Council adopt the reviewed Council Policy – Debtor Collection as detailed in Attachment A.

DISCUSSION:

A review of Council Policy – Debtor Collection is required every two years.

A copy of the policy as recommended for amendment is detailed in Attachment A with the inclusions and deletions marked in tracked changes. A summary of changes recommended to the policy is included below:

- Section 5.3 has been simplified to allow for the provision of doubtful debts to be treated in accordance with the Australian Accounting Standards.
- Minor formatting changes.

LEGAL/POLICY IMPLICATIONS:

Section 6.12 and 6.13 of the *Local Government Act 1995* states:

6.12. Power to defer, grant discounts, waive or write off debts

- (1) *Subject to subsection (2) and any other written law, a local government may —*
 - (a) *when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or*
 - (b) *waive or grant concessions in relation to any amount of money; or*
 - (c) *write off any amount of money, which is owed to the local government.*

** Absolute majority required.*
- (2) *Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.*
- (3) *The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.*
- (4) *Regulations may prescribe circumstances in which a local government is not to exercise a power under subsection (1) or regulate the exercise of that power.*

16.2 REVIEW OF COUNCIL POLICY – DEBTOR COLLECTION**6.13. Interest on money owing to local governments**

- (1) *Subject to any other written law, a local government may resolve* to require a person to pay interest at the rate set in its annual budget on any amount of money (other than rates and service charges) which — (a) that person owes to the local government; and (b) has been owed for the period of time referred to in subsection (6). * Absolute majority required*
- (2) *A resolution under subsection (1) is to be included in the annual budget.*
- (3) *The rate of interest that may be set by the local government under this section is not to exceed the rate for the time being prescribed as the maximum rate of interest that may be set for the purposes of this section.*
- (4) *Where a local government imposes interest under subsection (1) on any outstanding amount of money the local government is not to also impose an additional charge in relation to that amount.*
- (5) *Accrued interest is, for the purpose of its recovery, taken to form part of the money owed to the local government on which it is charged.*
- (6) *A local government is not to impose interest on any amount of money under subsection (1) until the money has been owed to the local government for the period of time set by the local government in its annual budget (not being less than 35 days) after the date which is stated on the relevant account for payment as being the date the account was issued.*
- (7) *Regulations may provide for the method of calculation of interest.*

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

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 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

16.2 REVIEW OF COUNCIL POLICY – DEBTOR COLLECTION**COMMUNITY ENGAGEMENT:**

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

PUBLIC HEALTH IMPLICATIONS

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

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

Risk Event	Council fails to review and adopt the policy.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Review of the policy prior to the due date of review.
Rating (after treatment)	Low

COUNCIL DECISION

516

MOVED CR W COOPER

SECONDED CR P FEASEY

That Council adopt the reviewed Council Policy – Debtor Collection as detailed in Attachment A.

**CARRIED
5/0**



Council Policy

Debtor Collection



Council Policy

Debtor Collection

D17/69752[v~~32~~]

1. Title

Debtor Collection

2. Purpose

The purpose of this policy is to outline the City of Kwinana's process for efficient and effective collection of outstanding debtor amounts (not including rates and service charges).

3. Scope

This policy is applicable to all City debtors with the exception of debtors in respect of rates and service charges.

4. Definitions

"Debtor" an individual, organisation or other party that transacts with the City where goods or services are provided, use of facilities are made available, fines and license fees are levied and any other transaction that results in an expected future payment to the City.

"Minor Case Claim" means the claim lodged with the Magistrates Court where the value of the debt or damages you are claiming does not exceed \$10,000.

"General Procedure Claim (GPC)" means the claim lodged with the Magistrates Court where the value of the claim or the relief claimed does not exceed \$75,000.

"Property Seizure and Sale Order (PSSO)" is a court order that authorises a bailiff to seize and sell as much of the judgment debtor's real or personal property as necessary to satisfy the judgment debt wholly or partially.

5. Policy Statement

5.1 Debt Management

- 5.1.1 Where practical, pre-payment will be sought for works, services and facilities. The estimated cost may form the basis of pre-payment.
- 5.1.2 In all other cases invoices shall be forwarded within seven (7) days of the debt being incurred.
- 5.1.3 If payment has not been received within 30 days of the invoice date, a reminder notice/statement will be issued to the debtor requesting payment within seven (7) days.
- 5.1.4 After seven (7) days from the issue of a reminder notice/statement remain outstanding, three attempts to contact the debtor will be made by telephone and email (where provided). If no details are on file with the City, the City Officer will attempt to contact potential other leads.

D17/69752[v~~23~~]

- 5.1.5 Should the debtor be unable to be contacted and where the account remains outstanding after a further fourteen (14) days from the reminder notice, a "Notice of Intention to Claim" shall be issued allowing seven (7) days for payment.
- 5.1.6 For debts outstanding over \$10,000 the City may refer the debt to a debt collection agency for a General Procedure Claim (GPC) and Court proceedings to commence.
- 5.1.7 Should a GPC be lodged and there is no response to the GPC within fourteen (14) days of issuing the claim, default judgment can be entered into at the Magistrates Court and a Property Seizure and Sale Order (PSSO) will be lodged at the Magistrates Court at the same time and served by an appropriate process server.
 - i. The PSSO authorizes the Bailiff to seize and sell as much of the debtor's real or personal property as necessary to satisfy the debt wholly.
 - ii. Where a PSSO involves a seizure of land a report to Council will be submitted for endorsement prior to the seizure of land.
- 5.1.8 For debts outstanding under \$10,000 a Minor Case Claim may be lodged by the City. Should there be no response to the claim within fourteen (14) days if served within Western Australia or twenty one (21) days if served within another State or Territory of Australia, default judgment can be entered into at the Magistrates Court
- 5.1.9 Interest on outstanding debtors will be set by Council with the adoption of the annual budget.
- 5.1.10 A debtor experiencing difficulties in paying their debts by the specified date may apply to the City to enter into a Special Payment Arrangement.

5.2 Special Payment Arrangement

Payment by special arrangement to clear outstanding debts must be made in writing. An administration fee as per the City's adopted Fees and Charges plus penalty interest, at a rate adopted by Council, calculated daily will be charged upon successful application. Acceptance of the special payment arrangement will be for regular instalments via the City's direct debit facility with all outstanding amounts to be finalised by 30 June of that financial year. Arrangements outside of these terms will be at the discretion of the Chief Executive Officer or the relevant Director.

5.3 Provision of Doubtful Debts

~~Aged debts will be reviewed regularly and accounted for in accordance with the relevant Australian Accounting Standard, AASB 9 Financial Instruments, that deals with provisions for doubtful debts. Aged debts greater than 150 days shall be reviewed and provided for as a doubtful debt, following advice from the business unit that requested to raise the invoice, according to an assessment which has regard for the size and nature of the debt and the likelihood of receiving payment for the debt.~~

~~Aged debts less than 150 days may be provided for as a doubtful debt if the recovery of the debt is known to be unlikely. Any adjustments to the provision for doubtful debts will be made annually or as required and will be charged to a bad debt expense corporate account.~~

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5.4 Write-Off of Bad Debts

Debts shall be written off only when all reasonable attempts at recovery have been exhausted. Recommendations for write off shall be made by the Manager Finance to the relevant delegated officer following discussion with the business unit responsible for the raising of the debt.

In accordance with section 6.12(c) of the *Local Government Act 1995* all debts which require Council approval to be written off will be reported to Council.

5.5 Reporting

A report to Council will be provided as part of the Monthly Financial Statements detailing the following:

- a summary of the aged trial balance for Debtors;
- a list of debtors that are outstanding over 90 days with a balance that exceeds \$1,000 and will include:
 - o the debtor number;
 - o a description of the charges incurred;
 - o the amount outstanding over 90 days; and
 - o an explanation of the status of the outstanding debt.

6. Financial/Budget Implications

All costs incurred in relation to recovery action will be included in the current budget and where applicable will be on charged to the debtor.

7. Asset Management Implications

There are no specific asset management implications associated with this Policy.

8. Environmental Implications

There are no specific financial or budget implications associated with this Policy.

9. Public Health Implications

There are no specific public health implications associated with this Policy.

10. Strategic/Social Implications

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

11. Occupational Safety and Health Implications

There are no specific OSH implications associated with this Policy.

12. References

Name of Policy	Debtor Collection
Date of Adoption and resolution No	13/12/2017 #054
Review dates and resolution	N# TBC

No #	
New review date	13/12/2019 XX/XX/2021
Legal Authority	Local Government Act 1995
Directorate	City Strategy Strategy
Department	Finance
Related documents	Acts/Regulations <i>Local Government Act 1995</i> <i>Local Government (Financial Management) Regulations 1996</i> Delegation 2.8 Write off, grant a concession, or authorize a waiver for monies owing

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Note: Changes to References may be made without the need to take the Policy to Council for review.

16.3 Review of Council Policy Promotional Street Banners on Gilmore Avenue

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

Promotional Street Banners on Gilmore Avenue are managed and installed in accordance with Council Policy Promotional Street Banners on Gilmore Avenue (the Policy) as contained in Attachment A. The Policy was adopted by Council at its Ordinary Council Meeting held on 11 May 2016.

While the intention of the Policy remains the same, some minor amendments have been made to section nine with reference to the City's Strategic Community Plan, which has been updated to reflect the latest version of the Strategic Community Plan.

Additionally, the Policy has been transitioned onto the City's new Policy template requiring some additional information to be included to comply with the new sections of the template, including sections two, four and 11, which outline the Policy purpose, definitions and risk assessment.

It is recommended that the reviewed policy be adopted as detailed in Attachment A.

OFFICER RECOMMENDATION:

That Council adopt the amended Promotional Street Banners on Gilmore Avenue Policy, as outlined in Attachment A.

DISCUSSION:

The Promotional Street Banners on Gilmore Avenue Policy was created to provide governance around allowing external organisations to hire the banner poles along Gilmore Avenue to display their own promotional messages, and ensure availability for and consistency with any banners the City may choose to display.

The Policy outlines the process for application, general conditions, the period of hire and details requirements in relation to specifications, installation, management and removal of the banners.

It also outlines appropriate designs and messages that will be considered as well as undesirable promotions that are not eligible to utilise the banner poles for promotional purposes.

LEGAL/POLICY IMPLICATIONS:

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

16.3 REVIEW OF COUNCIL POLICY PROMOTIONAL STREET BANNERS ON GILMORE AVENUE**FINANCIAL/BUDGET IMPLICATIONS:**

There are no additional 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	Rich in spirit	1.1: Develop and strengthen community identity to create a sense of belonging.

COMMUNITY ENGAGEMENT:

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

PUBLIC HEALTH IMPLICATIONS

There are no implications on any determinants of health as a result of this report.

RISK IMPLICATIONS:

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

Risk Event	A weather event damaged banners installed on the City's banner poles
Risk Theme	Inadequate safety and security practices
Risk Effect/Impact	People/Health
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Transfer – move impact of the risk to a third party
Response to risk treatment required/in place	Maintenance and removal process in place requiring applicant to remove damaged banners in a timely manner.
Rating (after treatment)	Low

16.3 REVIEW OF COUNCIL POLICY PROMOTIONAL STREET BANNERS ON GILMORE AVENUE

COUNCIL DECISION

517

MOVED CR P FEASEY

SECONDED CR M ROWSE

That Council adopt the amended Promotional Street Banners on Gilmore Avenue Policy, as outlined in Attachment A.

**CARRIED
5/0**



Council Policy

Promotional Street Banners on Gilmore Avenue



Council Policy

Promotional Street Banners on Gilmore Avenue.

D16/26049[v3]

1. Title

Promotional Street Banners on Gilmore Avenue

2. Purpose

To provide governance around allowing external organisations to hire the banner poles along Gilmore Avenue to display their own promotional messages, and ensure availability for and consistency with any banners the City may choose to display.

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3. Scope

This Policy refers only to existing banner poles located along Gilmore Avenue, Kwinana for the purpose of flying promotional street banners (street banners).

4. Definitions

Street Banners (Banners) refer to the flag type material, which is attached to external poles along the verge on Gilmore Avenue in Kwinana to display promotional messages.

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Banner Poles refer to the structures along Gilmore Avenue in Kwinana, that the street banners are fixed to.

5. Policy Statement

5.1. General conditions

5.1.1 All applications for the hiring of the banner poles for the purpose of flying street banners will be assessed against the criteria within this Policy with due consideration of Main Roads Western Australia's 'Roadside Advertising Guidelines' and any other relevant local factors and appropriate conditions of approval that may be imposed.

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5.1.2 Any hire of the banner poles will be done through a formal written agreement between the applicant and the City of Kwinana.

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5.2. Banner poles available for hire

5.2.1 Of the 104 banner poles located on Gilmore Avenue, Kwinana, the available banner pole locations and quantity of banner poles available for hire at any particular time will be at the discretion of the City.

5.2.2 There is no guarantee that a particular banner pole will be available for hire and the City reserves the right to refuse an application should the City require the banner pole for other purposes.

5.3. Booking of banner poles

5.3.1 An application for the hire of a banner pole on Gilmore Avenue must be submitted on the application form available from the City, at least eight weeks prior to the requested installation date.

5.3.2 Applications will be assessed on a 'first booked' basis.

5.3.3 If a banner pole at a particular time or location for a booking is unavailable, the applicant will be advised by the City in writing.

5.4. Period of hire

5.4.1 The initial minimum period of hire is three calendar months.

5.4.2 Prior to the expiration of the initial or other hire period, an applicant may request an extension for a further period of either:

- Month by month
- 3 monthly,
- 6 monthly, or
- 12 monthly,

with the relevant fees and charges listed in the City's Schedule of Fees and Charges.

5.4.3 The period of hire will not exceed more than one (1) year per agreement. The City may enter into another agreement for a further 12 months.

5.4.4 Upon expiration of the period of hire, any request for extension must be in the form of a new application.

5.4.5 The period of hire will commence from the first day after installation takes place.

5.5. Specifications, installation and maintenance of banners

5.5.1 The manufacture, installation, maintenance and removal of banners and associated fittings are to be undertaken by the applicant.

5.5.2 The applicant is to supply all fittings with which to attach the street banners to the banner poles. Banner poles are to be fitted with appropriate attachment rings only.

5.5.3 Banners must be constructed to meet Australian Standards, including but not limited to UV radiation resistance, meet the minimum wind load for Wind Region A, Terrain Level 2, and be designed based on importance level 1 as prescribed in Australian Standard AS 1170.2-1989 - Minimum design loads on structures – Wind Loads.

5.5.4 Banners to be supplied and installed by a suitably qualified person.

5.5.5 The applicant must ensure appropriate traffic management is in place during street banner installation, removal or maintenance work, to the satisfaction of the City.

5.6. Design and messages

5.6.1 Approval of a street banner design is at the discretion of the City and designs may be refused for any reason deemed relevant by the City.

- 5.6.2 Street banner content must be of a theme that is consistent with the amenity, location, environment, events or strategies supported by the City of Kwinana.
- 5.6.3 The City will not approve any signage or advertising which, in its opinion is:
- Political advertising, religiously offensive, pornographic in nature, or that in any other way is likely to be considered offensive to any person or class of persons;
 - Promotes smoking, or tobacco products;
 - Promotes alcohol or the consumption of alcohol;
 - Could be mistaken for a traffic sign or that constitutes a traffic hazard; or
 - That is, or the content of which, is false, deceptive or misleading.

5.7. Removal of banners

- 5.7.1 The City reserves the right to have any street banners removed at the applicant's expense, which do not meet the requirements of this Policy, the hire agreement, or any other Policy or written law.
- 5.7.2 Street banners which are in contravention of clause 5.6.1 may be dealt with in accordance with sections 3.39 and 3.46 of the *Local Government Act 1995* which includes removing and impounding any goods that are involved in a contravention and requiring the costs of removing, impounding and keeping them being paid to the local government prior to collection.

5.8. Fees and charges

- 5.8.1 Fees and charges for the hire of banner poles are set out in the City's adopted Schedule of Fees and Charges and reviewed annually.
- 5.8.2 The minimum initial period of hire is three months.
- 5.8.3 The fee is for the hire of advertising space upon a banner pole only. The costs for the manufacture, installation, maintenance and removal of street banners, is to be borne by the applicant.
- 5.8.4 Fees must be paid in full prior to the commencement of any period of hire.
- 5.8.5 Where the City approves use by a not-for-profit or community group or where it is deemed the use is primarily for a social or community benefit as opposed to a commercial one, any fees and charges or other costs associated with the banner pole hire may be waived. Any additional request for funding is to be in accordance with Council's Policy – Community Funding. The costs for the manufacture, installation, maintenance and removal of the street banners still apply.
- 5.8.6 For applications approved under clause 5.8.5, the applicant will remain responsible for all other requirements of this Policy, including the construction, installation, maintenance and removal of the street banner for the period of hire of the banner pole and will be required to enter into an agreement with the City of Kwinana in accordance with clause 5.1.2.

5.9. Administration and maintenance

- 5.9.1 The applicant will be responsible for maintenance of the street banner and associated fittings that connect the street banner to the banner pole.
- 5.9.2 The City will be responsible for the maintenance of banner poles, however, any damage that is caused to the banner poles by the hirer, or hirer's representative, will be the responsibility of the hirer. ~~and the~~ City may require the hirer to pay for any damage caused to a banner pole by any actions as a result of the hirer or ~~the~~ hirer's representatives actions.
- 5.9.3 In the event that a street banner or associated fittings are damaged or displaced, the applicant is to commence restoration efforts as soon as practicable or in any case, within five business days.
- 5.9.4 In the event that a street banner and associated fittings are damaged or displaced and the City becomes aware before the applicant, the City will notify the applicant of the damage or displacement and the applicant will have five business days to commence restoration.
- 5.9.5 Street banners and associated fittings are to be in good condition at all times and any that are torn, ripped, defaced, worn out or otherwise in disrepair are to be replaced or repaired in accordance with clause 5.8.3.
- 5.9.6 At no time is a street banner in contravention of clause 5.8.3 to remain in-situ for longer than 14 days. If repairs are not able to be effected within this time period then it is to be removed until such time as it is repaired or replaced.
- 5.9.7 The City accepts no liability, direct or otherwise, for losses incurred during any period in which a street banner has become damaged or has been displaced, through no fault of the City.
- 5.9.8 At the expiration of an agreement with the City, the applicant is required to remove the street banner within 14 days. In the event this does not occur, the City may arrange for the removal of the street banner and if so, will invoice the applicant for the costs incurred by the City for the removal of the banner(s).

5.10. Other advertising and signs

All other advertising and signs that are not specified in this Policy are subject to the requirements of the City's local planning scheme, local laws and other Policies.

6. Financial/budget implications

There are no specific financial or budget implications associated with this Policy.

7. Asset management implications

There are no specific asset management implications associated with this Policy.

8. Environmental implications

There are no specific environmental implications associated with this Policy.

9. Strategic/social implications

Strategic Community Plan 2019-2029:

Objective 1.1: ~~Protect and enhance community identity~~ Develop and

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~~strengthen community identity to create a sense of belonging.
Strategy 1.1.2: Produce communications that celebrate the spirit
of Kwinana~~

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 ~~the incorrect or unapproved use of the City's logos or branding by external organisations~~ a weather event damaging a banner installed on the City's banner poles is low.

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It is assessed that the risk rating following implementation of this Policy would remain low.

12. References

Name of Policy	Promotional Street Banners on Gilmore Avenue
Date of Adoption and resolution No	11/5/2016 #197
Review dates and resolution No #	TBA
New review date	TBA
Legal Authority	Local Government Act 1995 Section 2.7 Main Roads Act 1930 Sections 33B and 33C Transport Co-ordination Act 1966 Section 27
Directorate	City Business
Department	Marketing and Communications
Related documents	None

Note: Changes to references may be made without the need to take the Policy to Council for review.

16.4 Quarterly Strategic Community Plan and Corporate Business Plan Performance Report (Quarter 4 2018/2019 – April to June 2019)

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

Council has endorsed a 'Plan for the Future' made up of the *Strategic Community Plan* (Strategic Community Plan) and a *Corporate Business Plan* (Corporate Business Plan). Actions have been developed for each of these plans in order to achieve the aspirations of the community. Every quarter, Council receives a report detailing the progress against the adopted actions within the Strategic Community Plan and Corporate Business Plan.

OFFICER RECOMMENDATION:

That Council note the Quarterly Performance Report (April to June 2019) as detailed in Attachment A.

DISCUSSION:

The *Integrated Planning and Reporting – Framework and Guidelines 2016* (Department of Local Government and Communities) recommend implementing quarterly reporting to inform Council of the City's performance against community aspirations and enable the City to respond to changing priorities. A Quarterly Strategic Community Plan and Corporate Business Plan Report is provided to Council each quarter. There are some actions in the Quarterly Strategic Community Plan and Corporate Business Plan Report that have been completed and do not have a comment associated with them for this quarter. This is due to the action being completed and a comment being provided in a previous quarter.

