

Ordinary Council Meeting

23 January 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.

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Present:

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

MS J ABBISS	-	Chief Executive Officer
MRS M COOKE	-	Director City Regulation
MS C MIHOVLOVICH	-	Director City Strategy
MRS B POWELL	-	Director City Engagement
MR D ELKINS	-	Director City Infrastructure
MS M BELL	-	Director City Legal
MR T HOSSEN	-	Lawyer
MS A MCKENZIE	-	Council Administration Officer

Members of the Press	1
Members of the Public	8

1 Declaration of Opening:

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

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

2 Prayer:

Councillor Dennis Wood 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 Matthew Rowse

Leave(s) of Absence (previously approved):

Nil

4 Public Question Time:

4.1 Mrs Barbara Staunton, Calista

Question 1

I have been a resident and ratepayer in the City of Kwinana for almost 40 years. My question relates to the development at 101 Calista Avenue, Calista as an unmanned fuel outlet, the narrow driveway into the said proposal is in close proximity to an Australia Post mail box, Transperth bus stop and a public telephone box. All of these are well used by residents and children so an increase of vehicle traffic into the fuel depot may cause unnecessary risk to pedestrians. Has the Council considered the safety of residents whom use these facilities daily?

Please take these issues into consideration when discussing the item.

Response

The Mayor referred the question to the Director City Regulation.

The Director City Regulation advised that the assessment of the application took into account the existing infrastructure and development, the operations of the petrol station, the number of cars using the petrol station and access to the site.

5 Applications for Leave of Absence:

COUNCIL DECISION

373

MOVED CR W COOPER

SECONDED CR S LEE

That Councillor Merv Kearney be granted a leave of absence from 19 February 2019 to 5 March 2019 inclusive.

That Mayor Carol Adams be granted a leave of absence from 15 February 2019 to 16 February 2019 inclusive.

**CARRIED
7/0**

6 Declarations of Interest by Members and City Officers:

Councillor Merv Kearney declared a financial interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to his wife and himself being lessees of the property.

Mayor Carol Adams declared an impartiality interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to the lessee being a fellow City of Kwinana Elected Member.

6 DECLARATIONS OF INTEREST BY MEMBERS AND CITY OFFICERS

Deputy Mayor Peter Feasey declared an impartiality interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Wendy Cooper declared an impartiality interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Sandra Lee declared an impartiality interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Sheila Mills declared an impartiality interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Dennis Wood declared an impartiality interest in item 16.5, Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina due to the lessee being a fellow City of Kwinana Elected Member.

7 Community Submissions:

7.1 **Mr Walter Buczolic regarding item 15.2, Development Application – Amendment to existing approved development - Petrol Filling Station - Lot 3 (101) Calista Avenue, Calista:**

Objection Re-Development Application Lot: 3DP: 38617: 101 Calista Avenue, CALISTA.

Is it the Shire's view that business comes before the health and welfare of residents in Banksia Park Retirement Village? Are we not important enough at this stage in our lives - we do not know what tomorrow brings but we do know what the toxins will do to us if the service station goes ahead. Surely as Shire owned, they would do everything in their power to safe guard the residents, because without the residents you don't have a village.

Right next door to the proposed Petrol/Diesel service station there are numerous residents who have various illnesses, such as, asbestosis, asthma, heart disease and strokes, just to name a few. According to the proposed Amendment this is a separate matter not for planning consideration, so who deals with this area? As this needs to be addressed before Council votes on anything.

We won't go into the numerous side effects of petrol/diesel, the noise levels and the light pollution, as you are well aware of them, but we in the village are very concerned, as we believe our way of life would be greatly affected and we would find it hard to live in the toxic environment.

7 COMMUNITY SUBMISSIONS

The petrol station was opened in 1998 but it closed in 2005 so we bought confidently thinking that that was the end. Now we are burdened by the fact that the service station is opening. Nanoparticles will blow around with the dust and not only pollute our home, but the full length of the village due to the winds.

Residents have bought into the village knowing it was owned by the Shire and expected the Shire to respect their wishes for a quiet and peaceful lifestyle. This is why I ask the question does business come before the residents health and well-being? I know that the Shire has a hard job dealing with business as well as the public, but considering the kind of business and the health problems associated with the residents, surely the Shire should support the elderly so that they can live in a healthy environment.

A signed petition from all residents around the proposed service station said they do not want or need it because of the noxious smell, dust, noise and unsociable behaviour. A completed petition and letter was signed and given to Adam Prestage on 22 October - this was not acknowledged by the Shire. The Council has said there are five objections and four of those came from the village. This is totally wrong. All the people on the outside within the Village were sent a letter and all of them rejected the service station. I spoke to them all individually so the message is quite clear.

No matter what the amendments the fuel and its pollutants are still there, whether times are changed or not.

7.2 Mrs Ruth Long on behalf of the Consultative Committee regarding item 15.2, Development Application – Amendment to existing approved development - Petrol Filling Station - Lot 3 (101) Calista Avenue, Calista:

1. The close proximity to Banksia Park Retirement Estate's 78 Villas which house approximately 90 elderly residents and are less than 20 meters from petrol pump to residents back door.
2. Air toxics, that is, pollutant fumes produced and drifting over the Village from such a development range from Benzene, Benzo, Formaldehyde, Toluene and Xylenes. Some residents already use oxygen equipment daily due to their respiratory health.
3. The original fuel tanks were approved in 1998 and ceased to operate in 2005. With nothing but polluted air in the tanks for 14 years, what assurance can be given that they are safe to be re-opened and have not fallen into despair causing excessive leakage.
4. How will risk management be dealt with for emergencies, especially fire and spillage in an unmanned situation, with residents only being 3.5 meters from the dividing back fence?
5. The noise nuisance this will attract with slamming car doors, prospect of unruly behaviour, tankers having to refill the tanks together with bright light flooding the Village after dark.
6. With many fuel outlets in close proximity to the Retirement Village does Kwinana need another one?

7 COMMUNITY SUBMISSIONS

7.3 Mrs Pat Jones regarding item 15.2, Development Application – Amendment to existing approved development - Petrol Filling Station - Lot 3 (101) Calista Avenue, Calista:

I have been in the Village for fifteen years and I back up to the garage where it is going to be. I sent in a letter to the Mayor and the Courier and I have actually talked to the gentleman who is going to build it and he doesn't care about the Village one little bit, all he is interested in is making money. I am concerned as being an asthmatic and that I like to have a barbeque with the family out the back, my house backs onto the garage and we are going to have noise, fumes and I don't know what else and it is not going to be very pleasant. I don't think it should go ahead and I think the Council should think about the pensioners before the man that wants to build the garage. That is my opinion.

7.4 Lorraine Elliott on behalf of Armana Holdings Pty Ltd regarding item 15.4, Report on submissions and final adoption of Amendment No. 145 to Local Planning Scheme No. 2 – Review of Development Contribution Plans 8 - 15:

My name is Lorraine Elliott and I'm speaking on behalf of Armana Holdings Pty Ltd, who own and develop Sunrise Estate in the Wellard East Cell.

I'm speaking in relation to Agenda Item No. 15.4 – Final Adoption of Amendment 145 – Community Infrastructure Development Contribution Plans. Wellard East Cell is DCP 11 and it's located in District B.

Whilst we support the progress of Amendment 145 and its finalisation as it will give all landowners certainty, a major concern is the fact that Council is proposing to make a decision on a matter without understanding the cost implications. It is critical that the report includes an updated cost apportionment schedule so that Council and landowners have an understanding of the contribution rates per dwelling for each cell based on the latest DCPs. There have been a number of changes since 2015 when the last cost apportionment schedule was presented to Council.

Whilst we support the proposal to remove the local community centre from the Wellard East cell due to the relatively low projected population, there is a concern that the financial savings are being eroded by the dramatic increase in district infrastructure and now the proposed addition of more infrastructure (i.e. Local Sporting Grounds with small facility buildings) as per point 5 in the officer's recommendation. This additional infrastructure (if supported) amounts to just under \$3 million.

A comparison of 2015 and 2018 construction costs for District B infrastructure and infrastructure shared by Districts A and B show an increase of over \$7 million since 2015. Council staff advise that this significant increase in costs is due to "escalation". For this reason, it is critical to understand the impacts for each cell on a per dwelling basis given the costs for district infrastructure are significantly higher and the projected lots/dwellings sharing the load may be less (we don't really know as this critical information is not in the report).

7 COMMUNITY SUBMISSIONS

Also, the Capital Expenditure Plan doesn't include some sub regional infrastructure included in the DCPs (e.g. Wells Park) and as such there are potentially more cost increases.

We understand Council has gone through a long process, including updating the CIP with 2016 population figures, however a critical financial component is missing from the overall picture.

Please note we will also be raising these concerns with the Department of Planning, Lands and Heritage, WAPC and the Minister and as part of the consultation with landowners on additional infrastructure as per point 6 in the officer's recommendation. Based on the above, it is requested that Council defer its decision on Amendment 145 for a month until the 27th February Council Meeting to allow a draft cost apportionment table to be presented to Council using the cost figures available. I understand Council officers are investigating the co-location of facilities but this is likely to bring costs down and so it has no adverse impact.

Thank you Mayor and Councillors.

8 Minutes to be Confirmed:

8.1 Ordinary Meeting of Council held on 12 December 2018:

COUNCIL DECISION

374

MOVED CR S LEE

SECONDED CR M KEARNEY

That the Minutes of the Ordinary Meeting of Council held on 12 December 2018 be confirmed as a true and correct record of the meeting.

CARRIED 7/0

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

Nil

10 Petitions:

Nil

11 Notices of Motion:

Nil

12 Reports - Community

12.1 Social Club of Kwinana Inc Application for Gaming Activities

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The Social Club of Kwinana Inc has made an application (Attachment A) to the Department of Racing, Gaming and Liquor (DRGL) to renew the approval of the premises for gaming activities at the Social Club of Kwinana, Lot 88 (20) Pace Road, Medina, which expires on 27 February 2019.

As part of the application process for the DRGL, a Certificate of Local Government Authority (Attachment B) is required to be issued in accordance with Section 55 of the *Gaming and Wagering Commission Act 1987* certifying that the premises conforms with the required health and planning legislation.

The gaming activities in the form of poker games facilitate socialisation and participation and have not resulted in complaints or known incidents of anti-social behaviour. Council approval is therefore sought to complete the required local government certification, which precedes the determination by the DRGL.

OFFICER RECOMMENDATION:

That Council authorise the Director City Regulation to complete the Section 55 Certificate of Local Authority, at Attachment B for the Department of Racing, Gaming and Liquor to make a determination on the Social Club of Kwinana Inc gaming application, at Attachment A.

DISCUSSION:

The Social Club of Kwinana Inc holds an existing premises approval for gaming, which is due to expire on 27 February 2019 and is seeking to renew the approval by application for approval for gaming to be conducted in the Main Hall of the premises for a five-year period from the date of approval by the DRGL.

Subsection 3 of Section 55 of the *Gaming and Wagering Commission Act 1987* specifies that the grant of a premises approval for gaming requires:

- a) *a local government report to certify that conformance requirements to the Health (Miscellaneous Provisions) Act 1911, to the relevant Act relating to sewerage and drainage and to any subsidiary legislation made under those Acts or the Local Government Act 1995; and*
- b) *a report from the authority responsible for local planning matters affecting the premises certifying that the proposed or actual use does not contravene any written law relating to local planning; or where a proposed use will not contravene such a written law only if a specified consent be given, whether or not that consent will be given and as to any conditions relating to that consent.*

12.1 SOCIAL CLUB OF KWINANA INC APPLICATION FOR GAMING ACTIVITIES

There is no delegation in place for an officer to complete the Section 55 Certificate of Local Government Authority. The certificate requires the local government to state that the part of the premises, which is subject to the application, conforms with the *Health (Miscellaneous Provisions) Act 1911* and the use of the premises for gaming activities does not contravene City Planning matters.

To facilitate Council's decision, the following supporting information is provided:

Conformance with the *Health (Miscellaneous Provisions) Act 1911* -

1. A Certificate of Approval was issued to the Social Club of Kwinana on 25 August 1997 pursuant to Section 178(1) of the *Health (Miscellaneous Provisions) Act 1911* for the premises (including the main hall) for a maximum of 160 persons for the purposes of hall, meeting and dining. Gaming use is covered under hall within the *Health (Public Buildings) Regulations 1992*.
2. An inspection of the premises by an Environmental Health Officer on 23 May 2018 demonstrated compliance with the requirements of the *Health (Public Buildings) Regulations 1992*. These inspections are conducted on a regular basis to ensure ongoing compliance.
3. The premises is connected to the main sewers and there are no further local government requirements in relation to sewage and drainage at the premise.

Local planning matters affecting the premises -

1. The Social Club of Kwinana was granted planning approval to use the premises as a Club on 17 February 1997.
2. The subject land is zoned Commercial under the Local Planning Scheme No. 2.
3. The proposed gaming activities do not contravene the City's Town Planning matters.

Following a request for information from the City, an agent of the applicant informed the City that:

- The intent of the gaming permit is for the venue to be able to host weekly poker events at the venue.
- The poker events are intended to be held on Friday nights from 6pm until when the venue is permitted to trade. The liquor licence currently permits the Club to trade until 11pm on Friday nights. The Club is in the process of applying for an extension of the licence to trade until midnight.
- The expected weekly attendance is 5 – 25 persons.
- The organisation that hosts the poker events has experience with running the events at other venues around the City and has received no complaints.
- The purpose of these nights is to add value to members of the Kwinana Social Club and attract new members to join the club.

It is therefore recommended that Council authorise the Director City Regulation to issue a Section 55 Certificate of Local Government Authority supporting the Social Club of Kwinana Inc application to be further determined for approval by the DRGL.

12.1 SOCIAL CLUB OF KWINANA INC APPLICATION FOR GAMING ACTIVITIES

LEGAL/POLICY IMPLICATIONS:***Gaming and Wagering Commission Act 1987*****Section 55. Approving premises for gaming**

- (3) *The Commission may in relation to any premises require an applicant for the grant of approval or the holder of the approval to produce to the Commission —*
- (a) *a report from the local government of the district in which the premises are situated, certifying that those premises conform, or if not conforming in what respect they do not conform, to the Health (Miscellaneous Provisions) Act 1911, to the relevant Act relating to sewerage and drainage and to any subsidiary legislation made under those Acts or the Local Government Act 1995; and*
 - (b) *a report from the authority responsible for local planning matters affecting the premises certifying —*
 - (i) *that the proposed or actual use does not contravene any written law relating to local planning; or*
 - (ii) *where a proposed use will not contravene such a written law only if a specified consent be given, whether or not that consent will be given and as to any conditions relating to that consent;*

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	Regulatory and legal	6.8 Provide services and advice to the community and all stakeholders to comply with statutory obligations to achieve a healthy community and environment.

COMMUNITY ENGAGEMENT:

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

12.1 SOCIAL CLUB OF KWINANA INC APPLICATION FOR GAMING ACTIVITIES**PUBLIC HEALTH IMPLICATIONS**

The recommendations of this report have the potential to help improve the following determinant of health factors –

- Health Behaviours – Participation;

However, they also have the potential to negatively impact on the following determinant of health factors –

- Socio-economics – Income and Social Support

RISK IMPLICATIONS:

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

Risk Event	Anti-social problems arise as a result of the gaming approval.
Risk Theme	Ineffective management of facilities/venues/events
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	The Environmental Health team to keep a record of complaints against the venue and report them to the venue and the DRGL. Where complaints are not managed effectively by the venue, request the DRGL to revoke the approval.
Rating (after treatment)	Low

COUNCIL DECISION

375

MOVED CR W COOPER**SECONDED CR D WOOD**

That Council authorise the Director City Regulation to complete the Section 55 Certificate of Local Authority, at Attachment B for the Department of Racing, Gaming and Liquor to make a determination on the Social Club of Kwinana Inc gaming application, at Attachment A.

**CARRIED
7/0**

80.2018.694.1



APPLICATION FOR CERTIFICATE OF LOCAL HEALTH
AUTHORITY – SECTION 55

* Please allow 10 business days processing time

FEES:

NOTE: Fee increases may apply on 1 July each financial year.

Application Fee: \$102.50 (No GST) Gaming (Public Building) (fee type 308)

Name of Applicant: Social club of Kwinana INC

Address: PO Box 216 Kwinana WA

Post Code 6167

Phone: 0419945476 Fax: _____ Mobile: _____

Email: CasaDeOR@BigPond.com

ADDRESS OF LICENCED PREMISES:

Premises Known as: Social club of Kwinana

Street No: 20 Street: Pace Rd

Suburb: Medina Post Code 6167

Plans showing licensed area for gaming attached Yes ☒ No

Approval of premises application form completed and attached
(Gaming and Wagering Commission Act 1987) Yes ☒ No

Copy of public building certificate of approval attached Yes ☒ No

will email through

OFFICE USE ONLY:

Register No: _____ APPROVED/REFUSED

Officer: _____ Date: _____



Gaming and Wagering Commission
of Western Australia

Office Use Only	
Paid Date	
Receipt No.	
Amount Paid	

APPROVAL OF PREMISES APPLICATION FORM
GAMING AND WAGERING COMMISSION ACT 1987
Section 55

Please print neatly in **BLOCK LETTERS** with a black pen only

APPROVED PREMISES

IS THE PREMISES CURRENTLY APPROVED FOR GAMING

Yes ☒ No ☐

IF YES STATE CERTIFICATE NO: PR 002870 EXPIRY 27/2/2019

ANY PERSON APPLYING FOR A BINGO, TWO-UP OR GAMING FUNCTION PERMIT MUST HAVE THE CONSENT FROM YOU THE OWNER/LESSEE FOR THE CONDUCT OF GAMING ON THE PREMISES.

IS THE PREMISES LICENSED UNDER THE LIQUOR CONTROL ACT 1988? Yes ☒ No ☐

IF YES LIQUOR LICENCE NUMBER 61920933

OWNER/LESSEE DETAILS (Premises Certificate Holder)

I SOCIAL CLUB OF KWINANA INC. Date of Birth: 1 / 1 / 1

(Title & Full Name – BLOCK Letters)

of PO Box 216 KWINANA WA Postcode: 6167

(Postal Address)

Email: CASADOOR@816POND.COM

hereby consent to have the premises named below to be approved for the conduct of:

BINGO ☐ TWO-UP ☐ GAMING ☒

(Two-up can only be conducted outside a 100km radius of Crown Casino)

To be conducted in MAIN HALL *(Please name the specific area where the gaming activity is to take place, eg Main Hall, Dining Room, Lounge Area, etc)*

Tel: Daytime 0419 945 476 A/Hrs _____ Mobile 0419 945 476

Signature [Signature] Date 16-10-2018

PREMISES DETAILS

Owner Name SOCIAL CLUB OF KWINANA INC Telephone 9419 4662

(0419 945 476)

(Full Name of Premises – BLOCK Letters)

20 PACE RD KWINANA WA

(Full Address of Premises)

P/Code 6167

PERIOD OF CERTIFICATION

Date of single function _____ / _____ / 20 _____

OR

For the period of 01 / 12 / 20 18 to 01 / 12 / 20 23

(Not to exceed 5 years)

CERTIFICATION OF LOCAL GOVERNMENT AUTHORITY

This section is to be completed by the appropriate Local Government Authority for the area in which the premises is situated.

The part of the premises which are subject to this application conforms with the Health Act 1911 and the use of the premises for Gaming activities does not contravene Town Planning matters.

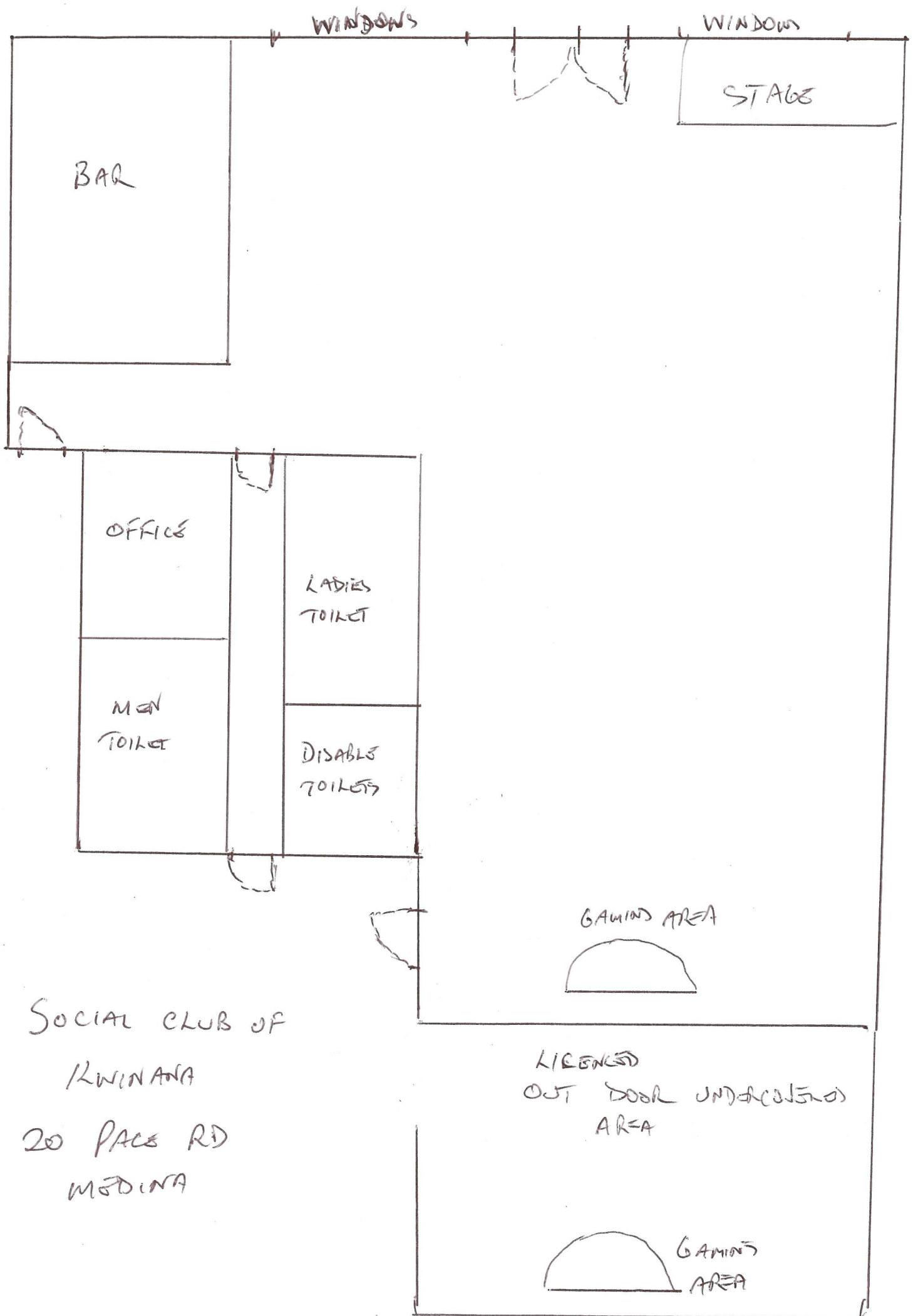
SIGNED: _____

TITLE & FULL NAME: _____

POSITION: _____

LOCAL GOVERNMENT AUTHORITY: _____

DATE: _____



WINDOWS

WINDOWS

BAR

STAGE

OFFICE

LADIES
TOILET

MEN
TOILET

DISABLED
TOILETS

GAMING AREA

SOCIAL CLUB OF

KWINANA

20 PACE RD

MEDINA

LICENSED
OUT DOOR UNDERCOVERED
AREA

GAMING
AREA

SOCIAL CLUB OF KWINANA



Ref No: 80.2018.694.1

Doc: D18/65176

Officer: GN

CERTIFICATION OF LOCAL GOVERNMENT AUTHORITY
GAMING AND WAGERING COMMISSION ACT 1987, SECTION 55

This section is to be completed by the appropriate Local Government Authority for the area in which the premises, known as Kwinana Social Club, Lot 88 (20) Pace Road Medina within the City of Kwinana is situated.

The part of the premises which are subject to this application conforms with the Health (*Miscellaneous Provisions*) Act 1911 and the use of the premises for Gaming activities does not contravene City Planning matters.

Signed:

Maria Cooke
DIRECTOR CITY REGULATION

Date:

13 Reports - Economic

Nil

14 Reports - Natural Environment

Nil

15 Reports - Built Infrastructure

15.1 Joint Development Assessment Panel Application – Child Care Centre – Lot 9001 (548) Lyon Road, Wandí

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

Council has received a proposal for a Child Care Centre on a portion of Lot 9001 (548) Lyon Road, Wandí, for consideration under the City of Kwinana Local Planning Scheme No.2 (LPS2). Whilst the property's address is Lyon Road, the subject site forms part of a balance title lot which is divided by Windjana Rise. As such, the proposed development is physically located on Windjana Rise, Wandí, adjacent to the Honeywood Oval and Honeywood Primary School.