Some of the achievements for quarter four include:

Rich in spirit:

- Progressed the review of the City's Place Framework
- Progressed the review of the City's Youth Development Services
- Progressed the review of the City's Community Engagement Team
- Progressed the review of the City's Community Centres Team
- Launched the Conciliation Action Plan
- Continued the administration of the Community Event Funding Program
- Held activation events at the Edge Skatepark
- Upgraded CCTV equipment at the Recquatic and Darius Wells Library and Resource Centre
- Carried out a Community Safety Survey
- Delivered the 2019 LyriK Awards
- Completed a review of the Disability Access and Inclusion Plan
- Progressed the development of a new Public Health Plan
- Progressed several projects that will improve local sporting club infrastructure

16.4 QUARTERLY STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN PERFORMANCE REPORT (QUARTER 4 2018/2019 – APRIL TO JUNE 2019)

Alive with opportunities:

- Progressed the Local Commercial and Activity Centres Small Business Grant Program
- Completed the development of a Land Optimisation Strategy

Surrounded by nature:

- Progressed the development of the Local Biodiversity Strategy
- Progressed the Planting Program
- Facilitated the “Switch Your Thinking” program
- Hosted a Living Green Event
- Facilitated community workshops, including the Bird ID workshop
- Completed a review of the Water Conservation Plan
- Progressed a review of the Local Emergency Management Plan
- Completed the Kwinana Sea Level Rise Adaptation and Mitigation Pathways Report

It's all here:

- Progressed the feasibility and needs assessment of a Local Sporting Ground and Community Sports Building in Wandi
- Progressed the feasibility and needs assessment of a Local Community Centre in Wellard East
- Completed upgrade works to the Arts and Cultural Centre
- Progressed the review of the Parks for People Strategy
- Progressed the review of Local Planning Strategy
- Lobbying for the following initiatives occurred:
 - Stop the Banksia Road Sand Mines
 - City Centre revitalisation reimbursement
 - Westport

The full Quarterly Performance Report is detailed at Attachment A.

LEGAL/POLICY IMPLICATIONS:

The Integrated Planning and Reporting Advisory Standard sets out the standards and regulatory requirements that a Local Government should work towards achieving. The *Integrated Planning and Reporting - Framework and Guidelines* have been created by the Department of Local Government to provide further information that will assist Local Governments to address regulatory requirements, including requirements for a Local Government to implement a quarterly reporting process against the current year of the Corporate Business Plan to monitor performance and respond to changing priorities.

FINANCIAL/BUDGET IMPLICATIONS:

There are no budget implications in providing this report to Council. Actions that are stated in the report are carried out when there is a budget assigned to the action.

16.4 QUARTERLY STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN PERFORMANCE REPORT (QUARTER 4 2018/2019 – APRIL TO JUNE 2019)

ASSET MANAGEMENT IMPLICATIONS:

The actions that have been identified in this report achieve the “Asset Management” outcomes and objectives listed in the Corporate Business Plan and also the “It’s All Here” aspiration, objectives and strategies in the Strategic Community Plan.

ENVIRONMENTAL IMPLICATIONS:

The actions that have been identified in this report achieve the “Surrounded by Nature” objectives and strategies listed in the Strategic Community Plan.

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	Civic Leadership	5.1 An active and engaged Local Government, focused on achieving the community’s vision

COMMUNITY ENGAGEMENT:

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

PUBLIC HEALTH IMPLICATIONS

There are no public health implications as a result of this report.

RISK IMPLICATIONS:

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

Risk Event	Elected Members are not regularly informed and updated on key strategic actions.
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk

16.4 QUARTERLY STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN PERFORMANCE REPORT (QUARTER 4 2018/2019 – APRIL TO JUNE 2019)

Response to risk treatment required/in place	The information contained in the report resides within the City's Corporate Planning Software. This information is easily obtainable and a report can be generated by any City Officer.
Rating (after treatment)	Low

COUNCIL DECISION**518****MOVED CR W COOPER****SECONDED CR S LEE**

That Council note the Quarterly Performance Report (April to June 2019) as detailed in Attachment A.

**CARRIED
5/0**

Quarterly Performance Report

Strategic Community Plan and Corporate Business Plan

Quarter 4 (April to June) 2018/19

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1 Develop and strengthen community identity to create a sense of belonging					
1.1.01 Create a Wellard District Place Plan	4.3 Community Engagement	01/07/2018	30/06/2019	85	Place Plan template is on track for consideration by 30 June 2019. A place profile template has also been developed, and a time frame for implementation mapped out for the 2019/20 financial year.
1.1.02 Create a Bertram District Place Plan	4.3 Community Engagement	01/07/2018	30/06/2019	85	Place Plan template is on track for consideration by 30 June 2019. A place profile template has also been developed, and a time frame for implementation mapped out for the 2019/20 financial year.
1.1.03 Create a Kwinana Central Place Plan	4.3 Community Engagement	01/07/2018	30/06/2019	85	Place Plan template is on track for consideration by 30 June 2019. A place profile template has also been developed, and a time frame for implementation mapped out for the 2019/20 financial year.
1.1.04 Create a Kwinana Industrial Area Place Plan	2.4 Economic Development	01/07/2018	30/06/2019	0	This action has been deferred until the 2019/20 financial year.
1.1.09 Refine the framework and scope for the Place Plan Template	4.3 Community Engagement	01/07/2018	30/06/2019	100	Place Plan template is on track for consideration by 30 June 2019. A place profile template has also been developed, and a time frame for implementation mapped out for the 2019/20 financial year. Refinement of the Place Framework is ongoing. To support development of Place Plans and associated actions, internal and external engagement is ongoing.

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.10 Facilitate culture sharing by organising get-togethers and classes for cooking, dance and other hobbies	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>The 'Social Ukes' Group at John Wellard Community Centre has proven to be an outstanding success. Community initiated by a local folk musician, the group share not only the joy of music, but also development of social connections, skills and sharing of cultures in a supportive environment.</p> <p>Fortnightly open mic live music sessions held at Darius Wells Library and Resource Centre enable local performers to share their talents in a public setting.</p> <p>The 'Sing for your Life' program was offered at the Darius Wells Library and Resource Centre in May and June. The 5 week community choir program was facilitated by Michael Battersby and Sarah Brittenden. Michael is the Director of Music from Kings College and a talented pianist, vocalist, songwriter and producer while Sarah is the Manager of the UWA Conservatorium of Music and has been a professional vocalist for over 20 years. The program will round off with a community concert on 4 July 2019. Scientific studies into the health benefits of singing support the group's aims of achieving physical, mental, emotional and social benefits. The feedback from participants was of joy, confidence, fun and new friendships formed.</p> <p>The 'Food Sensations' program commenced at the Darius Wells Library and Resource Centre in Term 2. There was a full class with 15 attendees.</p>

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.11 Continue dissemination of a "New Residents' Kit / Welcome Pack" including information about local resources and services	4.2 Community Centres	01/07/2018	30/06/2019	100	The newly redesigned residents information brochure and Kwinana promotional pamphlet were distributed via the Community Centres. A range of pamphlets on programs and community group activities are also available from the reception areas of the Community Centres. Staff provide assistance and guidance to community members to access information and provide contact information for relevant organisations and groups.
1.1.12 Work with culturally and linguistically diverse groups and relevant service providers to ensure newcomers are welcomed and integrated into the community	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Programs at Community Centres, including City facilitated and those run by organisations that partner with the City (such as the 'Befriend' program), provide a variety of opportunities for participation which facilitate social engagement for newcomers.</p> <p>Officers also attend and assist Connecting Communities for Kids Celebrate Culture Action Group meetings monthly in which projects related to this action are developed. The Multicultural Advisory Group continues to discuss and identify opportunities to make the City more inclusive of newcomers.</p>
1.1.13 Develop and implement youth programs that increase engagement between CaLD young people, Aboriginal young people and non-CaLD young people	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The following programs increased engagement between Aboriginal, CaLD and non-CaLD young people:</p> <ul style="list-style-type: none"> -School Holidays Program engaged 111 young people, with 33 identifying as ATSI and 4 as CaLD -World Cup Wednesdays engaged 170 young people, with 135 identifying as ATSI and 22 as CaLD -Beatball has engaged 337 young people, with 322 identifying as ATSI and 5 as CaLD -The Drop In service has engaged 1,637 young people, with 1,210 identifying as ATSI and 116 as CaLD

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.14 Advocate for and with CaLD communities in all appropriate forums and networks to share information about CaLD-related issues and opportunities	4.3 Community Engagement	01/07/2018	30/06/2019	100	The City facilitates a Multicultural Advisory Group (MAG). Guest speakers are frequently invited to MAG meetings where they are given the opportunity to share information about CaLD-related issues, opportunities and services for dissemination within relevant local groups and community. Officers also actively participate in Connecting Community for Kids Celebrate Culture Action Group meetings monthly, and bi monthly Kwinana Action Group meetings which facilitate information sharing. Feedback from young people attending City run activities also supports the information gathering and advocacy process.
1.1.15 Work with the City's residents and community groups to increase CaLD residents' participation in community life	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>A Skills Boosting and Networking Workshop for Community Groups was held 16 May 2019. Members of the Multicultural Advisory Group attended the workshop and provided positive feedback in regards to this. Members of the Multicultural Advisory Group continue to receive invitations to these events.</p> <p>Officers actively participate in Connecting Communities for Kids Celebrate Culture Action Group including seeking opportunities for CaLD residents to be involved in City events. The group is currently trying to identify ongoing funding opportunities to allow the group to function in a sustainable way. The Group is currently arranging another long table dinner to allow the Pakistani community to share their culture with community members.</p>
1.1.16 Increase CaLD content in City marketing and promotional materials	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	All actions continue to be carried out in an ongoing manner.

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.17 Work with other organisations to ensure essential community information available in priority community languages	4.3 Community Engagement	01/07/2018	30/06/2019	100	Google Translate is enabled and promoted on the City's website. The Community Engagement team has helped to inform accessibility considerations for redevelopment of the City's website.
1.1.19 Introduce a standardised multilingual message, including a contact number for an interpreting service, on all City letterhead and communications	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	The City's letterhead design has been updated to include interpreting services details.
1.1.20 Leverage all available opportunities to promote the benefits of cultural diversity and the success of Kwinana as a harmonious multicultural community	4.3 Community Engagement	01/07/2018	30/06/2019	100	This action is ongoing as opportunities present. For example, the City is supporting the Connecting Communities for Kids Celebrate Culture Action Team to deliver quarterly events which aim to dispel stereotypes by sharing personal stories of people from different cultures, titled "That Was My Home". The next event will focus on Pakistani culture. The City's Marketing Team ensure that they use a range of culturally diverse images in City publications, to promote and reflect the cultural diversity of the Kwinana community. They also help to promote events that encourage diversity via the What's On Kwinana website, photography and post-event promotion (such as media releases).
1.1.21 Seek endorsement and then implement a Conciliation Action Plan	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Conciliation Action Plan (CAP) was launched on 29 March 2019, approximately 80 community members attended. The launch included traditional dancing, music, food and a visual display. Feedback regarding the event was positive. The City has held an Aboriginal Community Engagement meeting on 2 May 2019 to identify how the City can work with the community to progress actions within the Plan. Future Aboriginal Community Engagement meetings are currently in the planning stage.

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.22 Review the operation of the Zone Drop in facility	4.6 Youth Services	01/07/2018	30/06/2019	85	Review of the Zone Drop In Service is encompassed within the Youth Development Service Review Report. The Business Case and associated Report are still progressing.
1.1.23 Ensure young people have access to good quality local education and employment opportunities and are 'ready' to enter employment and/or pursue economic success	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City partners with key employment and training service stakeholders in the community to ensure young people have access to good quality education and employment opportunities. Kadadjini Bidi is a skills development program being facilitated at the Zone by Centacare WA, targeting ATSI community members seeking to work towards further training or employment opportunities. The program has successfully engaged 13 participants who are working towards obtaining certification.</p> <p>The City has partnered with the Department of Education for a Participation and Transition Coordinator to be located at the Zone Youth Space two days a week to engage directly with young people seeking further opportunities with education, training and employment.</p>
1.1.24 Adopt the ten key principles of the Youth Friendly Communities Framework to guide City service provision in meeting the needs of young people	4.6 Youth Services	01/07/2018	30/06/2019	100	The ten key principles have been embedded in the City's Youth Strategy 2017-2020.

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.25 Run life skills workshops (financial counselling, health, parenting skills etc.) at various Community Centres 18/19 - 19/20 targeting young people, young parents, homeless people, etc.	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City has partnered with Relationships Australia and other key Aboriginal services to run a life skills workshop at the Darius Wells Library and Resource Centre supporting young adults, some being young parents and other community members. The National Empowerment Project is an Aboriginal led cultural, social and emotional wellbeing program being run two days a week for 10 weeks on Monday and Wednesdays.</p> <p>Areas of focus include nurturing self, family and community strengths. The City has provided the venue and crèche services for participants within the program.</p>
1.1.26 Deliver youth and community outreach programs throughout the community to support vulnerable people at risk	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City delivers a youth and community outreach program which targets key hot spots to support community members and youth. A community barbecue is facilitated by The Crew every Monday afternoon at the Rotary Apex Park. City officers have engaged with over 200 community members this quarter. Main presentation and referral has focused on homelessness and financial disadvantage.</p> <p>City Officers have engaged with the youth demographic through outreach at key youth programs and events such as:</p> <ul style="list-style-type: none"> -Beatball - 1st and 3rd Friday every month at the Kwinana Recquatic Centre, with approximately 100 young people attending -Totally Tuesday - Lunch time school activities to engage young people with key services of support, with approximately 100 young people engaging <p>The main issues identified for this age group are vulnerabilities to being homeless, Centrelink challenges and non-participation in education.</p>

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2 Inspire and strengthen community spirit through community activities and events					
1.2.01 Host an Australia Day Celebration event	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The annual City of Kwinana Australia Day event took place in the shady grounds of the Kwinana Adventure Park on Saturday 26 January 2019. The event saw a good turnout of 700-850 people, with 51 residents becoming new citizens, and the 4 winners of the Citizen of the Year Awards announced.</p> <p>A debrief with key stakeholders has been undertaken with key lessons captured to assist planning for next year's event.</p>
1.2.02 Host a Youth Festival	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Planning has commenced for the 2019/20 Youth Festival through formation and engagement of an internal working group, utilising feedback from the previous event, and engagement feedback from local youth.</p>
1.2.03 Host a Children's Festival event	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The Alcoa Children's Festival was held on Saturday 9 March 2019 at Calista Oval. Despite constant light rain, attendance was good, estimated at 4,000-5,000 people. The theme and styling of the event was popular with participants and suppliers alike. Planning is underway for the 2020 event, to again be held in March.</p>

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2.04 Host a Big Concert event	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>On 1 December 2018, the City hosted the Perth Symphony Orchestra at Calista Oval in front of an estimated crowd of 7,500 people.</p> <p>The 2019 Community Concert is scheduled to be held on Saturday 7 December 2019 at Calista Oval.</p> <p>The outcome of a tender process to select the headline act for the 2019 event is nearing completion with an announcement expected to be made in July 2019.</p>
1.2.05 Host the Christmas Lolly Run	4.3 Community Engagement	01/07/2018	30/06/2019	100	The 2018 Christmas Day Lolly Run was held with great success. Volunteers have indicated support to participate again in future years. A thank you event was held in March 2019, acknowledging the efforts of volunteers.
1.2.06 Provide a Community Event Funding Program for local community groups to host local events in their communities	4.3 Community Engagement	01/07/2018	30/06/2019	100	In 2018/19, 16 applications were received with 12 applications being funded, including one application received in quarter four. \$49,200 of the \$50,000 available funding was distributed to the community.
1.2.07 Assist CALD groups to host multicultural festivals with food, a market, music, fashion, and crafts	4.3 Community Engagement	01/07/2018	30/06/2019	100	This action is ongoing as opportunities present. For example, the City is supporting the Connecting Communities for Kids Celebrate Culture Action Team to deliver quarterly events. The next event will focus on the Pakistani culture. The group is currently trying to identify ongoing funding opportunities to allow the group to function in a sustainable way.

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2.08 Provide culturally-appropriate food options at City events and functions	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Officers work with caterers to ensure that a wide variety of food is available at City events and functions, including vegetarian options, which reflect the diversity of the community. This is particularly important for Citizenship Ceremonies.</p> <p>Officers work with caterers to ensure all food is correctly labelled, including consideration for common allergies and food intolerance.</p> <p>Culturally-appropriate food options were available at the Symphony Spectacular event in December 2018 with food trucks providing halal, vegetarian and multicultural food options.</p> <p>Officers continue to ask about dietary requirements when arranging internal and external meetings.</p>
1.2.09 Assist CaLD community groups to present cultural celebrations, including Chinese New Year and Diwali	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City's Marketing team ensure they use a range of culturally diverse images in City publications, to promote and reflect the cultural diversity of the Kwinana community. They also help to promote events that encourage diversity via What's On Kwinana website, photography and post-event promotion (such as media releases).</p>
1.2.10 Ensure local multicultural groups are involved in all local events	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>This action is ongoing as opportunities arise. Officers actively participate in the Connecting Communities for Kids Celebrate Culture Action Group including seeking opportunities for CaLD residents to be involved in City events. Officers facilitate networking between community groups through the Skills Boosting and Networking Workshop Series, which encourages collaboration between groups, including with multicultural groups and other local groups.</p>

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2.11 Support Harmony Week events	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City's Multicultural Advisory Group hosted a Harmony Day stall at the Marketplace which was supported by the City's Officers. The stall included activities to engage the public in conversations about diversity and provided a visual representation of the City's diverse community.</p> <p>The Connecting Communities for Kids Celebrate Culture Action Group combined their Neighbour Day event to coincide with Harmony Day which was supported with funding from the City and included volunteers from the Multicultural Advisory Group.</p>
1.2.12 Facilitate Aboriginal cultural celebrations that people of other cultures can be involved in	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City hosted the launch of the Conciliation Action Plan – Boola Maara Baldja Koorliny, the event included a smoking ceremony, traditional food and dancing. This was an open event with all community members, organisations and groups encouraged to attend. The City is currently supporting community groups to host their NAIDOC week celebrations. A calendar of events is being developed, this will be distributed to all networks including those from multicultural backgrounds.</p>
1.2.13 Promote multiculturalism through multimedia displays at City facilities such as the Administration Building's and Darius Wells' reception areas	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Multiculturalism continues to be promoted through the City's Facebook page. The Facebook feed is then shared through multimedia displays at the City Administration Centre.</p> <p>The City's 2019 Community Calendar features a variety of images which reflect and promote the community's diversity.</p>
1.2.14 Incorporate CaLD themes into all City events	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City's Multicultural Advisory Group meet bi-monthly and discuss upcoming events. They work to identify how CaLD themes can be included. This information is then fed into the City's Event team to integrate where relevant.</p>

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2.15 Activate the Kwinana Adventure Playground	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The Adventure Playground continues to be well utilised by the community with 56 bookings made for 'The Patio' in this quarter.</p> <p>Family Day Care Australia also hosted their national event within the park in May.</p>
1.2.16 Activate the Edge Skatepark	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>A total of 20 activation sessions were programmed for this period in a variety of sporting codes including scooter, skateboard and parkour coaching clinics providing mentoring, skill development and Skatepark etiquette. Additionally, a series of well attended female orientated skateboard coaching sessions were hosted at the Edge Skatepark.</p> <p>Activation statistics for the year 2018/19 through the Edge Skate Park are as follows:</p> <ul style="list-style-type: none"> -876 participants (676 male, 193 female, 7 other) -426 participants involved with skateboarding clinics and events -357 participants involved with scooter clinics and events -92 participants involved in parkour workshops -513 spectators have attended during the year at skate park activation events.