The Responsible Authority Report (RAR) is shown as Attachment A. Please refer to Attachment 1 of the RAR for the site context.

The proposal includes the following elements:

- a Child Care Centre building comprising a floor area of 338m² capable of accommodating up to 90 children aged 0 – 5 years;
- an external play area of 633m²;
- 25 car parking bays and associated landscaping areas; and
- Access to the development is proposed via a single 6-metre wide crossover onto Windjana Rise.

The proposed development is located within the "Rural Water Resource" zone under LPS2 and falls within the "Rural Water Protection" zone under the Metropolitan Region Scheme (MRS). Additionally, the proposed development is also located within the boundaries of the proclaimed Jandakot Underground Water Protection Area.

Land uses within the "Rural Water Protection" zone under LPS2 are subject to the land use permissibility outlined in State Planning Policy 2.3 – Jandakot Groundwater Protection (SPP 2.3), and the Department of Water – Water Quality Protection Note No.25 – Land Use Compatibility Tables for Public Drinking Water Sources (WQPN 25). In this regard, the proposed Child Care Centre represents an 'Incompatible' use within the "Rural Water Resource" zone under LPS2 and within the "Rural Water Protection" zone of the MRS. A land use which is listed as 'Incompatible' under SPP 2.3, and WQPN 25 should not be supported and should generally be refused.

As the proposed Child Care Centre is an 'Incompatible' land use as per SPP 2.3 and WQPN 25, the application was referred to the Department of Water and Environment and Regulation (DWER) for comment and recommendations.

The DWER has responded to the City's referral and does not support the application for the following reasons:

1. *The land subject to this proposal is located within the proclaimed Jandakot Underground Water Pollution Control Area (UWPCA), and is a Priority 2 (P2) area. P2 areas are defined and managed to maintain or improve the quality of the drinking water source with the objective of risk minimisation;*

15.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – CHILD CARE CENTRE – LOT 9001 (548) LYON ROAD, WANDI

2. *A portion of the subject lot is located within a wellhead protection zone (WHPZ). These protection zones are defined in the immediate vicinity of drinking water extraction points, as these areas are the most vulnerable to contamination. The intensification of the land use therefore deems it a high risk for any contamination from above ground land use activities;*
3. *Consistent with Strategic Policy: Protecting Public Drinking Water Source Areas in WA (DoW, 2016), the Department does not recommend intensification of land uses within public drinking water source areas (PDWSAs), due to the increased risk to drinking water quality and public health;*
4. *The Jandakot UWPCA is managed in accordance with the Western Australian Planning Commission's (WAPC's) Statement of Planning Policy No 2.3 Jandakot groundwater protection policy (SPP 2.3) and DWER's Water Quality Protection Note Land use compatibility tables for public drinking water source areas (DoW, 2016), which is also reflective of the Department's aforementioned strategic policy. The development of childcare premises on the subject site is not considered a compatible land use within a P2 area due to increased water contamination risk.*
5. *The South Metropolitan Peel Sub-Regional Planning Framework (WAPC 2018) classifies the site at rural residential. Therefore, the childcare premises has not been identified within a strategic planning process as being a future use of this subject site.*

City Officers have considered the advice from DWER and support its recommendations and comments in regard to the proposal.

The proposed Child Care Centre is also located on a parcel of land which is intended to be included as part of the Honeywood Oval. The subject land forms the last remaining parcel of land required for the playing fields, which is to be acquired through the City's Development Contribution Scheme under Development Contribution Area 5. In this respect, the City has been collecting funds from land developers within the Wandi locality for the purchase and delivery of the subject land into the playing fields area. Additionally, the subject land was identified under the City's Community Infrastructure Plan as being required to form part of the Honeywood Oval.

City Officers take the view that the proposed Child Care Centre should be refused for the following reasons;

1. The proposed Child Care Centre is designated as an incompatible land use within the Priority 2 (P2) area of the proclaimed Jandakot Underground Water Pollution Control Area (UWPCA) under State Planning Policy 2.3 – Jandakot Groundwater Protection and Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas.
2. The proposed Child Care Centre is inconsistent with the objectives, groundwater protection principles and policy measures contained in State Planning Policy 2.3 – Jandakot Groundwater Protection.
3. The proposed Child Care Centre is inconsistent with Clause 4.11 and 6.11 of the City of Kwinana's Local Planning Scheme No.2 and the objectives of the Rural Water Resource Zone.

15.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – CHILD CARE CENTRE – LOT 9001 (548) LYON ROAD, WANDI

4. The proposed Child Care Centre would result in an unacceptable intensification of land use within the Rural Water Resource Zone.
5. Approval of the proposed Child Care Centre would set an undesirable planning precedent for approval of incompatible land uses within the Rural Water Resource Zone.
6. The proposed Child Care Centre is inconsistent with the intent of the Rural – Water Protection Zone under the Metropolitan Region Scheme, read in conjunction with State Planning Policy 2.3.
7. The proposed Child Care Centre is inconsistent with the planned use of the land under the Wandi North Local Structure Plan, Wandi South Local Structure Plan and related Community Infrastructure Plan as local playing fields and, if approved, would limit the future public utility of the adjacent playing fields.
8. The proposed development is not supported by the advice and recommendation received from the Department of Water and Environment Regulation in accordance with State Planning Policy 2.3.

The recommendation of City Officers is supported by legal advice received by the City in regards to the applicability of SPP2.3 and the 'incompatibility of the Child Care Centre in the proposed location. The advice also responds to the legal argument provided as part of the submission by the applicant. The applicant's legal advice is shown as Attachment 10 to the RAR. The City's legal advice is shown as Attachment B to this report and is marked confidential.

As the estimated development cost of this application is in excess of \$2 million, the applicant has chosen to go to the Joint Development Assessment Panel (JDAP) for its determination. The application is to be considered by the JDAP at a meeting that is likely to be scheduled in early February 2019. City Officers have prepared the attached RAR in accordance with the Development Assessment Panel Regulations and it is attached for Council's consideration.

The City is required to submit the RAR to the DAP Secretariat on 24 January 2019. Should the City not submit this report to the DAP Secretariat within the required timeframe, the Minister for Planning may direct the City to submit any information it has and provide it to the DAP directly.

The application has been referred to Council as the City has received legal advice informing the City that officers do not have delegation to prepare the RAR under the DAP Regulations. Council should note that if it wishes to modify or make an alternative recommendation to that contained within the RAR then that determination will be added to the RAR Report under a separate heading to the Officer Recommendation so that the JDAP can consider Council's amended determination as part of the RAR.

OFFICER RECOMMENDATION:

That Council consider and adopt the recommendation of the Responsible Authority Report (Attachment A to this report) to the Metro South-West Joint Development Assessment Panel for the proposed Child Care Centre on Lot 9001 (548) Lyon Road, Wandi.

15.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – CHILD CARE CENTRE – LOT 9001 (548) LYON ROAD, WANDI

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent is Elton Consulting and the land owners are Santo Galati Rando and Annunziata Galati Rando.

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

- *Planning and Development Act 2005.*
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *Planning and Development (Development Assessment Panels) Regulations 2011.*
- Metropolitan Region Scheme.
- City of Kwinana, Local Planning Scheme No. 2.
- State Planning Policy 2.3 Jandakot Groundwater Protection.
- State Planning Policy 2.7 Public Drinking Water Source Policy.
- Department of Water – Water Quality Protection Note No.25 – Land Use compatibility tables for Public Drinking Water Source Areas.
- Department of Water – Water Quality Protection Note No.76 – Land Use planning in Public Drinking Water Source Areas.

FINANCIAL/BUDGET IMPLICATIONS:

In the event that approval is issued for the application for the Child Care Centre, a review of the funds received pursuant to the City's Developer Contribution Scheme for the relevant portion of Lot 9001, Wandi would be required. These payments would otherwise have been used to acquire and improve the land for the purposes of the Local Playing Fields. It is anticipated that a refund would be made to developers who have already contributed under the scheme. In this respect, credits for works completed and monetary contributions have been made for Honeywood Oval (including the subject portion of Lot 9001). Further, given that the capacity for Honeywood Oval to accommodate the intended range of recreational uses will be adversely impacted, there may well be the need to consider alternative sites within the locality for future sports and recreational needs.

ASSET MANAGEMENT IMPLICATIONS:

As discussed above, should approval be issued for the Child Care Centre, then a portion of the Local Playing Fields as currently proposed, would not be capable of development. This may well compromise the future utility of the open space for recreational purposes in the long term and may result in further land use interface issues that have previously not been required to be considered.

ENVIRONMENTAL IMPLICATIONS:

The proposal has the potential to negatively impact on the water quality protection objectives of the Jandakot Underground Water Protection Area. The proposal represents an inappropriate intensification of land use over the water mound and is not consistent with the low risk and intensity of development consistent with the Rural Water Resource zoning.

15.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – CHILD CARE CENTRE – LOT 9001 (548) LYON ROAD, WANDI

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal may impact on the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business 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 application was advertised to surrounding landowners for a period of 14 days. Two submissions were received, both from nearby land developers. One was in support of the Child Care Centre while the other, whilst supporting child care services in the locality, questioned and expressed concern about the use of this particular location, particularly given the past planning decisions intending that the land be set aside for Local Playing Fields. These concerns are discussed in the RAR (attached to this report).

PUBLIC HEALTH IMPLICATIONS

The proposal has the potential to negatively impact on the following determinants of health and factors –

- Built Environment – Environmental Quality and Neighbourhood Amenity; and
- Health Behaviours – Diet and Exercise and Participation.

RISK IMPLICATIONS:

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

Risk Event	Appeal of the JDAP's decision or failure to provide RAR on time.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible



Form 1 – Responsible Authority Report (Regulation 12)

Property Location:	Lot 9001 (548) Lyon Road, Wandí
Development Description:	Child Care Centre
DAP Name:	Metro South-West JDAP
Applicant:	Elton Consulting – Justin Page
Owner:	Santo Galati Rando and Annunziata Galati Rando
Value of Development:	\$2,050,000
LG Reference:	DA9291
Responsible Authority:	City of Kwinana
Authorising Officer:	Brenton Scambler – Coordinator Statutory Planning
DAP File No:	DAP/18/01514
Report Due Date:	2 January 2019
Application Received Date:	16 October 2018
Application Process Days:	90 Days
Attachment(s):	1: Aerial Photo and Location Plan 2a: Development Site Plan 2b: Building Floor Plan 2c: Building Elevation Plan 3: Wandí North LSP – POS Plan 4: Wandí North LSP – POS Schedule 5: Wandí South LSP – POS Plan 6: Wandí Local Playing Fields (Honeywood Oval) Landscaping Designs 7: Wandí Local Playing Fields (Honeywood Oval) Landscaping Designs 8: Wandí Local Playing Fields (Honeywood Oval) Landscaping Designs 9: Department of Water and Environment Regulation Recommendation 10: Lavan Legal Submission on land use 11: Proposed Subdivision Plan – Lot 9001 Lyon Road, Wandí 12: Emerge: Environmental Assessment – Proposed Childcare Facility, 548 Lyon Road, Wandí

Officer Recommendation:

That the Metro South-West JDAP resolves to:

1. **Refuse** DAP Application reference DAP/18/01514 and accompanying plans titled “Site Plan: Project No:18023 Rev04”, “Ground Floor Plan: Project No:18023 Rev04”, “Elevations: Project 18023 Rev04” dated 10 October 2018 in accordance with Clause 68 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 6.1 of the City of Kwinana Local Planning Scheme No. 2, for the following reasons:

Reasons

1. The proposed Child Care Centre is designated as an incompatible land use within the Priority 2 (P2) area of the proclaimed Jandakot Underground Water Pollution Control Area (UWPCA) under State Planning Policy 2.3 – Jandakot Groundwater Protection and Water Quality Protection Note No. 25: Land use compatibility tables for public drinking water source areas.
2. The proposed Child Care Centre is inconsistent with the objectives, groundwater protection principles and policy measures contained in State Planning Policy 2.3 – Jandakot Groundwater Protection.
3. The proposed Child Care Centre is inconsistent with Clause 4.11 and 6.11 of the City of Kwinana's Local Planning Scheme No.2 and the objectives of the Rural Water Resource Zone.
4. The proposed Child Care Centre would result in an unacceptable intensification of land use within the Rural Water Resource Zone.
5. Approval of the proposed Child Care Centre would set an undesirable planning precedent for approval of incompatible land uses within the Rural Water Resource Zone.
6. The proposed Child Care Centre is inconsistent with the intent of the Rural – Water Protection Zone under the Metropolitan Region Scheme, read in conjunction with State Planning Policy 2.3.
7. The proposed Child Care Centre is inconsistent with the planned use of the land under the Wandi North Local Structure Plan, Wandi South Local Structure Plan and related Community Infrastructure Plan as local playing fields and, if approved, would limit the future public utility of the adjacent playing fields.
8. The proposed development is not supported by the advice and recommendation received from the Department of Water and Environment Regulation in accordance with State Planning Policy 2.3.

Insert Zoning	MRS:	Rural - Water Protection
	TPS:	Rural Water Resource
Insert Use Class:		Child Care Centre
Insert Strategy Policy:		State Planning Policy 2.3 – Jandakot Groundwater Protection Department of Water and Environment Regulation Water Quality Protection Note No. 25
Insert Development Scheme:		City of Kwinana Local Planning Scheme No.2
Insert Lot Size:		2088m ²
Insert Existing Land Use:		Vacant

The City of Kwinana has received an application for a proposed Child Care Centre on a portion of Lot 9001 (548) Lyon Road, Wandi. Whilst the property's address is Lyon Road, the subject site forms part of a balance title lot which is divided by Windjana Rise. As such, the proposed development is physically located on Windjana Rise, Wandi, adjacent to the Honeywood Oval (formerly referred to as the Wandi Local

Playing Fields) and Honeywood Primary School (formerly referred to as Wandi Primary School) (Refer Attachment 1 - Location Plan).

The proposal includes the following elements:

- a Child Care Centre building comprising a floor area of 338m² capable of accommodating up to 90 children aged 0 – 5 years;
- an external play area of 633m²;
- 25 car parking bays and associated landscaping areas; and
- access to the development is proposed via a single 6-metre wide crossover onto Windjana Rise.

Refer Attachments 2a – 2c.

Background:

The subject site forms part of a balance title lot that was created as a result of subdivision of the parent Lot 677 Lyon Road, Wandi. The parent lot was subsequently rezoned to urban under the provisions of the Metropolitan Region Scheme (MRS) in early 2009, with local structure planning for the urban zoned portion of land commencing shortly thereafter. There is a portion of the parent lot (subject of this application) however, which remains within the Rural – Water Protection Zone under the MRS and falls within the boundaries of the Jandakot Underground Water Protection Area. The subject land is zoned “Rural Water Resource” under the City’s Local Planning Scheme No.2 (LPS2).

Land within the urban cell of the original parent lot was subdivided in 2014, with Honeywood Primary School receiving development approval in August 2016 and commencing construction in April 2017. The subject land was historically used as a market garden, which has been operating on the lot from circa 1983 through to the residential subdivision of the land and development of Windjana Rise in early 2017. The remaining balance of the title lot located on Lyon Road, continues to operate as a market garden.

Whilst the land subject of this application falls outside the urban zone, the land is identified under the City’s Community Infrastructure Plan, and Wandi North Local Structure Planning (LSP) process, as being required for local sporting fields to support the urban area being created in the Wandi locality. In this context, while the land required for the playing fields was not credited, or reserved as, public open space under the Wandi North LSP, or Wandi South LSP, the land is noted in the Public Open Space (POS) schedule as unrestricted open space within the Rural - Water Protection Zone. Refer to Attachments 3 – 8 Wandi North LSP POS Schedule, Wandi South LSP POS Plan, and the approved landscaping designs for Honeywood Oval (inclusive of the subject land).

The land directly to the south of the subject site has been developed for the purposes of Honeywood Oval and has been acquired through the City’s development contribution plan. The subject land however, is the last remaining portion of the playing fields to be developed for these purposes. In this regard, the cost to acquire the subject land is included in the City’s development contribution plan. The City has already collected funds for the acquisition of the subject land from a number of subdivisions and developments occurring within the contribution area for the delivery of Honeywood Oval.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Metropolitan Region Scheme

City of Kwinana Local Planning Scheme No.2

State Government Policies

State Planning Policy 2.3 Jandakot Groundwater Protection

State Planning Policy 2.7 Public Drinking Water Source Policy

Department of Water – Water Quality Protection Note No.25 – Land Use compatibility tables for Public Drinking Water Source Areas

Department of Water – Water Quality Protection Note No.76 – Land Use planning in Public Drinking Water Source Areas

Consultation:

Public Consultation

The application was advertised to surrounding landowners (via mail out) and a sign placed on site notifying of the proposal for a period of 14 days between 13 November and 28 November 2018. A total of two submissions were received at that time both representing land developers in the immediate locality. One of those landowners (see the table below) made a further late submission (received on 22 January 2019) which amended their previous view.

Wandi Developments Pty Ltd supported the development arguing it will provide needed services.

The initial Rowe Group submission supported the child care services in the locality but raised concerns and queries about the development of the Child Care Centre on the subject land. It referenced that the land had been identified as required for district playing fields under the Wandi North Local Structure Plan and the City's Community Infrastructure Plan and that the subject land is included in the City's adopted development contribution scheme. The second submission by the Rowe Group offered no objection to the location of the Child Care Centre, as the submitter now felt that the subject land was surplus to the needs for the playing fields at Honeywood Oval and that the location of the Child Care Centre adjacent the Primary School is appropriate and in keeping with community interest and safety.

The matters raised in the submissions and City Officers responses are provided in the table below.

Submittor and Issue Raised	Officer's comments
Wandi Developments Pty Ltd (14/11/18)	
1) The submission was in support of the development of a Child Care Centre commenting that it will provide a much	Noted. The provision of child care services are important for communities and are supported in appropriate

needed service to residents in the community and noted that the existing football oval appeared to be adequate.	locations. In this case, this use is not considered appropriate within the Rural Water Protection / Rural Water Resource Zones and in a location set aside as part approved structure planning for local playing fields.
Rowe Group on behalf of Satterley Property Group (28/11/18)	
1) The submission has no objection to the development of a Child Care centre within the locality, however submits that the location is inappropriate. The proposal location forms part of Honeywood Oval and is considered to be required for that use.	Noted. The location of the proposed development falls within Honeywood Oval. The City intends to acquire the land through its development contribution scheme and develop the land for inclusion in Honeywood Oval.
2) The site is situated within the Wandl North Local Structure Plan area and the plans identify the site for local playing fields. This designation is also consistent with the City of Kwinana's Draft Community Infrastructure Plan.	Noted. The land is identified through the Wandl North Local Structure plan as being unrestricted Public Open Space within the Rural Water Protection / Rural Water Resource Zones.
3) The submission notes that the land required for Honeywood Oval forms part of the City's adopted Development Contribution Plan (DCA 5), and contributions have been paid by landowners to date for the acquisition and development of the subject site on that basis.	The City has been collecting funds from developments within the Development Contribution Area No.5 for the acquisition and development of the subject land as part of Honeywood Oval. In this regard, it is the City's intent to progress with the acquisition of the land for the playing fields.
4) Honeywood Oval has been developed and constructed in the most part, with Lot 9001 being the only outstanding portion. The planning and design of the playing fields was subject to significant consultation and negotiation between the relevant landowners (including the owners of Lot 9001), the City of Kwinana and the Department of Education. The design was premised on the inclusion of the subject land to complete the playing fields and required infrastructure.	Noted and agreed.
5) Through the planning and design process for the playing fields, the City were very specific regarding the sizing and configuration requirements for the site, seeking to maximise the area of playing fields to be able to cater for a wide range of sporting codes. The	Noted. Through the City's Community Infrastructure Plan, there are specific requirements for each type of sporting facility. In regards to Honeywood Oval the area required for both the playing surface and ancillary areas totals 4.2 hectares and measures a rectangular

deletion of the subject land from the playing fields will compromise the intent and use of the playing fields.	area of 210 metres by 200 metres. This area is specifically required by the City to enable a wide range of sporting codes (in a number of configurations) to be played at the venue. The deletion of the subject land from the playing fields site will have an impact on the City's ability to meet the current and forecast needs for active recreation in the locality.
Rowe Group on behalf of Satterley Property Group (22/1/19) Revised Submission	
1) The revised submission does not object to the location of the Child Care Centre and considers the land proposed to comprise the Child Care Centre is in surplus to the playing fields requirements and a more efficient use of land to soft landscaping.	Not Agreed. The City's Community Infrastructure Plan and Development Contribution Plan 5 (DCP5) have identified the subject land as being required for playing fields. The design for Honeywood Oval has been predicated on the inclusion of the subject land to form an extension of the playing surface to allow for the widest range of sporting codes to be played for now but just as importantly, in the long term. In regards to Honeywood Oval the area required for both the playing surface and ancillary areas totals 4.2 hectares and measures a rectangular area of 210 metres by 200 metres. This area is specifically required by the City to enable a wide range of sporting codes (in a number of configurations) to be played at the venue. The deletion of the subject land from the playing fields site will have an impact on the City's ability to meet the current and forecast needs for active recreation in the locality.
2) The land proposed to support the Child Care Centre adjacent the Primary School is appropriate and in keeping with community interest and safety.	Noted. The Child Care Centre is a use that can be located at many locations within Commercial or Residential Zones and near Primary Schools if desired. In terms of community interest, Honeywood Oval has the potential to provide for a far greater community benefit to a wider population base than the proposed Child Care Centre. The proposed Child Care Centre is intended to be run as a private commercial business and will only cater to those who are willing to pay for such a service, whereas Honeywood Oval is a public facility available for use by the whole community.
The Child Care Centre is a more appropriate use to that of the existing	Not Agreed. As discussed, the design for Honeywood Oval has been

<p>approved playing fields (also defined as an incompatible use within the Rural Water Protection Zone) and presents a lower risk to groundwater within the Jandakot Groundwater Mound. This is primarily on the basis of the centre's connection to the urban reticulated sewer system, management of stormwater through connection to the drainage system within the existing Urban area, and ability to manage nutrient infiltration through appropriate waste management and landscaping.</p>	<p>predicated on the inclusion of the subject land to form an extension of the playing surface to allow for the widest range of sporting codes to be played for now but just as importantly, in the long term.</p> <p>The matter of whether the Child Care Centre has more or less environmental impacts specifically remains questionable as pointed out in the Council Report and is not in any event the sole consideration as to the appropriateness of the Centre. The importance of groundwater protection over the groundwater mound is paramount and a precautionary approach is considered appropriate in light of future uncertainty.</p> <p>The application before JDAP for determination is for a Child Care Centre on the subject site and its merits against current legalisation and LPS2. In this context, a justification for the Child Care Centre based on comparison between Child Care Centre and Honeywood Oval (issued some years ago by the WAPC) is misleading.</p>
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Consultation with other Agencies or Consultants

As the proposed Child Care Centre land use represents an 'Incompatible' use in the context of State Planning Policy 2.3 – Jandakot Groundwater Protection, and the Department of Water – Water Quality Protection Note No. 25 – Land Use Compatibility Tables for Public Drinking Water Sources, the application was referred to the Department of Water and Environment Regulation (DWER) for comment and recommendations. The DWER provided comments and advice on the proposal and its response is contained in Attachment 9.

In this regard, the DWER does not support the proposal for the following reasons:

“

1. “The land subject to this proposal is located within the proclaimed Jandakot Underground Water Pollution Control Area (UWPCA), and is a Priority 2 (P2) area. P2 areas are defined and managed to maintain or improve the quality of the drinking water source with the objective of risk minimisation;
2. A portion of the subject lot is located within a Wellhead Protection Zone (WHPZ). These protection zones are defined in the immediate vicinity of drinking water extraction points, as these areas are the most vulnerable to

contamination. The intensification of the land use therefore deems it a high risk for any contamination from above ground land use activities;

3. Consistent with *Strategic Policy: Protecting Public Drinking Water Source Areas in WA* (DoW, 2016), the Department does not recommend intensification of land uses within public drinking water source areas (PDWSAs), due to the increased risk to drinking water quality and public health;
4. The Jandakot UWPCA is managed in accordance with the Western Australian Planning Commission's (WAPC's) *Statement of Planning Policy No 2.3 Jandakot Groundwater Protection Policy* (SPP 2.3) and DWER's *Water Quality Protection Note Land use compatibility tables for public drinking water source areas* (DoW, 2016) which is also reflective of the Department's aforementioned strategic policy. The development of childcare premises on the subject site is not considered a compatible land use within a P2 area due to increased water contamination risk.
5. The *South Metropolitan Peel Sub-Regional Planning Framework* (WAPC 2018) classifies the site at rural residential. Therefore, the childcare premises has not been identified within a strategic planning process as being a future use of this subject site. "

City Officers have considered the advice from the DWER and support its recommendation and comments in regard to the proposal. The following sections of this report will discuss the planning merits of the application and respond to the DWER recommendation.