1 Strategic Community Plan 2017-2027 - Period 1/04/2019 to 30/06/2019

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.2.17 Deliver an annual program of civic events including Citizenship Ceremonies, community stakeholder functions, official openings and business events	2.8 City Strategy	01/07/2018	30/06/2019	100	<p>Citizenship ceremonies took place on 9 April, 7 May and 11 June, where a total of 161 people took the pledge to become new citizens. The events took place at the Darius Wells Library and Resource Centre and the new citizens invited guests to help celebrate this special event. The official ceremonies were followed by the serving of light refreshments where the guests could meet the Mayor and Councillors. An official photographer took formal shots of the attendees with the Mayor and the Councillors, a copy of these were then sent to each new citizen, bound in a folder and accompanied by a letter from the Mayor welcoming them to the City of Kwinana. Madeleine King attended the ceremony on 9 April and Reece Whitby attended the ceremony on 11 June.</p> <p>The emergency services stakeholder event took place in the Council Lounge on Thursday 4 April. The event was attended by 77 people including emergency services, volunteers, freeman, citizen of the year, members of the Department of Fire and Emergency Services, members of Local Emergency Management Committee, the CEO of the City of Kwinana and the Mayor and Councillors.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3 Facilitate improved community safety and reduced crime levels					
1.3.01 Investigate the process for the City of Kwinana to become a World Health Organisation "Safe City"	4.3 Community Engagement	01/07/2018	30/06/2019	30	Contact has been made with the organisation responsible for the Australian Safe Communities Foundation Accreditation. Follow up of this action will occur upon appointment of the Community Safety Officer. Recruitment is currently being finalised.
1.3.02 Increase collaboration with the community to plan and develop more localised community safety and crime prevention programs	4.3 Community Engagement	01/07/2018	30/06/2019	100	Community Liaison, Outreach, Youth and City Assist Services regularly engage with the local community, Police and business owners to better understand priority areas related to community safety and crime prevention. Implementation of the City's Place Management Framework will also increase capacity to engage community in the planning and implementation of relevant initiatives. Employment of the Community Safety Officer (scheduled to be completed by end of June 2019) will also assist this action.
1.3.03 Regularly review delivery of community safety and crime prevention programs with State Government and community organisations to determine effectiveness	4.3 Community Engagement	01/07/2018	30/06/2019	50	Regular catch up sessions are held with local Police and key stakeholders regarding community safety and crime prevention initiatives. Recruitment of a Community Safety Officer (scheduled to be completed by end of June 2019) will enhance outcomes related to this action moving forward.
1.3.04 Undertake activities to ensure the adequate provision of local support initiatives and services to increase the confidence of victims to report incidents	4.3 Community Engagement	01/07/2018	30/06/2019	100	Work by the Community Liaison, Community Outreach, Youth Services and City Assist Teams support this action.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.05 Maintain a local database of community and Government programs that focus on community safety and crime prevention	4.3 Community Engagement	01/07/2018	30/06/2019	25	This is to be refined next quarter. Recruitment of a Community Safety Officer (scheduled to be completed by June 2019) will enhance outcomes related to this action moving forward.
1.3.06 Consider Crime Prevention Through Environmental Design (CPTED) principles in the design of all residential and commercial developments	3.1 Planning and Development	01/07/2018	30/06/2019	100	This policy has now been adopted by Council. At its ordinary Council Meeting held on 13 June 2018, Council adopted Local Planning Policy 8 – Designing out Crime. The policy is now being implemented on an ongoing basis.
1.3.07 Promote the application of CPTED principles amongst local residents and relevant business owners	4.3 Community Engagement	01/07/2018	30/06/2019	100	This action is ongoing as opportunities present.
1.3.09 Continue to develop and roll out the CCTV camera installation program at identified City “hot spots” and facilities including Rapid Deployment Kits and covert cameras at “hot spots”	5.2 Essential Services	01/07/2018	30/06/2019	100	Upgrades to the Recquatic and Darius Wells Library and Resource Centre facilities are complete.
1.3.11 Develop an annual marketing plan for the promotion of community safety and crime prevention initiatives and services to the community	4.3 Community Engagement	01/07/2018	30/06/2019	25	The employment of a Community Safety Officer (scheduled to be completed by end of June 2019) will help to progress this action.
1.3.12 Deliver a community perceptions and wellbeing scorecard survey in 2018/19 and every two years thereafter	2.8 City Strategy	01/07/2018	30/06/2019	100	The Community Scorecard and the Wellbeing Scorecard have been completed. Overall, the City of Kwinana continues to improve in its performance, improving in 43 out of 48 performance measures. Of the 48 performance measures, 45 are currently on or above industry average. These results were gained from 661 randomly selected residents.
1.3.13 Develop and deliver a community safety survey in 2018/19 and every two years thereafter	4.3 Community Engagement	01/07/2018	30/06/2019	100	A market research company was engaged in May 2019 to assist the development, promotion and evaluation of a Community Safety Survey. Responses close Friday 5 July 2019.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.14 Continue to deliver the City's Traffic Survey Schedule to assess speeds of traffic identified as areas of concern	1.1 Engineering	01/07/2018	30/06/2019	100	The target traffic surveys for the current quarter are completed, and the traffic survey schedule has been updated.
1.3.15 Identify and support external community and government agencies who develop programs that seek to educate and improve safety and crime prevention within the community	4.3 Community Engagement	01/07/2018	30/06/2019	100	External groups have been identified with preliminary engagement occurring in March 2018. Subsequent liaison occurs regularly as part of patrols, outreach, network meetings and with existing relationships i.e. schools. Recruitment of a Community Safety Officer by end of June 2019 will enhance outcomes related to this action moving forward.
1.3.16 Co-ordinate and organise community safety workshops and awareness raising events with external stakeholders (including local schools), targeting specific community groups	4.3 Community Engagement	01/07/2018	30/06/2019	25	To be undertaken by the newly appointed Community Safety Officer. Recruitment is to be finalised by the end of June 2019.
1.3.17 Promote early intervention and prevention programs about family violence	4.3 Community Engagement	01/07/2018	30/06/2019	100	City officers working in this area are regularly engaging and communicating with clients, stakeholders and the wider community about this social issue. Involvement in relevant network groups also supports a cross collaboration approach and information transfer which helps increase awareness of key support requirements and focus areas.
1.3.18 Raise awareness among residents of the impact of family violence on children and encourage linkages to appropriate referral services	4.3 Community Engagement	01/07/2018	30/06/2019	100	Input into communication strategies and channels has been provided via the Kwinana Action Group, Connecting Communities for Kids Celebrate Culture Action Group and Communities for children groups as well as via the community outreach and youth services team. Case management and referral services provided by the City also help to raise awareness in this area. Launch of a Purple Bench initiative in May 2019 promoted the impact of family and domestic violence within the community.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.19 Develop an anti-bullying and anti-violence social media campaign in partnership with WA Police and other key stakeholders	4.3 Community Engagement	01/07/2018	30/06/2019	80	The City continues to work with the local schools and other stakeholders to understand the contributing factors to this issue as part of developing strategies moving forward. Teams are actively supporting schools in particular to address these issues and to develop further education and awareness opportunities into the future. Employment of a Community Safety Officer will support this action moving forward.
1.3.20 Disseminate safety awareness and crime prevention materials through the City's library and other community facilities	4.3 Community Engagement	01/07/2018	30/06/2019	100	Resources are distributed to these locations as they become available.
1.3.21 Develop security awareness and crime prevention materials and resources on key issues	4.3 Community Engagement	01/07/2018	30/06/2019	25	Commencement of a Community Safety Officer next quarter will enhance outcomes related to this action moving forward.
1.3.22 Create opportunities for community members to express their concerns in order to understand the nature of the disparity between perception and reality of crime levels	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Community Liaison Service, City Assist Service, Community Outreach Service and Youth Service teams all provide opportunities to engage with the community to better understand the nature and content of concerns and to dispel misconstrued perceptions. The biennial Community Wellbeing Scorecard and Services Scorecard undertaken in October 2018 has helped to further understand perceptions and areas to address, while the current Community Safety Survey will also inform this action.
1.3.23 Utilise the City's social media platforms and website to highlight internal and external safety and crime prevention materials and initiatives	4.3 Community Engagement	01/07/2018	30/06/2019	100	Promotion of the Senior's Subsidy Scheme is undertaken through these channels. Commencement of a Community Safety Officer next quarter will enhance outcomes related to this action moving forward.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.24 Provide information and advice to residents and businesses on a range of community safety and crime prevention measures including the application of CPTED principles	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>A range of resources are currently provided via the website, direct mail and face to face through a variety of teams for specific topics.</p> <p>Commencement of a Community Safety Officer next quarter will enhance outcomes related to this action.</p>
1.3.25 Continue Community Liaison Officer community engagement patrols in the City Centre public places	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City's Community Liaison Program continues to patrol public places in the Kwinana community on a daily basis, in particular key City landmarks and facilities in the central business district area. The Liaison Program consists of four Liaison Officers, with two Liaison Officers being from an Aboriginal background, providing diversity within the service approach. The Liaison Program Officers engage directly with community members, businesses, services and agencies to identify strategies to enhance community access to facilities and community services.</p> <p>Over the last quarter, 1,987 contacts with community members have been recorded with:</p> <ul style="list-style-type: none"> -455 contacts being offered information support (i.e. events, programs, support services, landmarks and facilities locations) -67 contacts being referred for emergency relief/service support (i.e. presented with welfare issues, health and wellbeing concerns)

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.26 Develop a partnership with local Aboriginal Elders to encourage cultural sharing and engagement	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>Relationships continue to be developed via the Conciliation Action Group, Community Liaison Service, Community Engagement Outreach Service, Youth Engagement Officers as well as via Zone Drop In sessions and programs. Delivery of Cultural Awareness Training to all staff and Elected Members has also assisted with understanding and capacity to develop relationships.</p> <p>The launch of the Conciliation Action Plan in March 2019 was a significant step towards fostering partnerships. A subsequent engagement session was hosted in May 2019 where 20 community members attended to provide input into areas of mutual concern and opportunities for working together. Another engagement session is currently being planned to refine these opportunities and to assist development of the next phase of the Conciliation Action Plan.</p>
1.3.27 Implement a range of youth diversion activities and programs in partnership with key stakeholders in various locations in the City Centre and surrounding areas	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City has implemented a range of youth diversion activities and programs, including:</p> <ul style="list-style-type: none"> -School Holidays program engaged 111 young people, with 33 identifying as ATSI and 4 as CaLD -World Cup Wednesdays engaged 170 young people, with 135 identifying as ATSI and 22 as CaLD -Beatball has engaged 337 young people, with 322 identifying as ATSI and 5 as CaLD -Young Boxing Warriors program, which engaged 27 young people, 26 of which identified as ATSI and 1 as CaLD -The Drop In Service has engaged 1,637 young people, with 1,210 identifying as ATSI and 116 as CaLD

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.28 In partnership with WA Police and key stakeholders develop an antibullying and anti-violence social media campaign	4.6 Youth Services	01/12/2018	30/06/2019	80	The City continues to work with the local schools and other stakeholders to understand the contributing factors to this issue as part of developing strategies moving forward. Teams are actively supporting schools in particular to address these issues and to develop further education and awareness opportunities into the future. Recruitment of a Community Safety Officer next quarter will enhance outcomes related to this action moving forward.
1.3.29 In liaison with local schools carry out workshops assisting parents of teenagers	4.6 Youth Services	01/07/2018	30/06/2019	100	The City's Community Engagement and Youth Services attended the Harmony Day event at Gilmore College, to promote and raise awareness of their services to a wider range of people from diverse backgrounds. The event was well attended by students and families from the school, also local non-profit organisations were at the event with displays and information about their services to support families promoting harmony and working together. The event was a relaxed way of celebrating the community's diversity of cultures coming together.
1.3.30 Continue to provide the Zone Youth Space 'Drop In Service'	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The Drop In Service has engaged 1,637 young people, with 1,210 identifying as ATSI and 116 as CaLD. Of these, 1,127 identify as male, 493 as female and 17 as other,</p> <p>Activities in this service have included the painting of a wall mural as an ongoing project, board games, pool, sports and video games.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.32 Develop and implement an activation plan for the Edge Skatepark	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>A total of 20 activation sessions were programmed for this period in a variety of sporting codes including scooter, skateboard and parkour coaching clinics providing mentoring, skill development and Skatepark etiquette. Additionally, a series of well attended female oriented skateboard coaching sessions were hosted at The Edge Skatepark.</p> <p>Activation statistics for the 2018/19 financial year at The Edge Skatepark are:</p> <ul style="list-style-type: none"> -876 participants (676 male, 193 female, 7 other) -426 participants involved with skateboarding clinics and events -357 participants involved with scooter clinics and events -92 participants involved in parkour workshops -513 spectators have attended during the year during skate park activation events
1.3.33 Develop youth activation plans for key community facilities and spaces	4.6 Youth Services	01/12/2018	30/06/2019	25	<p>Further investigations are ongoing for this action. Completion of the Youth Development Service Review will assist progression of this action.</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4 A healthy and active community with services for everyone's needs					
1.4.01 Activating parks, ovals and walking trails through place making	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City has supported the establishment of a new baseball club at Thomas Oval, in collaboration with the current Softball and T-Ball clubs, bringing further sporting options for the community at the facility.</p> <p>The City has been continuing to contribute to the 'Tramway Trail Project' group. The group has determined that further consultation with the Aboriginal communities across the three Local Governments is required. When complete, the trails will provide more walking, running and cycling opportunities in the community.</p> <p>The City has requested a grant extension for the Loop Trail upgrade from Lotterywest due to the need for a more in-depth engagement period with the Aboriginal community. Part of this engagement will involve organised walks to define trail sections of significance, where the best location for rest stops will be on the trail and what new and existing signs are required to include bilingual information in English and Nyoongar.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.02 Supporting Community Events that promote community inclusion and involvement	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Seven grants of up to \$3,000 each were distributed to community groups, and six grants of up to \$150 each were distributed to local residents through the 'Neighbour Day Events Funding Program'. Nearly 2,000 community members participated in local events and connected with their neighbours across the Neighbour Day weekend.</p> <p>In addition, the City launched a 'Neighbour Day Every Day' program in March 2019 to encourage similar activity and connection year round. 'Neighbour Day Every Day' is a national first and fully endorsed by Relationships Australia, who are extremely excited about the initiative.</p>
1.4.03 Support community involvement in activities that encourage a connected and mentally healthy community, such as community gardens and volunteering	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>This action is ongoing. The City continues to support social and hobby groups that engage a variety of community members and provide opportunities for social connections.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.04 Support healthy lifestyle opportunities that build understanding of the importance of good physical and mental wellbeing	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>This action is ongoing. Community engagement and online questionnaires were conducted in May to assist the development of the City's new Public Health Plan, complementing this action.</p> <p>Officers explored forming walking groups in the City with the National Heart Foundation. Potential volunteer walk organisers and locations for group walks will be identified and if community interest is sufficient, walking groups will commence in spring and summer 2019.</p> <p>The City met with the Department of Transport's Your Move team in early June to discuss the potential of the City facilitating Your Move program roll out to schools, individuals and workplaces. The program has been successful in increasing active transport, physical activity levels and motivating individuals to improve their health status in the Cities of Wanneroo, Cockburn and Rockingham.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.05 Using the Kwinana Recquatic Centre and Community Centres to deliver activities and programs that support healthy lifestyle behaviour change	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City continues to support Statewide health and wellbeing campaigns to address lifestyle risk factors within Kwinana, linking with City facilities where relevant.</p> <p>A standout this quarter was commencing the initial planning and formation of a new basketball competition at the Recquatic Centre, in collaboration with Nyoongar Wellbeing and Sports, Basketball WA and the Rockingham Flames Basketball club. This initiative will provide a pathway to those in the Beatball program who would like to play basketball in a more structured environment, avoiding the need to travel to Rockingham.</p> <p>The current Beatball program, a diversionary and resilience based program facilitated by Nyoongar Wellbeing and Sports and supported by the City, constantly attracts 100 participants on a weekly basis, with 90% of those being Aboriginal. The long-term aim of the competition will be to attract a diverse range of players who have a passion for basketball and already play at the Recquatic informally. The club will commence in summer 2019.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.06 Implement actions related to the health and wellbeing portfolio	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>This action is ongoing. Contributions to the Public Health Plan project have included developing a comprehensive stakeholder engagement document for use by consultants, feeding into initial planning documentation, undertaking community engagement workshops, online questionnaires and providing assistance at internal workshops.</p> <p>Other actions have included exploring the formation of walking groups in the City, scoping a roll out of the Department of Transport's active transport and behaviour change program Your Move, discussing Good Sports Accredited Clubs with the Alcohol and Drug Foundation and contributing to the formation and delivery of the 4 Little Checks - Ear Rapid Trial program.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.07 Implement a range of initiatives focussing on families and children	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>The following initiatives occurred at the William Bertram Community Centre over the last quarter:</p> <ul style="list-style-type: none"> -Lego Club for 4 - 8 year olds was held on Tuesday afternoons at the Centre. This program is very popular with many new exciting builds happening each week. -The Sensory Play for preschoolers commenced again as a Pop Up Bertram Crèche service with consistently high numbers. The program is based on the Early Years Learning Framework for Australia. <p>Most of the parents stay and assist their children and it is a good opportunity for families to make lasting social connections within the community. Positive feedback has been received from parents who appreciate the program's affordability, and "all the fun without the mess at home" .</p> <ul style="list-style-type: none"> -The yearly Easter Egg Hunt at the Centre was once again a great success. The program was at full capacity with 25 children attending. The Centre will look at increasing numbers for the 2020 event, having received many enquiries after the program was fully booked. -Craft activities were also held with children creating sand art Easter eggs, scratch board rabbit headbands and their own recycled Easter egg basket. There was a photo booth to enjoy as well as a variety of hot cross buns and milk. The Easter Bunny then turned up and it was time for the children to go out into the Performance Courtyard together and gather the Easter Eggs. Comments from parents included "great event", "any day with craft and chocolate is a win", "so many great things happening here, we came to the movie night and my kids have loved today" . <p>The following initiatives occurred at the Darius Wells Library and Resource Centre over the last quarter:</p>

Action	Business Unit	Start Date	Finish Date	Status	Comments
					<p>-On Monday 15 April 2019 WA Birds of Prey brought a selection of birds such as owls, falcons and a wedge tailed eagle to the Centre as part of the school holiday program. It was a very interesting and interactive presentation. The 30 children of various ages enjoyed patting and taking photos with the birds. Parents were observed to be enjoying the presentation as much as the children and there was a lot of positive feedback from attendees.</p> <p>-On Sunday 7 April 2019 the City supported Connecting Communities for Kids Celebrate Culture Action Group in hosting a Dads and Kids Lego session as part of The Fathering Project. The session had very good attendance, was enjoyed by all and achieved the objective of improving the health and wellbeing of children in Kwinana by working collaboratively and building capacity, so children can thrive.</p> <p>The following initiatives occurred at the John Wellard Community Centre over the last quarter:</p> <p>The STEAM program finished up for the term with the children creating a basket for their Easter egg hunt.</p> <p>They were also presented with a certificate for a job well done for participating in the program. The children thoroughly enjoyed the program and are looking forward to enrolling again next term.</p> <p>The Community Centres Crèche service continued to support families across the 3 community centres.</p> <p>Provision of the service supported parents to attend training programs, study, counselling sessions, parent support programs and development of small business opportunities. Children who attended were given the opportunity to develop independence and confidence in a supportive environment providing a positive transition to school experience.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.09 Activate the Zone Youth Space through the provision of appropriate activities, programs and services to meet the needs of young people, parents, agencies and the community	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The Zone Youth Space has implemented a range of programs and activities which has seen a total of 2,128 contacts with young people being made over the last quarter. Of these, 34 were in the 10 to 11 age range, 1,133 in the 12 to 13 age range, 679 in the 14 to 15 age range, 163 in the 16 to 17 age range, and 16 were 18 years or older.</p> <p>Included in these programs were the Unique As program, which has seen an increase in participants to 20 young people attending.</p> <p>In addition, a new careers advice program is being implemented in the upcoming school holidays, as well as a series of cultural workshops aimed at increasing cultural awareness in young people in the community.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.10 Activate the Darius Wells Library and Resource Centre through the provision of appropriate activities, programs and services to meet the needs of tenants, agencies, hirers and the community	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>Activation of the Darius Wells Library and Resource Centre continued through support of the community service agencies working from the building, coordination of a range of hire bookings in the Ken Jackman Hall, second floor meeting rooms, Art Room and IT Training Room.</p> <p>Both the Library and Community Centres Team coordinated lifelong learning programs to enhance the capacity of the community and provide opportunities that would otherwise not be available.</p> <p>The Centre was further activated by implementing marketing and promotional strategies to inform the community about services and programs available at the Centre. Use of digital and online mediums will be enhanced in the new financial year with the creation of a short animation showcasing the various services on offer in the Centre.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.11 Activate the John Wellard Community Centre including provision of appropriate activities, programs and services to meet the needs of agencies, hirers and the community	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>Activation actions for the John Wellard Community Centre have included the support of new and emerging groups, hirers and programming of the Centre.</p> <p>Commencement of K-Space i.e. shared co-working space, occurred during this period. This program came about as a result of discussions with a local service provider who identified the need for such a space and has referred community members to the Centre. Participants can make use of the crèche service whilst using the space, supporting their goals and small business development opportunities.</p> <p>Planning for the Opportunities Expo in August 2019 has continued and a series of Saturday workshops with an employability theme have also been planned.</p> <p>The community are encouraged to make use of the Centres shared spaces during Centre opening hours with the public computers being in constant use. Use of the upstairs lobby area is also encouraged, with the Wellard Have a Chat group making use of this area on a weekly basis.</p>

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1.4.12 Activate the William Bertram Community Centre including provision of appropriate activities, programs and services to meet the needs of tenants, agencies, hirers and the community	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>Further activation of the William Bertram Community Centre has been achieved by working collaboratively with the Child Health Nurse, cross promoting events and services available in the Centre and the broader community.</p> <p>Supporting community groups such as I Am Woman, working with Play Group WA and encouraging Centre run programs to evolve such as social crocheting and mosaic tiles has seen usage of the Centre continue to grow.</p> <p>Referrals to early years rhyme time programs has seen up to 75 babies and their parents attend on a regular basis.</p>
1.4.13 Activate the City Centre through the provision of inclusive activities and events in Chisham Square	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>The Chisham Square Activation program continued with weekly after school games, support of social groups, fortnightly open mic music nights and the hosting of a mini Wellness Expo "Stress Less in Kwinana" in June. Scheduling of regular displays in the Community Lounge during gaps in the exhibition program has created a talking point amongst Centre users.</p> <p>A NAIDOC themed open mic music night has been added to the schedule by special request from the local community. This music event will coincide with a NAIDOC themed art exhibition opening.</p>