Planning Assessment:

Local Planning Scheme

The subject site is zoned 'Rural Water Resource' under the City's Local Planning Scheme No.2 (LPS2). Clause 4.11 of LPS2 contains the following provision in relation to land use permissibility within the Rural Water Resource Zone:

"Within the Rural Water Resource Zone of Table No. 1, the land uses their permissibility and interpretation are those contained within Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12th June 1998 (as amended from time to time) and Part VI of the Scheme, except that the land uses Cattery, Dog Kennels, Equestrian Activity and Plant Nursery are limited to extensions of existing operations."

In this regard, land use permissibility within the Rural Water Protection Zone is defined under cl. 4.11 by reference to SPP2.3 and Part VI of LPS2. Clause 6.11 of LPS2 specifically addresses the Rural Water Resource Zone, which provides:

"The Council's primary intention in controlling the use and development of land within the Rural Water Resource Zone is to protect and preserve the underground water resource in accordance with the provisions of Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12th June 1998 (as amended from time to time), while facilitating rural land use and development compatible with this primary intention."

Additionally, Table 1 – Zoning and Use Classes of LPS2 outlines land uses within the Rural Water Resource Zone ‘as denoted under Statement of Planning Policy 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12th June 1998 (as amended from time to time).’

Land Use Permissibility

As noted above, land use permissibility within the Rural Water Resource Zone is defined under LPS2 by way of reference to permissibility as defined in SPP 2.3. In this regard, the applicant has provided a submission from Lavan Legal (refer to Attachment 10) that states that although LPS2 purports to incorporate SPP 2.3 into the Scheme it is their view that such a provision is inconsistent with Clause 67(c) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and therefore any planning decision maker is not bound by the provisions of SPP 2.3 and must only give due regard to the policy.

In consideration of the submission provided by the applicant, City Officers provide the following response which reflects legal advice obtained by the City on this matter.

Section 77(1) of the *Planning and Development Act 2005* (the Act) enables a local planning scheme to incorporate the provisions of a SPP in the following terms:

- “(1) Every local government in preparing or amending a local planning scheme –
- (a) is to have due regard to any State Planning Policy which affects its district;
and
 - (b) may include in the scheme a provision that a specified State Planning Policy, with such modifications as may be set out in the scheme, is to be read as part of the scheme, or a provision however expressed to the same effect.”

The provision in cl. 67(c) of the Deemed Provisions that “due regard” is to be had to any approved SPP of relevance to a proposed development does not override nor displace section 77(1) of the Act as the Deemed Provisions are subsidiary legislation.

In summary, a provision of a local planning scheme may provide that a SPP is to be read as part of the scheme or as a provision of a scheme in accordance with section 77(1) of the Act. In this case, cl. 4.11 of LPS2 makes provision to this effect providing that land use permissibility within the Rural Water Resource Zone is as stated in SPP2.3. The City is of the opinion, that by virtue of section 77(1) of the Act, that SPP2.3 is incorporated as a provision of LPS2 by cl. 4.11. In this regard, attention must be turned to SPP2.3 in consideration of land use permissibility within the Rural Water Resource Zone as if it formed part of the Scheme.

State Planning Policy 2.3 – Jandakot Groundwater Protection (SPP2.3)

In addition to clause 4.11 and clause 6.11 of LPS2, SPP2.3 sets out the planning purpose and objectives for development of land within the Rural Water Resource Zone under LPS2. In this regard, the policy aims to protect the groundwater protection area from development and land uses which may have a detrimental impact on the water resource. Groundwater resources are highly valued in Western Australia, and the Jandakot Groundwater Protection Area provides a significant volume of high quality drinking water. Other sources of water, such as desalination,

recycled water and groundwater recharge are required to supplement (but not replace) this source of drinking water.

Land use intensification is associated with an increased risk of drinking water contamination. In this regard, the policy sets a number of groundwater protection principles that reflects a precautionary approach through a presumption against development of land uses that pose a threat to the groundwater resource, whilst facilitating low intensity rural living development and land uses. With consideration to the above, the subject land falls within a Priority 2 (P2) area of the Jandakot Groundwater Protection Area. SPP2.3 provides the following policy measures for P2 areas:

“P2 areas (Rural-Water Protection zone of Metropolitan Region Scheme)

The acceptability of land uses in the Rural-Water Protection zone is based on the objective of risk minimisation. Low risk and intensity of development consistent with the Rural zoning is generally supported, subject to appropriate conditions.”

This policy measure is of importance in regards to the proposed development, in particular, the focus on *low risk and intensity of development consistent with the Rural zoning*.

As noted in the DWER advice, the subject land also falls in part within a wellhead protection zone, which are particularly vulnerable to water quality contamination risks. Under clause 6.2(f) of SPP 2.3 wellhead protection zones are based on the objective of providing maximum practical protection of groundwater.

Department of Water – Water Quality Protection Note 25: Land Use Compatibility table for Public Drinking Water Source Areas

SPP2.3 provides guidance on the acceptability of land uses and activities within the Jandakot Groundwater Protection Area as described within the Department of Water – Water Quality Protection Note 25: Land Use Compatibility table for Public Drinking Water Source Area (WQPN25).

In this regard, WQPN25 categorises land uses as ‘acceptable’, ‘compatible with conditions’ and ‘incompatible’. Where local planning schemes are being prepared, or subsequently amended, the land uses and annotations of WQPN25 should be included. Under the provisions of SPP2.3 and WQPN25 an ‘incompatible’ land use should not be permitted and should generally be reflected as an ‘X’ use in local planning schemes. Under the provisions of SPP2.3:

‘Incompatible’ means the land use should not be permitted. This should be represented as an ‘X’ use in the local planning scheme.

The City’s LPS2 has not been amended to include the exact wording of the land use permissibility contained within SPP2.3 and WQPN25, however, LPS2 references and is read to include the land use permissibility in accordance with these documents.

Under the provisions of WQPN25, a Child Care Centre is listed as an ‘Incompatible’ land use within a P2 area of the Jandakot Groundwater Protection Area of which the subject land is situated. Honeywood Oval is classified as a ‘Recreation Park / Oval’, which is also listed as an incompatible land use, within the P2 area but unlike a Child Care Centre, can be considered compatible if previously approved in P2 areas under

SPP2.3. In this regard, WQPN25 lists two conditions within the table for a recreation park / oval use in a P2 area, the most relevant of which is listed below -

“Condition 32 - This is considered compatible with conditions in the Jandakot groundwater protection area, based on special provision for some land uses and activities that were approved in P2 areas in State planning policy 2.3: Jandakot groundwater protection. Conditions that apply to these developments are the same as for P3 areas.”

Honeywood Oval was considered by DWER under SPP2.3 as part of the local structure planning assessment process for the Wandi North Local Structure Plan. The structure plan (including Honeywood Oval) was subsequently approved by the Western Australian Planning Commission (WAPC) in November 2009.

As previously discussed, the rationale behind permitting certain land uses within P2 areas directly relates to the low risk and intensity of development consistent with the Rural zoning. A Public Recreation use under LPS2 is a ‘P’ (permitted) use within the Rural zones, whereas a Child Care Centre use represents an ‘X’ (prohibited) use in the same corresponding zones. Land uses and activities that are listed as incompatible within the WQPN25 are considered to pose an unacceptable contamination risk to water quality within the applicable priority area and the DWER will generally not provide its support to such uses. DWER’s recommendations may, on occasion, vary from that provided in the tables of WQPN25 subject to more detailed site-specific information or special circumstances such as a reduction in the present contamination risk. The special circumstances in which the DWER may consider ‘incompatible’ land uses within the groundwater protection area are as follows –

“Incompatible land uses receiving planning approval should:

- be consistent with a region or local planning scheme or a local planning strategy that has been endorsed by the Western Australian Planning Commission;
- be in the best interest of the community; and
- pose no unacceptable contamination risk to water quality”.

The proposed Child Care Centre needs to be able to demonstrate consistency with the aforementioned criteria for it to be considered appropriate at the location proposed.

In regards to the Child Care Centre being consistent with a region or local planning scheme or local planning strategy, City Officers have considered the application in the context of both the Metropolitan Region Scheme and LPS2. In this regard, it is not considered that the proposed Child Care Centre is consistent with the rural water protection objectives applicable to the subject site under either the MRS or LPS2. As previously discussed, a Child Care Centre under the provisions of LPS2 is an “X” (prohibited) land use within the Rural zones and an incompatible land use under SPP2.3, which is equivalent to an “X” use. In this context, a Child Care Centre use is permitted within the Residential and Commercial Zones, which demonstrates that such a use is generally inconsistent, and not in keeping, with the low intensity and scale of development within a Rural Zone.

Whilst one could argue that the proposed Child Care Centre is in the best interests of the community, such a use is more appropriately located within a commercial or residential zone. It should be noted that the landowner has previously indicated the

location of a potential Child Care Centre on an area of the balance title which is subject to a current subdivision application being considered by the Western Australian Planning Commission (refer to Attachment 11). A Child Care Centre in this alternate location as shown on the proposed subdivision plan is more appropriate given it is located within residential zoned land and is an approvable use within that zone.

In addition to the above, the subject land has been identified through the Wandí North Local Structure Plan, the City's Community Infrastructure Plan, and the City's Development Contribution Scheme as being necessary for Honeywood Oval. Approval of the proposed development would be inconsistent with that expressed planning intent. In terms of community interest, Honeywood Oval has the potential to provide for a far greater community benefit to a wider population base than the proposed Child Care Centre. The proposed Child Care Centre is intended to be run as a private commercial business and will only cater to those who are willing to pay for such a service, whereas Honeywood Oval is a public facility available for use by the whole community.

With respect to the special circumstance requiring development to pose no unacceptable contamination risk to water quality, the Environmental Assessment section of this report will discuss this matter further.

LPS2 Development Requirements

Item	Requirement	Proposal	Compliance
Setbacks	Front: 7.5 metres Side: 3 metres Rear: 6 metres	Front: 6.9 metres Side: 3.6 metres Rear: 2.3 metres	The proposed side setback is compliant with the minimum setback requirements of LPS2. The front setback does not comply with the minimum setback requirements of 7.5 metres with the development proposing a 6.9 metre front setback. The rear setback does not comply with the minimum 6 metre setback with a rear setback ranging from 2.3 – 2.6 metres.
Car Parking	1 parking bay to each person employed or 4 spaces, whichever is the greater	25 Parking Bays proposed	The development has proposed a total of 25 parking bays which exceeds the parking bay per staff member requirement under LPS2 which is 16 bays. In this regard however, parking bays numbered 22 – 25 on the development plans are not supported as proposed. These bays propose access directly off the adjoining pedestrian footpath and cannot be supported in their

			current configuration and location. This still leaves 21 bays which is in excess of LPS2 requirements.
--	--	--	--

Environmental Assessment

As part of the consideration of the application, the proponent has provided an environmental assessment of the proposal to detail the potential environmental implications of the development. In this regard, the environmental assessment is provided as Attachment 12 to this report.

The environmental assessment considered the key environmental attributes and values relevant to the subject site. In this regard, the assessment considered the following matters:

- Topography, landform and soils;
- Biodiversity and natural assets;
- Hydrology;
- Heritage;
- Land use considerations; and
- Bushfire hazards.

The environmental assessment concluded that the proposed Child Care Centre would have less detrimental impact on the potential for groundwater contamination than from the current market garden land use which is operating on the larger balance area of the subject site. In addition, on the assumption that the development is connected to deep sewer, the groundwater contamination risk profile for the development was deemed to be low. The assessment also concluded that the development would have a lower groundwater contamination risk profile than Honeywood Oval which would require large areas of irrigated and fertilised turf.

In response to the conclusion of the environmental assessment by the proponent the intent of groundwater protection is not purely based on the potential for a development to create contamination. The land uses associated with groundwater protection should also be of a sufficiently low intensity and scale consistent with Rural development. It is also not relevant to assess the proposed development by way of comparison to an existing use on adjacent land (market garden), which is not being assessed. The proposed use must be assessed under the applicable statutory planning framework, including SPP 2.3 and WQPN25 particularly.

Further, the importance of groundwater protection and ensuring appropriate use on the Jandakot public groundwater mound increases with the gradual impact of climate change and the drying of Perth's climate. A precautionary approach is considered appropriate in light of future uncertainty.

In addition, the assumption made in the environmental assessment is that there would be limited risk for groundwater contamination from effluent disposal based on proposed sewer connection. Failure of the sewer system via leakage or damage would have significant contamination impacts on groundwater and should not be underestimated.

Community Infrastructure Plan and Development Contribution Scheme Implications

The City's Community Infrastructure Plan and Development Contribution Plan 5 (DCP5) have identified the subject land as being required for playing fields. The design for Honeywood Oval has been predicated on the inclusion of the subject land to form an extension of the playing surface to allow for the widest range of sporting codes to be played.

Honeywood Oval is classified under the City's Community Infrastructure Plan as a Local Sporting Ground (with Pavilion) which requires a playing surface area of 4 hectares. In this regard Honeywood Oval is approximately 3.5 hectares with the inclusion of the subject land. Should the subject land not be developed for the intended playing fields it will impact on the City's ability to provide adequate sporting facilities for the community in this location in accordance with the Community Infrastructure Plan.

The City's LPS2 has identified Honeywood Oval as a development contribution item under DCP5. Under LPS2, DCP5 item No.2 Public Open Space, 100% of the total cost of the land, design and construction of Honeywood Oval (as per the approved 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 is provided for. In this regard, the City is already collecting funds for the acquisition of the subject land through the development of land within the DCP5 area consistent with the intent of the Local Structure Plan and Community Infrastructure Plan.

Precedent

Precedent is a relevant consideration where the proposed development is objectionable and there is more than a mere chance or possibility that there may later be similar applications. In the present case, the proposed development is objectionable within the context of the Rural Water Resource Zone as it is designated as an 'incompatible use' and would result in an unacceptable intensification of land use. It is likely that there may later be applications for similar commercial uses designated as 'incompatible uses' in the Rural Water Resource Zone. Approval of the proposed use would set an undesirable precedent for the approval of other incompatible land uses within the Rural Water Resource Zone.

Conclusion:

City Officers have considered the proposed Child Care Centre on the subject land and have concluded that the application should not be supported for the reasons as outlined in this report. The proposed development of a Child Care Centre is an intensive land use and is not consistent with the objectives of groundwater protection or the low intensity and scale of development permitted within a Rural zone. The subject land is zoned Rural Water Protection under the MRS and Rural Water Resource under the City's LPS2 with the primary intention of protecting underground water resources. In this respect, the proposed land use is an incompatible land use within the rural water resource zone and as such should be refused.

Further, it is the view of City Officers that the proposed Child Care Centre is contrary to the planning intent established through the approval of the Wandi North Local Structure Plan by the Western Australian Planning Commission (WAPC). This was to set the land aside as local playing fields and the associated developer contribution plans endorsed by Council and the WAPC to acquire land for this purpose has been

progressing in keeping with this planning. The Child Care Centre would also compromise the future public utility of Honeywood Oval for the benefit of the community in the long term.

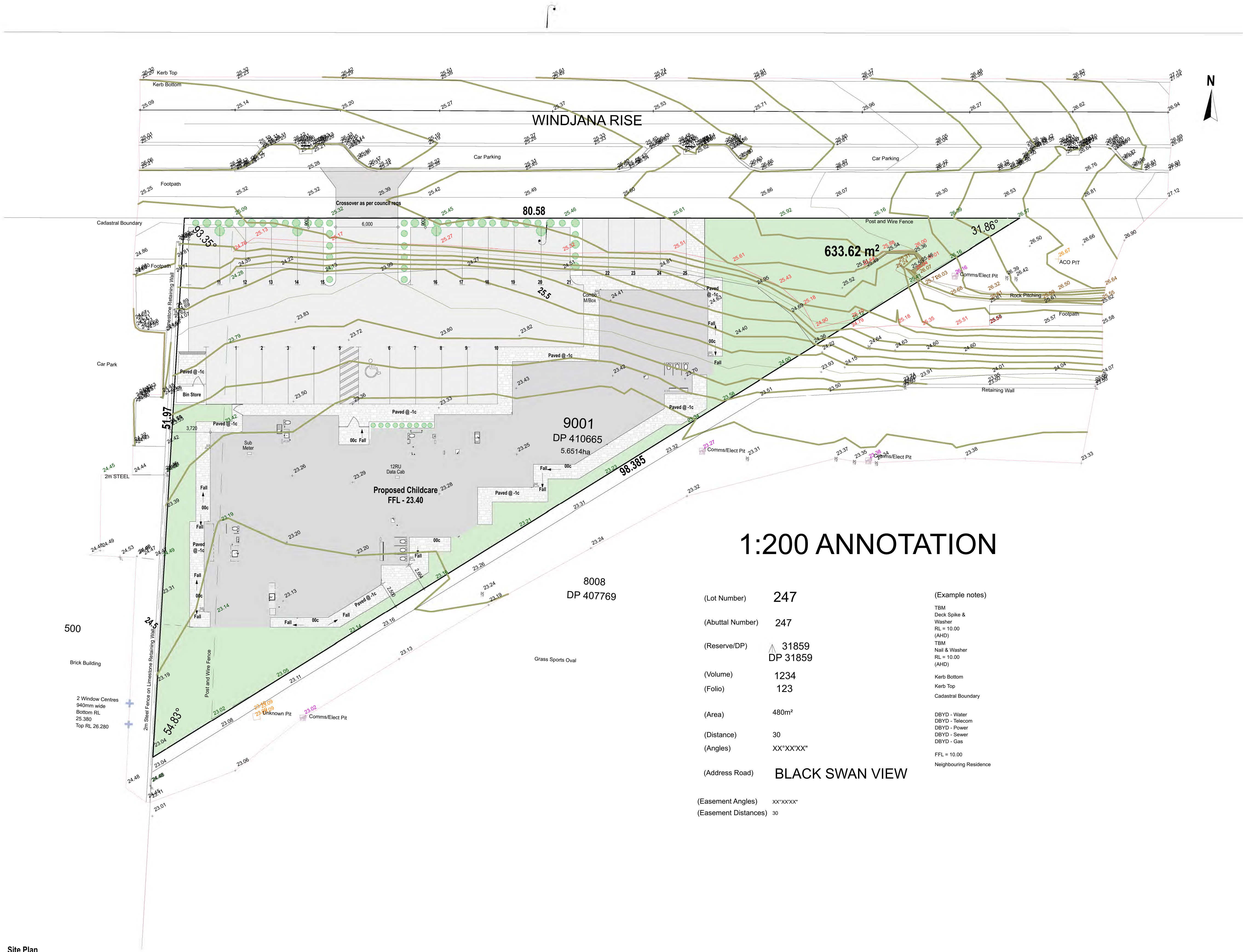
ATTACHMENT 1 - AERIAL PHOTO AND LOCATION PLAN



ATTACHMENT 2A - DEVELOPMENT SITE PLAN

Site Calculations	
Proposed Total Site Area	2,089.71m ²
Building Footprint	653.23m ²
Site Calculations	31.25%

9001



1:200 ANNOTATION

(Lot Number)	247
(Abuttal Number)	247
(Reserve/DP)	31859 DP 31859
(Volume)	1234
(Folio)	123
(Area)	480m ²
(Distance)	30
(Angles)	XX°XX'XX"
(Address Road)	BLACK SWAN VIEW
(Easement Angles)	xx°xxxx'
(Easement Distances)	30

(Example notes)

TBM
Deck Spike &
Washer
RL = 10.00
(AHD)
TBM
Nail & Washer
RL = 10.00
(AHD)
Kerb Bottom
Kerb Top
Cadastral Boundary
DBYD - Water
DBYD - Telecom
DBYD - Power
DBYD - Sewer
DBYD - Gas
FFL = 10.00
Neighbouring Residence

04	Plan Amendments	10/10/2018
03	Site Plan Amendments	10/10/2018
02	Planning Drawings	10/10/2018
01	Sketch	10/10/2018
Rev	Description	Date

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

Client
GALATI
Project Name
Childcare Centre
Windjana Rise, WANDI

Drawing Title:
Site Plan

Scale: as noted	Size: A1
Status: SK	
Project No: 18023	Drawing No.: 1 of 3



Site Calculations	
Proposed Total Site Area	2,089.71m ²
Building Footprint	651.73m ²
Site Calculations	31.18%
Ground Floor	
Bin Store	6.07
Childcare Centre	651.66
Fore Court	5.15

04	Plan Amendments	10/10/2018
03	Site Plan Amendments	8/10/2018
02	Planning Drawings	8/04/2018
01	Sketch	6/04/2018
Rev	Description	Date

[illegible]

Client
GALATI
Project Name
Childcare Centre

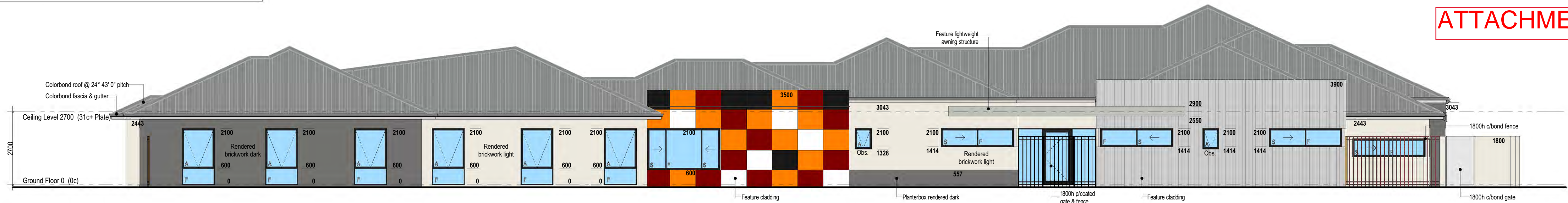
Windjana Rise, WANDI

Drawing Title:
Ground Floor Plan

Scale: as noted	Size: A1
Status: SK	

Project No:	Drawing No.:
18023	2 of 3

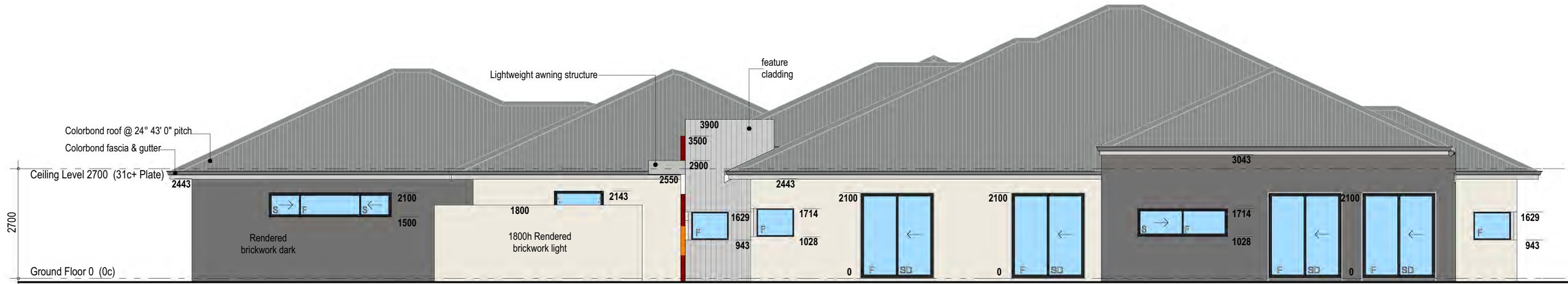
ATTACHMENT 2C - BUILDING ELEVATION PLAN



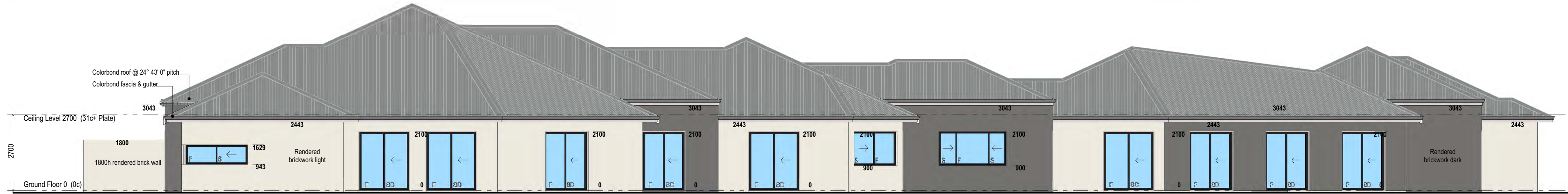
E1 Elevation
1:100



E2 Elevation
1:100



E4 Elevation
1:100



E3 Elevation
1:100



Front 3D View



Front 3D View



Side 3D View

Rev	Description	Date
04	Plan Amendments	10/10/2018
03	Site Plan Amendments	21/10/2018
02	Planning Drawings	10/04/2018
01	Sketch	10/04/2018