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1.4.14 Continue to facilitate multi-sector youth at risk services group	4.6 Youth Services	01/07/2018	30/06/2019	100	Youth at risk groups are facilitated on a monthly basis. This involves collaboration with and participation by various stakeholders with regards to community safety and youth participation in training and education. The Kadadjini Bidi Skills Pathway Development Program facilitated at the Zone Youth Space has been developed through the Youth Participation Networking Group. The City engage with the Kwinana Police, local businesses and youth agencies through a youth intervention networking group to develop strategies for community safety involving young people.
1.4.15 Continue to deliver a range of low-cost, inclusive programs, which build confidence, self-esteem and general wellbeing	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The Zone Youth Space facilitates social and wellbeing programs for young people engaging in the space. These programs include an inclusive group for LGBTQI (15-17 year olds), a younger girls group (12-14 year olds), an indoor soccer program targeting young people from multicultural backgrounds and Beatball, being a diversional program to engage young people in an inclusive environment which is safe. The Zone Youth Space facilitates a drop in service for 12-18 year olds after school Monday to Friday and also on Saturday afternoon, to provide a safe inclusive space for young people to positively engage with Youth Officers and other young people accessing the service.</p> <p>The Youth Advisory Council is a vehicle for young people to make a difference in the local community while building new friendships and learning new skills.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.16 Continue to work in partnership with service providers, organisations and agencies to submit joint funding initiatives to address gaps in service provision	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City continues to work in partnership with service providers within community networking groups to seek opportunities for funding to address key priorities in the community. The City is currently looking at funding submissions for youth diversional programming, youth skills development and training programs, and youth community events.</p> <p>Conversations within the Kwinana Action Group are also progressing regarding a potential joint funding submission to enhance outcomes within the early years domain.</p>
1.4.17 Continue to maintain key stakeholder contact lists	4.6 Youth Services	01/07/2018	30/06/2019	100	The City has maintained a key Stakeholder Engagement Database for the Kwinana community.
1.4.18 In partnership with other service providers deliver community events, which increase awareness of key social issues such as homelessness, domestic violence and drug and alcohol abuse	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>In May 2019 as part of the Purple Bench initiative, the City installed a Purple Bench to remember and acknowledge victims of family and domestic violence (FDV).</p> <p>The event took place on the grassed area at the front of Recquatic where the bench is located. The City's CEO and Mayor, as well as homelessness and FDV stakeholders attended the launch. With media coverage covering the occasion with a live news feed.</p>
1.4.19 Continue to support the Kwinana Rockingham Homelessness Interagency Group	4.6 Youth Services	01/07/2018	30/06/2019	100	The City continues to support the Kwinana Rockingham Homelessness Interagency Network through attendance, input and feedback related to presented issues. Networking within meetings has increased advocacy and referral pathways which has subsequently increased community access to housing. The meetings are held quarterly.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.20 Continue to support the Kwinana / Rockingham Local Drug Action Group	4.6 Youth Services	01/07/2018	30/06/2019	100	A City representative attends the Kwinana/Rockingham Local Drug Action Group (LDAG) meetings held monthly. The group are currently seeking funding opportunities to further initiate programs which involve the community. The City are seeking the possibility of an LDAG sponsored movie night being held in Kwinana during 2019.
1.4.21 In partnership with nongovernment organisations ensure the provision of community events	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The City contributes towards the activities of Connecting Community For Kids Celebrate Culture Action Group, Smith Family (Communities for Children), KEYS, NGALA, Nyoongar Wellbeing and Sports, each of which regularly facilitate events for the community.</p> <p>Sponsorship from the private sector has enabled events to be held such as the Symphony Spectacular and the Alcoa Children's Festival.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.22 Increase CaLD content in all community, cultural, health and recreational facilities and services	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The Library have been attempting a decolonisation of the local history content. To make the content more accessible officers have moved it from Voices of Kwinana (a dedicated stand-alone blog) to a blog-type section on the City website. During this process some wording has been adjusted to remove insensitivities to the Aboriginal history of the area. This work will continue in the next quarter.</p> <p>The Learning English Through Story Time (LETS) program has been running at the Library this term. The LETS program is aimed at adults with little to no English, who have children aged 3 to 5 years. The sessions are designed to teach adults basic English and develop the skills needed to promote and assist their children in learning English as a second language. There have been eight families register for the program this term with approximately five families attending each week. The Library has had several new families showing interest in attending this program and will continue to run this next term.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.23 Increase CaLD content at the Kwinana Public Library and Youth Zone Space (e.g. multilingual Storytime sessions and CaLD-related youth activities)	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The Learning English Through Story Time (LETS) program has been running at the library this term. The LETS program is aimed at adults with little to no English, who have children aged 3 to 5 years. The sessions are designed to teach adults basic English and develop the skills needed to promote and assist their children in learning English as a second language. There have been eight families register for the program this term with about five families attending each week. The Library has had several new families showing interest in attending this program and will continue to run this next term.</p> <p>Introduction of a soccer program has increased engagement of CaLD young people.</p>

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1.5 Actively work with the community to build local capacity					
1.5.01 Complete actions to improve local sporting club organisational development	4.3 Community Engagement	01/07/2018	30/06/2019	100	This action is ongoing as part of the EveryClub funding program, the City has met with three key State Sporting Associations to further support clubs, and has created an annual survey to ascertain volunteer status and training gaps for release at the end of the financial year. Dates have also been set for four club development workshops.
1.5.02 Complete actions to improve local sporting club participation	4.3 Community Engagement	01/07/2018	30/06/2019	100	This action is ongoing as part of the EveryClub funding program, the City has met with three key State Sporting Associations to further support clubs, and has created an annual survey to ascertain volunteer status and training gaps for release at the end of the financial year. Dates have also been set for four club development workshops.
1.5.03 Complete actions to improve local sporting club membership	4.3 Community Engagement	01/07/2018	30/06/2019	100	As of 11 June 2019 the City processed 112 Kidsport applications for the quarter. These applications were made up of 75 males and 37 females. As part of this number, 28 applicants were from an Aboriginal background, 5 were from a culturally diverse background and several identified as having a disability, demonstrating the diversity of applications within the City.

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1.5.04 Complete actions to improve local sporting club people development	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City has set dates for four workshops to assist and support people development in clubs. Topics include Attracting, Supporting and Retaining Volunteers, Conflict Resolution, Working with Children Checks, and Disability and Inclusion.</p> <p>The City is also facilitating the creation of a basketball club in collaboration with Basketball WA, Nyoongar Wellbeing and Sports and the Rockingham Flames, discussing the setup of a new Baseball Club at Thomas Oval with existing users, assisting Southern Districts BMX club in the organisation of the BMX State Championships in October and continues to assist a variety of other clubs.</p>
1.5.05 Complete actions to improve local sporting club infrastructure	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City completed a number of requests for minor infrastructure repairs and maintenance for clubs, as well as progressed infrastructure capital works across the following areas:</p> <ul style="list-style-type: none"> -Project work commenced to deliver the State Government supported Thomas Oval Lighting Project by June 2020 -Project work commenced to install a hard wicket, four cricket practice nets and goal posts at Honeywood Public Open Space -Handover of the lighting system at Medina Oval

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.5.06 Complete actions to improve local sporting club talent development	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City continues to provide financial assistance to residents selected in Western Australian and Australian representative sporting teams. Eight applications for athletes residing in the City have been approved for Little Athletics, rugby, gymnastics, bmx and soccer competitions this quarter.</p> <p>The City has contributed a total of \$7,250 to 38 athletes this financial year to compete in sailing, rugby, ten pin bowling, equestrian, muay thai, taekwondo, ice skating, cricket, volleyball, netball and futsal competitions locally, nationally and internationally.</p>
1.5.07 Deliver the Community Funding Program in two funding rounds per annum	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The Kwinana Community Funding Program is a partnership between the Kwinana Community Chest, Bendigo Bank, and the City of Kwinana.</p> <p>The second round of the 2018-19 Community Funding Program was launched 4 February 2019 and closed on 5 April 2019.</p> <p>The program received nine applications requesting \$40,000. Eight projects have been supported to the value of \$30,000.</p>
1.5.08 Form partnerships with local community groups to promote healthy environments, healthy canteens, safe alcohol provision, no smoking venues	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City continues to seek and provide opportunities for local organisations to promote healthy environments. Walking groups have been explored this quarter with a view to creating groups in spring, if community interest is sufficient. Exploration of the Department of Transport's Your Move program and promotion of the Alcohol and Drug Foundation's Good Sports Accreditation program have also commenced this quarter.</p>

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1.5.09 Provide input into the Connecting Communities for Kids working groups	4.3 Community Engagement	01/07/2018	30/06/2019	100	Participation occurs in the Culture and Connecting Neighbourhoods groups, as well as part of the overarching Steering and Governance Committee.
1.5.10 Continue to provide and facilitate the Kwinana Youth Advisory Council (YAC), Junior Council and Youth Reference Groups	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The Kwinana Youth Advisory Council (Kwinana YAC) continued to meet fortnightly and inducted another member during this period. Initiatives undertaken by and with the Kwinana YAC during this period include:</p> <ul style="list-style-type: none"> -Engagement and consultation about youth marketing trends -Engagement in the delivery of and volunteering at Youth Week 2019 activities/events -Engagement in the 2019 YACtivate! Planning Committee to plan and deliver a youth led conference (August 2019) -Engagement in the planning and delivery of the 2019 LyriK Awards -Received invitations from Creating Communities, The Village at Wellard Residents Association to participate in planning for future events -Skill development through participation in a LyriK Leadership Development day (May 2019)
1.5.11 Facilitate the delivery of the Kwinana Youth Incentives Program - LYRIK	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>Initiatives delivered during this period include:</p> <ul style="list-style-type: none"> -Support and development for the 2019 LyriK Award recipients -Support of students receiving LyriK Educational Scholarships for furthering their education into 2020 -Planning for the YACtivate! conference being proposed to be held in August 2019 -Planning and delivery of the 2019 LyriK Awards

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1.5.14 Market and promote the Zone Youth Space to the local secondary schools as both a hub of youth services and hireable space for school events and functions	4.6 Youth Services	01/07/2018	30/06/2019	100	The Zone Youth Space has had a total of 8 organisations hiring rooms in the facility, to a total of 508 hours. This included services such as the Wirrapanda Foundation, Interchange, Dance Inclusion, sporting clubs, a church and a school. The Centre also had an alternative education program run from the Centre, facilitated by Centrecare, targeting disengaged Aboriginal girls.
1.5.15 Administer a Youth Wellbeing Scorecard with industry benchmarking biannually	4.6 Youth Services	01/03/2019	30/06/2019	50	Mission Australia has been approached to determine whether the City is able to establish mechanisms to specifically filter responses from their metropolitan wide survey, in order to review data of young people who live within the City of Kwinana.
1.5.16 Hold capacity-building sessions for the youth sector	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>The Zone Youth Space have hosted Red Dust Healing Community Workshops for community members from many different backgrounds and walks of life.</p> <p>The program facilitates the understanding of rejection and grief and loss being the foundation of all hurt. Participants are encouraged to examine their own personal hurt, which allows them to heal from within, addressing family and personal relationships and what may have been lifelong patterns of violence, abuse and neglect.</p>
1.5.17 Promote youth data available via the web, and ensure all stakeholders are aware of it	4.6 Youth Services	01/02/2019	30/06/2019	100	Information related to youth matters is regularly provided through a variety of mediums and forums.
1.5.18 Analyse changes in data after two years to inform the impact assessment and prioritisation of youth development initiatives, and the review of Youth Strategy	4.6 Youth Services	01/05/2019	30/06/2019	50	Data is regularly reviewed to prioritise program development.

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1.5.19 Assist unincorporated CaLD groups to access funding	4.3 Community Engagement	01/07/2018	30/06/2019	100	The City continues to work in partnership with Connecting Community for Kids Celebrate Culture Action Group and is currently working with this group to identify and develop sustainable funding opportunities to assist with ongoing actions.
1.5.20 Ensure information about grant and tender opportunities are communicated to CaLD communities in an accessible manner	4.3 Community Engagement	01/07/2018	30/06/2019	100	Direct links to grant search tools and grant funding bodies are included in the City's resource document for building community groups. This is written in an accessible manner, is available on the City's website and is promoted directly to community groups.
1.5.21 Provide CaLD communities with training and support in grant and tender writing	4.3 Community Engagement	01/07/2018	30/06/2019	100	The City continues to provide support as required. This includes through the bimonthly Skills Boosting and Networking Workshops, and directly from City officers over the phone and in person. Direct links to grant search tools and grant funding bodies are included in the City's resource document for building community groups. This is written in an accessible manner, is available on the City's website and is promoted directly to community groups.
1.5.22 Ensure job advertisements encourage applicants from CaLD backgrounds	2.3 Human Resources	01/07/2018	30/06/2019	100	Recruitment advertisement templates contain appropriate information and language to ensure that diverse candidate backgrounds are being addressed.

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1.6 Increase the prevalence of volunteering in Kwinana					
1.6.01 Create an Active Citizenship Strategy	4.2 Community Centres	01/07/2018	30/06/2019	100	Development of this strategy has been deferred to 2019/20 and will be incorporated into the roll out of the Place Management Framework.
1.6.02 Develop a campaign in partnership with the Kwinana Volunteer Service targeting local high schools promoting the benefits and opportunities for volunteering	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>During this period young people were involved in volunteering opportunities, to connect them to the Kwinana community. This resulted in the following volunteer activities:</p> <ul style="list-style-type: none"> -3 volunteers at the Haka for Life/Corroboree for Life ANZAC day commemorations -12 youth volunteers at the 2019 LyriK Awards -1 youth volunteer at the Youth Homelessness Matters Sleepout -4 youth volunteers at the ReZonate Dance Party -1 youth volunteer with the Zone Youth Centre (LAN Gaming) -1 youth volunteer with the Darius Wells Library and Resource Centre (Boredom Busters)
1.6.03 Provide a range of dedicated youth volunteer positions within the City of Kwinana	4.6 Youth Services	01/07/2018	30/06/2019	100	<p>During this period young people were involved in volunteering opportunities, to connect them to the Kwinana community. This resulted in the following volunteer activities:</p> <ul style="list-style-type: none"> -3 volunteers at the Haka for Life/Corroboree for Life ANZAC day commemorations -12 youth volunteers at the 2019 LyriK Awards -1 youth volunteer at the Youth Homelessness Matters Sleepout -4 youth volunteers at the ReZonate Dance Party -1 youth volunteer with the Zone Youth Centre (LAN Gaming) -1 youth volunteer with the Darius Wells Library and Resource Centre (Boredom Busters)

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1.7 Develop and celebrate arts in Kwinana					
1.7.01 Review the City's Public Art Masterplan	4.3 Community Engagement	01/07/2018	30/06/2019	45	Review of City's Public Art Masterplan is on hold until a review of the Cultural Policy and Cultural Plan has been completed. Further discussion with Place Leaders, Asset Management and Planning Teams have taken place to ascertain the potential of public art opportunities within new developments.
1.7.02 Present and support arts initiatives relating to Kwinana's diversity	4.3 Community Engagement	01/07/2018	30/06/2019	100	No projects were undertaken this quarter, however four projects have been delivered across the past 12 months. Discussions are ongoing regarding the integration of arts initiatives into the delivery of the Multicultural Action Plan, Conciliation Action Plan, and the revised Disability Access and Inclusion Plan. The review of the City's Cultural Policy is also likely to identify further opportunities.
1.7.03 Facilitate the development of partnerships for the installation of public art throughout the City	4.3 Community Engagement	01/07/2018	30/06/2019	100	City officers have provided a conceptual framework based on the local context for the development of public art works for Cassia Glades Estate. City officers also reviewed the proposal and provided feedback for an integrated structure for the Apsley Estate Residential Development.
1.7.04 Review the City's Cultural Policy	4.3 Community Engagement	01/07/2018	30/06/2019	70	Desktop research, review, and internal and external engagement has progressed significantly. The City's current policy has been benchmarked against cultural plans, policies and strategies from ten other local government bodies. Development of a new policy based on findings is still progressing.
1.7.05 In partnership with the KIC refine the public art strategy to enable successful delivery of public art in the industrial area where funds are available	4.3 Community Engagement	01/07/2018	30/06/2019	40	Opportunities for public art and partnership opportunities throughout the Kwinana Industrial Area will be explored through the Kwinana Industrial Area Place Plan in 2019/20.

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1.7.06 Liaise with the Koorliny Arts Centre on the delivery of a vibrant and varied arts program throughout the City	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Officers regularly liaise with Koorliny Arts Centre management to explore options and enhancements. Opportunities to better align the ongoing programs offered by the Centre with the City will be explored through the development of the Cultural Plan (in progress). Officers will also be looking for opportunities to support Koorliny Arts Centre to deliver arts programs in the broader community.</p> <p>The City has started discussions with management of the Centre related to the review of achievements against Key Performance Indicators of the Memorandum of Understanding for the management of Koorliny Arts Centre.</p>
1.7.07 Document and review the City's existing art collection	4.3 Community Engagement	01/07/2018	30/06/2019	60	An inventory of items located at the Sloan's Cottage has been undertaken and items have been secured. Existing records of public art works on the City's Asset Register are being reviewed.
1.8 Respect and promote Kwinana's unique heritage					
1.8.01 Review the City's Municipal Heritage Inventory	3.1 Planning and Development	01/07/2018	30/06/2019	75	The review of the Heritage Inventory is a matter being incorporated into the review of the City's Local Planning Strategy which is a project to take place over multiple years.

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1.9 Improve levels of disability access and inclusion throughout the community					
1.9.01 Develop links between the DAIP and other Council plans and strategies, including departmental business plans	4.3 Community Engagement	01/07/2018	30/06/2019	100	Community and internal consultations have been undertaken on the development of the City's revised Disability Access and Inclusion Plan 2019-2021 (DAIP). The City's Strategic Community Plan has been considered during the development of the DAIP and direct links between the plans have been identified. Officers responsible for specific DAIP actions will be required to integrate these into team business plans and report via the City's corporate performance software.
1.9.02 Continue to provide a priority bin service for eligible people with a disability	3.3 Environmental Health	01/07/2018	30/06/2019	100	The City continues to provide a priority bin service for eligible people with a disability.
1.9.03 Design City of Kwinana events using the Disability Services Commission 'Creating Accessible Events checklist', and provide a link to the checklist on the City's webpage and Live webpage	4.3 Community Engagement	01/07/2018	30/06/2019	100	The City uses the Guidelines for Creating Accessible Events when planning all major events. The City's best practice approach continues to evolve with the disability sector and as the community provides feedback. The guidelines are available on the City of Kwinana website on the "Organising an Event" page.
1.9.04 Ensure all relevant City of Kwinana events, programs and services are accessible and inclusive of people with disability	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Events Accessibility Checklist is included in various resource packages, such as the events planning package and contractors tender documents.

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1.9.05 Continue to ensure the City's Library provides products, resources and services for people with disability	4.4 Library	01/07/2018	30/06/2019	100	In recent months, the Library team have been engaging with a representative from a disability services and support agency who has assisted with introductions to other agencies. The current plan is to work towards offering all-abilities sessions within our school holiday programs, to investigate the potential for provision of a chill-out zone within the Library, and to improve the range of toys for children with special needs offered by the Toy Library.
1.9.06 Ensure that tender and contracts documentation includes the City's Disability Access and Inclusion Plan (DAIP)	5.3 Contracts	01/07/2018	30/06/2019	100	The Disability Access and Inclusion Plan reporting requirements and sample templates are included in all of the City's formal tender and request for quotation documentation. The obligation to undertake and complete these reports are also reaffirmed in the City's contractual documents.
1.9.07 Ensure that contractor requirements are met as per the legislation and that contractors report on their delivery of DAIP objectives and strategies during the course of the contract	5.3 Contracts	01/07/2018	30/06/2019	100	All of the City's formal tender and request for quotation documentation contain the Disability Access and Inclusion Plan reporting requirements and templates of the reports that the contractors are to fill out. References to the contractor's obligations to complete the Disability Access and Inclusion Plan reports (when applicable) are also reaffirmed within the contracts.
1.9.08 Ensure that City of Kwinana staff are aware of the DAIP requirements of relevant legislation	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Access and Inclusion Advisory Group is available to support officers, as well as to provide one on one advice to relevant team members with respect to adherence to the requirements. Further training and support areas are to be identified.
1.9.09 Ensure all programs run are accessible and inclusive	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Events Accessibility Checklist is included in the City of Kwinana Event Planning Package. Community engagement documentation has been updated to reflect access and inclusion components.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.10 Implement a program of upgrading and rebuilding to ensure all public toilets have a universally accessible toilet	1.2 Asset Management Services	01/07/2018	30/06/2019	100	Buildings are inspected, and where possible upgraded. Some older buildings are too cost prohibitive to upgrade, with the life expectancy of the building in doubt. All new buildings are accessibly compliant.
1.9.11 Ensure that all City owned buildings meet Access Standards	1.2 Asset Management Services	01/07/2018	30/06/2019	100	Buildings are inspected, and where possible, compliance has been achieved.
1.9.12 Ensure that ACROD parking meets both the required standards and the needs of people with disability	1.1 Engineering	01/07/2018	30/06/2019	100	All new capital projects and developments are designed and constructed in accordance with relevant standards and specifications, to ensure ACROD parking requirements are met.
1.9.13 Ensure all parks and recreational areas are inclusive and accessible	4.3 Community Engagement	01/07/2018	30/06/2019	100	Attention to access and inclusion is central to each park upgrade project. The Access and Inclusion Advisory Group are available to provide comment and advice on all new park and building upgrades and developments.
1.9.14 Ensure bushland walks and trails are inclusive and accessible	3.4 Environment	01/07/2018	30/06/2019	100	Bushland Walks and trails are inspected and maintained on a regular basis.
1.9.15 Ensure that footpaths are accessible, maintained and kept free of debris and sand	1.3 City Operations	01/07/2018	30/06/2019	100	The quarterly sweeping schedule has been completed.
1.9.16 Ensure buildings, car parks and public spaces are clearly signed	1.2 Asset Management Services	01/07/2018	30/06/2019	100	This action is ongoing.
1.9.17 Ensure all Building and Planning applications meet Disability Standards and legislative requirements	3.1 Planning and Development	01/07/2018	30/06/2019	100	This action is ongoing.
1.9.18 Continue to update You're Welcome information and provide this information via the City's website	4.3 Community Engagement	01/07/2018	30/06/2019	100	Update of the You're Welcome resource continues to occur as required.

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1.9.19 Provide a beach wheel chair and matting for use by the community at Kwinana Beach	4.3 Community Engagement	01/07/2018	30/06/2019	100	The beach wheelchair continues to be available to beach users between November and March.
1.9.20 Promote the achievement of DAIP outcomes to the community	4.3 Community Engagement	01/07/2018	30/06/2019	100	Key access and inclusion achievements are provided and circulated in the City's Annual Report. Achievements are also discussed at Access and Inclusion Advisory Group meetings and representatives are able to circulate achievements to the wider community.
1.9.21 Ensure all of the City of Kwinana information is available on request in alternative formats and promote this to the community	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	All actions continue to be carried out in an ongoing manner.
1.9.22 Ensure the City of Kwinana website and associated websites and social media pages meet the access and universal design principles listed on the Disability Services Commission website	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	All actions continue to be carried out in an ongoing manner.
1.9.23 Ensure the City's grievance and complaints policies are clear, equitable and available in accessible and alternative formats	2.6 Customer Services	01/07/2018	30/06/2019	100	The City's grievance and complaints policies are available and accessible.
1.9.24 Ensure Customer Service Officers are adequately trained so they can facilitate complaints from people with a disability	2.6 Customer Services	01/07/2018	30/06/2019	100	A training plan has been developed and will be rolled out by HR Development.
1.9.25 Continue to facilitate the Disability Access and Inclusion Working Group ensuring representation from the community and agencies	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Access and Inclusion Working Group continues to meet regularly. Additional service providers and community members have expressed an interest in joining the advisory group.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.26 Ensure all community consultations are accessible and inclusive for everyone	4.3 Community Engagement	01/07/2018	30/06/2019	100	Access and inclusion criteria have been added to the City's Community Engagement Plan template, with advice for City Officers provided as required. Recently the Access and Inclusion Advisory Group Meetings have moved to Darius Wells Library and Resource Centre to allow for a more accessible venue.
1.9.27 Consult with disability organisations and networks as required	4.3 Community Engagement	01/07/2018	30/06/2019	100	A variety of disability organisations continue to provide advice and guidance through the Access and Inclusion Advisory Group Meetings. Several organisations and services providers were contacted and encouraged to provide comment and feedback throughout the development of the revised draft Disability Access and Inclusion Plan.
1.9.28 Ensure consultation documents are available in accessible formats	4.3 Community Engagement	01/07/2018	30/06/2019	100	Upgrade of the City's website is currently being planned including improved accessibility. Consultation documents are available in a variety of formats and mediums. Officers are available to support individuals should they need assistance in providing comment or feedback to the City.
1.9.29 Ensure all aspects of Council Meetings are accessible and inclusive	2.8 City Strategy	01/07/2018	30/06/2019	100	The City ensures that the Council Meetings are accessible and inclusive.
1.9.30 Refer any access issues identified through consultations, which are not the responsibility of the City, to relevant parties	4.3 Community Engagement	01/07/2018	30/06/2019	100	City officers continue to address these issues and refer to appropriate parties.

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2.1 Residents have access to ample job opportunities locally					
2.1.01 Review the Local Employment Solutions Council Policy	2.4 Economic Development	01/07/2018	30/06/2019	100	This action is complete.
2.1.02 Work with the State and Commonwealth governments, and non-government agencies, in progressing the Kwinana Outer Harbour Project to improve job prospects to the community	6.1 Executive	01/07/2018	30/06/2019	100	The City of Kwinana has been appointed to the Stakeholder Reference Group for the Westport Taskforce and has participated in all work streams.
2.1.03 Work with the State and Commonwealth governments, and non-government agencies, in job creation initiatives targeting culturally and linguistically diverse residents	4.3 Community Engagement	01/07/2018	30/06/2019	100	In November 2018, 28 people attended a resume writing workshop at the Kwinana Library. 50% of attendees were from a CaLD background. The Multicultural Advisory Group continues to discuss opportunities for the CaLD community to access employment.
2.1.04 Consider the community's diversity when reviewing vacancies; and where appropriate, include CaLD-related competencies in selection criteria (including relevant language skills)	2.3 Human Resources	01/07/2018	30/06/2019	100	Each recruitment activity is tailored to the vacant position and also takes into consideration CaLD competencies.
2.1.05 Engage CaLD people with English language proficiency to assist those who don't with employment and housing, etc.	4.6 Youth Services	01/07/2018	30/06/2019	100	City Officers liaised with the Department of Housing and the main employment provider in Kwinana - Employment Services Group (ESG), both agencies use the National Translating and Interpreting Service (TIS).
2.1.06 Encourage service providers to take part in the healthier workplaces program	4.3 Community Engagement	01/07/2018	30/06/2019	100	Healthier Workplace WA training opportunities continue to be forwarded to community service agency contacts and the City has discussed the program with the Cancer Council.
2.1.07 Support a coordinated effort by Volunteer Coordinator and Club Development Officer to promote local opportunities	4.3 Community Engagement	01/07/2018	30/06/2019	100	The City works collaboratively across a number of teams and officers to cross promote local opportunities as they arise. Recent discussions have occurred regarding the organisation of a workshop for sporting groups and community organisations on volunteering.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
2.2 The community has a choice of quality public and private facilities to meet their education and training needs throughout their life time					
2.2.01 Create a Lifelong Learning Strategy	4.2 Community Centres	01/07/2018	30/06/2019	100	Development of this strategy has been deferred to 2019/20 and will be considered as part of the implementation of the Library/Community Centres service review recommendations.
2.2.02 Facilitate the holding of workshops on skills for success in the Australian job market	4.2 Community Centres	01/07/2018	30/06/2019	100	<p>A Job Seeker Workshop Series is planned for John Wellard Community Centre leading into the Opportunities Expo in August 2019. Workshop topics will include:</p> <ul style="list-style-type: none"> -Resume Writing -Cover Letter Writing -Interview Techniques -Hidden Job market -Create LinkedIn Profile -Opportunities Expo <p>K SPACE a co-working shared space, commenced at John Wellard Community Centre. The space provides an opportunity to work, study and network in a shared space with access to free Wi-Fi, tea and coffee and laptops. The crèche service is also available for parents.</p>
2.2.03 Advocate for expansion of affordable English classes for newcomers and those previously without access	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Learning English Through Story Time (LETS) program has been running at the library this term. The LETS program is aimed at adults with little to no English, who have children aged 3 to 5 years. The sessions are designed to teach adults basic English and develop the skills needed to promote and assist their children in learning English as a second language. There have been eight families register for the program this term with around five families attending each week. The Library has had several new families showing interest in attending this program and will continue to run it next term.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
2.2.04 Advocate and work with all levels of government and the business community to strengthen Kwinana's position as a diverse and inclusive community	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City's Community Liaison Officers (CLOs) provide an active presence and build relationships with local business owners and community members. The Kwinana Community Fund, a collaborative funding program between the City, Community Chest and the Kwinana Community Bank enhances and encourages social inclusion. Ongoing conversations with Government Departments and local Members of Parliament enhance collaborative efforts to further this objective.</p> <p>The City is in the process of reviewing and developing its Disability Access and Inclusion Plan which requires ongoing collaboration amongst community members and with the Department of Communities - Disability Services.</p>
2.2.05 Promote the importance of cross-cultural awareness training in the community	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Following investigation and engagement with the Multicultural Advisory Group, cross-cultural awareness training resources have been included in the City's newly developed resource document for building community groups. This is available on the City's website and is promoted directly to community groups.</p> <p>The skills building workshops attended by community groups, sporting clubs and small business owners included cross cultural awareness training and was attended by 15 community members with 90% of people providing positive feedback.</p>
2.2.06 Ensure Private Sector Education providers are aware of opportunities that population growth in the region bring by creating a prospectus annually	2.4 Economic Development	01/07/2018	30/06/2019	100	The Investment Prospectus has been sent to private education providers.

Action	Business Unit	Start Date	Finish Date	Status	Comments
2.3 The City Centre is home to a thriving range of specialty shops, restaurant and family entertainment venues and an active night-life while neighbourhood centres are revitalised					
2.3.01 Improve Local Commercial and Activity Centres by providing a small business grant program annually	2.4 Economic Development	01/07/2018	30/06/2019	100	The grant has been implemented for the 2018/19 financial year. Some grants are being extended into new financial year.
2.3.02 Complete the Medina Town Centre Revitalisation Project	2.4 Economic Development	01/07/2018	30/06/2019	100	Report presented to Council regarding the Pace Road Shed Redevelopment at the Ordinary Council Meeting held on 12 June 2019
2.3.03 Continue to seek opportunities to achieve a better urban outcome for the Pace Road sheds in Medina	2.4 Economic Development	01/07/2018	30/06/2019	100	Report presented to Council regarding the Pace Road Shed Redevelopment at the Ordinary Council Meeting held on 12 June 2019
2.4 The Western Trade Coast Precinct is developed with maximum leverage being gained from investments in new infrastructure					
2.4.03 Create an Integrated Transport Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	100	16/07/2019 - The City is preparing a Land Use and Transport Integration Study under the broader project of the Local Planning Strategy Review. A consultancy firm is undertaking this work and initial drafts have been submitted.
2.4.04 Continue to lobby for the Kwinana Outer Harbour Project	6.1 Executive	01/07/2018	30/06/2019	100	16/05/2019 - The City of Kwinana has been appointed to the Stakeholder Reference Group for the Westport Taskforce and has nominated to be part of all work streams.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
2.5 Stimulate economic development and encourage diversification					
2.5.01 Create an Economic Development Action Plan	2.4 Economic Development	01/07/2018	30/06/2019	100	The Action Plan is complete and has been presented to Council.
2.5.03 Lobby and advocate for the relocation of a State Government agency to the Kwinana region	6.1 Executive	01/07/2018	30/06/2019	100	A submission on the Bushfire Centre of Excellence has been completed. Letters to identified government agencies have been sent.
2.5.04 Create a Land Optimisation Strategy	2.4 Economic Development	01/07/2018	30/06/2019	100	This Strategy has been adopted by Council.
2.5.05 Advocate for the development of a policy that supports and addresses barriers for local and new businesses offering health promoting services, such as personal trainers in public open spaces	4.3 Community Engagement	01/07/2018	30/06/2019	100	Development of the Public Health Plan is contributing towards the research required for this objective.
2.6 Provide a best practice development approval system that attracts and retains business investment in the area					
2.6.01 Annually review the City's approval system to encourage business investment and retention in Kwinana	3.1 Planning and Development	01/07/2018	30/06/2019	75	The City's approval system has been reviewed and electronic approval system changes are progressively being implemented.

Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1 Improve conservation of biodiversity and protection of native vegetation whilst achieving high levels of environmental protection in new developments					
3.1.01 Finalise the Local Biodiversity Strategy	3.4 Environment	01/07/2018	30/06/2019	75	The Local Biodiversity Strategy draft is complete.
3.1.02 Inspect and report on grass weed control tender performance	3.4 Environment	01/07/2018	30/06/2019	100	Grass Weed Spraying for the winter season under tender contract has commenced.
3.1.04 Tender and engage contractor to carry out Environmental Weed Control	3.4 Environment	01/07/2018	30/06/2019	100	The contractor is nearing the end of their 3 year contract.
3.1.05 Prepare and implement a works program to control significant environmental weeds in Kwinana Reserves	3.4 Environment	01/07/2018	30/06/2019	100	A works program has been prepared as part of the draft Natural Areas Management Plan. Tasks are identified at fortnightly natural areas meetings.
3.1.06 Investigate and apply for grants	3.4 Environment	01/07/2018	30/06/2019	100	Grants are applied for when available.
3.1.07 Budget for new reserves	3.4 Environment	01/07/2018	30/06/2019	80	The draft budget is complete.
3.1.08 Post controlled burn/arson weed control	3.4 Environment	01/07/2018	30/06/2019	100	Post controlled burn weed control was scheduled to maximise the effectiveness of control measures.
3.1.09 Routinely inspect fences, gates and pedestrian access points for damage and arrange repairs	3.4 Environment	01/07/2018	30/06/2019	100	The Environment Team undertakes weekly inspections of all reserve fences across the City.
3.1.10 Removal of illegal dumping/litter from reserves	3.4 Environment	01/07/2018	30/06/2019	100	Reserves are checked regularly and illegal dumping is removed where required.
3.1.11 Site preparation, weed removal, installation planting, maintenance, weed control	3.4 Environment	01/07/2018	30/06/2019	100	Ten sites are being prepared this year for the 2018/19 planting season. Preparation includes spraying, clearing and auguring of holes for planting in degraded areas.
3.1.12 Post-arson weed management	3.4 Environment	01/07/2018	30/06/2019	100	No arson management required this year during post fire season.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1.13 Improve bushland in Clementi Reserve, Millar Reserve and bushland surrounding Wellard Park	3.4 Environment	01/07/2018	30/06/2019	100	Continue to monitor the bushland condition and take appropriate steps to improve condition of good condition areas of these reserves.
3.1.14 Complete fuel load assessments	3.4 Environment	01/07/2018	30/06/2019	100	Fuel load assessments are complete. Priority reserves for 2019/20 fuel reduction burns have been identified.
3.1.15 Complete controlled burns	3.4 Environment	01/07/2018	30/06/2019	100	Controlled burns are complete for 2018/19 financial year.
3.1.16 Complete Fire Mapping	3.4 Environment	01/07/2018	30/06/2019	100	Fire mapping is complete.
3.1.17 Complete firebreak maintenance	3.4 Environment	01/07/2018	30/06/2019	100	Fire break maintenance is complete for the 2018/19 financial year.
3.1.18 Investigate undertaking controlled patch burns in-house and complete if possible	3.4 Environment	01/07/2018	30/06/2019	100	The environment field crew are members of the Kwinana Volunteer Fire Brigade and can undertake active fire operations once their training is complete. Training is expected to commence in early 2019/20.
3.1.19 Complete survey reserves	3.4 Environment	01/07/2018	30/06/2019	100	Field work is now complete and maps will be produced. These maps are an Appendix to the draft revised Natural Areas Management Plan.
3.1.20 Undertake rabbit control measures	3.4 Environment	01/07/2018	30/06/2019	100	Rabbit control for 2018/19 is complete.
3.1.21 Undertake fox control measures	3.4 Environment	01/07/2018	30/06/2019	100	Fox trapping is complete for this season.
3.1.22 Undertake phytophthora control measures	3.4 Environment	01/07/2018	30/06/2019	100	Phytophthora control work is complete.
3.1.23 Undertake cat control measures	3.4 Environment	01/07/2018	30/06/2019	100	Cat trapping is complete for this season.
3.1.24 Undertake bee control measures	3.4 Environment	01/07/2018	30/06/2019	100	Bee control has been completed for 2018/19.
3.1.25 Provide information brochures/posters and promotion for natural areas	3.4 Environment	01/07/2018	30/06/2019	100	Promotional events have been programmed for the 2019 winter season. Digital brochures are being investigated over printed brochure options.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1.26 Conduct Water Wise Garden & Community Energy Efficiency Workshops	3.4 Environment	01/07/2018	30/06/2019	100	The City accepted an offer from Switch your Thinking to host a plastic fish sculpture at the Darius Wells Exhibition space. The Team also ran a Solar Panels Workshop for the community in February 2019.
3.1.27 Conduct schools planting events	3.4 Environment	01/07/2018	30/06/2019	100	Planting has been completed with Bertram Primary School on 26 May 2019. Two further plantings are expected to be completed in June and another three in July.
3.1.28 Conduct community planting events	3.4 Environment	01/07/2018	30/06/2019	100	Two community plantings have been completed at the City to date, with over 2,000 native seedlings planted in two locations. A further three community plantings will be completed by 30 June 2019.
3.1.29 Conduct guided activities (e.g. bushwalks, nightstalks, bird walks and wildflower tours)	3.4 Environment	01/07/2018	30/06/2019	100	A Bird ID Workshop was conducted on 4 May 2019 with 15 attendees. A Living Green Event was held at Wellard Pavilion to support residents to plant natives, and get involved with living green initiatives.
3.1.30 Conduct a Clean Up Australia Day event	3.4 Environment	01/07/2018	30/06/2019	100	A Clean Up Australia Day event was held in March.
3.1.31 Conduct volunteer training	3.4 Environment	01/07/2018	30/06/2019	100	A Bird ID Workshop and two Community Planting Days were held for volunteers and the general public.
3.1.32 Collect provenance seed	3.4 Environment	01/07/2018	30/06/2019	100	This action was completed in November 2018.
3.1.33 Advocate for the continued hosting of the Coastcare position	3.4 Environment	01/07/2018	30/06/2019	100	The Coastcare Position has been secured for 12 months.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1.34 Develop a Bushfire Risk Management Plan as per WESTPLAN Fire	5.4 Emergency Services	01/07/2018	30/06/2019	70	Bushfire Risk Management Plan training is complete. The City is currently focussing on Local Emergency Management Committee and volunteer bush fire management policies and procedures.
3.1.35 Develop and implement bushfire management and mitigation programs for Unallocated Crown Land and Unmanaged Reserves	5.4 Emergency Services	01/07/2018	30/06/2019	100	The City has limited input to State controlled land. The Department of Fire and Emergency Services (DFES) is responsible for the bushfire management on these lands. The City continues to liaise with DFES.
3.1.43 Develop Brigade Response Plans	5.4 Emergency Services	01/07/2018	30/06/2019	75	Maps have been generated in GIS and have been provided to brigades for feedback.
3.1.47 Develop and submit annual Local Government Grants Scheme operations and capital grants	5.4 Emergency Services	01/07/2018	30/06/2019	100	Grant submission completed on 5 March 2019.
3.1.48 Complete an annual audit of current relocation/welfare centres to ensure readiness for activation	5.4 Emergency Services	01/07/2018	30/06/2019	100	The audit was conducted with the Department of Communities.
3.1.49 Audit Emergency Coordination Centres to ensure readiness for activation	5.4 Emergency Services	01/07/2018	30/06/2019	100	The Department of Communities tabled and approved the Welfare Plan which included the Emergency Coordination Centres at Local Emergency Management Committee 12 March 2019.
3.1.57 Respond to emergency incidents that impact on communities, infrastructure and assets in the City	5.4 Emergency Services	01/07/2018	30/06/2019	100	The City responds to emergency incidents when required.
3.1.58 Respond to incidents in line with mutual aid agreements with neighbouring local governments	5.4 Emergency Services	01/07/2018	30/06/2019	100	The City responds to emergency incidents when required.
3.1.60 Provide appropriate support and counselling to City volunteers and staff following incidents	5.4 Emergency Services	01/07/2018	30/06/2019	100	The City provides these services when required.
3.1.63 Conduct a detailed review of Emergency Management Arrangements and the City's compliance with legislative responsibilities for emergency management and bush fire control	5.4 Emergency Services	01/07/2018	30/06/2019	100	The interim plan has been endorsed by Council and accepted by the State Emergency Management Committee.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.3 Promote the use of renewable energy within the City of Kwinana and reduce energy use where possible					
3.3.01 Retrofit City buildings with updated codes and actively engage in the design process of new City buildings to ensure energy efficiency is maximised	3.4 Environment	01/07/2018	30/06/2019	100	The City retrofitted 17 shower heads at the Recquatic with low flow shower heads to reduce water and gas use. This is saving approximately 1600 litres per day. A solar feasibility study and energy audit was conducted at the Recquatic.
3.3.02 Progressively install solar panels on City buildings	3.4 Environment	01/07/2018	30/06/2019	100	Solar panels were installed at the Wellard Community Centre in December 2018.
3.3.03 Investigate green building options when planning new City buildings	1.2 Asset Management Services	01/07/2018	30/06/2019	100	The Sustainability Officer is included as part of the project team for new construction projects and consulted for upgrade and renewal projects.
3.3.04 Investigate working with sporting clubs to reduce their electricity use in the City' s sporting facilities	3.4 Environment	01/07/2018	30/06/2019	100	Various facilities are included in the list of potential projects.