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

Client
GALATI
Project Name
Childcare Centre
Windjana Rise, WANDI

Drawing Title:
Elevations

Scale: as noted
Status: SK
Project No.:
18023

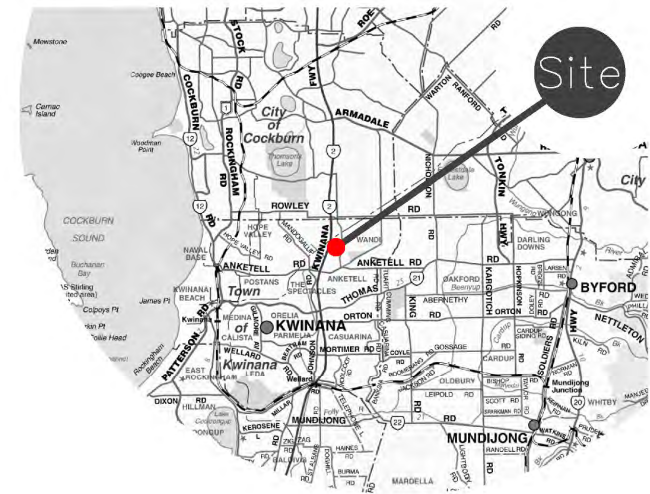
Size:
A1

Drawing No.:
3 of 3

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ATTACHMENT 3 - WANDI NORTH LSP - POS PLAN

Planning Design Delivery



- LEGEND
- Local Structure Plan Boundary
 - Community Facility
 - Restricted POS
 - Restricted POS (RWP zone)
 - Unrestricted POS
 - Unrestricted POS (RWP zone)
 - Restricted POS (Gas Pipeline Easement)
 - CCW
 - CCW Buffer
 - CCW (RWP Zone)
 - CCW Outline
 - POS Boundary
 - POS Reference Numbers
 - Community Purpose
 - Peel Main Drain

0 125 250 Metres

REVISIONS		
Rev	Date	Drawn
G	2016.03.11	M. Sullivan
H	2016.03.16	M. Sullivan
I	2016.12.08	M. Sullivan
J	2017.02.03	W. Clements

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e: info@rowegroup.com.au
p: 08 9221 1991

Date Drawn: 2014-05-24
Job Ref: 4582C
Scale: 1:5000 @ A2
Client: Satterley
Designer: R. Cumming
Drawn: K. Trenberth
Projection: PCG 94
Plan ID: 4582C-FIG-08-J
Cadastre supplied by McMullen Nolan Surveyors

Public Open Space

N:\TOWN PLANNING\4000-4999\4582C\DRAWING\A-CAD\4582C-FIG08.J_20170203_HONEYWOOD NORTH (POS - FIGURE 5).DWG
William Clements 3 February 2017

Figure 5

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ATTACHMENT 4 - WANDI NORTH LSP - POS SCHEDULE

Wandi North Local Structure Plan – Public Open Space Schedule 16.03.2016 (4582C – FIG – 08 – H)			
Site Area (Local Structure Plan boundary)			97.5 ha
Less			
CCW 16	4.7 ha		
CCW 20	11.7 ha		
Rural Residential – 1	0.1 ha		
Rural Residential – 2	0.3 ha		
Rural Residential – 3	0.4 ha		
Total		17.2 ha	
Net Site Area			80.3 ha
Deductions			
Primary School (Investigation Area – may be subject to change)	4.2 ha		
Peel Main Drain (within LSP boundary)	0.7 ha		
Gas Pipeline (easement with LSP boundary)	1.8 ha		
Total		6.8 ha	
Gross Subdivisible Area			73.5 ha
POS @10%			7.4 ha
Public Open Space Contribution			
May comprise:			
- Min 80% unrestricted POS		5.9 ha	
- Min 20% restricted use POS		1.5 ha	
Total Required POS			7.4 ha
POS Reference Number		Unrestricted Urban POS sites (m²)	Restricted Urban POS sites (m²)
2		2,054	0
4		1,386.6	0
5		1,973.0	2,065.0
6A		641.9	0
6C		1,329.6	2,248.1
7		2,392.1	5,184.1
8		4,913.3	2,902.6
9		6,591.3	10,681.9
10		2,463.3	164.9
11 (adjacent to easement)		2,429.7	0
12A (adjacent to easement)		1,935.3	0
12B (adjacent to easement)		2,436.7	0
13		1,212.4	997.2
14		4,716.6	2,955.8
15		11,213.9	0
16		1,312.3	18,707.7
20		2,379.3	20,786.2
21 (by others)		13,027	742.9
Community Centre		3,064.7	0
Community Purpose – Playing Fields		4,921.0	0
Total		72,393.8 m² [7.2 ha]	67,436.3 m² [6.7 ha]
Additional Public Open Space (for noting – Rural Water Protection Zone)		Unrestricted POS sites (m²)	Restricted POS sites (m²)
Local Playing Fields (POS 22) – final size and configuration subject to investigation:			
- 22A		2,121.3	0
- 22B		36,809.0	0
- 22C		25,001.0	0

Planning Design Delivery



REVISIONS

Rev	Date	Drawn
C	2014.07.17	K. Trenberth
D	2014.08.08	K. Trenberth
E	2016.03.16	W. Clements
F	2017.02.03	W. Clements



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e: info@rowegroup.com.au
p: 08 9221 1991

Date Drawn: 2013-07-15
Job Ref: 4582C
Scale: N.T.S. @ A3
Client: Satterley
Designer: R. Cumming
Drawn: K. Trenberth
Projection: N.A.
Plan ID: 4582C-FIG-16-F

Public Open Space Schedule

Figure 6

ATTACHMENT 5 - WANDI LOCAL PLAYING FIELDS APPROVED LANDSCAPING DESIGNS

GRADING SW-06-300
HARDSCAPE SW-06-400
SOFTSCAPE SW-06-500

GRADING SW-06-300
HARDSCAPE SW-06-400
SOFTSCAPE SW-06-500

GRADING SW-06-301
HARDSCAPE SW-06-401
SOFTSCAPE SW-06-501

GRADING SW-06-302
HARDSCAPE SW-06-402
SOFTSCAPE SW-06-502

GRADING SW-06-301
HARDSCAPE SW-06-401
SOFTSCAPE SW-06-501

GRADING SW-06-302
HARDSCAPE SW-06-402
SOFTSCAPE SW-06-502

PLAYING FIELDS PARK
NOT IN THIS CONTRACT
REFER DWG SW-08 SERIES

STANDARD NOTES

- 1. SET OUT & DIMENSIONS.** THE CONTRACTOR SHALL SET OUT ALL PATHS, WALLS, HARD SURFACES AND ELEMENTS EITHER ON OR OFFSITE PRIOR TO CONSTRUCTION AND SHALL OBTAIN THE SUPERINTENDENT'S SET OUT APPROVAL PRIOR TO WORKS COMMENCING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. CHECK ALL DRAWING SCALES IN CONJUNCTION WITH DRAWING SIZE.
- 2. SERVICES & SITE ASSETS.** THE CONTRACTOR SHALL INVESTIGATE THE NATURE AND LOCATION OF ALL EXISTING SERVICES AND RETAINED SITE ASSETS AFFECTED BY THEIR WORKS. FAILURE TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTOR'S LIABILITIES.
- 3. REFERENCE.** THE CONTRACTOR SHALL REFER TO ALL CONTRACT DOCUMENTS, THE SPECIFICATION AND DRAWINGS PRIOR TO AND DURING THE WORKS.
- 4. DISCREPANCIES.** NOTIFY SUPERINTENDENT OF ANY SUSPECTED OR KNOWN DISCREPANCIES OR ERRORS PRIOR TO THE ORDERING OF AFFECTED MATERIALS AND OR CONSTRUCTION OF AFFECTED WORKS.
- 5. RELEVANT STANDARDS.** THE CONTRACTOR SHALL UNDERTAKE ALL PRICING AND WORKS IN ACCORDANCE WITH CURRENT INDUSTRY BEST PRACTICE AND ALL RELEVANT AUSTRALIAN STANDARDS.
- 6. SERVICE LOCATOR.** THE CONTRACTOR SHALL UNDERTAKE A DIAL BEFORE YOU DIG PROCESS PRIOR TO COMMENCING WORKS ON SITE. THE CONTRACTOR SHALL ENGAGE A SERVICE LOCATOR TO MAP THE SPECIFIC LOCATIONS AND DEPTHS OF ALL SERVICES AND ADVISE ALL RELEVANT STAFF AND SUBCONTRACTORS IN WRITING PRIOR TO COMMENCING WORKS ON SITE.

REV	DATE	BY	ISSUE OR AMENDMENT
B	15.02.17	HF	ISSUE FOR TENDER & COUNCIL APPROVAL
A	20.12.16	TC	ISSUE FOR APPROVAL

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emerge ASSOCIATES
Integrated Science & Design
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PROJECT
HONEYWOOD RISE
WANDI SOUTH, WA
STAGE OR PHASE
PLAYING FIELDS

DRAWING TITLE
LAYOUT AND INDEX PLAN

CLIENT
SATTERLEY PROPERTY GROUP

DESIGNED BY CR PRELIM DESIGN REVIEWED BY CR
DRAWN BY TC PRELIM DWG REVIEWED BY SC
DATE INITIALLY DRAWN 15.12.16

SCALE 1: 500 @ A1 METRES

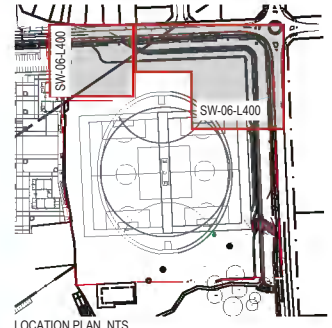
DRAWING NUMBER SW-06-L100

REV B

ATTACHMENT 6 - WANDI LOCAL PLAYING FIELDS APPROVED LANDSCAPING DESIGNS

LEGEND

- EXTENT OF WORKS
- 200 x 165m PLAYING FIELD BUFFER
- EXISTING CONCRETE PATH BY CIVILS
- ROCK WALL BY OTHERS
REFER ENGINEERING DWGS
- ROLL ON TURF
- PT1: GREY CONCRETE HARDSTAND
- PT2: EXPOSED AGG. CONCRETE
COLOUR: HOLCIM KARRI
- PT3: EXPOSED AGG. CONCRETE
COLOUR: HOLCIM WATTLE
- LIMESTONE RETAINING WALLS
- LIMESTONE MOW EDGE
- CONCRETE MOW KERB
- BIN
- ROCKS
- LIGHTING BY OTHERS



- STANDARD NOTES**
- SET OUT & DIMENSIONS.** THE CONTRACTOR SHALL SET OUT ALL PATHS, WALLS, HARD SURFACES AND ELEMENTS EITHER ON OR OFFSITE PRIOR TO CONSTRUCTION AND SHALL OBTAIN THE SUPERINTENDENT'S SET OUT APPROVAL PRIOR TO WORKS COMMENCING. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. CHECK ALL DRAWING SCALES IN CONJUNCTION WITH DRAWING SIZE.
 - SERVICES & SITE ASSETS.** THE CONTRACTOR SHALL INVESTIGATE THE NATURE AND LOCATION OF ALL EXISTING SERVICES AND RETAINED SITE ASSETS AFFECTED BY THEIR WORKS. FAILURE TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTOR'S LIABILITIES.
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 - SERVICE LOCATOR.** THE CONTRACTOR SHALL UNDERTAKE A DIAL BEFORE YOU DIG PROCESS PRIOR TO COMMENCING WORKS ON SITE. THE CONTRACTOR SHALL ENGAGE A SERVICE LOCATOR TO MAP THE SPECIFIC LOCATIONS AND DEPTH OF ALL SERVICES AND ADVISE ALL RELEVANT STAFF AND SUBCONTRACTORS IN WRITING PRIOR TO COMMENCING WORKS ON SITE.

C	15.02.17	HF	ISSUE FOR TENDER & COUNCIL APPROVAL
B	20.12.16	TC	ISSUE FOR APPROVAL
A	06.09.16	TC	ISSUE FOR COMMENT
REV	DATE	BY	ISSUE OR AMENDMENT

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PROJECT
HONEYWOOD RISE
WANDI SOUTH, WA
STAGE OR PHASE
PLAYING FIELDS

DRAWING TITLE
HARDSCAPE PLAN

CLIENT
SATTERLEY PROPERTY GROUP

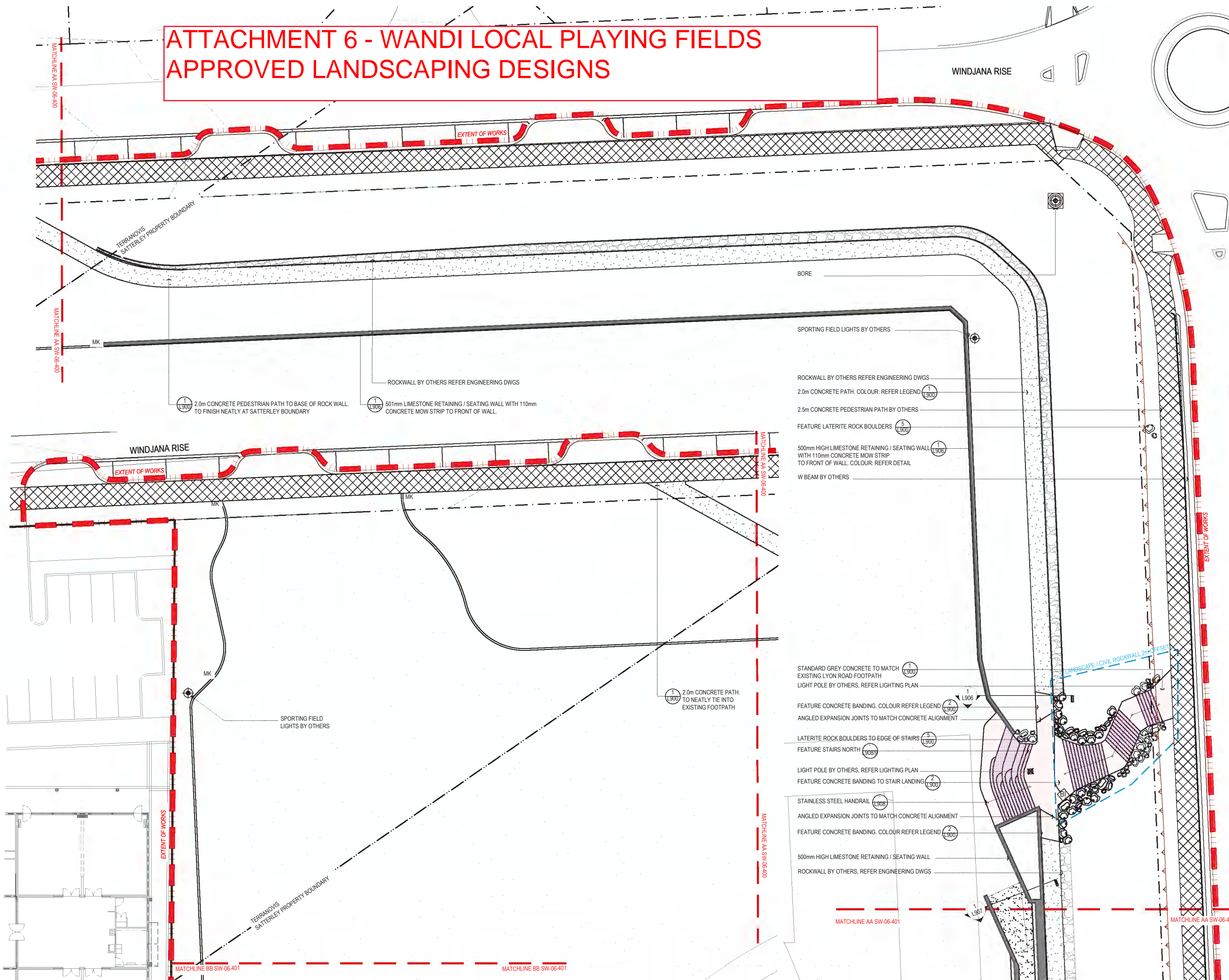
DESIGNED BY TC PRELIM DESIGN REVIEWED BY CR
DRAWN BY TC PRELIM DWG REVIEWED BY SC
DATE INITIALLY DRAWN ####

SCALE
1: 200 @ A1 METRES
0 2 4 6 8 10

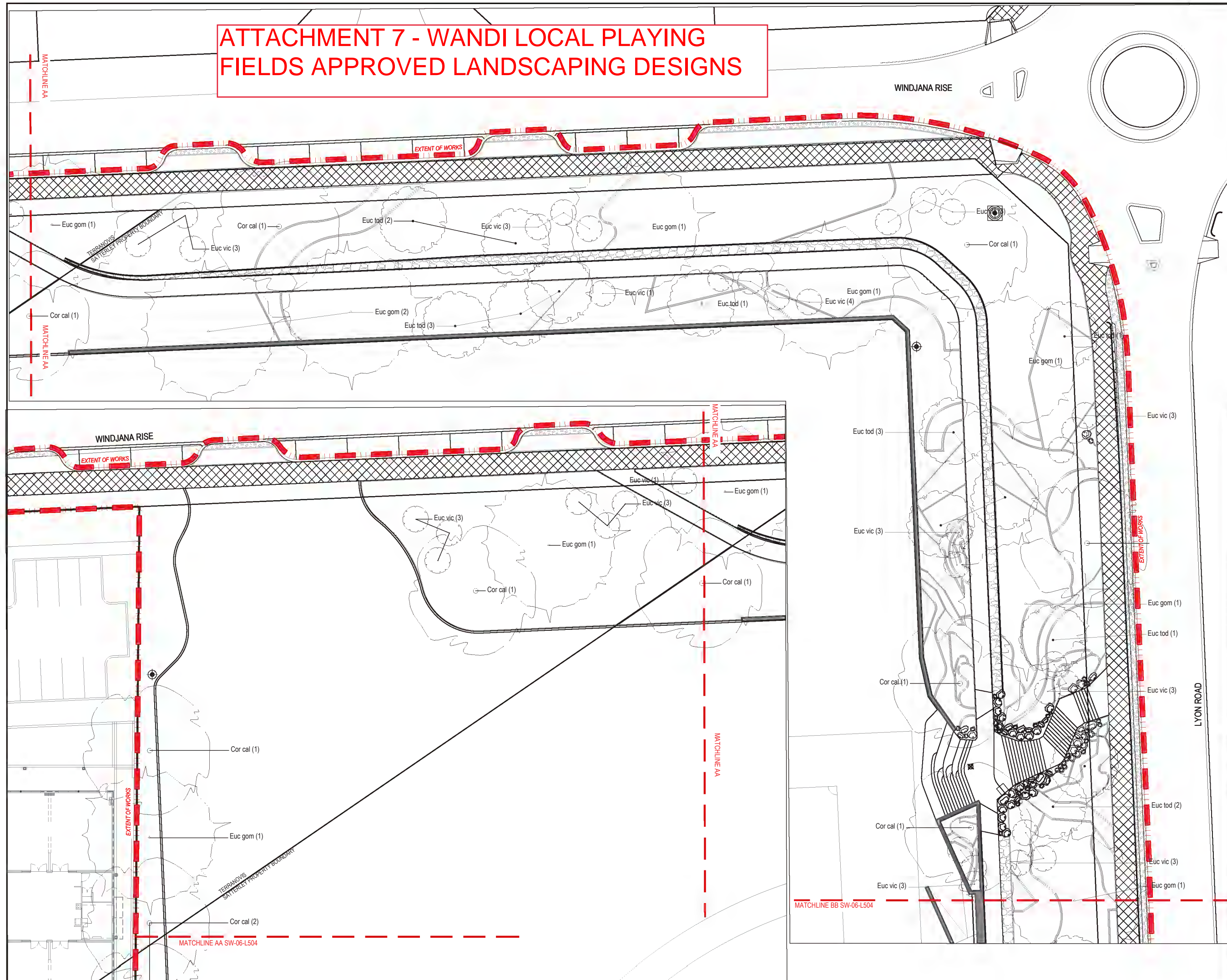
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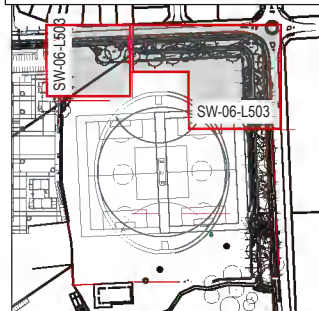


ATTACHMENT 7 - WANDI LOCAL PLAYING FIELDS APPROVED LANDSCAPING DESIGNS



LEGEND

	EXTENT OF WORKS	
	SHRUB PLANTING BOUNDARIES	
	PROPOSED TREE CORYMBIA CALOPHYLLA	
	PROPOSED TREE EUCALYPTUS GOMPHOCEPHALA	
	PROPOSED TREE EUCALYPTUS TODTIANA	
	PROPOSED TREE EUCALYPTUS VICITIA SNOW QUEEN	
	EXISTING TREES TO REMAIN AND BE PROTECTED	



LOCATION PLAN, NTS

STANDARD NOTES

- 1. SET OUT & DIMENSIONS.** THE CONTRACTOR SHALL SET OUT ALL PATHS, WALLS, HARD SURFACES AND ELEMENTS EITHER ON OR OFFSITE IN ACCORDANCE WITH THE DIMENSIONS AND REQUIREMENTS SET OUT APPROVAL PRIOR TO WORKS COMMENCING. WRITTEN DIMENSIONS SHALL BE PROVIDED TO THE CONTRACTOR TO CHECK ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE DIMENSIONS AND REQUIREMENTS IN CONNECTION WITH DRAWING SIZE.
- 2. SERVICES & SITE ASSETS.** THE CONTRACTOR SHALL INVESTIGATE THE NATURE AND LOCATION OF ALL EXISTING SERVICES AND RETAINED SURFACES AND STRUCTURES PRIOR TO WORKS COMMENCING TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITIES.
- 3. REFERENCE.** THE CONTRACTOR SHALL REFER TO ALL CONTRACT DOCUMENTS, THE SPECIFICATION AND DRAWINGS PRIOR TO AND DURING THE WORKS.
- 4. DISCREPANCIES.** NOTIFY SUPERINTENDENT OF ANY SUSPECTED OR KNOWN DISCREPANCIES OR ERRORS PRIOR TO THE ORDERING OF AFFECTED MATERIALS AND/OR CONSTRUCTION OF AFFECTED WORKS.
- 5. RELEVANT STANDARDS.** THE CONTRACTOR SHALL UPHOLD THE STANDARDS OF THE WORKS AND THE BEST PRACTICE AND ALL RELEVANT AUSTRALIAN STANDARDS.
- 6. SERVICE LOCATOR.** THE CONTRACTOR SHALL EMPLOY A SERVICE LOCATOR TO COMMENCING WORKS ON SITE. THE CONTRACTOR SHALL ENGAGE A SERVICE LOCATOR TO MAP THE LOCATION AND DEPTH OF ALL SERVICES PRIOR TO WORKS COMMENCING AND ADVISE ALL RELEVANT STAFF AND SUBCONTRACTORS IN ADVANCE PRIOR TO COMMENCING WORKS.
- 

C	15.02.17	HF	ISSUE FOR TENDER & COUNCIL APPROVAL
B	20.12.16	TC	ISSUE FOR APPROVAL
A	06.09.16	TC	ISSUE FOR COMMENT
REV	DATE	BY	ISSUE OR AMENDMENT

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PROJECT
HONEYWOOD RISE
WANDI SOUTH, WA
STAGE OR PHASE
PLAYING FIELDS

DRAWING TITLE
TREE PLANTING PLAN

CLIENT
SATTERLEY PROPERTY GROUP

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DRAWN BY	TC	PRELIM DWG REVIEWED BY	SC
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DATE INITIALLY DRAWN ###/###/###

SCALE 1: 200@A1

DRAWING NUMBER
QW 001500

REV
C

SW-06-L503 C

ATTACHMENT 8 - WANDI SOUTH LSP - POS PLAN



- LEGEND**
- SUBJECT SITE
 - KEY ACTIVE OPEN SPACE AREAS
 - 400m WALKABLE CATCHMENT

date 24 November 2011 job no. 4285
 scale 1:5000 @ A3 e-ref 111102
 designer R Thompson prepared by D McCulloch
 client
 Level 3, 369 Newcastle Street, Northbridge, Western Australia, 6003
 email greg@greg-rowe.com web www.greg-rowe.com
 tel +618 9221 1991 fax +618 9221 1919

title figure 20 - active open space distribution
 address wandai south lsp
 PERTH • PEEL / SOUTH WEST • MID WEST • PILBARA

GREG ROWE & associates
 FOCUSED ON ACHIEVEMENT

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Government of **Western Australia**
Department of **Water and Environmental Regulation**

Your ref: DA9291
Our ref: PA23842, RF3443-04
Enquiries: Jane Sturgess, Ph 9550 4228

City of Kwinana
PO Box 21
Kwinana WA 6966

Attention: Brenton Scambler

Dear Brenton,

Re: Development Application – DA9291 – Proposed Child Care Centre – Lot 9001 No 548 Lyon Rd, Wandí

Thank you for the above referral received 24 October 2018. The Department of Water and Environmental Regulation (DWER) has reviewed the proposal and does not support the development for the following reasons.