Action	Business Unit	Start Date	Finish Date	Status	Comments
3.4 Encourage and exercise best practice water management					
3.4.01 Review the City' s Verge Policy to align with the Water Corporation' s Water wise Verge Best Practice Guidelines	3.4 Environment	01/07/2018	30/06/2019	100	This has been completed and is awaiting the review of the relevant local law before it is adopted.
3.4.02 Monitor existing data loggers and real time monitoring systems weekly (at minimum) to quickly identify and address leaks	3.4 Environment	01/07/2018	30/06/2019	100	This action is ongoing.
3.4.03 Continue to redevelop bores and attach to centralised irrigation control	1.3 City Operations	01/07/2018	30/06/2019	100	All scheduled works are progressing.
3.4.04 Carry out mapping of irrigated areas to allow quick station identification	1.3 City Operations	01/07/2018	30/06/2019	100	Mapping of new hand over areas in progress
3.4.05 Maintain the registry of City of Kwinana bores	1.3 City Operations	01/07/2018	30/06/2019	100	Register is up to date
3.4.06 Continue to monitor water use and irrigation application rates and improve water use efficiency	1.3 City Operations	01/07/2018	30/06/2019	100	All schedules have been adjusted.
3.4.07 Maintain monitoring of the groundwater resource to identify any potential adverse impacts of abstraction and respond pro-actively to mitigate impacts	1.3 City Operations	01/07/2018	30/06/2019	100	Hydrometer readings are up to date.
3.4.08 Monitor nutrient concentrations in groundwater and review nutrient management practices if needed	1.3 City Operations	01/07/2018	30/06/2019	100	All nutrient levels are up to date.
3.4.10 Review the Water Conservation Plan	3.4 Environment	01/07/2018	30/06/2019	100	The Water Conservation Plan review is complete and has been adopted by Council.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.5 Understand the impacts of climate change and take a risk management approach to addressing these effects in future planning					
3.5.01 Review the Kwinana Local Emergency Management Plan annually	5.4 Emergency Services	01/07/2018	30/06/2019	100	The review is complete and the interim plan has been endorsed by Council and accepted by the State Emergency Management Committee.
3.5.02 Review with Department of Fire and Emergency Services Community Emergency Services Coordinator Business Plan	5.4 Emergency Services	01/07/2018	30/06/2019	100	The City has advised the Department of Fire and Emergency Services that the City wish to withdraw from the Memorandum of Understanding.
3.5.03 Develop and adopt an Urban Forest Strategy which can guide tree management	3.4 Environment	01/07/2018	30/06/2019	80	The tree asset data acquisition project is almost complete, this will provide the baseline canopy amount for the Urban Forest Strategy.
3.5.04 Promote the use of recycled materials in road construction where possible	1.1 Engineering	01/07/2018	30/06/2019	100	<p>All concrete kerbing and footpaths that are removed from roadworks and other capital projects are disposed of at a recycling facility to produce crushed concrete. Recycled concrete is used in limited projects where allowed by the design specifications. Discussions are in progress with the City's asphalt annual supply contractor to investigate use of asphalt made from recycled material including asphalt made from soft plastics.</p> <p>Recycling of pavement materials, through pavement stabilisation is the preferred method of pavement renewal.</p>
3.5.05 Create a Local Planning Policy to address sea level rise	3.1 Planning and Development	01/07/2018	30/06/2019	75	The Sea Level Rise Policy will be prepared and advertised in the 2019/20 year.
3.5.06 Develop a management plan to address sea level rise	3.4 Environment	01/07/2018	30/06/2019	100	The Kwinana Sea Level Rise Adaptation and Mitigation Pathways Report is complete.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities					
4.1.04 Design and construct a Local Sporting Ground with a Community Sports Building in Wandí	1.2 Asset Management Services	01/07/2018	30/06/2021	100	A feasibility and needs assessment has been completed. Detailed design and construction is to be undertaken in the 2019/20 financial year.
4.1.05 Design and construct a Local Community Centre in Wellard East	1.2 Asset Management Services	01/07/2018	30/06/2021	100	A feasibility and needs assessment has been completed. Detailed design and construction is to be undertaken in the 2019/20 financial year.
4.1.06 Design and construct a Pavilion Extension for Wellard	1.2 Asset Management Services	01/07/2018	30/06/2019	100	Construction of the pavilion extension is now complete and available for use.
4.1.07 Design and construct the Arts and Cultural Centre Upgrade	1.2 Asset Management Services	01/07/2018	30/06/2021	100	All required works have been completed.
4.1.08 Subject to Long Term Financial Plan deliberations of Council, design and construct Stage 1 of the Civic Administration Building Upgrade	1.2 Asset Management Services	01/07/2018	30/06/2019	100	Award of the tender for the engagement of an architect is currently in progress.
4.1.11 Facilitate community led activation of local parks, playgrounds, ovals and walk trails e.g. meet up groups etc.	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>The City is investigating the opportunity to establish walking groups across the city. If community interest is identified, groups will be set up in spring and summer 2019.</p> <p>'Neighbour Day' and 'Neighbour Day Every Day' supported 13 community-led activations across the City's public spaces.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.2 The community has easy access to well-equipped, quality parks and public open spaces					
4.2.01 Undertake a condition survey of parks and reserves	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A condition assessment of Parks and Reserves assets is undertaken in a rolling three year program.
4.2.02 Undertake a condition survey of the City's Public Open Space	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A condition assessment of Parks and Reserves assets is undertaken in a rolling three year program.
4.2.03 Develop a master schedule of annual work for Depot services	1.3 City Operations	01/07/2018	30/06/2019	100	Master Schedules have been developed for parks contract and internal works delivery and infrastructure contract and internal works delivery. Master Schedules for Irrigation and Building Maintenance service delivery is progressing.
4.2.04 Develop infrastructure standards for work tasks and develop appropriate unit rates	1.3 City Operations	01/07/2018	30/06/2019	85	The following infrastructure standards are complete: -Crack sealing standards -Road shouldering standards -Footpaths, kerbs and crossovers standards -Signage standards -Graffiti and road counter standards -Drainage standards -Asphalt standards
4.2.05 Gather data for the implementation of a Tree Management System	3.4 Environment	01/07/2018	30/06/2019	100	Contract work packages have been completed.
4.2.06 Review current in house mowing schedules and advise on capacity to take on new mowing areas currently performed by contractors	1.3 City Operations	01/07/2018	30/06/2019	100	Updating mowing schedules weekly and adding in additional works for mowing crews when applicable.
4.2.08 Coordinate the transfer of landscape and irrigation developer gifted assets to the City's maintenance operations and asset management systems	1.3 City Operations	01/07/2018	30/06/2019	100	All City of Kwinana actions associated with handover applications submitted by developers through 2018/19 have been completed. Applications still currently in progress are awaiting actions from developers in order to complete.

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4.2.09 Consult access and inclusion working group regarding development of all public buildings, parks, beaches and spaces	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Access and Inclusion Working Group continues to meet and discuss items of concern in relation to compliance with building and other services access.
4.2.10 Support community groups to establish places that encourage community participation/involvement, i.e. community gardens	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>A "52 ways to make your community a happier and tidier place" campaign has recently been implemented. The document is available on the City's website, in hard copy at pop-up engagement events, and one 'way' is being promoted through the City's social media platforms each week.</p> <p>Place Leaders have been investigating the Grow It Local program with the Environmental Health Team for delivery in 2019/20.</p> <p>Two community skill building and leadership workshops were held in Quarter 4. In total for 2018/19 five community skill building workshops and two Community Leaders Forum workshops were held, with 123 people attending.</p>
4.2.11 Review the Parks for People Strategy	4.3 Community Engagement	01/07/2018	30/06/2019	90	The Parks for People Upgrade Strategy has been revised and adoption by Council is pending.

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4.3 Ensure the Kwinana community is well serviced by government and non-government services.					
4.3.02 Review the Local Housing Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	80	Internal review of the draft Housing Study is in progress.
4.3.03 Manage and maintain the City of Kwinana Aged Persons Accommodation	2.8 City Strategy	01/07/2018	30/06/2019	100	The City continues to maintain and manage the Aged Persons Accommodation facilities.
4.3.04 Create a Lobbying Strategy	2.8 City Strategy	01/07/2018	30/06/2019	50	Lobbying is occurring for the following issues: -City Centre revitalisation reimbursement -Westport A list of projects has been collated and these will be presented to Elected Members at an upcoming workshop to determine lobbying priorities over the next two years.
4.3.05 Work with community, non-government and government agencies to identify gaps, monitor service levels and advocate to government to ensure the community is adequately serviced	4.3 Community Engagement	01/07/2018	30/06/2019	100	This action is supported through the following: -Participation in the Kwinana Action Group, Connecting Communities For Kids, Communities for Children, Homelessness Interagency Network, Family and Domestic Violence Interagency Group, Youth Intervention Group, and Education Attendance Network -Input into the State Government 10 Year Homelessness Strategy development -Facilitation of the Multicultural, Conciliation, Access and Inclusion Advisory Groups -Network and liaison meetings with neighbouring local governments at Manager and Executive level with Cockburn, Rockingham and Mandurah -Regular meetings with staff from the local Member of Parliament

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4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity					
4.4.01 Review the Policy Framework to reflect quality residential design and development	3.1 Planning and Development	01/07/2018	30/06/2019	100	A number of new local planning policies have been prepared and adopted over the last 12 month period, which will assist in achieving better quality residential development. A program is being prepared to outline the next 12 month policy review.
4.4.02 Create a Public Open Space Standards Policy	3.1 Planning and Development	01/07/2017	30/06/2019	75	This work will be undertaken as a POS standards guidelines for application by the City's Engineering and Landscaping Teams. It will be developed by the City's Engineering Team during 2019/20 year.
4.4.03 Create a Parking Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	100	The Wellard Parking Strategy has been completed and is currently being implemented.
4.4.04 Review the Local Housing Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	80	Internal review of the draft Housing Study is in progress.
4.4.06 Work with the Waste Authority to implement the West Australian Waste Strategy where consistent with the City's Waste Strategy	3.3 Environmental Health	01/07/2018	30/06/2019	100	The City of Kwinana Waste Strategy will be reviewed with a view to align with the newly adopted Waste Strategy 2030.
4.5 Actively improve the appearance of public areas and streetscapes throughout the City					
4.5.01 Implement the Depot Annual Maintenance Works Program	1.3 City Operations	01/07/2018	30/06/2019	100	Works programs, which are part of developed Master Schedules, are currently being implemented and reported on through the City Operations Monthly Management Report.
4.5.02 Implement the recommendations from the Works Depot Service Review	1.3 City Operations	01/07/2018	30/06/2019	100	Majority of the remaining service review recommendations will be progressed through the implementation of a new Corporate Business System.
4.5.05 Develop policy and guidelines to ensure all new installations are in accordance with energy efficiency principles and Western Power specifications	1.2 Asset Management Services	01/07/2018	30/06/2019	75	A policy and report has been developed. This is currently being reviewed internally.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.6 To provide a safe and efficient integrated network of roads, footpaths and cycle routes supported by a good public transport system					
4.6.01 Create an Integrated Transport Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	75	The City is preparing a Land Use and Transport Integration Study under the broader project of Local Planning Strategy Review.
4.6.02 Undertake a complete condition survey of all roads, kerbs and unkerbed road, including footpaths	1.2 Asset Management Services	01/07/2018	30/06/2019	100	The condition survey is complete.
4.6.05 Implement the Traffic Survey Program	1.1 Engineering	01/07/2018	30/06/2019	100	The target traffic surveys for the current quarter are complete and the traffic survey schedule has been updated.
4.6.06 Coordinate installation of bus shelters/facilities in conjunction with the Public Transport Authority	1.1 Engineering	01/07/2018	30/06/2019	100	The City has utilised available funding from the Public Transport Authority to install one bus shelter in Calista Avenue and one bus shelter in Orelia Avenue.
4.6.07 Complete the construction of all capital civil infrastructure projects as per the adopted budget	1.1 Engineering	01/07/2018	30/06/2019	100	Construction of capital projects is on track in accordance with the works program. All budgeted engineering and landscaping capital projects will be completed by the end of the financial year.
4.6.09 Advocate to the Department of Transport to develop more bus routes/more frequent buses in Kwinana	6.2 Elected Members	01/07/2018	30/06/2019	100	Elected Members ensure local structure plans can accommodate future public transport routes.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.01 An active and engaged Local Government, focused on achieving the community's vision					
5.1.01 Review the Strategic Community Plan	2.8 City Strategy	01/07/2018	30/06/2019	100	The minor review of the Strategic Community Plan is complete and has been adopted by Council at the Ordinary Council Meeting 26 June 2019.
5.1.02 Review the Corporate Business Plan annually	2.8 City Strategy	01/07/2018	30/06/2019	100	The major review of the Corporate Business Plan is complete and was adopted by Council at the Ordinary Council Meeting 26 June 2019.
5.1.03 Review the Workforce Plan annually	2.3 Human Resources	01/07/2018	30/06/2019	100	The Workforce Plan (WFP) is reviewed on a regular basis. Data is currently being prepared to update the WFP for the 2019/20 financial year. This data is also being compared to information in the budget and Long term Financial Plan.
5.1.04 Review the Long Term Financial Plan	2.7 Finance	01/07/2018	30/06/2019	0	The next review of Long Term Financial Plan will commence in July 2019.
5.1.05 Review the Asset Management Strategy	1.2 Asset Management Services	01/07/2018	30/06/2019	80	The Asset Management Strategy review is in progress.
5.1.06 Review the Buildings Asset Management Plan	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A review of the Building Asset Management Plan is now complete and is awaiting endorsement by Council.
5.1.07 Review the Parks and Reserves Asset Management Plan	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A review of the Parks and Reserves Asset Management Plan is now complete and is awaiting endorsement by Council.
5.1.08 Review the Roads and Transport Asset Management Plan	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A review of the Roads and Transport Asset Management Plan is now complete and awaiting endorsement by Council.
5.1.08 Review the Roads and Transport Asset Management Plan	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A review of the Roads and Transport Asset Management Plan is now complete and awaiting endorsement by Council.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.1.09 Review the Storm Water Drainage Asset Management Plan	1.2 Asset Management Services	01/07/2018	30/06/2019	100	A review of the Stormwater Drainage Asset Management Plan is now complete and awaiting endorsement by Council.
5.1.13 Review the Healthy Lifestyles Plan	4.3 Community Engagement	01/07/2018	30/06/2019	100	This plan is being replaced with the Public Health Plan, currently being developed.
5.1.14 Review the Events Strategy	4.3 Community Engagement	01/07/2018	30/06/2019	100	Outcomes of recently held proposals relating to future events aligned with the City's Events Strategy are regularly provided to Elected Members for feedback and input. This has included refinements to the Youth Festival and Awards programs.
5.1.15 Consolidate the Parks for People Strategy	4.3 Community Engagement	01/07/2018	30/06/2019	100	<p>Improvement works associated with Varris Park are on track and due for completion by the end of June 2019.</p> <p>Harrison and Morritt Parks have been selected as the next projects for the 2019/20 strategy, with initial engagement meetings discussed between internal teams.</p> <p>Officers have been working internally to consolidate the Parks for People Strategy.</p>
5.1.16 Review the Club Development Plan	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Every Club Program has replaced the Club Development Plan, with the City now reporting on clubs serviced, workshops delivered, training outcomes and participation in Department of Local Government, Sport and Cultural Industries engagement, events and cross promotion. The City receive a contribution of \$25,000 for year one of the initiative and \$15,000 for year two.
5.1.18 Review the Local Commercial and Activity Centres Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	75	This action will be undertaken as part of Phase 2 of the Local Planning Strategy during the 2019/20 year.
5.1.19 Review the Natural Areas Management Plan	3.4 Environment	01/07/2018	30/06/2019	90	This action is almost complete.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.1.20 Review the Climate Change Mitigation and Adaptation Plan	3.4 Environment	01/07/2018	30/06/2019	100	This action has been completed and adopted by Council.
5.1.21 Review the Sustainable Water Management Plan	3.4 Environment	01/07/2018	30/06/2019	100	This action has been completed and adopted by Council.
5.1.22 Review the Local Planning Strategy	3.1 Planning and Development	01/07/2018	30/06/2019	75	Phase 1 of the Local Planning Strategy is complete.
5.1.23 Review the Community Infrastructure Plan	4.3 Community Engagement	01/07/2018	30/06/2019	100	The updated Community Infrastructure Plan was endorsed by Council at its December 2018 Ordinary Council Meeting.
5.1.24 Review the Business Continuity Plan	5.1 City Legal Team	01/07/2018	30/06/2019	95	The Crisis Management and Business Disruption Response Plan has been reviewed and updated.
5.1.25 Review the Disaster Recovery Plan	5.1 City Legal Team	01/07/2018	30/06/2019	95	The Crisis Management and Business Disruption Response Plan has been reviewed and updated.
5.1.26 Provide a report to Council detailing achievements made against the Strategic Community Plan and Corporate Business Plan each quarter	2.8 City Strategy	01/07/2018	30/06/2019	100	This report is provided to Council quarterly, containing extensive comments detailing the progress made towards the City's Strategic Community Plan and Corporate Business Plan.
5.1.27 Advocate for projects and services that will achieve the community's vision	6.2 Elected Members	01/07/2018	30/06/2019	100	Elected Members have continued to advocate for the Outer Harbour, the standard of development expected within the City and the sustainability of local service providers.
5.1.28 Regularly attend and participate in community events	6.2 Elected Members	01/07/2018	30/06/2019	100	Community events are regularly attended by Elected Members who participate in proceedings and assist with the successful conduct of events to ensure community groups are supported.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.1.29 Promote the opportunities and attributes that Kwinana offers	6.2 Elected Members	01/07/2018	30/06/2019	100	Council supports, through budget allocations, the development of marketing and promotional activities and materials and the provision of human resources such as the Economic Development Specialist, to promote the opportunities and attributes the City offers.
5.1.30 Develop relationships and work with both sides of Government, minority parties and relevant government agencies	6.2 Elected Members	01/07/2018	30/06/2019	100	The Mayor and Councillors continue to meet with Federal and State Members of Parliament to brief them on issues affecting the City.
5.1.31 Annually update the Community Directory	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Kwinana Community Directory (available as an electronic PDF on the City's website) is regularly updated. It continues to have minor updates as required. Investigation into a new online directory platform is still ongoing.
5.1.32 Commence the design and redevelopment of the City's Website	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	The Website Improvement project is progressing on time and in line with the project plan. Stages one to three have been complete with stage four currently underway with the tender having been advertised and the content optimisation underway.
5.1.33 Recoup funds from the City Centre Revitalisation Project	2.8 City Strategy	01/07/2018	30/06/2019	80	The request has been sent to LandCorp to finalise the agreement due to there being limited suitable land.
5.1.34 Continue to progress the implementation of the Community Engagement Service Review Recommendations including the restructure of services by June 2019	4.3 Community Engagement	01/07/2018	30/06/2019	100	The Community Engagement Department restructure is almost complete.
5.1.35 Maintain the ISO 9001: 2015 Quality Management Systems accreditation through an annual audit	2.8 City Strategy	01/07/2018	30/06/2019	100	The annual audit was successfully undertaken in October 2018 with a compliant outcome.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.02 Engage in meaningful consultation to understand and prioritise community needs					
5.2.01 Ensure all projects requiring community engagement adhere to the Community Engagement Strategy	4.3 Community Engagement	01/07/2018	30/06/2019	100	Advice is provided internally regarding requirements of the Community Engagement Policy. Assistance is also provided where required to complete community engagement planning. Details of community engagement activities (current and previous) are also listed on the City's website. The City is currently reviewing and updating its engagement approach and related templates.
5.2.02 Investigate the viability of Community Engagement Software	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	This has been investigated and decided that this functionality will be considered in phase two of the project, however, the technical specifications have been written ensuring that the website the City goes with will have the future capacity to incorporate this functionality if we decided to introduce it.
5.2.03 Conduct a biennial Community Perception Survey and utilise the results to inform the review of the Strategic Community Plan and other City strategic documents	2.8 City Strategy	01/07/2018	30/06/2019	100	The Community Scorecard and the Wellbeing Scorecard have been completed. Overall, the City of Kwinana continues to improve in its performance, improving in 43 out of 48 performance measures. Of the 48 performance measures, 45 are currently on or above industry average. These results were gained from 661 randomly selected residents.
5.03 Maintain and improve risk management					
5.3.01 Manage and monitor the City's Risk Register	5.1 City Legal Team	01/07/2018	30/06/2019	100	The Strategic Risk Register will be presented to the Audit Committee Meeting scheduled for 1 July 2019. The Strategic Risk Register will continue to be presented to the Audit Committee in 2019.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.04 Ensure the financial sustainability of the City of Kwinana into the future					
5.4.04 Prepare the Annual Budget for adoption	2.7 Finance	01/07/2018	30/06/2019	100	The Annual Budget was adopted by Council in June 2019.
5.4.05 Complete the Land Data Project	2.7 Finance	01/12/2018	30/06/2019	0	This project will commence in the 2019/20 financial year.
5.4.06 Continue to ensure Fair Value Accounting in liaison with the Department of Local Government and in AASB13	2.7 Finance	01/01/2019	30/06/2019	100	Fair Value is not required this financial year unless required by exception. Council Policy - Recognition and Depreciation of Assets was approved by Council in March 2019.
5.4.09 Review land uses and their rating categories to ensure fair and equitable rating within the City	2.7 Finance	01/10/2018	31/12/2019	100	Completed as part of the budgeting process to ensure rates for 2019/20 are accurate.
5.4.12 Create a Procurement Strategy	5.3 Contracts	01/07/2018	30/06/2019	50	The Contracts Services Team is still working with the relevant departments to determine the best procurement methods/approach required in order to properly formulate an appropriate strategy for the City.
5.05 Increase the level of Federal, State and Corporate funding					
5.5.01 Continue to develop State and Federal Governments partnerships to facilitate local services and projects	6.1 Executive	01/07/2018	30/06/2019	100	State Government partnerships were secured for the provision of community facilities such as the Edge Skate Park. Joint use agreements for new primary schools in Wellard and Honeywood are being negotiated.
5.06 Maximise the value of the City's property assets					
5.6.01 Implement the action plan from the Land Optimisation Strategy	2.4 Economic Development	01/07/2018	30/06/2019	50	The strategy was adopted at the June Council meeting. Actions are to be implemented in the 2019/20 financial year.
5.6.02 Annually review the lease management policy and procedures	5.1 City Legal Team	01/07/2018	30/06/2019	80	Review of the Lease Management Policy has been initiated.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.07 Build productive relationships					
5.7.01 Continue to pursue mutually beneficial corporate sponsorship opportunities and grant funding opportunities	6.1 Executive	01/07/2018	30/06/2019	100	Funding applications are submitted as appropriate. Sponsorship packages for the events program are being finalised for presentation to corporate partners.
5.7.02 Continue to engage with stakeholders to encourage economic development in Kwinana	2.4 Economic Development	01/07/2018	30/06/2019	100	Ongoing engagement with stakeholders is occurring.
5.7.03 Continue to actively seek resource sharing opportunities with other organisations	2.8 City Strategy	01/07/2018	30/06/2019	100	The City actively participates in resource sharing opportunities by investing in the South West Group.
5.08 Apply best practice principles and processes to maximise efficiencies and quality					
5.8.01 Ensure that reports to Council require consideration of the implications for the Strategic Community Plan and Corporate Plan	2.8 City Strategy	01/07/2018	30/06/2019	100	Staff are required to consider the Strategic Community Plan and Corporate Business Plan implications in every Council Report that is prepared.
5.8.04 Implement the internal audit function and carry out audits as per the Internal Audit Plan	5.1 City Legal Team	01/07/2018	30/06/2019	100	This action is ongoing.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.09 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					
5.9.01 Implement actions from the Customer Services Improvement Program	2.6 Customer Services	01/07/2018	30/06/2020	100	A detailed action list from the outcomes of the Customer Improvement Strategy has been developed and actions are being progressed.
5.9.02 Review the Customer Request Management system to ensure improved reporting	2.6 Customer Services	01/07/2018	30/06/2019	100	This action is ongoing.
5.9.03 Continually improve technology such as the online lodgement of applications	2.6 Customer Services	01/07/2018	30/06/2019	100	Development of the online lodgements of new animal registrations has been placed on hold, pending the Corporate Business System update.
5.9.04 Create a knowledge base to enable City Officers to provide a higher level of customer service to the community	2.6 Customer Services	01/07/2018	30/06/2019	100	The commencement of the knowledge base has been developed. A further review of the functionality and capability of the current system will need to be assessed at a later date.
5.9.05 Update call centre technology	2.6 Customer Services	01/07/2018	30/06/2019	100	Call Centre technology has been updated. Final configuration of the system to enable both call centre lines to be answered by Customer Service Officers will be required, awaiting the review of roles and service level requirements.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.10 Lead the management of the City's contractual arrangements and embed a compliant approach to procurement					
5.10.01 Implement a software system for the management and engagement of prequalified and non-prequalified suppliers and the facilitation of the City's procurement activities	5.3 Contracts	01/07/2018	30/06/2019	50	Quotes have been obtained and options are being investigated.
5.10.02 Implement a software system for contracts management	5.3 Contracts	01/07/2018	30/06/2019	50	This action will be covered through the implementation of the new Corporate Business System.
5.10.03 Provide training and continuously develop the online requisition enhancement throughout the whole organisation	2.7 Finance	01/07/2018	30/06/2019	20	Training is ongoing. Further enhancement of training programs will be rolled out as part of the Corporate Business System project.
5.10.04 Conduct an audit of existing contractual arrangements and agreements	5.3 Contracts	01/07/2018	30/06/2019	35	This audit is ongoing.
5.11 Working in close partnership with suppliers, enable better utilisation of computer technology and systems to optimise operational efficiency and business value					
5.11.01 Implement the Backup and Disaster Recovery Plan	2.1 IT	01/07/2017	30/06/2019	100	The Backup and Disaster Recovery Plan has been developed and implemented.
5.12 To provide a modern, compliant, secure and accessible records management service and facilitate staff training in records systems, processes and responsibilities					
5.12.01 Continually develop the City's Electronic Document Management System	2.5 Records	01/07/2018	30/06/2019	100	The City's Records Team regularly undertakes activities to develop the Electronic Document Management System.
5.12.02 Review the Recordkeeping Plan	2.5 Records	01/07/2018	30/06/2019	100	The current Recordkeeping Plan is approved to 2021.
5.12.03 Implement the actions from the Records Service Review	2.8 City Strategy	01/07/2018	30/06/2020	0	No work will progress on this action until the new Corporate Business System is implemented.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13 Attract and retain a high quality, motivated and empowered workforce so as to position the organisation as an "Employer of Choice"					
5.13.01 Engage an independent consultant to facilitate Staff Values training sessions on a regular basis	2.8 City Strategy	01/07/2018	30/06/2019	0	Staff values training sessions have not occurred in this quarter. The staff values is incorporated into City training where appropriate.
5.13.02 Deliver a Cultural Optimisation Program which includes accreditation to be recognised as a 'Great Place to Work'	2.8 City Strategy	01/07/2018	30/06/2019	90	The City has progressed the certification to becoming a "Great Place to Work". Information from the organisational wide survey is currently being collated and the findings and recommendations will be presented to the City. From these findings, the Staff Values Action Plan and associated actions will be reviewed and implemented.
5.13.04 Develop a Change Ambassador mandate	2.8 City Strategy	01/07/2018	30/06/2019	100	This action is complete and is included in the Terms of Reference for the Culture Improvement Team.
5.13.05 Create a diverse mix of communications which includes EAP, EEO and Mental Health initiatives	2.3 Human Resources	01/07/2018	30/06/2019	100	The City communicates these initiatives regularly.
5.13.06 Create an annual calendar of social events	3.1 Planning and Development	01/07/2018	30/06/2019	100	A social events calendar has been completed and work is being progressed to upload the calendar to the staff intranet.
5.13.07 Identify skills experts and rollout through the intranet	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Skills experts are all identified with intranet permissions. Basic training has been completed with a manual available for experts next month.
5.13.08 Provide presentation to new staff at induction about Staff Values	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Induction presentations continue to be provided as induction sessions occur.
5.13.09 Translate actions into the Performance Manager software that demonstrate alignment to staff values	2.8 City Strategy	01/07/2018	30/06/2019	100	This action is complete with the recent adoption of the Corporate Business Plan, which contains the actions listed in the Staff Values Action Plan.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13.10 Undertake a survey to assess the current state of the City's organisational culture and implement recommendations	2.3 Human Resources	01/07/2018	30/06/2019	90	A survey has been conducted as part of the "Great Places to Work" certification.
5.13.11 Compare HR metrics with like local governments	2.3 Human Resources	01/07/2018	30/06/2019	100	This is ongoing. The City participates (annually) in the WALGA survey and the MacArthur survey which compares HR metrics.
5.13.12 Promote and improve awareness of the staff awards	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Staff awards are promoted throughout the various internal communications channels.
5.13.13 Communicate staff achievements via different media	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Staff achievements are promoted throughout the various internal communications channels.
5.13.14 Actively pursue ways and opportunities to "thank/recognise a colleague/team"	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Thanking a colleague or team is promoted by various internal channels.
5.13.15 Participate in the 'Great Place to Work' study in order to gain certification	2.8 City Strategy	01/07/2018	30/06/2019	100	The City has participated in the survey and is currently awaiting the results.
5.13.16 Conduct quarterly celebrations	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	The Quarterly Celebration event was held for this quarter.
5.13.17 Encourage team building exercises to build trust in the organisation	2.3 Human Resources	01/07/2018	30/06/2019	100	The City maintains a policy which encourages team building across the organisation. This information is communicated through the HR team.
5.13.18 Promote the submission of innovations and implement into intranet (phase 2)	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Innovations and ideas are promoted through various internal communication channels.
5.13.19 Implement a Cultural Awareness training program	2.3 Human Resources	01/07/2018	30/06/2019	95	An indigenous cultural training program has been rolled out to staff and elected members. A similar training program which will focus on multi-culturalism is planned for 2019/20.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13.21 Develop a Staff Values Communication Plan	2.2 Marketing and Communications	01/07/2018	30/06/2019	100	Staff values promotion is carried out according to the Staff Values Action Plan and promoted by various internal communication channels.
5.13.22 Report on and share progress towards the Staff Values (team meeting agendas, quarterly performance reports, staff values moment)	2.8 City Strategy	01/07/2018	30/06/2019	100	Teams share progress towards living the staff values through a quarterly report.
5.13.23 Negotiate a new Enterprise Agreement that is consistent with the City's 2018/19 budget and Long Term Financial Plan	2.3 Human Resources	01/07/2018	30/06/2019	99	The Enterprise Agreement has been negotiated and lodged at the Fair Work Commission.
5.13.24 Process the development and consultation regarding a single classification System for the City's workforce	2.3 Human Resources	01/07/2018	30/06/2019	95	The new classification system is progressing with stage 3 (of 4 stages) nearly completed.
5.13.25 Review the Occupational Safety and Health Policy annually	2.3 Human Resources	01/07/2018	30/06/2019	100	The Occupational Safety and Health Policy is due for review in October 2019.
5.13.26 Ensure all employees receive a safety and health induction on commencement of employment	2.3 Human Resources	01/07/2018	30/06/2019	100	Inductions are provided to new employees when they commence at the City.
5.13.27 Review position descriptions annually to ensure safety responsibilities are clear	2.3 Human Resources	01/07/2018	30/06/2019	100	All position descriptions have been reviewed as part of the new classification system project. Included in the review was the safety responsibilities for both individual employees and those in supervisory roles.
5.13.28 Ensure Staff Development Reviews include safety performance objectives (where applicable)	2.3 Human Resources	01/07/2018	30/06/2019	100	The criteria of safety is included in the Staff Development Review template and forms part of the review of employee performance.
5.13.29 Ensure Team Agenda items clearly articulate safety issues and current safety performance	2.3 Human Resources	01/07/2018	30/06/2019	100	All Occupational Safety and Health incidents, workers compensation claims data and topics relevant to the City are included in the Team Agenda. They are published on the Intranet and Monthly Newsletter.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13.30 Develop an OSH calendar to coordinate OSH activities	2.3 Human Resources	01/07/2018	30/06/2019	100	The Occupational Safety and Health Calendar is updated with compliance activities.
5.13.31 Continuously develop and implement a cultural change program that promotes and rewards safe and healthy behaviour	2.3 Human Resources	01/07/2018	30/06/2019	100	The HR team has an annual health program and promotes the program throughout the year. The OSH Committee have recently introduced a process for recognising employees who are living the staff values through safety initiatives. This process is progressed through the HR team.
5.13.32 Review the Safety Plan annually	2.3 Human Resources	01/07/2018	30/06/2019	100	An annual review of the Occupational Safety and Health Plan is conducted by the Occupational Safety and Health Committee.
5.13.33 Review OSH information in the City's record management system to ensure employees have the most current information	2.3 Human Resources	01/07/2018	30/06/2019	100	This information will transition to the intranet.
5.13.34 Review policies relating to OSH annually	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is ongoing.
5.13.35 Review OSH Committee Terms of reference and compliance of the OSH Committee against the OSH Act 1984	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.
5.13.36 Revitalise the OSH Perception survey	2.3 Human Resources	01/07/2018	30/06/2019	100	A survey will be developed internally towards the end of 2019.
5.13.37 Review the hazard and risk management process annually	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.
5.13.38 Conduct workplace inspections as directed by the OSH Committee	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.
5.13.39 Conduct investigations for all accidents/incidents	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.
5.13.40 Ensure employees are consulted and trained when purchasing new equipment or chemicals	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.

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5.13.41 Place information about incidents and health programs on Team Meeting Agendas	2.3 Human Resources	01/07/2018	30/06/2019	100	All Occupational Safety and Health incidents, workers compensation claims data and topics relevant to the City are included in the Team Agenda. They are published on the Intranet and Monthly Newsletter.
5.13.42 Review the Hazard/Near Miss/Injury Report form annually	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.
5.13.43 Develop an annual evaluation of training	2.3 Human Resources	01/07/2018	30/06/2019	100	An annual evaluation plan is developed with a quarterly report presented to the Human Resources Manager.
5.13.44 Review training requirements of all OSH Representatives	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is ongoing.
5.13.45 Ensure all relevant staff are trained as Fire Wardens	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is ongoing.
5.13.46 Develop procedure for in-house drills and review annually	2.3 Human Resources	01/07/2018	30/06/2019	100	Workplace emergency plans have been developed and exercises have been added to the Occupational Safety and Health Calendar.
5.13.47 Ensure the OSH Policy is displayed in all Customer Services areas, intranet and website.	2.3 Human Resources	01/07/2018	30/06/2019	100	The current Occupational Safety and Health Policy has been added to the intranet and has been displayed in facilities and on notice boards.
5.13.48 Implement a corrective actions record in the City's records management system and report to the OSH Committee regularly	2.3 Human Resources	01/07/2018	30/06/2019	100	The Occupational Safety and Health corrective action process has been developed and status updates are presented to the Occupational Safety and Health Committee monthly.
5.13.49 Finalise the OSH Plan	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is complete.
5.13.50 Report on Safety KPIs in quarterly and annual reports	2.3 Human Resources	01/07/2018	30/06/2019	100	Safety KPIs are reported in quarterly and annual reports.
5.13.51 Track, monitor and report on contractor prequalification and inductions	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is ongoing.

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Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13.52 Update the City's guideline on accessing legislation to include how workers gain access to this information	2.3 Human Resources	01/07/2018	30/06/2019	100	The City's guideline on legal and other requirements includes this requirement from the WorkSafe Plan. In addition, the intranet includes links to relevant sources of information.
5.13.53 Include in the OSH Plan the involvement that the OSH Committee have in developing the plan	2.3 Human Resources	01/07/2018	30/06/2019	100	The approved Occupational Safety and Health Plan has been developed based on input from the Occupational Safety and Health Committee.
5.13.54 Conduct OSH Committee meetings monthly	2.3 Human Resources	01/07/2018	30/06/2019	100	Monthly meetings have been scheduled in the Occupational Safety and Health Calendar and are held each month.
5.13.55 Communicate OSH project status/highlights to all staff	2.3 Human Resources	01/07/2018	30/06/2019	100	Updates on progress of projects is included in Occupational Safety and Health Committee meetings and through the City's internal newsletter.
5.13.56 Conduct a review of local consultative arrangements	2.3 Human Resources	01/07/2018	30/06/2019	100	A review of local consultative arrangements is completed.
5.13.57 Ensure scheduling includes Managers/Supervisors to attend workplace inspections of their relevant area	2.3 Human Resources	01/07/2018	30/06/2019	100	Managers are included in Occupational Safety and Health Calendar appointments.
5.13.58 Ensure Take 5's and risk assessments are carried out	2.3 Human Resources	01/07/2018	30/06/2019	100	These are available for work areas to complete and they are completed and reviewed by the relevant manager and supervisor's requirements.
5.13.59 Include the due diligence process into the OSH - Guideline - Hazard and Risk Management	2.3 Human Resources	01/07/2018	30/06/2019	100	The due diligence process has been outlined in the draft guideline on hazard and risk management and comments are being collated from relevant staff.
5.13.60 Include other hazard assessment tools in the overarching procedure OSH - Guideline - Hazard and Risk Management	2.3 Human Resources	01/07/2018	30/06/2019	100	Specific guidelines outline the use of these hazard assessment tools based on WorkSafe WA codes of practice and Australian Standards. These tools are located on the intranet.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13.61 Undertake risk assessment training for relevant staff	2.3 Human Resources	01/07/2018	30/06/2019	100	Delivery of risk assessment training is ongoing.
5.13.62 Define the review process within the overarching procedure OSH - Guideline - Hazard and Risk Management	2.3 Human Resources	01/07/2018	30/06/2019	100	This is aligned to the City's Risk Management Policy and is included in the hazard register for auditing purposes.
5.13.63 Conduct a workshop with the OSH Committee annually to review hazard identification, risk assessment and risk control process reviews	2.3 Human Resources	01/07/2018	30/06/2019	100	Workshops are to be delivered later in 2019.
5.13.64 Ensure that the legal review for reporting and investigation is completed and the updated versions published and communicated	2.3 Human Resources	01/07/2018	30/06/2019	100	An updated version of the incident reporting and investigation process is published on the intranet.
5.13.65 Undertake management training for incident reporting and investigations	2.3 Human Resources	01/07/2018	30/06/2019	100	The investigation training will be provided to new managers and supervisors that have not participated in the training previously.
5.13.66 Review the procedure for incidents and investigations	2.3 Human Resources	01/07/2018	30/06/2019	100	The incident reporting and investigation process has been reviewed, updated and published on the intranet.
5.13.67 Arrange and complete OSH Duty of Care training for Managers and Supervisors	2.3 Human Resources	01/07/2018	30/06/2019	100	Duty of Care Training is being planned for the end of 2019.
5.13.68 Develop OSH roles and responsibilities for employees and management	2.3 Human Resources	01/07/2018	30/06/2019	100	Responsibility and accountability for specific hazard management requirements are defined within guidelines, procedures and work instructions.
5.13.69 Develop an induction handbook	2.3 Human Resources	01/07/2018	30/06/2019	100	The induction handbook is complete.
5.13.70 Review, update and implement the City's OSH - Guideline - Internal Verification of Competency	2.3 Human Resources	01/07/2018	30/06/2019	100	The training guideline has been drafted and requires further consultation.
5.13.71 Develop and implement a work instruction or guideline which outlines how the City determines and assesses the competency of trainers	2.3 Human Resources	01/07/2018	30/06/2019	100	The assessment of trainers is included in the training guideline.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.13.72 Engage LGIS to approve relevant OSH training or engage directly to carry out required training	2.3 Human Resources	01/07/2018	30/06/2019	100	This is determined using the Australian Qualifications Framework and training providers are determined in consultation with The Human Resources team.
5.13.73 Monitor and report quarterly and annually on the performance of the City's OSH training	2.3 Human Resources	01/07/2018	30/06/2019	100	This is reported in quarterly and annual performance reports.
5.15 Promote and continually reinforce a culture where all employees understand and support the vision and purpose of the organisation					
5.15.01 Review the Staff Development Review process to include performance against strategic actions	2.3 Human Resources	01/07/2018	30/06/2019	100	The Staff Development Review process is currently being reviewed due to the implementation of a new corporate business system. As part of the review, the process will include performance behaviours against strategic actions.
5.16 Establish a performance appraisal system that links individual and team behaviour with strategic direction					
5.16.01 Implement the Staff Recognition and Reward Policy	2.3 Human Resources	01/07/2018	30/06/2019	100	This action is ongoing. The applicable policy has been reviewed and information in the policy is communicated to staff across the organisation. A high profile example of the application of the policy is at the Staff Values Quarterly Celebrations where staff are recognised for Living the Values.
5.19 Minimise the life cycle cost of assets					
5.19.01 Continue the City's Asset Management Cross Functional Team	1.2 Asset Management Services	01/07/2018	30/06/2019	100	With the commencement of the Asset Management Team, ongoing liaison across the organisation will continue.
5.19.02 Create an Asset Management Strategy	1.2 Asset Management Services	01/07/2018	30/06/2019	100	The Asset Management Strategy review is in progress.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.1 Encourage waste minimisation, recovery and recycling as well as ensure appropriate disposal and reuse					
6.1.01 Maintain current scope for compliant recyclables (e.g. allow soft plastics)	3.3 Environment al Health	01/07/2018	30/06/2019	100	The City is keeping with the Consistent Communication messaging on recycling.
6.1.04 Continue assisting with the Recycle Right or similar model campaign	3.3 Environment al Health	01/07/2018	30/06/2019	100	The City is continuing to promote Recycle Right and Own Your Impact.
6.1.06 Increase recycling by issuing free 360L bins	3.3 Environment al Health	01/07/2018	30/06/2019	100	As at 31 May 2019 the number of 360 litre recycle bins within the City has increased to 3602.
6.1.07 Promote the use of home composting bins/worm farms by organising community workshops twice a year	3.3 Environment al Health	01/07/2018	30/06/2019	100	4 Worm Farm workshops were held: -8 August 2018 -13 October 2018 -29 November 2018 - 2 March 2019 - 18 March 2019 3 Compost workshops were held: -17 November 2018 -23 March 2019 - 18 May 2019
6.1.08 Investigate options to participate in the Emissions Reduction Fund	3.3 Environment al Health	01/07/2018	30/06/2019	100	Currently no emission reduction grants are available for Local Governments not involved in waste or recycling infrastructure operations.
6.1.09 Implement the Garage Sale Trail	3.3 Environment al Health	01/07/2018	30/06/2019	100	Garage Sale Trail event held on 20 and 21 October 2018. 54 sales were held in the City of Kwinana.
6.1.10 Implement the Tidy Neighbourhoods initiative (including an amendment to the Neighbourhood Events Funding Policy to progress Tidy Neighbourhood initiatives)	3.3 Environment al Health	01/07/2018	30/06/2019	100	The program has been implemented with Elected Members briefed on key outcomes in May 2019.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.2 Provide City Assist services in line with stakeholder expectations to ensure a safer community					
6.2.01 Ensure that all requests for CCTV footage accompanied with required forms and incident report numbers submitted are completed within 10 days of receipt of the job	5.2 Essential Services	01/07/2018	30/06/2019	100	All CCTV request forms are being processed and completed within the required time frames.
6.2.04 Develop and implement a City Assist Community Marketing and Education Program	5.2 Essential Services	01/07/2018	30/12/2019	85	Regular meetings with key stakeholders to continue to progress the marketing and education of the City Assist service.
6.3 Provide Emergency Services in line with stakeholder expectations to ensure a safer community					
6.3.01 Undertake annual reviews of the City's Local Emergency Management Arrangements (LEMAs)	5.4 Emergency Services	01/07/2018	30/06/2019	100	The interim plan has been endorsed by Council and accepted by the State Emergency Management Committee.
6.3.02 Develop annual mitigation or treatment works based on City's Bush Fire Risk Management Plans (BRMP)	5.4 Emergency Services	01/07/2018	30/06/2019	100	Mitigation and treatments are developed according to current Bush Fire Risk Management Plans. A comprehensive review of all of the Risk Management Plans for Emergency Management is being undertaken and will result in further amendments to those treatments.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.4 Use the latest technology and partner with other agencies to provide quality services, collections and programmes that meet the needs of the community					
6.4.01 Further develop and implement the Library Local History Plan	4.4 Library	01/07/2018	30/06/2019	25	The Family History Group continues to run, facilitated by a volunteer. Occasional donations have been made by members of the public for the Local History Collection. The Local History Blog has been relocated to the City's website.
6.4.02 Further develop and implement the Library Youth Services Strategic Plan for the provision of literacy and youth programs	4.4 Library	01/07/2018	30/06/2019	100	The Youth Services area has successfully launched a Learning English Through Storytime (LETS) program in Term 3. The Library has been successful in obtaining a grant from the Children's Book Council in order to offer a program of presenters to local schools, and the community in general.
6.4.03 Further develop and implement the Library E-Services Strategic Plan	4.4 Library	01/07/2018	30/06/2019	80	The Library has offered a range of digital assistance and technology programs this quarter. Expressions of interest are currently being sought for participation in an intergenerational digital mentorship program, with the intention being that teens would be able to assist seniors in improving their skills in using technology.
6.4.04 Review the Library Collection Development Guidelines	4.4 Library	01/07/2018	30/06/2019	80	Progress towards this action is ongoing.
6.4.05 Further develop and implement the Library Adult Services Plan for the provision of literacy and lifelong learning programs and potential grant funding	4.4 Library	01/07/2018	30/06/2019	80	The Library has continued to offer a range of programs and services for adults this quarter. There have been a number of different programs offered, receiving a good response from attendees, for example, a Kokedama workshop and a Macrame and Mindfulness session. A need to review the Aboriginal Collection has also been identified.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.5 Engage, support, resource and inspire educators to work collaboratively with families to ensure each child reaches their full potential					
6.5.01 Maintain the highest qualification in the National Quality Framework (NQF)	4.7 Family Day Care	01/07/2018	30/06/2019	100	The Service Educational Leader, along with Educator Support Officers are working together to prepare Family Day Care Educators for the next ratings and assessment visits. "Mock Ratings and Assessment Visits" are being conducted which will help identify improvements needed to maintain the current "Exceeding" rating. Officers will work with Family Day Care Educators to assist them to understand what improvements might be needed now and into the future to ensure the best possible quality of care is being provided to families.
6.5.02 Provide services to support access to FDC for Aboriginal parents	4.7 Family Day Care	01/07/2018	30/06/2019	100	The Moorditj Kulungar Playgroup is very successful. A member of the Family Day Care team visits the session each week to familiarise themselves with the families and to assist with any childcare needs participants may have.
6.5.03 Monitor the new funding model for the FDC Service and examine the most cost effective provision of services	4.7 Family Day Care	01/07/2018	30/06/2019	100	Utilisation is monitored through the usage of hours and families and children attending the service. This continues to track as expected with highs and lows throughout the year, depending mostly on holiday periods where children either drop off while on holiday or transition to school.
6.5.04 Review service policies with input from educators, staff and families	4.7 Family Day Care	01/07/2018	30/06/2019	100	This Action is complete with the new policies fully in place now.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.5.05 Review all systems and processes used to provide in-home care	4.7 Family Day Care	01/07/2018	30/06/2019	100	In Home Care is now nearing the end of its first year without government funding and with the new Support Agency and business model in place, the service has successfully retained and gained new families and educators to assist with financial viability. Hours utilised over the last 3 months have also increased. The levy charged has been reviewed and a new educator levy has been implemented. The cap on the parent levy will also be removed to assist with viability of the service.
6.6 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City					
6.6.02 Create a Signage Policy	3.1 Planning and Development	01/07/2018	30/06/2019	100	Local Planning Policy No. 9 – Advertising Signage was adopted by Council on 14 November 2018.
6.6.05 Complete the Cost Apportionment Schedule for Amendment 132 and progress Amendment 145 for adoption	3.1 Planning and Development	01/07/2018	30/12/2019	100	The draft Cost Apportionment Schedule has been prepared for Amendment 132. Amendment 145 was reported to Council in January 2019.
6.7 Deliver high quality services to internal and external customers in the assessment of applications and inspection of buildings					
6.7.01 Ensure Building Compliance across the City	3.2 Building Services	01/07/2018	30/06/2019	100	Compliance with current legislation is maintained through the process for building approvals.
6.7.02 Review and ensure efficient Building processes	3.2 Building Services	01/07/2018	30/06/2019	80	This action is ongoing and part of business improvement.
6.7.03 Implement a Builder Satisfaction Survey	3.2 Building Services	01/07/2018	30/06/2019	100	The survey was cast to builders and building certifiers and the survey has now closed.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.8 Provide services and advice to the community and all stakeholders to comply with statutory obligations to achieve a healthy community and environment					
6.8.01 Develop a Public Health Plan consistent with legislative requirements	3.3 Environment al Health	01/07/2018	30/06/2019	80	The City of Kwinana Population, Health and Wellbeing Profile has been prepared. A consultant has been engaged to assist with completing the consultation and plan drafting stages.
6.8.02 Work with Community Engagement to review processes in place to guarantee health compliance at all events annually	3.3 Environment al Health	01/07/2018	30/06/2019	100	The City worked closely with Community Engagement to draft the City's position on the Managing Risks at Events Discussion Paper.
6.8.04 Review the City of Kwinana health policies and procedures as a result of the introduction of the Public Health Plan and any associated delegations or authorisations	3.3 Environment al Health	01/07/2018	30/06/2019	100	The Public Health Plan community survey has been carried out.
6.8.05 Prepare the annual Food Act Report for the Department of Health	3.3 Environment al Health	01/07/2018	30/06/2019	100	Currently, there is no request from the Department of Health to provide a report, however the statistics are readily available.
6.8.06 Prepare a Risk and Hazard Management Plan that considers the City's known contaminated sites	3.3 Environment al Health	01/07/2018	30/06/2019	100	The City's known contaminated sites are being managed.