The land subject to this proposal is located within the proclaimed Jandakot Underground Water Pollution Control Area (UWPCA), and is a Priority 2 (P2) area. P2 areas are defined and managed to maintain or improve the quality of the drinking water source with the objective of risk minimisation.

In addition, a portion of the subject lot is also located within a wellhead protection zone (WHPZ). These protection zones are defined in the immediate vicinity of drinking water extraction points, as these areas are the most vulnerable to contamination. The intensification of the land use therefore deems it a high risk for any contamination from above ground land use activities.

Consistent with *Strategic Policy: Protecting Public Drinking Water Source Areas in WA* (DoW, 2016), the Department does not recommend intensification of land uses within public drinking water source areas (PDWSAs), due to the increased risk to drinking water quality and public health.

The Jandakot UWPCA is managed in accordance with the Western Australian Planning Commission's (WAPC's) *Statement of Planning Policy No 2.3 Jandakot groundwater protection policy* (SPP 2.3) and DWER's *Water Quality Protection Note Land use compatibility tables for public drinking water source areas* (DoW, 2016), which is also reflective of the Department's aforementioned strategic policy, with the

development of child care premises not considered a compatible land use within a P2 area due to increased water contamination risk.

The increased risk to the drinking water quality and public health is derived from toxic and hazardous substances from vehicles accessing and parking onsite as well as household substances and activities.

In addition, the *South Metropolitan Peel Sub-Regional Planning Framework* (WAPC 2018) classifies the site at rural residential. Therefore the child care premises has not been identified within a strategic planning process as being a future use of this subject site.

If you have any queries relating to the above matter, please contact Jane Sturgess at DWER's Mandurah office on 9550 4228.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Brett Dunn', is written over a light grey circular stamp or watermark.

Brett Dunn
Program Manager – Land Use Planning
Kwinana Peel Region
12 / 11 / 2018



Our ref: BRF:CHW:1158226
Contact: Brendan Foley
Direct Line: (08) 9288 6828
Email: Brendan.foley@lavan.com.au

The Quadrant, 1 William Street
Perth Western Australia 6000

Tel +61 8 9288 6000
Fax +61 8 9288 6001

lavan.com.au

24 August 2018

Tony Arias
Presiding Member
Metro South West JDAP
C/- City of Kwinana

120
Representing
Western Australians
for 120 years

Dear Mr Arias

LOT 9001 LYON ROAD, WANDI – PROPOSED CHILD CARE CENTRE

- 1 I act on behalf of the owner of the land at Lot 9001 Lyon Road, Wandi (**Subject Land**).
- 2 I have been instructed to provide a submission regarding the legal discretion available to consider and approve a proposed Child Care Centre (**Proposed Development**) on the Subject Land.

Background

- 3 The Subject Land forms part of the area nominally identified by the City of Kwinana (**City**) for the Wandi Primary School and Wandi Local Playing Fields. The Subject Land is however not reserved as such under either the Metropolitan Region Scheme (**MRS**) or the City's Local Planning Scheme No.2 (**LPS2**).
- 4 In particular, the Subject Land was identified by the City as potentially being required/used to accommodate car parking for the benefit of the Wandi primary School in a Honeywood Rise, Wandi South, Concept Master Plan. However, the Subject Land is considered surplus to those requirements, as the primary school and playing fields have been acquired from the original owners, constructed, and contain sufficient car parking for those uses to operate effectively.
- 5 The Proposed Development is considered highly compatible with the existing surrounding primary school and playing field uses and is considered to be consistent with the original vision for the street block, in that it will cater to the education and recreation of young children.
- 6 The Proposed Development will also provide significant convenience for parents, as it will allow them to drop-off and pick up their primary and pre-primary aged children from the one convenient location.

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- 7 Further, the Subject Land is appropriately serviced and the Proposed Development represents an efficient use of land and resources, as some funds historically raised by the City of Kwinana for the potential purchase and embellishment of the Subject Land via its development contribution area 5 (**DCA5**) can be refunded or re-allocated to other projects to benefit the DCA5 area.

Planning Framework and Discretion

MRS

- 8 The Subject Land is zoned “Rural – Water Protection” under the MRS.
- 9 The MRS does not prohibit or permit any particular type of development or use on zoned land whatsoever. This was recently confirmed by the State Administrative Tribunal in **Gnech Building co and Town of Claremont** [2018] WASAT 77 at [158] where it was also said:

the MRS provides 'a broad general blueprint to guide and coordinate the overall planning and development of the metropolitan region' and leaves it to local planning schemes to 'regulate that planning and development in a more particular and detailed manner'.

- 10 Given the above, and for the avoidance of doubt, I confirm that there is discretion available under the MRS to consider and approve the Proposed Development on the Subject Land.
- 11 Further, it should be noted that the Proposed Development will be connected to reticulated sewer. The Proposed Development, with appropriate management measures, has been confirmed by the Applicant’s environmental consultant to pose significantly less risk to groundwater contamination than the existing market garden use of the Subject Land (or the use of the land for playing fields for that matter). The Proposed Development is accordingly considered to meet the broad objectives of ground water protection contemplated by the MRS.

LPS2

- 12 The Subject Land is zoned “Rural Water Resource” under the City’s LPS2.
- 13 Table 1 of LPS2 does not set out land use permissibility with respect to development within that zone, and instead defers to the provisions of State Planning Policy 2.3 – Jandakot Groundwater Protection Policy (**SPP2.3**).

- 14 Clause 4.11 of LPS2 also provides:

*Within the Rural Water Resource Zone of Table No. 1, **the land uses their permissibility and interpretation are those contained within Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy** published in the Government Gazette 12th June 1998 (as amended from time to time) and Part VI of the Scheme, except that the land uses Cattery, Dog Kennels, Equestrian Activity and Plant Nursery are limited to extensions of existing operations.*

- 15 Clause 6.11 of LPS2 also provides that:

*The Council’s primary intention in controlling the use and development of land within the Rural Water Resource Zone **is to protect and preserve the underground water resource** in accordance with the provisions of Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12th June 1998 (as amended from time*

to time), while facilitating rural land use **and development compatible with this primary intention.**

Incorporation of State Planning Policy into Scheme

- 16 The Supreme Court in ***Baker Investments Pty Ltd v City of Vincent*** [2017] WASC 263 (**Baker**) considered how State Planning Policy is to be considered in circumstances that it is purported to be incorporated into a local planning scheme.
- 17 In summary, the Court in *Baker* found that although the local planning scheme purported to incorporate State Planning Policy (in that case, the R-Codes) into the Scheme, such a provision was inconsistent with clause 67 of the Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**Deemed Provisions**) and therefore not binding on the decision maker.
- 18 By way of background, section 257B of the *Planning and Development Act 2005* (**PD Act**) provides that the 'Deemed Provisions' have effect and may be enforced as part of each local planning scheme to which they apply. Section 257B(3) in particular provides that if a Deemed Provision is inconsistent with another provision of a local planning scheme to which the Deemed Provision applies, the Deemed Provision prevails and the other provision, to the extent of the inconsistency, is of no effect.
- 19 Clause 67 of the Deemed Provisions sets out the matters that must be considered by a local government when assessing an application. in particular, it provides:
- In considering an application for development approval the local government is to have **due regard** to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application: -*
- ...
- (c) any approved State planning policy;
- ...
- (f) any policy of the State;
- ...
- 20 Importantly, the term “due regard” was considered by the Supreme Court in ***Marshall v Metropolitan Redevelopment Authority*** [2015] WASC 226, where it held at [107] and [116] that the term means that “a decision maker must give active or positive consideration to the matters listed, to the extent that they apply in any particular case”.
- 21 Importantly, the Court in *Marshall* found at [111]-[112] that the list of relevant considerations is not a list of matters which can necessarily be applied or complied with. The requirements for due regard gives rise to something less than a requirement that the decision maker must apply or must act in compliance with all of the matters listed.
- 22 That being the case, while SPP 2.3 is purportedly incorporated into LSP2 due to the terms of Table 1 and clause 4.11 of LPS2, it is my firm view that the provisions of SPP2.3 are not binding on any planning decision maker, and due regard is to be given to the policy in determining any application for development approval on the Subject Land.

- 23 What this means is that effectively, under the current scheme provisions, any land use or development is technically capable of approval on the Subject Land within the Rural Water Resource Zone, subject to the other scheme provisions which provide that development must be compatible with the primary intention of the zone to protect and preserve the underground water resource in that location.

State Planning Policy 2.3

- 24 SPP 2.3 was amended and gazetted in 2017. The amendment was significant, and importantly removed a land use table, which previously existed, from the policy document itself.
- 25 SPP2.3 now refers applicants and decision makers to the Department of Water's (DWER) *Water Quality Protection Note 25: land use compatibility tables in public drinking water source areas (DWER Policy)* which contains de-facto land use table.
- 26 The de-facto land use table is contained at Table 2 of the DWER Policy,
- 27 While a child care centre is listed as incompatible within the P1 and P2 water protection areas. Importantly, this policy position it is not binding on any decision maker.
- 28 Relevantly, the DWER Policy itself notes that the recommendations within Table 2 are not binding, and importantly provides at page 8 and 9 under the heading "special circumstances" the following clarification as to discretion:

Variation of recommendations

The department's recommendations may, on occasion, vary from that provided in tables 1 and 2 as a result of more detailed site-specific information or special circumstances such as a reduction in the present contamination risk. This means we may support a land use that is normally incompatible, or oppose a land use that is usually acceptable or compatible with conditions.

Incompatible land uses receiving planning approval should:

- a) be consistent with a region or local planning scheme or a local planning strategy that has been endorsed by the Western Australian Planning Commission;*
- b) be in the best interest of the community; and*
- c) pose no unacceptable contamination risk to water quality.*

The Department of Water should have early involvement in these proposals and decisions to maximise the opportunity to protect the drinking water source.

- 29 In this case, it is my view that the Proposed Development is consistent with both the MRS and TPS2. For the reasons set out above, it is in the best interests of the community, as it provides for the efficient use of land, and the convenient education of young children of all age groups, in a consolidated location. Further and perhaps most importantly, the applicant has demonstrated, via the expert investigation and reporting conducted by Emerge, that the Proposed Development poses no unacceptable contamination risk to water quality in the locality.

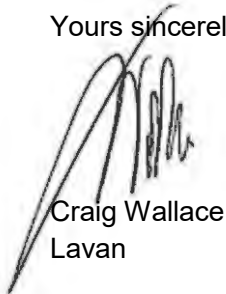
Variation to setbacks

- 30 Clause 6.3.1 of TPS2 provides that in determining an application for planning approval within a zone, the Council (in this case JDAP) shall apply the minimum setbacks specified in Table 2 of TPS2.
- 31 Table 2 of TPS2 provides, among other things, the rear setback within the Rural Water Resource Zone should be a minimum of 6m, with side setbacks at a minimum of 3m.
- 32 The Subject Land is triangular in shape, so it is difficult to characterise which is the rear boundary or side boundary of the site for the purposes of the calculation.
- 33 In this case, the Proposed Development contemplates a varying rear/side setback to the diagonal boundary of between 1.24m and 9m.
- 34 Importantly, clause 6.3.2 of TPS2 provides discretion to vary any building setback specified in Table 2, so long as due regard is given to a number of matters set out in that section. These considerations primarily relate to consideration of the effects on privacy and amenity for abutting land. In this case, the Proposed Development is not considered to have any detrimental impact on the public reserve or servicing authorities, and accordingly, the discretion available in Clause 6.3.2 may be exercised.

Conclusion

- 35 I confirm that the Proposed Development is capable of approval under both the MRS and TPS3, and in my view, satisfies all relevant considerations such that discretion should be exercised to approve the Proposed Development with conditions.
- 36 If you have any questions, please call Brendan Foley on 9288 6794.

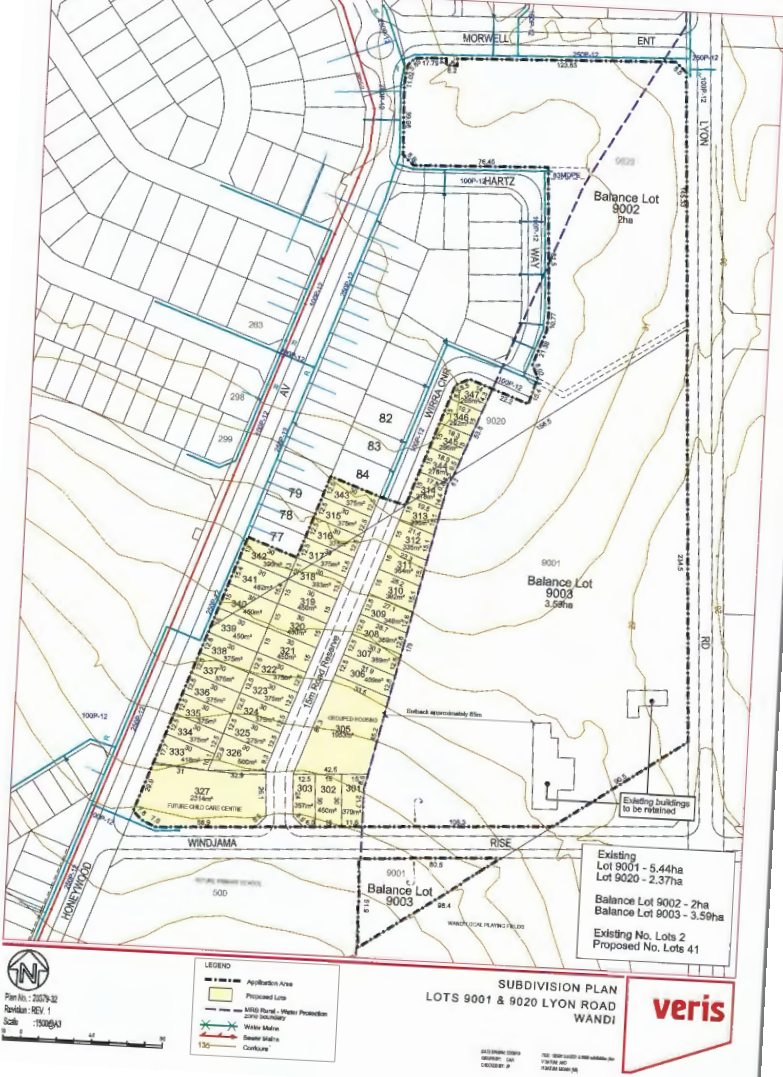
Yours sincerely



Craig Wallace
Lavan

Please notify us if this communication has been sent to you by mistake. If it has been, any privilege between solicitor and client is not waived or lost and you are not entitled to use it in any way.

~~ATTACHMENT 11 - PROPOSED SUBDIVISION PLAN~~



Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road,
Wandi

Project No: EP18-037(01)

**Prepared for Galati Rando
August 2018**

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



Document Control

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Doc no.: EP18-037(01)—001C JHL					
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	Issued to client				
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	Issued to client				
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Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandí



Executive Summary

Galati Rando propose to develop a childcare facility on a 0.21 hectare (ha) parcel of land in the locality of Wandí, within the City of Kwinana (CoK), as shown in **Figure 1**. The land subject to this proposal (herein referred to as 'the site') is located on the southern portion of Lot 9001, 548 Lyon Road, Wandí, which has been severed from the northern portion by the extension of Magenup Drive, as shown in **Figure 2**. The site is situated approximately 31km south of the Perth Central Business District.

The site is currently zoned 'Rural-Water Protection' under the Metropolitan Region Scheme (MRS), highlighted in **Figure 3**, and 'Rural Water Resource' under the City of Kwinana Local Planning Scheme No.2 (LSP2). This is directly associated with the site being situated within a Priority 2 (P2) Underground Water Pollution Control Area (UWPCA) associated with the Jandakot Mound. The UWPCA boundary has been historically determined as being the area of the Jandakot Mound groundwater system that provides public water supply as part of the Integrated Water Supply Scheme (IWSS).

Galati Rando engaged Emerge Associates to provide environmental consultancy services to investigate the suitability of an application for development approval to establish and operate a childcare facility at the site. The purpose of this Environmental Assessment is to provide a synthesis of information regarding the environmental attributes and values of the site and an assessment of the environmental acceptability of the development and ongoing land use within the site.

The information in this report is intended to inform and consider the acceptability of a childcare facility by identifying any potential environmental impacts or risks, with the ultimate focus on the site being located within a P2 area and taking into consideration the associated discontinuation of intensive agricultural uses currently undertaken at the site, and the site being serviced by the existing reticulated sewer network. It includes consideration of the relevant state and local planning and environmental policies.

The key environmental attributes and values relevant to the site are summarised below:

- Natural elevation across the site ranges from 25m Australian Height Datum (AHD) in the north east portion of the site to 24m AHD in the south west corner.
- The site is located on the Swan Coastal Plain and within the Bassendean Dune System.
- There are two landform 'land units' within the site including **Bassendean B1 Phase** and **Bassendean B2 Phase**, which are known to contain soils with poor nutrient and water retention properties.
- There is a 'moderate to low ASS disturbance risk' within 3m of the natural soil surface.
- Given the absence of vegetation the site does not contain Threatened or Priority Flora species.
- No Threatened Ecological Communities (TECs) or Priority Ecological Communities (PECs) occur within the site due to a lack of vegetation.
- There are no Regional Ecological Linkages within or in close proximity to the site.
- No declared environmentally sensitive areas (ESA) occur within the site.
- It is highly unlikely conservation significant fauna rely on or occur within the site due to lack of remnant vegetation.

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



- The maximum seasonal groundwater level is approximately 5.0m to 6.0m below the natural surface level across the site. Based on existing information groundwater is expected to generally flow in an east to west direction.
- The site falls within the lower Serpentine subarea of the Serpentine River Catchment.
- No Ramsar wetlands or geomorphic wetlands have been identified within or in close proximity to the site.
- The site is situated within the Jandakot mound and is classified as P2 area within the Jandakot UWPCA. The site is located at the edge of an identified Wellhead Protection Zone (WPZ).
- There are no Aboriginal heritage sites located within or in close proximity to the site.
- One site of non-indigenous significance is located further to the south of the site, referred to as the 'Leslie Property'.
- The site has been historically cleared of remnant vegetation to support rural and agricultural land uses.
- The site is currently used for market gardening.
- We understand the site is intended for use as an extension of the adjoining playing fields and car parking.
- The site is not identified as being a bushfire prone area.

The proponent intends to lodge an application for the development and operation of a childcare facility in accordance with the plans included in **Appendix A**. The childcare facility is proposed to accommodate 90 children and 15 staff members plus a coordinator. The proposed total site area is 2,089.71m², with the building footprint being 653.23m² of that area. The facility will be comprised of one external play area, multiple internal activity areas and indoor facilities, and a car park.

Given the proposal and the environmental considerations outlined, the key consideration is the proposed facility being located within the P2 UWPCA and within an area also identified as a WPZ. However, it is known that there is no abstraction well established or operational within the WPZ. It is also understood that the facility will be connected to reticulated sewer, which currently sits within the road reserve of Magenup Drive, outside of the P2 area and WPZ. While connection to this main sewer will be required, no additional main sewer line would need to be constructed within the P2 area.

A risk assessment was undertaken to address the potential of the proposed land use to impact the environmental considerations highlighted. The overall mitigated risk is expected to be low for the proposed facility, based on a number of key characteristics proposed and the ability to address the residual risk through appropriate development approval conditions. The risk assessment also highlights the landscaping at the proposed child care facility will require less fertiliser application than the current market garden use or the approved alternative use as playing fields.

Based on the above and the findings of the risk assessment and from an environmental perspective, there is no reason that the proposed child care facility would have a detrimental impact to the environmental values of the site and is therefore considered to be an acceptable land use, subject to the following development approval conditions:

- The childcare facility is to be connected to the existing reticulated sewer.

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



- A landscaping plan should be prepared to the satisfaction of the local authority and implemented, and the plan should demonstrate that the use of fertilised landscape treatments (i.e. turf) is minimised or avoided.
- The storage of any cleaning agents, solvents, fuels or any other chemicals necessary for the operation and/or maintenance of the facility are to be stored within a secure area with a sealed hard floor. There should be no other bulk storage of any chemicals within the facility.
- The carpark will be contoured so that stormwater drains to the west, and disposed of via a rain garden (or other similar feature) with amended soils to maximise the retention of any nutrients and/or other pollutants, outside of the WPZ.

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



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Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



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Appendices

Appendix A

Concept design plans for proposed childcare facility, Germano Designs

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1 Introduction

1.1 Background

Galati Rando propose to develop and operate a childcare facility on a 0.21 hectare (ha) parcel of land in the locality of Wandí, within the City of Kwinana (CoK). The land subject to this proposal (herein referred to as 'the site') is the southern portion of Lot 9001, 548 Lyon Road, Wandí, which has been severed from the northern portion by the extension of Magenup Drive, as shown in **Figure 1** and **Figure 2**. The site is situated approximately 31km south of the Perth Central Business District.

The Site is currently zoned 'Rural-Water Protection' under the Metropolitan Region Scheme (MRS), as shown in **Figure 3**, and 'Rural Water Resource' under the City of Kwinana Local Planning Scheme No.2 (LSP2). This is directly associated with the site being situated within a Priority 2 (P2) Underground Water Pollution Control Area (UWPCA) associated within the Jandakot Mound.

1.2 Scope of work

Emerge Associates was engaged by Galati Rando to provide environmental consultancy services to investigate the suitability of an application for development approval to establish and operate a childcare facility at the site. In order to inform this Environmental Assessment a comprehensive desktop review of all relevant environmental features both within and adjacent to the site has been undertaken, including:

- Topography, landform and soils
- Biodiversity and natural assets including flora and fauna
- Regional hydrology including groundwater, surface water and Public Drinking Water Source Areas (PDWSA)
- Indigenous and non-indigenous heritage values
- Historical and existing land uses
- Bushfire hazards.

1.3 Purpose of this report

This report provides a synthesis of information regarding the environmental attributes and values of the site, obtained from a range of sources, including local and regional reports, databases and publicly available mapping. The information in this report is intended to inform and consider the acceptability of a childcare facility by considering the potential environmental impacts, with the primary focus on the site being located within a P2 classified area, the discontinuation of intensive agricultural uses currently undertaken at the site, and the site being serviced by reticulated sewer. It includes consideration of the relevant state and local planning and environmental legislation and policy.

It is understood that a separate planning assessment is being undertaken which would support any development approval application and would consider the planning merits of the proposed development and associated land use.

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2 Environmental Setting

2.1 Local context

The site has been historically cleared of remnant vegetation to support agricultural and rural land uses. Currently the area immediately to the north of site, separated by the extension of Magenup Drive, supports an active market garden and it is understood the site also supports intensive market gardens but just not at the time this assessment was completed. Directly adjacent to the site is Honeywood Primary School to the west and a cleared parcel of land to the south east. It is located to the east of Kwinana Freeway and north east of Wandl Nature Reserve.

The land adjoining the site to the south east is currently utilised as a playing field, as shown in **Figure 1**, and we understand is irrigated and fertilised accordingly to maintain the condition of the turf. We also understand that the alternative land use proposed for the site includes playing fields and car parking.

2.2 Climate

The climate of the site (which applies to the wider Perth metropolitan region) is classified as Mediterranean with hot, dry summers and mild, wet winters. The majority of rainfall occurs between May and October each year and on average between 600mm to 1000mm per year. In the last 40 years there has been a marked decrease in rainfall, with a noticeable shift to a drier climate across the south-west of Western Australia (CSIRO 2009).

The closest weather station that records rainfall and temperature data is the Medina Research Center (Bureau of Meteorology (BoM) weather station number 9194), located approximately 10km south west of the site. Based on weather data collected from 1983-2017, the local area experiences on average of 745.5mm rainfall annually, a mean annual maximum temperature of 24.5°C and a mean annual minimum temperature of 12.3°C (BoM 2018).

2.3 Topography, landform and soils

2.3.1 Topography

The site is gently sloping with a south westerly aspect and existing ground levels range from 25m above Australian Height Datum (AHD) in the north east section of the site with a gentle decline to 24m AHD in the south west portion of the site (DoW 2008). Existing topographic contours for the site are shown in **Figure 4**.

The site has previously been subject to some earthworks, and as a result the topographic contours may vary slightly than what is described in this assessment. However, a recent geotechnical investigation by Galt Geotechnics (2017) generally confirms the topographic contours discussed.

2.3.2 Regional geomorphology

The site is located on the Swan Coastal Plain which forms the central portion of the Perth Basin. The Perth Basin extends from the Darling Fault in the east to the continental slope to the west of

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Rottneft Island, and from the Murchison River in the north to the Southern Ocean in the south (Seddon 2004).

The Swan Coastal Plain is generally flat and is approximately 20km to 30km wide, consisting of series of geomorphic entities aligned parallel to the coastline. The most western of these geomorphic entities is the Quindalup Dunes, followed by the Spearwood Dunes and the most eastern extent is the Bassendean Dunes. The site is situated within the Bassendean Dune System.

2.3.3 Landform and soils

Regional landform mapping identifies the site is within the Bassendean soil-landform formation consisting of 'sand dunes and sand plains with pale deep sand, semi wet and wet soils'. Within the Bassendean formation two broadly defined soil landform 'land units' occur within the site, including:

- **Bassendean B1 Phase**, broadly described as 'flat to very gently undulating sandplain with a well to moderately well drained deep bleached grey sands with a pale yellow B horizon or a weak iron-organic hardpan 1-2m'.
- **Bassendean B2 Phase**, broadly described as 'low to very low relief dunes, undulating sandplain and discrete sand rises with deep bleached grey sands sometimes with a pale yellow horizon or a weak iron-organic hardpan at depths greater than 2m'.

The **Bassendean B1 Phase** unit occurs in the north eastern half of the site, with the **Bassendean B2 Phase** occurring in the south west half of the site.

The regional landform mapping has been sourced from publicly available datasets. Additional geotechnical information is currently being sourced and may indicate slight variances to the information provided. However, generally speaking the soils of the Bassendean soil-landform formation have high permeability and low ability to retain moisture and/or nutrients. Site specific investigations may indicate a higher ability of the soils to retain nutrients if the subsoils comprise dark yellow sands.

2.3.4 Acid Sulfate Soils

The DWER Acid Sulfate Soil (ASS) risk map indicates the site has a 'moderate to low ASS disturbance risk' within 3m of the natural soil surface. Further to the south of the site, the ASS risk increases to 'high to moderate risk of disturbance' within 3m of the natural soil surface, however this is mapped as occurring approximately 85 m from the site.

2.4 Biodiversity and natural assets

2.4.1 Flora and vegetation

2.4.1.1 Significant flora

Species of flora acquire 'Threatened' or 'Priority' conservation status where populations are restricted geographically or threatened by local processes. Given the absence of vegetation and as a result of historical clearing and current land use, the site does not contain Threatened or Priority Flora species

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2.4.1.2 Threatened and priority ecological communities

In Western Australia Threatened Ecological Communities (TECs) are defined by the Western Australian Threatened Ecological Communities Scientific Advisory Committee. TECs are recognised as specific ecological communities that are rare or under threat. A community may also be listed as 'Priority Ecological Community' (PEC). This is an ecological community that is under consideration for listing as a TEC, but yet does not meet survey criteria or has not been adequately defined.

No TECs or PECs occur within the site given the absence of vegetation.

2.4.2 Bush Forever and conservation reserves

There is no Bush Forever or other conservation reserves occurring within or in close proximity to the site.

2.4.3 Ecological linkages

Ecological linkages have been identified by the state government in Bush Forever (Government of WA 2000), Perth's Greenways (1998) and the System 6 study. These identified linkages reflect on ground linkages throughout the Perth Metropolitan area and are published by the Perth Biodiversity Project.

Mapping by the Perth Biodiversity Project indicates there are no Regional Ecological Linkages within or in close proximity to the site. Given the site supports no vegetation it is not likely to contribute to any other ecological linkage.

2.4.4 Environmentally Sensitive Areas

A search of the Department of Water and Environmental Regulation's (DWER) *Clearing Regulations - Environmentally Sensitive Areas* database indicates that there are no declared environmentally sensitive areas (ESA) within the site.

2.4.5 Terrestrial fauna

Due to the significant and historic disturbance that has occurred within the site and the lack of remnant vegetation and therefore native fauna habitat, it is highly unlikely the site supports any conservation significant native fauna.

2.5 Hydrology

2.5.1 Groundwater

The site is located within the Jandakot Groundwater Area and the Mandogalup Groundwater sub-area. Information of the regional groundwater resources was obtained from the Department of Water and Environmental Regulation (DWER) Water Register and indicates the area is underlain by a multi-layered aquifer system comprising the following resources:

- Perth - Superficial Swan (unconfined)
- Perth - Leederville (confined)

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- Perth - Yarragadee North (confined)

The *Perth Groundwater Atlas* (DWER 2017) indicates historical minimum groundwater levels across the site range from approximately 20m AHD to a historical maximum of approximately 22m AHD, shown in **Figure 4**. The maximum seasonal groundwater level is approximately 5.0m to 6.0m below the natural surface level across the site. Groundwater was indicated to generally flow in an east to west direction.

The groundwater information was sourced from publicly available datasets and provides indicative groundwater levels. The separation of the site to groundwater is likely to have changed slightly as a result of previous earthworks. However, a recent geotechnical investigation by Galt Geotechnics (2017) generally confirms the groundwater levels discussed.

2.5.2 Surface water

The site falls within the lower Serpentine subarea of the Serpentine River Catchment. There are no other natural surface water features such as rivers or creeks within or in close proximity to the site.

The site is located within the Peel Main Drain catchment, which is comprised of a rural drain that runs from north to south, forming the spine of a regional drainage network. It flows in a southerly direction and passes through several pools and wetlands before discharging into the Serpentine River. The Peel R Sub-Drain is situated south of the site and flows north under the Kwinana Freeway and connects to the Peel Main Drain. However, the site has no direct connection with the Peel R Sub-Drain.

2.5.3 Wetlands

No Ramsar wetlands or other wetlands of international importance are located within the site or 1000m of the site.

The Department of Biodiversity, Conservation and Attractions (DBCA) maintains the *Geomorphic Wetlands of the Swan Coastal Plain* database, which categorises individual wetlands into three management categories; Multiple Use, Resource Enhancement and Conservation Category wetlands.

Based on this no geomorphic wetlands have been identified as occurring within or in close proximity to the site.

2.5.4 Public Drinking Water Source Areas

Public Drinking Water Source Areas (PDWSAs) are proclaimed by DWER to protect the quality of public drinking water sources, which can be surface or groundwater sources (DoW 2009b). They are proclaimed under the *Metropolitan Water Supply, Sewerage and Drainage Act 1909* or the *Country Areas Water Supply Act 1947* as Water Reserves, Catchment Areas or Underground Water Pollution Control Areas. PDWSAs provide the community of Western Australia with a majority of its drinking water supplies and can be vulnerable to contamination from a range of land uses and water based activities. Where a PDWSA is identified, consideration needs to be given to the intended land use and associated activities to ensure that they are appropriate in meeting the water protection quality objectives of the area.

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The definition and management criteria for each PDWSA classification is defined in *State Planning Policy 2.7: Public Drinking Water Source Policy (SPP2.7)* (WAPC 2003). The site is situated within a Priority 2 (P2) PDWSA, which is associated with the Jandakot Underground Water Pollution Control Area. The extent of the PDWSA in relation to the site is shown in **Figure 5**.

Based on a review of the *Jandakot Underground Water Pollution Control Area Drinking Water Source Protection Review* (Water Corporation 2006) the priority classifications for the UWPCA for the Jandakot Mound were assigned based on the existing land use of the land (at the time of the study) and the hazards associated land uses and activities. The site was classified Priority 2 due to the mixed horticulture that occurs within the site.

Wellhead Protection Zones (WPZs) are areas surrounding existing or proposed groundwater abstraction bores. They are usually circular in shape and set out at a 500m radius around bores in P1 areas, and 300m in P2 and P3 areas.

The site is situated at the edge of an identified WPZ, shown in **Figure 6**, with half of the site within the WPZ. This particular WPZ is known as J520 and has been identified as a future Water Corporation abstraction bore. However, at this stage there is no abstraction bore currently situated within this WPZ and the land where the proposed bore would be located is currently not owned by Water Corporation and is still under private land ownership, shown in **Figure 7**.

The alternative proposed land use for the site includes playing fields and car parking. The extension of playing fields from the adjacent land would result in a larger area of fertilised turf and associated irrigation in order to maintain the condition of the associated turf.

2.6 Heritage

2.6.1 Indigenous

The Aboriginal Heritage Inquiry System (AHIS) is maintained pursuant to Section 38 of the Aboriginal Heritage Act 1972 (AH Act) by the Department of Planning, Lands and Heritage (DoPLH), and contains information on Aboriginal Heritage Sites and Other Heritage Places within Western Australia. A search of the AHIS online database (DoPLH) indicates the site is located on land classified as Other Heritage Place and forms part of the Mandogalup Swamp/Spectacles, with land historically used as a hunting place, water source or for mythological reasons. However, this is not a site for the purposes of the AH Act.

2.6.2 Non-indigenous

A desktop search of the State Heritage Office database (Heritage Office 2017) and the Australian Heritage database (DoEE 2018) indicate there are no registered heritage sites within the site. There is one site of significance located to the south of the site, referred to as the 'Leslie Property'.

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2.7 Land use considerations

2.7.1 Historical and existing land uses

Based on a review of historical aerial imagery, the majority of remnant vegetation was cleared across the site between 1965 and 1974 to support a range of rural and agricultural land uses. This clearing targeted both trees and understory communities, resulting in only scattered mature trees remaining. Between the period of 1981 and 1983 the site was completely cleared of all vegetation and since that time has been used for intensive agricultural purposes.

The site is currently used for market gardening, however not currently under crop at the time this assessment was undertaken.

2.7.2 Surrounding land uses

The site is generally bound by Honeywood Primary School to the west, Windjana Rise to the north and vacant land to the east and south. Existing and future residential areas surround the site with a market garden to the north.

The western boundary of the site distinguishes the line between the two different land zones classified under the Metropolitan Region Scheme (MRS), with land to the west defined as 'Urban' and land to the east zoned as 'Rural-Water Protection' associated with the Jandakot UWPCA, as shown in **Figure 3**.

2.8 Bushfire hazard

The Office of Bushfire Risk Management (OBRM) has prepared the *Map of Bushfire Prone Areas* (OBRM 2017) which designates bushfire prone areas within Western Australia. The site is not identified as being bushfire prone. **Figure 8** shows the current bushfire prone areas in relation to the site.

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3 The Proposal

The proposal for the site involves development and operation of a childcare facility, and concept design plans for the site have been prepared by Germano Designs and are contained in **Appendix A**. The facility is proposed to accommodate 90 children and 15 staff members plus a coordinator. The proposed total site area is 2,089.71m², with the building footprint being 653.23m² of that area. The following are accommodated within the plan:

- Parking area
 - Situated in the northern section of the site
 - 27 car parking bays
 - Landscaped areas along the northern boundary of the car park and the entrance to the car park
 - Bin store located next to carpark.
- External play area
 - 631.92m² parcel of land in the north eastern corner
 - There may be areas of turf associated with this.
- Internal play area
 - Six activity rooms to accommodate a variety of age groups and ranging from eight to 20 children per room
- Internal facilities
 - A nutrition area and kitchen area
 - Milk preparation area, nappy room and cot room
 - Laundry and five bathrooms
 - Four rooms allocated as storage areas.
- Staff areas
 - Staff facilities including a staff planning room, office and staff room
 - A reception area that includes a foyer and sitting area
- It is understood that the facility will be connected to reticulated sewer, which currently sits within the road reserve for Magenup Drive.

The proposed childcare facility has been assessed against the environmental background information contained within **Section 2** and is discussed further in **Section 4**.

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4 Relevant environmental factors and considerations

4.1 Screening of relevant environmental considerations

Based on the environmental factors that have been discussed in **Section 2** and with consideration of the proposed facility outlined in **Section 3**, the key environmental factors that require further consideration are outlined within **Table 1** below.

Table 1 Key environmental values relevant to the site

Environmental Factor	Relevant Considerations
Climate	No issues are posed and therefore no further consideration is required
Topography	No issues are posed and therefore no further consideration is required
Regional geomorphology	No issues are posed and therefore no further consideration is required
Landform and soils	Soils within the site have a high permeability and low ability to retain applied moisture and nutrients. This requires further consideration and will be discussed in Section 4.3 .
Acid sulphate soils	There is moderate to low risk of ASS occurring within the site. No further consideration is required due to construction activities not going to a depth of 3m or deeper.
Flora and vegetation	There is no remnant vegetation existing within the site. No further consideration of this factor is required.
Bush Forever and conservation reserves	There are no Bush Forever or other conservation reserves within the site. No further consideration of this factor is required.
Ecological linkages	There are no ecological linkages within or in close proximity to the site. No further consideration of this factor is required.
Environmentally Sensitive Areas	No ESA's are located within or in close proximity to the site. No further consideration of this factor is required.
Terrestrial fauna	Fauna habitat does not occur within the site. No further consideration of this factor is required.
Groundwater	The site has permeable soils and while the groundwater is some distance from the ground surface, overlying soils have low ability to retain nutrients and other pollutants. This requires further consideration and is discussed further in Section 4.3 .
Surface water	The site falls within the Serpentine River catchment. The proposal would generate stormwater on created impervious surfaces. This requires further consideration and is discussed further in Section 4.3 .
Wetlands	There are no geomorphic wetlands located on site. No further consideration of this factor is required.
Public Drinking Water Source Areas	The site is located within a P2 PDWSA and associated WPZ. These are factors that require consideration and will be discussed further in Section 4.3 .
Indigenous heritage	The site is located within land classified as Other Heritage Place and forms part of the Mandogalup Swamp/Spectacles. No further consideration of this factor is required.
Non-indigenous heritage	No non-indigenous heritage values have been identified within the site. No further consideration of this factor is required.

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Table 1 Key environmental values relevant to the site (continued)

Environmental Factor	Relevant Considerations
Historical and existing land uses	Historical land uses include intensive agriculture and have the potential to lead to nutrient enrichment of groundwater.
Surrounding land uses	No issues are posed and therefore no further consideration is required
Bushfire hazard	The site is identified as being located outside of a bushfire prone area. No further consideration of this factor is required.

The two key environmental factors that require further consideration include the site falling within the Jandakot UWPCA and the site being located within a P2 PDWSA and WPZ within the Jandakot Mound. Associated with this is the soil characteristics and groundwater conditions within the site.

4.2 Consideration of the relevant policy framework

The key consideration behind the policies and guidelines regarding land use planning consideration within PDWSAs and the Jandakot UWPCA is risk reduction. There are a number of policies and guidelines available to inform the land use planning and the acceptability of land uses within PDWSAs including:

- State Planning Policy (SPP) 2.3 – Jandakot Groundwater Protection (WAPC 2017)
- State Planning Policy (SPP) 2.7 – Public Drinking Water Source Policy (WAPC 2003)
- State Planning Policy (SPP) 2.9 – Water Resources (WAPC 2006)
- WQPN 25 – Land use compatibility tables for public drinking water source areas (DoW 2016)
- WQPN 36 – Protecting public drinking water source areas (DoW 2009a)

All of the policies and documents listed aim to provide local authorities and land owners with guidance on sustainable development within groundwater protection areas with recommendations based on a risk management approach. SPP 2.3 is the overarching planning policy that considers the Jandakot UWPCA. The other policies all refer to SPP 2.3 and expand on specific elements of planning or water quality protection within PDWSAs.

PDWSA are sensitive to contamination, which can result from a range of activities which include (but are not limited to) fuel handling and storage, chemical spills, inappropriate management and treatment of effluent, intensive agriculture and grazing (DoW 2012).

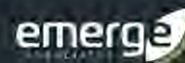
The PDWSA protection framework (WAPC 2017) indicates that a P2 is defined as:

Classification areas are managed to ensure that there is no increased risk of water source contamination/ pollution. For P2 areas, the guiding principle is risk minimisation. These areas include established low-risk land development (e.g. low intensity rural activity). Some development is allowed within P2 areas for land uses that are defined as either “Compatible with conditions” or “Acceptable”.

The Water Quality Protection Note (WQPN) 25 outlines the land use compatibility tables for public drinking water source areas (DoW 2016) in order to protect water quality and public health, and identify *Child Care Premises* as ‘Incompatible’ in P2 areas and ‘Acceptable’ if connected to deep sewer in P3 areas. However the WQPN states:

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“The department’s recommendations may, on occasion, vary from that provided in tables 1 and 2 as a result of more detailed site-specific information or special circumstances such as a reduction in the present contamination risk. This means we may support a land use that is normally incompatible, or oppose a land use that is usually acceptable or compatible with conditions.”

The current market garden land use is deemed ‘Incompatible’ in a P2 area according to the land use compatibility tables in WQPN 25. However, it is our understanding that the land use has occurred on the site continuously for a long period of time, as a non-conforming use.

4.3 Risk assessment

This section details the potential environmental risks associated with the proposed development and in accordance with the relevant factors as outlined in **Section 4.1** quantifies the risk posed to each of the key environmental factors identified and is based on *Guidance Statement: Risk Assessments* (DWER 2017). This has been based on the consequence and likelihood scoring system as outlined in **Table 2** and **Table 3**, and the overall risk framework as outlined in **Table 4**. The actual risk assessment is documented in **Table 5**.

Table 2 Overview of consequence scoring (based on DWER’s Guidance Statement: Risk Assessment (2017)).

Consequence (C)		
Level	Descriptor	Explanation
1	Insignificant	<ul style="list-style-type: none"> On-site impact: minimal Specific Consequence Criteria (for environment) met
2	Minor	<ul style="list-style-type: none"> On-site impacts: low level Off-site impacts local scale: minimal Off-site impacts wider scale: not detectable Specific Consequence Criteria (for environment) likely to be met
3	Moderate	<ul style="list-style-type: none"> On-site impacts: mid-level Off-site impacts local scale: low level Off-site impacts wider scale: minimal Specific Consequence Criteria (for environment) are at risk of not being met
4	Major	<ul style="list-style-type: none"> On-site impacts: high level Off-site impacts local scale: mid-level Off-site impacts wider scale: low level Short term impact to an area of high conservation value or special significance Specific Consequence Criteria (for environment) are exceeded
5	Severe	<ul style="list-style-type: none"> On-site impacts: catastrophic Off-site impacts local scale: high level or above Off-site impacts wider scale: mid-level or above Mid to long term or permanent impact to an area of high conservation value or special significance Specific Consequence Criteria (for environment) are significantly exceeded

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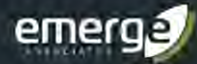


Table 3 Overview of likelihood scoring (based on DWER's Guidance Statement: Risk Assessment (2017)).

Likelihood (L)		
Level	Descriptor	Explanation
A	Almost certain	Is expected to occur in most circumstances
B	Likely	Will probably occur in most circumstances
C	Possible	Might occur at some time
D	Unlikely	Could occur at some time
E	Rare	May occur only in exceptional circumstances

Table 4 Risk assessment matrix (based on DWER's Guidance Statement: Risk Assessment (2017)).

Likelihood (L)	Consequence (C)				
	1 - Insignificant	2 - Minor	3 - Moderate	4 - Major	5 - Severe
A - Almost Certain	Medium	High	High	Extreme	Extreme
B - Likely	Medium	Medium	High	High	Extreme
C - Possible	Low	Medium	Medium	High	Extreme
D - Unlikely	Low	Medium	Medium	Medium	High
E - Rare	Low	Low	Medium	Medium	High

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Table 5 Outline of risks associated with proposed site and management measures

Hazard	Potential consequences	Risk rating	Management measures	Residual risk rating
Water quality impacts on the aquifer	Micro-biological, chemical and/or nutrient contamination of groundwater within a P2 area through effluent treatment and disposal onsite.	Likelihood: Likely Consequence: Moderate Rating: High	<ul style="list-style-type: none"> Site to be connected to reticulated sewer. There will be no onsite treatment and disposal of sewage effluent which will mean that there is limited risk for groundwater contamination from effluent disposal. The only way that contamination could occur is if the sewer failed/leaked, but this is already situated outside of the P2 area. 	Likelihood: Rare Consequence: Minor Rating: Low
	Chemical contamination of groundwater, spillage and associated loss of domestic cleaning products to the soil and then to the groundwater. There is no requirement to store large volumes of hydrocarbons or other chemicals on site.	Likelihood: Possible Consequence: Minor Rating: Medium	<ul style="list-style-type: none"> Ensure that only small volumes of domestic chemicals are stored on site (i.e. no bulk storage). Ensure that any domestic chemicals are stored in an internal, secure, purpose specific area with hard surface floors. Ensure Material Safety Data Sheet (MSDS) to identify hazardous chemicals and safe handling information is readily available and stored with the chemicals Ensure spill kits and absorbents used to clean up spills, ensure they are readily available and easily accessible 	Likelihood: Rare Consequence: Minor Rating: Low
	Nutrient contamination of groundwater from fertilisation of turfed and landscaped areas given the soil's poor nutrient retention properties. <ul style="list-style-type: none"> The site is currently used for market garden purposes, it is deemed 'Incompatible' in a P2 area, as discussed in Section 4.2. It requires ongoing intensive fertilisers and irrigation and poses a high risk to the groundwater. The alternative land use of playing fields and a carpark would result in ongoing use of fertilisers and irrigation. 	Likelihood: Possible Consequence: Minor Rating: Medium	<ul style="list-style-type: none"> Avoid or limit the areas of turf. Amend soils to be landscaped to improve nutrient and water/moisture retention. Develop an appropriate fertiliser regime that includes slow release fertilisers and timing of fertilisation. Develop an appropriate watering regime through initial design (to avoid over-watering turf). 	Likelihood: Rare Consequence: Minor Rating: Low
	Nutrient and chemical contamination of groundwater through untreated stormwater discharge/release	Likelihood: Possible Consequence: Minor Rating: Medium	<ul style="list-style-type: none"> Ensure that best practice stormwater management measures are adopted, particularly for the car park area. This should include raingardens/biofiltration with amended soils to capture pollutants and nutrients. 	Likelihood: Rare Consequence: Minor Rating: Low

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Table 5 Outline of risks associated with proposed site and management measures (continued)

Hazard	Potential consequences	Risk rating	Management measures	Residual risk rating
Wellhead Protection Zones (WPZ) Continued below.	Physical impacts to wellhead <ul style="list-style-type: none"> The site is situated on the edge of WPZ and is not in close proximity to an abstraction bore therefore would be near impossible for construction and operation of childcare facility to physically impact the wellhead itself. There is currently no abstraction bore associated with WPZ (J250), the WPZ has been defined for a future Water Corporation abstraction bore. 	Likelihood: N/A Consequence: N/A Rating: N/A	N/A	Likelihood: N/A Consequence: N/A Rating: N/A
	Micro-biological, chemical and/or nutrient contamination of groundwater within a WPZ through effluent treatment and disposal onsite. <ul style="list-style-type: none"> The site is not located entirely within a WPZ, only half of the site sits within the WPZ. There is currently no abstraction bore associated with WPZ (J250), the WPZ has been defined for a future Water Corporation abstraction bore. 	Likelihood: Likely Consequence: Moderate Rating: High	<ul style="list-style-type: none"> Site can be connected to reticulated sewer reducing nutrient and pathogenic contamination risk. Existing sewer is outside of the P2 area and the WPZ. 	Likelihood: Rare Consequence: Minor Rating: Low
	Chemical contamination of groundwater within a WPZ, spillage and associated loss of domestic cleaning products to the soil and then to the groundwater. <ul style="list-style-type: none"> There is no requirement to store large volumes of hydrocarbons or other chemicals on site. There is currently no abstraction bore associated with WPZ (J250), the WPZ has been defined for a future Water Corporation abstraction bore. 	Likelihood: Possible Consequence: Minor Rating: Medium	<ul style="list-style-type: none"> Only small amounts of domestic chemicals will be stored on site accompanied with an MSDS. Ensure that any domestic chemicals are stored in an internal, secure, purpose specific area with hard surface floors. There will be an enclosed bin storage area where wastes will be stored until taken offsite, which is situated outside of the WPZ. 	Likelihood: Rare Consequence: Minor Rating: Low

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



Table 5 Outline of risks associated with proposed site and management measures (continued)

Hazard	Potential consequences	Risk rating	Management measures	Residual risk rating
Wellhead Protection Zones (WPZ) Continued from above.	<p>Nutrient contamination of groundwater within a WPZ from fertilisation of turfed and landscaped areas given the soil's poor nutrient retention properties.</p> <ul style="list-style-type: none"> There is currently no abstraction bore associated with WPZ (J250), the WPZ has been defined for a future Water Corporation abstraction bore. The site is currently used for market garden purposes, which is deemed 'Incompatible' in a P2 area, as discussed in Section 4.2. It requires ongoing intensive fertilisers and irrigation and poses a high risk to the groundwater. The alternative land use of playing fields and a carpark would result in ongoing use of fertilisers and irrigation and also pose risk to the groundwater. 	<p>Likelihood: Unlikely</p> <p>Consequence: Minor</p> <p>Rating: Medium</p>	<ul style="list-style-type: none"> Avoid or limit the areas of turf, and if required and possible to outside of the WPZ. Amend soils to be landscaped to improve nutrient and water/moisture retention. Develop an appropriate fertiliser regime that includes slow release fertilisers and timing of fertilisation. Develop an appropriate watering regime through initial design (to avoid over-watering turf). 	<p>Likelihood: Rare</p> <p>Consequence: Minor</p> <p>Rating: Low</p>
	<p>Nutrient and chemical contamination of groundwater within a WPZ through untreated stormwater discharge/release</p>	<p>Likelihood: Unlikely</p> <p>Consequence: Minor</p> <p>Rating: Medium</p>	<ul style="list-style-type: none"> Best practice stormwater management measures to be adopted, particularly for the car park areas. This should include raingardens/biofiltration with amended soils to capture pollutants and nutrients. Ensure all stormwater runoff is directed away from WPZ and into raingardens/biofiltration areas within the carpark area. Locate any stormwater retention/treatment/infiltration areas outside of the WPZ. 	<p>Likelihood: Rare</p> <p>Consequence: Minor</p> <p>Rating: Low</p>

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



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Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



5 Summary and Conclusions

Emerge Associates were engaged by Galati Rando to provide environmental consultancy services to investigate the suitability of a planning approval to establish a childcare facility at the site, with the proposal outlined in **Section 3**.