17 Urgent Business

Nil

18 Councillor Reports

18.1 Deputy Mayor Peter Feasey

Deputy Mayor Peter Feasey reported that he had attended the City of Kwinana 2019 Sports Awards and passed on his congratulations to nominee winners Michelle MacDonald, Matthew Gorman and Jermaine Pickett.

Deputy Mayor Feasey wished the Director City Strategy, Casey, well for her future endeavours at the City of Mandurah.

18.2 Councillor Wendy Cooper

Councillor Wendy Cooper wished the Director City Strategy well and that she hopes it all goes exactly as she plans.

Councillor Cooper reported that she had attended Southern Metropolitan Regional Council (SMRC) Meetings.

Councillor Cooper advised that she had attended the Grand Opening of the Kings College Meryl J Butler Centre which was really great.

Councillor Cooper mentioned that she had attended the City of Kwinana Prospective Councillor Briefing where there were many new faces.

Councillor Cooper reported that she had attended the Multicultural Advisory Action Group Meeting.

Councillor Cooper advised that she had attended the Local Government Policy Awards with the City's Waste Minimisation Officer due to the City being a finalist for its initiatives related to Sustainability – Beyond the Plastic. Councillor Cooper was pleased to announce that the City had received an award and added that seeing the amount of work City Officers are doing is great and they deserve to receive the accolades.

18.3 Councillor Sandra Lee

Councillor Sandra Lee provided a report on her attendance at the 2019 WA Local Government Association (WALGA) Convention:

Renewal Practical was the theme this year.

I was very proud and humbled to be a WALGA Honours recipient of the Long and Loyal Service Award, I thank everyone here as always, we have a team effort for our wonderful achievements. It is my pleasure to serve our community of Kwinana, I am passionate and committed to Kwinana being the best we can be. My particular appreciation is to Mayor Carol Adams for her encouragement and support throughout my time on Council. With Mayor Carol Adams I attended the Annual General Meeting (AGM).

18 COUNCILLOR REPORTS

Mayor David O'Loughlin, President, Australia Local Government Association spoke and suggested that Councils, find out the dollar value contribution of Federal and State Government grants, year by year. He suggested we thank them and involve them. Unfortunately, Federal Grant Funding has declined.

Councillor Lee advised that she had attended the Australian Local Government Women's Association (ALGWA) AGM and further advised that Councillor Karen Wheatland from the City of Melville was successfully elected as the new President. Councillor Lee added that Melissa Price, Member for Durack and the Minister for Defence spoke and she had said 'our Defence force has a budget allocation of 200 Billion dollars'. Councillor Lee added that Melissa's seat of covers 64% of WA's land mass and 51 Councils.

Councillor Lee added that Hon. Simone McGurk MLA, Minister for Child Protection, Women's Interests, Prevention of Family and Domestic Violence, Community Services had spoken and expressed that in Western Australia (WA) the gender pay gap is the largest in Australia at 23% and Victoria is 9%. Councillor Lee further added that WA has the second highest rate of domestic violence in Australia and that there were 27 homicides last year.

Councillor Lee explained that the keynote speaker was Lord Sebastian Coe who is considered to be the best Middle Distance Runner of all time, Councillor Lee further explained that he encouraged everyone to Dare to Dream, and that he spoke of disused land in London where he was instrumental in building the Olympic Stadium. Councillor Lee stated that he had said 'the greatest source of talent lies in Local Government', to build the Olympic Stadium he had six Councils to work with. Councillor Lee further stated that he had emphasised to recruit the best person for your organisation and when we are daring to be different to be prepared for criticism to come in waves as well as to build a resilient relationship with our stakeholders and to build relationships, not through emails or phones but person to person.

Councillor Lee mentioned that Professor Roberta Ryan, from the Institute for Public Policy and Governance spoke about how Councils are changing from Roads, Rates and Rubbish to expanding to social and economic, with greater emphasis on place and tackling disadvantages such as homelessness, and poorer health outcomes. The most important thing a Local Government does is planning for the future and advocate for the Community for the needs, to find ways for these things to happen and to be strategic.

Councillor Lee reported that the Panel discussion had some lively conversations, with the compulsory training being a hot topic, especially the \$600.00 per training cost and that the different financial circumstances of regional and metro Council's budget situation needs to be taken into consideration.

Councillor Lee further reported that during the Community Opportunities on Common Ground, it was stated that sporting facilities are the backbone of communities, especially for social cohesiveness.

Councillor Lee advised that during the Local Government Showcase, Challenge Your Own Thinking our own Mayor Carol Adams gave an excellent presentation on our change from the Kwinana Festival to the Perth Symphony Orchestra event. Councillor Lee stated that the City took a bold step for change with our local events and over the past two years 11,000 people have attend the annual concert.

18 COUNCILLOR REPORTS

Councillor Lee mentioned that Rodney Eade gave an insightful talk, covering three topics Leadership, Chemistry and Culture. Councillor Lee further mentioned the following points:

- Influence we can do it by body language and energy. Create an environment where people want to learn to improve, educate them.
- Be authentic, ask ourselves what legacy we will leave. When communicating with people listen more than we talk.
- Culture is so important it is what you don't see, it's what you do every day, our behaviours. The Goldfish analogy you see the Goldfish but you don't see the water. Culture is the water.
- Resilience is so important because we all have set backs but we have to keep going. Have self-confidence and have self-belief.
- Change, when you have been thrown a curve ball, just think of it as an improvement and get on with things.
- A growth mindset is being prepared to fall over. Explore what are the lessons learned and how we are going to get passed it.
- If someone has a closed mindset it can help to explain the positives and how they can improve. Rodney, expressed there is a demarcation line, a boundary of what is acceptable and appropriate. If you go too long it will destroy the culture.

Councillor Lee advised that she had attended the City of Kwinana 2019 Sports Awards and that it had been an evening enjoyed by all and that the MC, Glen Jakovich and guest speaker, Dana Hooker were wonderful. Councillor Lee passed on her congratulations to the winner of the Junior Sports Award, Jermaine Pickett, and dual winners of the Sports Administrator Award, Matthew Gorman and Michelle MacDonald. Councillor Lee said well done to all the other nominees who volunteer their time, energy and resources to our local sporting clubs, as they all do a fantastic effort for our community.

Councillor Lee passed on her thanks to the Director of City Strategy, whom has contributed to the City of Kwinana in a wonderful way. Councillor Lee stated that the Elected Members will miss Casey's beautiful big smile and she wished her good luck as she takes up her new position at the City of Mandurah.

18.4 Councillor Matthew Rowse

Councillor Matthew Rowse advised that he had attended the City of Kwinana 2019 Sports Awards.

Councillor Rowse passed on his thanks to the Director City Strategy for all of the support she has given him over the last few years and the wonderful work she has done for our City. Councillor Rowse quoted Sir Sebastian Coe 'you should always recruit the best person for your organisation' and he said that the City of Mandurah have definitely done that.

19 Response to Previous Questions

Nil

20 Mayoral Announcements (without discussion)

Mayor Carol Adams reported that she had attended Local Government Week and passed on her congratulations to Councillor Sandra Lee who was a recipient of a “Long and Loyal Service Award” as part of the Honours Recognition at Local Government Week.

The Mayor also padded her congratulations to Mayor Henry Zelones from the City of Armadale for being the recipient of a very well deserved Local Government Medal in recognition of his service to Local Government over a very long period. The Mayor advised that she will forward a letter of congratulations on behalf of the City of Kwinana to Mayor Zelones.

The Mayor advised that she had attended the WA Local Government Association (WALGA) Annual General Meeting (AGM) and that she would like to commend the City because from what she could glean from the AGM, the City was one of only a handful of Councils who formally consider and vote upon the WALGA Executive and Member Motions before they are put to the WALGA AGM.

The Mayor reported that the voting delegates supported all but one of the items and amendments put forward by the City of Kwinana. The Mayor passed on her thanks to Councillor Lee for assisting her with several of the agenda items and for speaking to them.

As part of the seminars agenda, the Mayor advised that she had been asked to present at the “Council Achievement” section of the agenda, along with the Cities of Swan and Augusta Margaret River. The Mayor explained that she had presented on “*When do you know it is time to change*” and that the focus of the presentation was how the City changed the focus of our community event program over three years and the lessons both learnt and celebrated as part of that process. The Mayor further explained that the presentation and the imagery in particular was very well received and she passed on her thanks to the Director City Engagement and the Senior Marketing and Communications Officer for assisting her with the background information and material for the Power Point presentation.

The Mayor mentioned that she has also attended the half-day workshop on the WA Local Government Association Local Government Insurance Scheme. The Mayor further mentioned that there has been much misunderstanding in the sector of the purpose of the scheme, the way it operates, who owns the scheme and what are the benefits. The Mayor added that the workshop was of enormous value and I fully support the City of Kwinana being part of this important mutual insurance scheme.

The Mayor reported that she had attended the City of Kwinana Citizenship Ceremony and stated that this month the City welcomed 52 new citizens, including 23 from the Philippines, seven from India and seven from Malaysia. The Mayor added that it had been good to see the Honourable Pierre Yang, South Metropolitan upper house member of the Legislative Council attend the ceremony.

The Mayor advised that she had attended the Mike Barnett Stadium at the invitation of the Rockingham Flames to watch its Men’s Team in their first semi-final. The Mayor added that basketball is a growth sport in the region and that the Flames are keen to look at the potential to have a dedicated presence in Kwinana in the future.

The Mayor mentioned that she had attended the City of Kwinana 2019 Sports Awards and passed on her congratulations to the City’s Junior Sports Person of the Year, Jermaine Pickett and the City’s two sport administrators of the Year (tied vote) Michelle McDonald and Matthew Gorman.

20 MAYORAL ANNOUNCEMENTS (WITHOUT DISCUSSION)

The Mayor reported that she had attended one of the best NAIDOC events at the Gilmore College School assembly. The Mayor made mention of the Gilmore College male and female Aboriginal dance group from Clontarf and Deadly Sister as well as the musical performance of Ms Gina Williams and Mr Guy Ghouse as well as the Bertram, Calista and North Parmelia school choirs.

The Mayor advised meetings of note are:

- Kwinana Early Years' Service Inc. Board meeting
- Serpentine Jarrahdale President Michelle Rich and Acting CEO Helen Sarcich (Thomas Road issue)
- Relay for Life and Cancer Council committee members
- John Hackett and Andrew Williams (Landcorp)
- Gilmore College Governance Committee meeting

The Mayor mentioned upcoming events of note are:

- Joint Commissioning Committee Meeting of Community for Children
- Citizens Advice Bureau are holding its AGM tomorrow afternoon
- Kwinana RSL are holding a Vietnam Veterans Day Memorial Service on Sunday at 10:45am. I will be laying a wreath on behalf of the City of Kwinana

The Mayor wished a fond farewell to the City's Director of City Strategy, Casey Mihovilovich who has been with the City for five years. On behalf of the Elected Members the Mayor passed on her thanks for the dedication Ms Mihovilovich has shown to the City of Kwinana and our community and she wished her all the very best in her new position as a Director at the City of Mandurah.

21 Matters Behind Closed Doors

COUNCIL DECISION

519

MOVED CR W COOPER

SECONDED CR P FEASEY

That in accordance with the *Local Government Act 1995*, Council move behind closed doors to allow discussion of the Matters Behind Closed Doors items, being:

Item Number	Local Government Act 1995 Section
21.1	Section 5.23(2)(b)
21.2	Section 5.23(2)(d)
21.3	Section 5.23(2)(d)
21.4	Section 5.23(2)(a)
21.5	Section 5.23(2)(a)
9.1	Section 5.23(2)(a)

CARRIED
5/0

The Council Chambers doors were closed at 7:34pm.

21.1 Write-off of Outstanding Sundry Debtors

COUNCIL DECISION

520

MOVED CR W COOPER

SECONDED CR M ROWSE

That Council authorises the 'write-off' of the outstanding debts considered unrecoverable, totalling \$2,858.58 as listed below:

Date	Debtor Number	Invoice Number	Amount
28/2/2017	3922.03	44341	\$1,090.18
Sub Total Debtor 3922.03			\$1,090.18

Date	Debtor Number	Invoice Number	Amount
05/04/2018	4162.04	50006	\$734.20
02/05/2018	4162.04	50376	\$361.90
02/05/2018	4162.04	50377	\$92.00
06/06/2018	4162.04	51135	\$465.30
06/06/2018	4162.04	51136	\$115.00
Sub Total Debtor 4162.04			\$1,768.40
Total			\$2,858.58

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
5/0

21.2 Sale of Land – Unpaid Rates and Charges

COUNCIL DECISION

521

MOVED CR W COOPER

SECONDED CR S LEE

That Council approve that the Chief Executive Officer seek to sell the properties as per Confidential Attachments A and B under section 6.64 of the *Local Government Act 1995*.

**CARRIED
5/0**

21.3 Legal Matter KWIN-42801 – Update and Instructions

COUNCIL DECISION

522

MOVED CR P FEASEY

SECONDED CR W COOPER

That Council authorise the Chief Executive Officer and the Mayor to undertake all actions necessary to give effect to Option Two within this Confidential Report in relation to legal matter KWIN-42801.

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

5/0

All City Officers exited the Council Chambers, with the exception of the Chief Executive Officer, Manager Human Resources and the Council Administration Officer at 7:44pm.

21.4 Acting Chief Executive Officer's selection and appointment process

COUNCIL DECISION

523

MOVED CR M ROWSE

SECONDED CR S LEE

That Council:

- 1. Adopt the Acting Chief Executive Officer selection and appointment process as set out in Confidential Attachment A.**
- 2. Request the Mayor in conjunction with the Manager Human Resources to:**
 - i) obtain quotes and curriculum vitae from suitably qualified person/s including those listed in Confidential Attachment B;**
 - ii) conduct reference checks of the suitably qualified person/s; and**
 - iii) provide Council with comments and recommendations for consideration of selection of an Acting Chief Executive Officer.**

CARRIED

5/0

NOTE – That the Officer Recommendation has been amended at point 2 to include the words ‘the Mayor in conjunction with’.

21.5 Selection Process to appoint new Chief Executive Officer

COUNCIL DECISION

524

MOVED CR W COOPER

SECONDED CR P FEASEY

That Council:

- 1. Adopt the CEO selection and appointment process as detailed in Confidential Attachment A, endorsing the timeline numbered Option 2, as a guide.**
- 2. Request the Manager Human Resources to obtain four quotes from recruitment consultants that meet the criteria outlined in this report.**
- 3. Adopt the position description as outlined at Attachment B.**
- 4. Adopt the draft contract as detailed in Confidential Attachment C.**
- 5. Adopt the salary range as specified by the Salaries and Allowances Tribunal for a Band 1 local government being \$250,375 - \$379,532.**
- 6. After the Council elections in October 2019, appoint the Mayor and three elected members to the interview panel for the recruitment of the City's CEO.**

**CARRIED
5/0**

NOTE – That the Officer Recommendation has been amended at point 1 to include the timeline selected and at point 6 to include the Mayor.

9.1 Chief Executive Officer Performance Review 2018/19 and setting of 2019/20 Key Performance Indicators

DECLARATION OF INTEREST:

Chief Executive Officer Joanne Abbiss declared an impartiality interest due to details within the report being in regards to her appraisal.

COUNCIL DECISION

525

MOVED CR P FEASEY

SECONDED CR S LEE

That Council:

- 1. Formally endorse the final feedback summary report as detailed in Attachment A and note any comments by the Chief Executive Officer.**
- 2. Approve the 2019/2020 Performance KPIs for the Chief Executive Officer as detailed in Attachment B, with the following amendments:**
 - KPI 2.7 is to be amended**
 - Additional KPI, 6.4 is to be included**

**CARRIED
5/0**

COUNCIL DECISION

526

MOVED CR P FEASEY

SECONDED CR M ROWSE

That Council return from Behind Closed Doors.

**CARRIED
5/0**

The Council Chambers doors were reopened at 8:08pm.

22 Meeting Closure

The Mayor declared the meeting closed at 8:09pm.

Chairperson: _____ 28 August 2019