The environmental values and attributes of the site were summarised in **Section 2** and consideration of potential impacts on the environmental values has been outlined in **Section 4**. Overall the proposed childcare facility development is unlikely to significantly impact on the environmental attributes or values, or nearby land uses.

The site has historically been cleared of vegetation and supports limited environmental values, with only patches of weedy grassland remaining. Although currently not under crop, the site is used for market gardening purposes. This current land use poses an ongoing risk of nutrient enrichment to the underlying groundwater source through the intensive use of fertilisers.

Given the proposal and the environmental considerations outlined, the key consideration is the proposed facility being located within the P2 UWPCA and within an area identified as a WPZ on the Jandakot Mound. However, it is known that there is no wellhead established or operational within the WPZ. It is understood that the proposed facility will be connected to reticulated sewer, which currently sits within the road reserve for Windjana Rise.

Assuming the proposal is connected to reticulated sewer and the absence of a well in the WPZ, the risk profile of the proposed development is low. The risk assessment documented in **Section 4.3** quantifies the risk associated with the proposed land use. The proposed childcare facility also poses a much lower risk compared to the current land use being market gardens, and it would be a benefit to discontinue the current intensive agricultural uses. The approved alternative land use is playing fields and a car park, which would require a larger area of irrigated and fertilised turf and would have a greater potential to contaminate the underlying groundwater.

Based on the above and the findings of the risk assessment and from an environmental perspective, there is no reason that the proposed child care facility would have a detrimental impact to the environmental values of the site and is therefore considered to be an acceptable land use, subject to the following development approval conditions:

- The childcare facility is to be connected to the existing reticulated sewer.
- A landscaping plan should be prepared to the satisfaction of the local authority and implemented, and the plan should demonstrate that the use of fertilised landscape treatments (i.e. turf) is minimised or avoided.
- The storage of any cleaning agents, solvents, fuels or any other chemicals necessary for the operation and/or maintenance of the facility are to be stored within a secure area with a sealed hard floor. There should be no other bulk storage of any chemicals within the facility.
- The carpark will be contoured so that stormwater drains to the west, and disposed of via a rain garden (or other similar feature) with amended soils to maximise the retention of any nutrients and/or other pollutants, outside of the WPZ.

Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandí



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Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandí



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6.1 General references

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Environmental Assessment

Proposed Childcare Facility, 548 Lyon Road, Wandl



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Figures



Figure 1: Location Plan

Figure 2: Site Plan

Figure 3: Existing Metropolitan Region Scheme

Figure 4: Topography and Groundwater Contours

Figure 5: Public Drinking Water Source Areas

Figure 6: Wellhead Protection Zones

Figure 7: Land Ownership

Figure 8: Bushfire Prone Areas

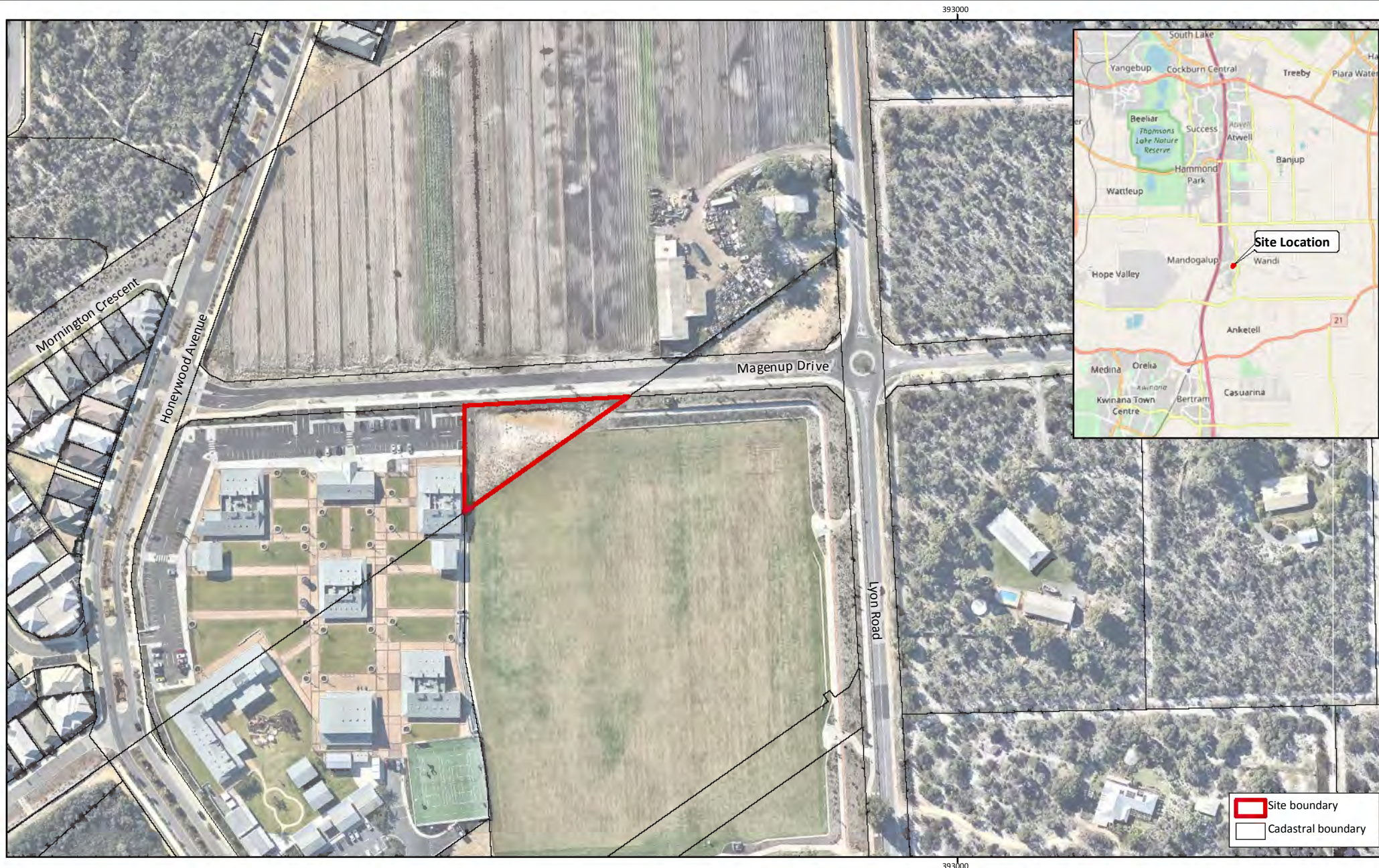


Figure 1: Location Plan

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandí

Client: Galati Rando

Plan Number:
EP18-037(01)--F01

Drawn: KNM

Date: 15/05/2018

Checked: HPB

Approved: JDH

Date: 29/06/2018



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Metres

Scale: 1:2,500@A4

GDA 1994 MGA Zone 50

emerge
ASSOCIATES

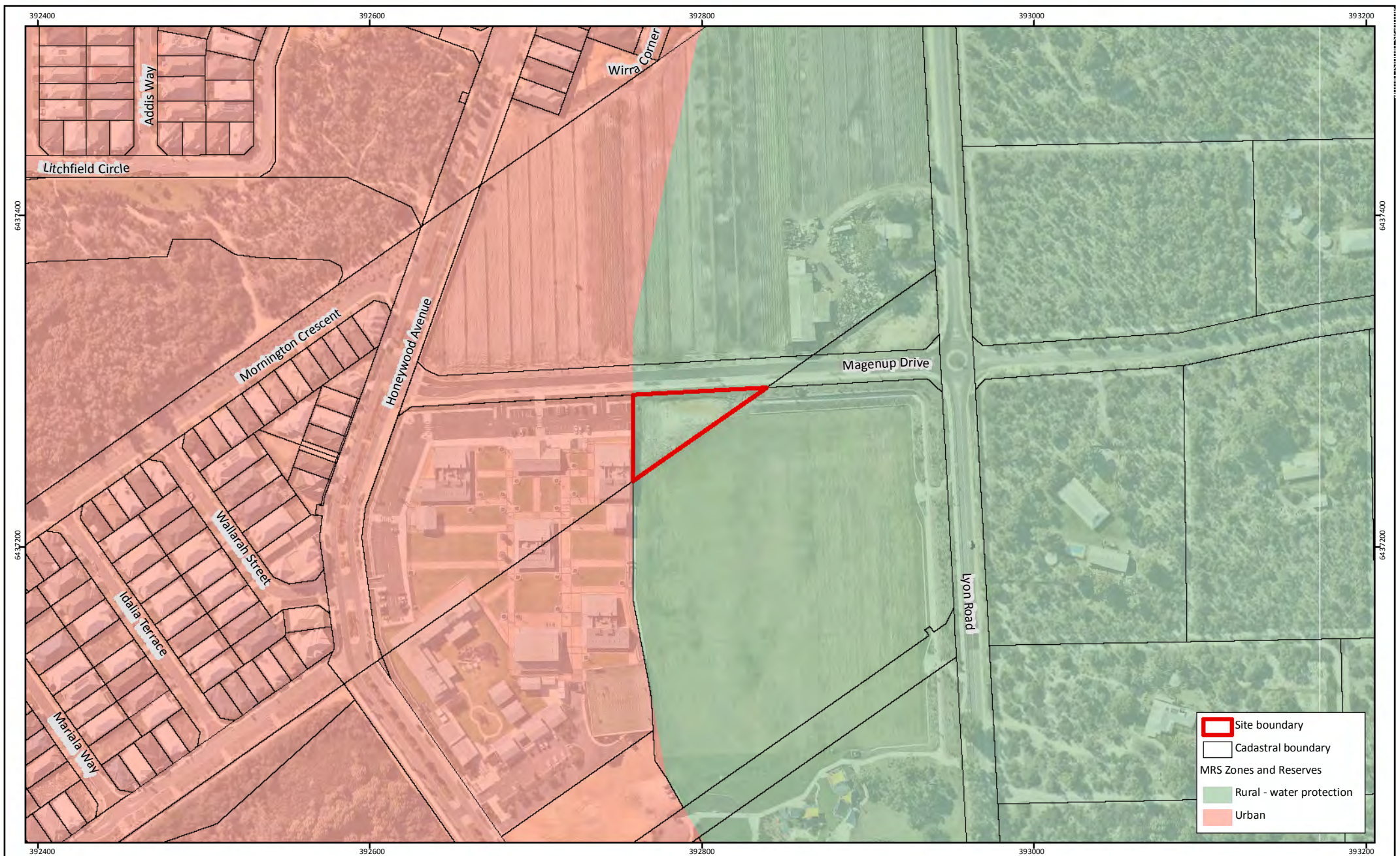


Figure 3: Existing Metropolitan Region Scheme

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandri

Client: Galati Rando

Plan Number:
EP18-037(01)--F03

Drawn: KNM

Date: 15/05/2018

Checked: HPB

Approved: JDH

Date: 29/06/2018



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emerge
ASSOCIATES

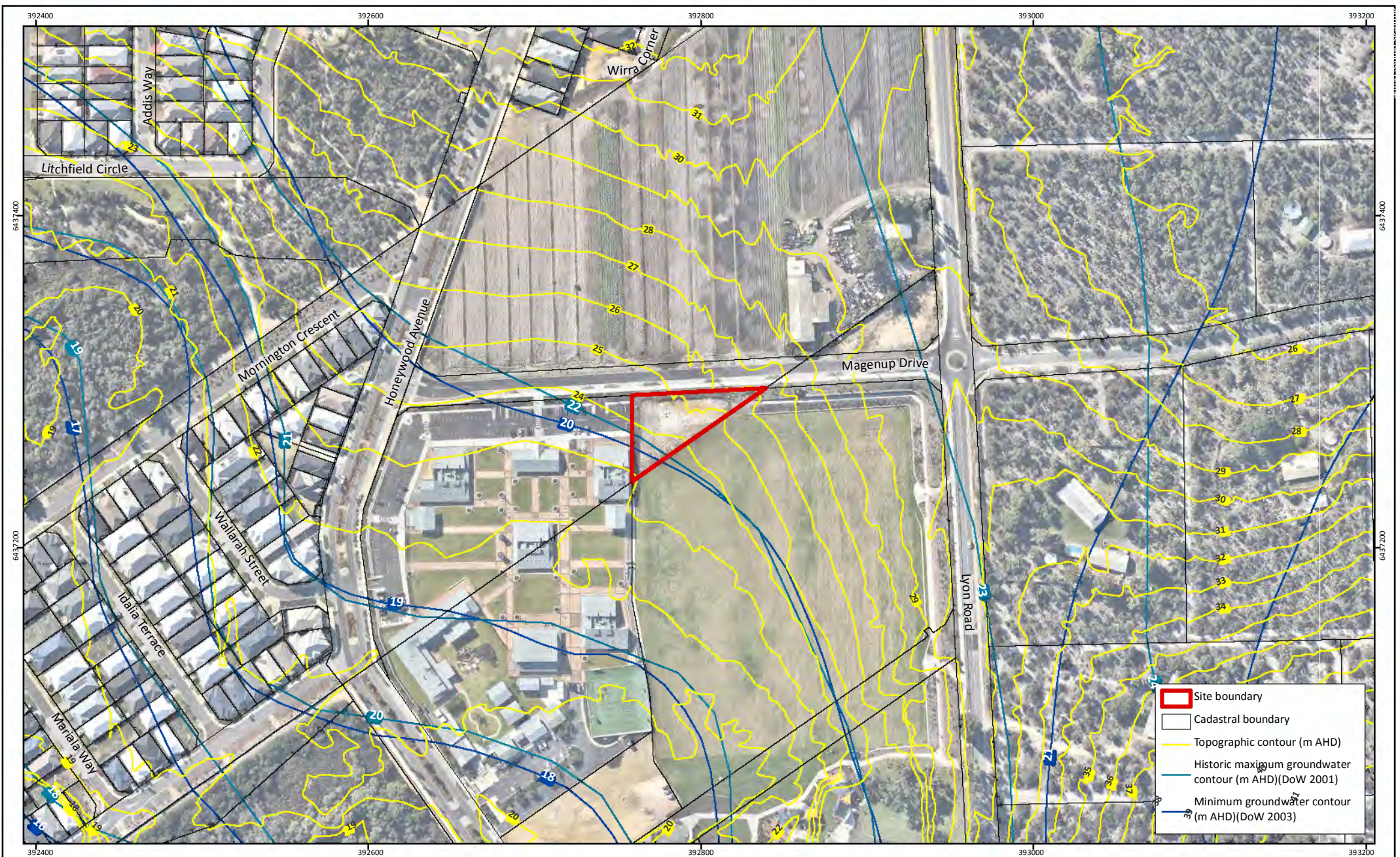


Figure 4: Topography and Groundwater Contours

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandl
Client: Galati Rando

Plan Number:
EP18-037(01)--F04
Drawn: KNM
Date: 15/05/2018
Checked: HPB
Approved: JDH
Date: 29/06/2018



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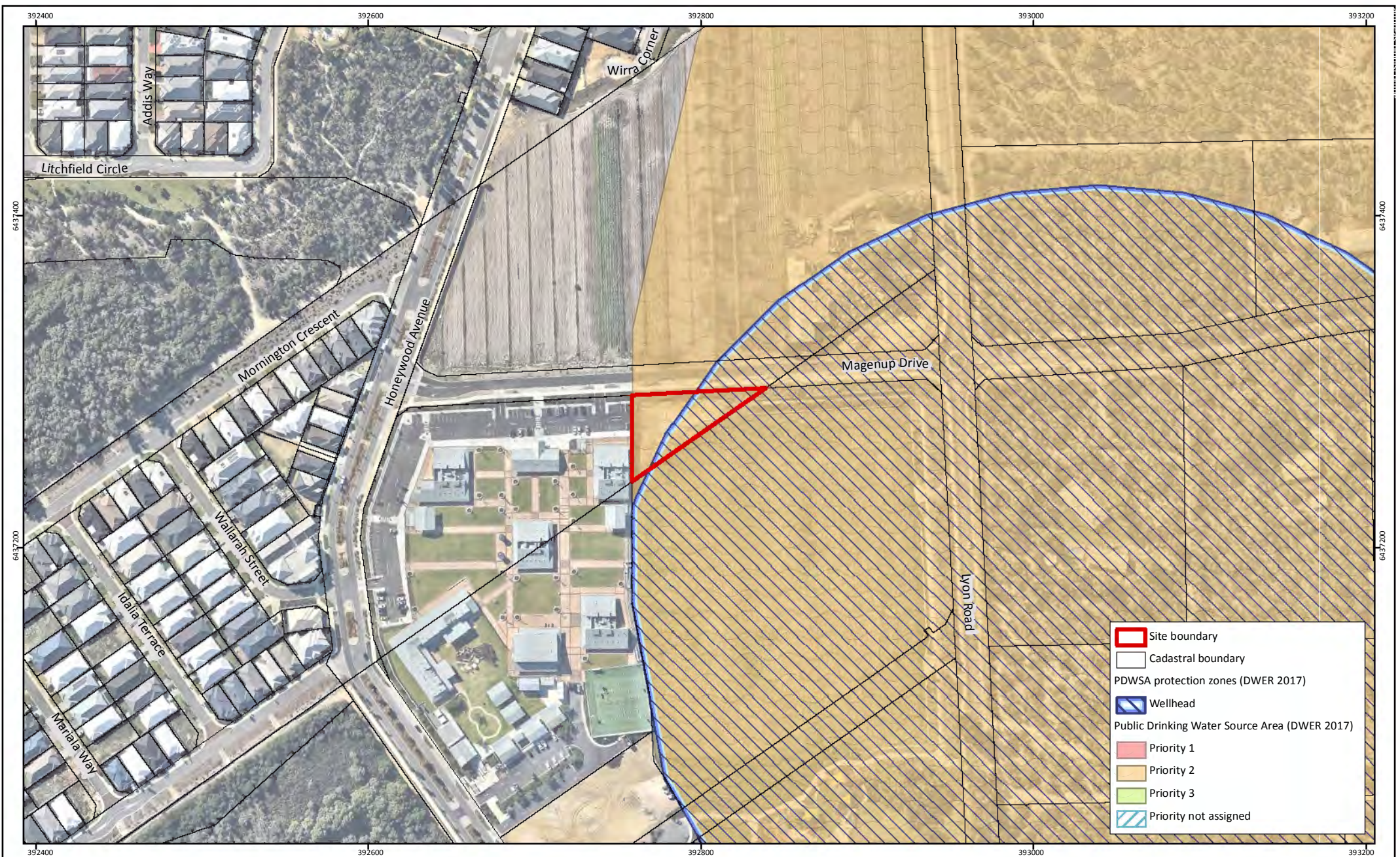


Figure 5: Public Drinking Water Source Areas

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandri

Client: Galati Rando

Plan Number:
EP18-037(01)--F05
Drawn: KNM
Date: 15/05/2018
Checked: HPB
Approved: JDH
Date: 29/06/2018



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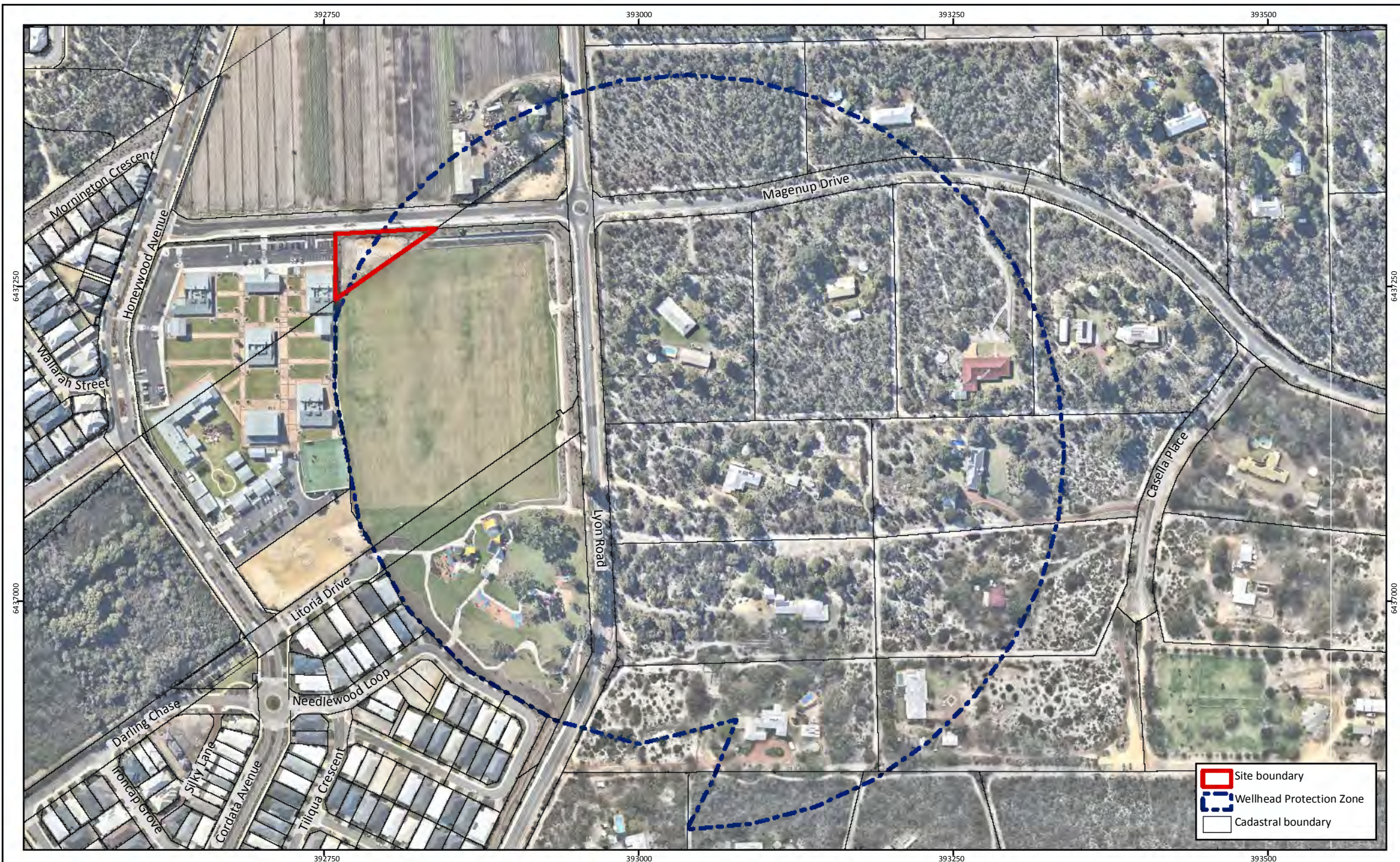


Figure 6: Wellhead Protection Zone

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandí

Client: Galati Rando

Plan Number:
EP18-037(01)--F06

Drawn: SCM

Date: 01/06/2018

Checked: HPB

Approved: JDH

Date: 29/06/2018



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emerge
ASSOCIATES

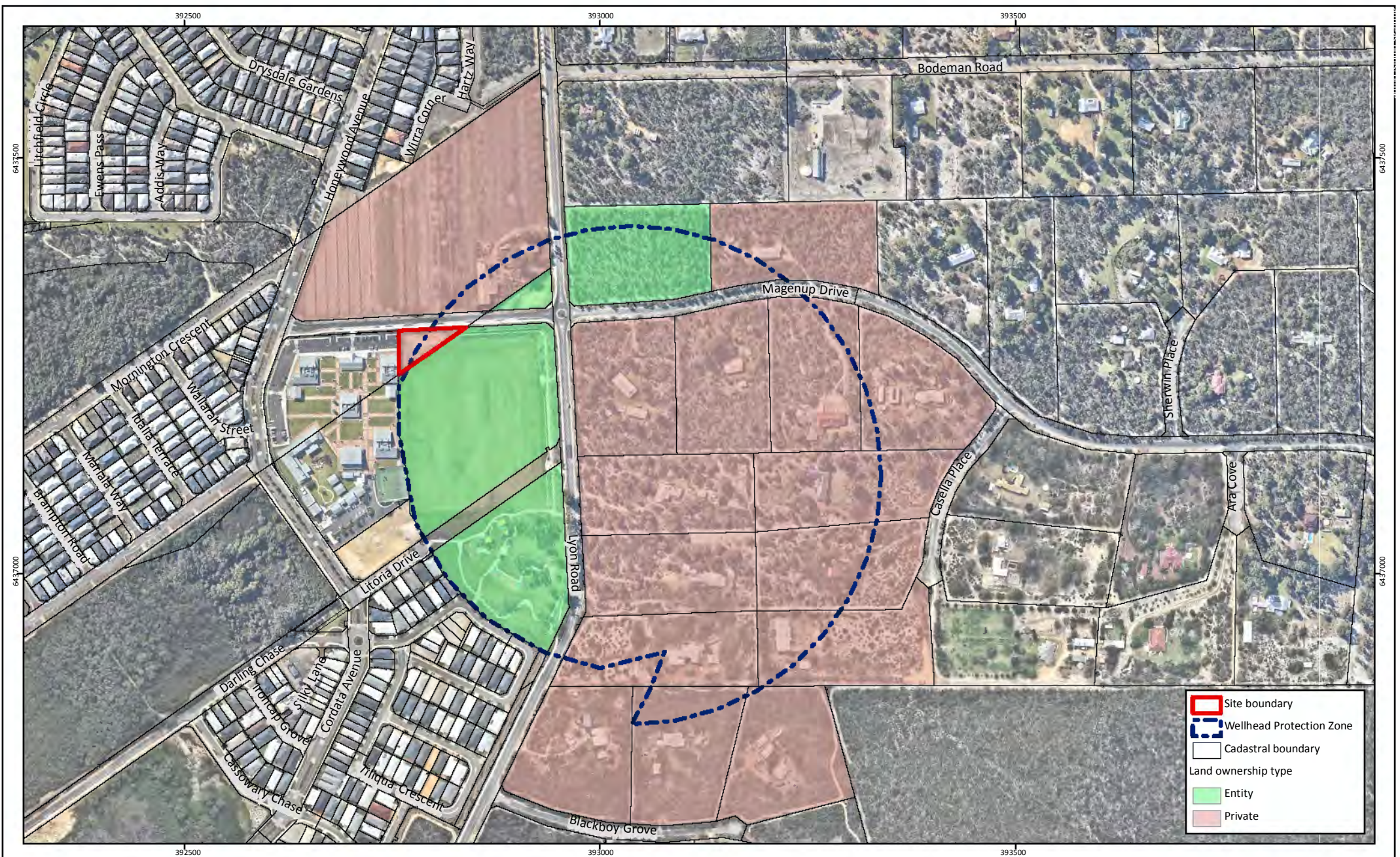


Figure 7: Land Ownership

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandl
Client: Galati Rando

Plan Number:
EP18-037(01)--F07
Drawn: SCM
Date: 01/06/2018
Checked: HPB
Approved: JDH
Date: 29/06/2018



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emerge
ASSOCIATES

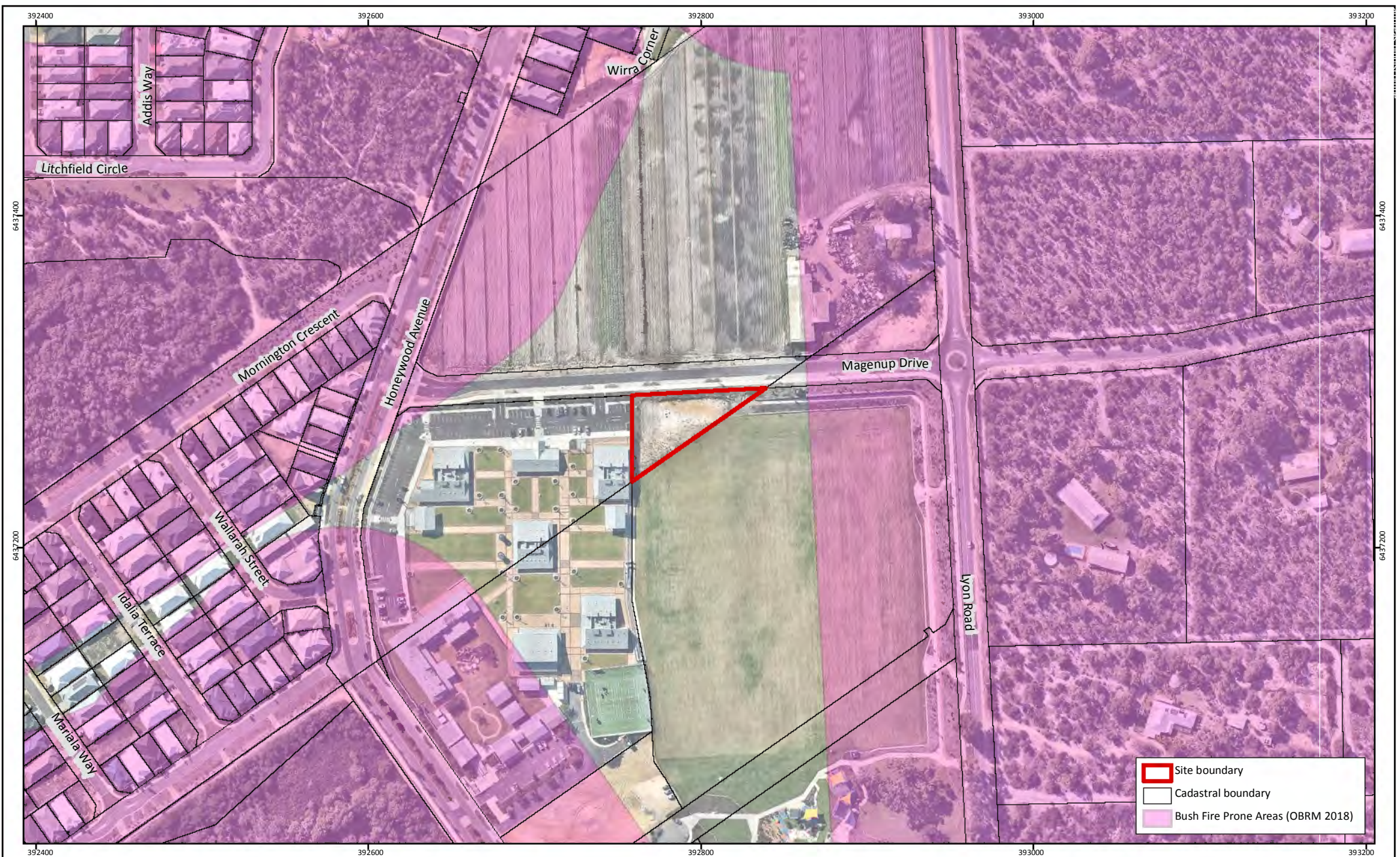


Figure 8: Bushfire Prone Areas

Project: Environmental Assessment
Proposed Childcare Facility, 548 Lyon Road, Wandri
Client: Galati Rando

Plan Number:
EP18-037(01)--F08
Drawn: KNM
Date: 15/05/2018
Checked: HPB
Approved: JDH
Date: 29/06/2018



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Metres
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GDA 1994 MGA Zone 50

emerge
ASSOCIATES

Appendix A

Concept design plans for proposed childcare facility, Germano Designs





Child/Room Calculations				
ROOM	KIDS	STAFF	AGE	SIZE
Activity 1	12	3	0-2	39.19m ²
Activity 2	8	2	0-2	26.74m ²
Activity 3	20	4	2-3	68.76m ²
Activity 4	10	2	2-3	34.49m ²
Activity 5	20	2	3-5	65.20m ²
Activity 6	20	2	3-5	69.31m ²
Nutrition	-	-	-	32.74m ²

Total KIDS requested = 90
Total STAFF = 15 + Co-ordinate
Total Internal play AREA: - 336.43m²
 3.25m² per child equals - 90 Required
Total External play AREA: - 631.92m² (required - 630m² - 90 children)

PARKING

1 bay per staff member = **15 bays**
 1 bay per 8 children = **12 bays**
= 27 bays in total

Site Calculations	
Proposed Total Site Area	2,089.71m ²
Building Footprint	653.23m ²
Site Calculations	31.25%

Ground Floor	
Bin Store	6.07m ²
Childcare Centre	653.23m ²
Patio	5.15m ²

[illegible]

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

Client
GALATI
Project Name
Childcare Centre

Windjana Rise, WANDI

Drawing Title:
Ground Floor Plan

Scale: as noted

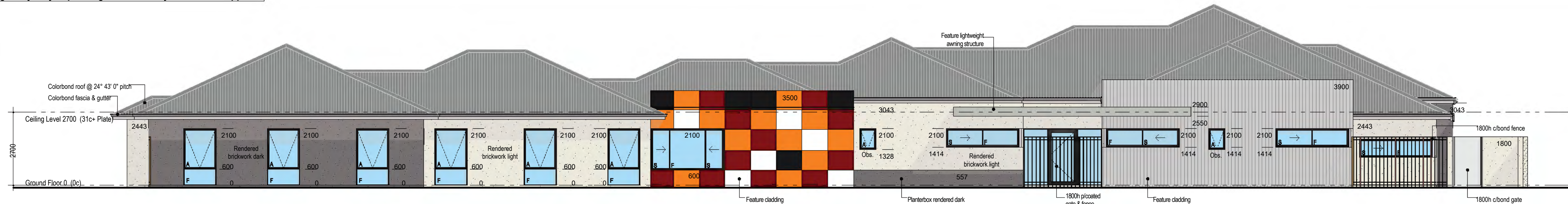
Status: SK

Project No:
18023

Size: **A1**

Drawing No.:
2 of 3

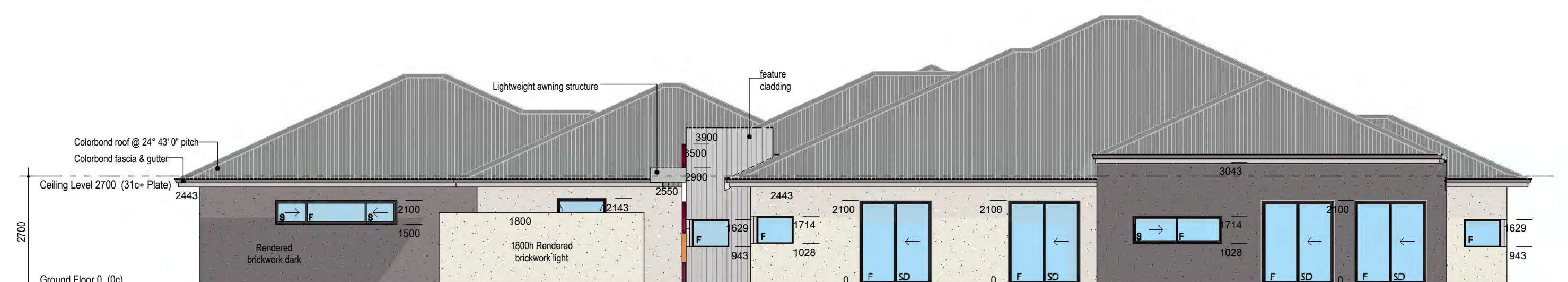
Design may vary depending on site survey and council approval



E1 Elevation
1:100



E2 Elevation
1:100



E4 Elevation
1:100



E3 Elevation
1:100



Front 3D View



Front 3D View



Side 3D View

02	Planning Drawings	9/04/2018
01	Sketch	6/04/2018
Rev	Description	Date

General Notes

General Notes
The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the architect.
Drawings shall not be used for construction purposes until issued for construction.
Do not scale drawings.
All boundaries and contours subject to survey

Client

GALATI
Project Name

Childcare C

Windjana Rise, WANDI

Drawing Title:

Elevations

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

Scale: as noted

Status: SK

Status: SK

Project No: 10000

18023

1000	
1000	

 Mem
MetLife
Builds Better.™

BDWA

15.2 Development Application – Amendment to existing approved development - Petrol Filling Station - Lot 3 (101) Calista Avenue, Calista

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

An application has been received seeking planning approval for an amendment to a previously approved 'Petrol Filling Station' use at Lot 3 (101) Calista Avenue, Calista (refer to Attachment A). The subject site is zoned Commercial under the City's Local Planning Scheme No.2 (LPS2) and consists of various land uses that make up the Calista Local Centre.

The 'Petrol Filling Station' (PFS) use was granted planning approval by Council in 1998 (see Attachment G). The 1998 approval included four bowzers, tanks and a shop incidental to the PFS as well as the provision of parking and landscaping requirements for the lot. Hours of operation were also restricted from 6am to 8pm Monday to Saturday and 7am to 8pm on Sundays and Public Holidays. The approved PFS was in operation until approximately 2005. The use of the land as a PFS has never been extinguished and remains an approved land use for the property as there has been no change in zoning which would make the PFS a non-conforming land use.

The applicant intends to recommence the use of the site as a PFS proposing a total of four 24 hour, seven days per week, unmanned automated fuel bowzers. Considering the fuel bowzers are automated, an incidental shop component is not proposed. The fuel bowzers are to be installed in largely the same locations as previously approved, utilising the existing in-ground fuel holding tanks (refer to Attachments B - D). New signage for the PFS is also being proposed (refer to Attachments B - D) as well as the redesign and upgrading of the existing car parking area for the entire lot (which includes the existing Commercial Centre).

The subject lot abuts a residential land use to the east, being the Banksia Park Retirement Village. Standard residential lots are also located to the north and west of the lot (over Sawyer Road and Calista Avenue). Due to proximity of the proposed PFS to these residential land uses, the application was advertised to neighbouring properties for comment. Five objections were received with four being from residents in the Banksia Park Retirement Village including the Banksia Park Retirement Village Consultative Committee and from an adjoining lot on Calista Avenue (refer to Attachment E). The objections related primarily to concerns regarding noise pollution, light spill, fuel vapour and health impacts.

This report details the planning assessment undertaken by City Officers in relation to the application and considers comments that were received as a result of public advertising and government agency referrals. In order to provide further background to the application, the following is provided:

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT - PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

- The use of the site for a PFS was approved by Council in 1998. This historically approved use of the site remains valid. Therefore, the subject application is not considered a 'new' application for a change of land use before Council. It is important to note that the existing surrounding residential land uses (including the Banksia Park Retirement Village) existed during the operation of the PFS from 1998 to 2005. The final stage of the Banksia Park Retirement Village was completed in 2003 approximately two years prior to the cessation of the PFS. This planning application forms an amendment to the original approval and should be considered in that context.
- The proposed amendment seeks to change the approved use through the development of new automated bowsters on a 24 hour basis (24/7), additional signage and upgrading of the existing vehicle canopy. The shop use incidental to the PFS is no longer being pursued.
- The applicant has considered offsite impacts as part of the proposed design including the provision of an Environmental Noise Assessment Report, lighting diagram, and parking/traffic plans. The applicant has sought to demonstrate that the proposal meets the offsite impact requirements of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) and Australian Standards 4282-1997 Obtrusive Effects of Outdoor Lighting. City Officers have considered these documents and, while largely satisfied that the proposal can potentially meet appropriate legislation and standards with regards to light and noise, remain concerned about the proximity of nearby residential dwellings, some of which are within 18 metres of the existing canopy. The City's Environmental Health Department is satisfied that the light impacts of the PFS canopy and a proposed electronic monolith sign can meet relevant lighting standards for residential areas and the noise modelling undertaken in the Environmental Noise Assessment Report is appropriate. It is also important to note that noise, odour and vapour management and control are matters that are subject to legislation. Some aspects of the operation will be regulated by State agencies such as the Department of Water and Environmental Regulation (DWER) and the Department of Mines, Industry Regulation and Safety (DMIRS). However, City Officers remain concerned about the management of noise, odour and vapour impacts in particular on the adjoining residential properties.
- City Officers have reviewed the Environmental Protection Authority's (EPA's) Guidance Statement No. 3 - Separation Distances between Industrial and Sensitive Land Uses (EPA Guidance Statement). The EPA Guidance Statement provides advice to approval authorities and recommends generic default separation between service stations (Petrol Filling Stations) and sensitive land uses (such as residential land uses) in the absence of supplementary documentation supporting a lesser distance. This Guidance Statement takes into account a range of offsite amenity and potential health concerns. In respect to service stations, the recommended default separation distance of a standard service station (operating between 7am to 7pm) from sensitive land uses is 50 metres. The recommended default separation distance for a service station operating 24 hours a day (24/7) is 200 metre separation. However, it is noted that the EPA Guidance Statement assumes the service station will operate as a standard model that involves vehicle cleaning/detailing facilities and the retailing of spare parts and foodstuffs. These incidental uses are not proposed and the intended nature of the PFS is to develop four unmanned, automated fuel bowsters to operate on a 24/7 arrangement.

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A shop and vehicle repairs or carwash facilities, that may otherwise attract people and traffic, are not proposed as part of this application and so it can be anticipated that impacts on the surrounding area will be less. The PFS is also located on Commercial zoned land, in a designated Local Centre.

- As stated above, residential properties are located within 18 metres of the existing canopy of the PFS. In light of this, City Officers are of the view that it is inappropriate for a PFS to operate 24/7 in this location. Rather, in the interests of minimising off site impacts, the hours of operation are recommended to be reduced to 6am until 10pm, Monday to Sunday. Further, that the delivery of fuel be restricted to between 7am and 7pm Monday to Saturday and 9am to 7pm Sundays and Public Holidays. This recommendation is an increase to the hours of operation that were approved in 1998 and has been informed by Table 1 of the Noise Regulations. The restricted fuel delivery times align with the Noise Regulations with a view to reducing commercial noise impacts on surrounding residents. In respect to normal operational times of the PFS, the closing time of 10pm has been recommended as the Noise Regulations detail that following this time, the assigned noise levels drop to their lowest in the 24 hour day night period. The 6am opening time is considered reasonable given the nature of the commercial use and the benefits for early commuters who may wish to purchase fuel in the morning. City Officers recommend limiting the hours of operation to effectively align with the Noise Regulations and requiring the petrol station operator to undertake monitoring of noise, odour and vapour by way of conditions throughout the life of the operation with the aim of minimising the potential of adverse impacts relating to noise, odour and vapour during late evening and night time hours.
- City Officers consider that the approach, whereby hours of operation are limited, will reduce potential offsite impacts of noise and light in the late evening and early hours when the ambient noise levels are lower. Furthermore, It will also reduce the length of exposure to vapour and odour, to assist in minimising offsite impacts. In respect to the latter, City Officers recommend that a study be undertaken by an accredited consultant that demonstrates compliance with the National Environmental Protection Measures 2004 (NEPM) for air toxics associated with aromatic hydrocarbons common in petrochemicals to the satisfaction of the City. It should be noted that the applicant is required to obtain a licence for approval to operate from the DMIRS, which assesses the safe operation of the site and the storage of fuel.
- City Officers have considered the proposed monolith sign for the PFS against Local Planning Policy No.9: Advertising Signage (LPP9) and recommended the sign not be illuminated outside of the recommended operating hours of 6am to 10pm, Monday to Sunday in order to reduce amenity impacts and light spill.

The objections expressed by residents located in close proximity to the proposal are well noted. However, City Officers consider that the proposed application to amend the existing previous approval for a PFS be conditionally supported albeit not as a 24/7 operation as proposed by the applicant.

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OFFICER RECOMMENDATION:

That Council grant planning approval to amend the approved development of a Petrol Filling Station at Lot 3 (101) Calista Avenue, Calista, subject to the following conditions and advice:

CONDITIONS:

1. The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
2. Stormwater drainage from roofed and paved areas to be contained and disposed of on site.
3. The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
4. A minimum of 232 square metres (8%) of the subject site to be landscaped prior to operation and maintained to a high standard thereafter to the satisfaction of the City of Kwinana.
5. Prior to the submission of a Building Permit application the applicant shall submit and have approved a landscaping plan to the satisfaction of the City of Kwinana.
6. The provision of twenty three (23) parking bays of the minimum dimensions of 5.5m x 2.5m, to be clearly marked on the ground and constructed of bitumen or concrete and drained to the satisfaction of the City of Kwinana.
7. All vehicle parking to be accommodated within the boundaries of the subject lot.
8. All existing and proposed trafficked routes, car parking, driveways and trafficable areas are to be sealed, drained and maintained thereafter to the City of Kwinana Trafficable Area Specifications.
9. Crossover(s) shall be constructed and located to the specifications and satisfaction of the City of Kwinana.
10. Landscaping areas, vehicle parking spaces and access ways are to be maintained by the owner/occupier to the satisfaction of the City of Kwinana.
11. Approved signage as shown on the plans shall be professionally designed, constructed, finished, installed and maintained thereafter, being kept clean and free from unsightly matter including graffiti at all times by the owner/occupier to the satisfaction of the City of Kwinana.
12. The sign shall not be constructed of reflective materials, glass, paper, cardboard, cloth or other readily combustible material.
13. No other signage to be erected other than signs exempted from Council Planning Approval pursuant to Clause 6.17.3 of the Local Planning Scheme No.2.
14. Proposed signage lighting and any other lighting associated with the development shall not have a light of such intensity as to cause annoyance to the public or be a traffic hazard and shall comply with Australian Standards "AS4282-1997 - Control of the obtrusive effects of outdoor lighting" at all times.
15. The monolith sign shall not be illuminated outside the hours of 6am to 10pm Monday to Sunday.

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16. Prior to the submission of an application for a building permit, the applicant shall submit an updated signage plan for the monolith sign, which incorporates all signs for tenancies onsite to the satisfaction of the City of Kwinana.
17. The operating hours of the petrol filling station shall be restricted to between the hours of 6am to 10pm Monday to Sunday.
18. The delivery of fuel shall be restricted to between the hours of 7am to 7pm Monday to Saturday and 9am to 7pm on Sundays and Public Holidays.
19. Prior to operation of the Petrol Filling Station, the applicant shall submit for approval a report by an accredited consultant which demonstrates that the ongoing operation of the Petrol Filling Station will comply with the National Environmental Protection Measures 2004 for air toxics including Benzenes, BTEX and Toluene to the satisfaction of the City of Kwinana. Any measures outlined in the report shall be implemented and maintained to the satisfaction of the City of Kwinana and an annual report of independent operational monitoring results shall be submitted to the City of Kwinana for review to ensure ongoing compliance.
20. Prior to operation of the Petrol Filling Station, the applicant shall submit for approval, a Risk Mitigation and Emergency Management Plan by an accredited consultant which addresses any risks associated with the operation of the unmanned Petrol Filling Station and appropriate emergency responses to the satisfaction of the City of Kwinana on advice from the Department of Mines, Industry Regulation and Safety. The plan shall be implemented and maintained to the satisfaction of the City of Kwinana.
21. Within 60 days of commencing operation, the applicant shall submit an Environmental Noise Assessment Report documenting noise levels between 6am and 10pm to ensure compliance with *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City of Kwinana. Any recommendations shall be implemented and maintained and an independent operational noise monitoring report shall be submitted annually to ensure ongoing compliance at all times.
22. No car washing or vacuuming facilities shall be provided onsite.
23. This approval is valid for 24 months only. If development is not completed within this period a new approval must be obtained before commencing or continuing with the development.
24. The existing conditions of approval for a Petrol Filling Station issued by the then Town of Kwinana on 29 May 1998 (DA4980) are extinguished and superseded by these conditions of approval.

ADVICE NOTES:

1. The applicant is advised that all future development or changes of use must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
2. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
3. The applicant is advised that this conditional Development Approval is not a Building Permit/Sign Licence giving authority to commence construction. Prior to any building work commencing on site a Building Permit/Sign Licence must be issued and penalties apply for failing to adhere to this requirement.

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4. The applicant should ensure the proposed development is licenced for the storage of Dangerous Goods with the Department of Mines, Industry Regulation and Safety.
5. The fuel storage site shall meet the requirements of Australian Standard AS1940-2004 – The storage and handling of flammable and combustible liquids, in particular Section 7.
6. The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986* and *Regulations*, *Environmental Protection (Noise) Regulations 1997*, *Health (Miscellaneous Provisions) Act 1911* and *Regulations*, *Dangerous Goods Safety Act 2004*, *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, *Contaminated Sites Act 2003* and the National Construction Code.

DISCUSSION:

Land Status

Local Planning Scheme No. 2: Commercial
Metropolitan Region Scheme: Urban

Background

Lot 3 (101) Calista Avenue, Calista is zoned Commercial under LPS2 and Urban under the Metropolitan Region Scheme. The property contains an existing commercial building, vehicle canopy and associated infrastructure including below-ground fuel holding tanks. Directly adjacent to the south of subject lot (Lot 2 Calista Avenue) is a Motor Repair Station. Lots 2 and 3 Calista Avenue make up the Calista Local Centre.

The proposal is considered to be an amendment to an existing approval for a PFS use issued by the then Town of Kwinana on 29 May 1998 (DA4980) (refer to Attachment G). The previously approved 'Petrol Filling Station' (PFS) was added to the various other existing commercial uses on the property, making up the Local Centre at Calista. This centre has been operating since the establishment of the suburb of Calista.

The planning approval for a PFS in 1998 included a vehicle canopy, four bowsers and a number of fuel storage tanks, as well as the provision of parking and landscaping requirements for all of Lot 3. The approval imposed restricted hours of operation to be from 6am to 8pm Monday to Saturday and 7am to 8pm on Sundays and Public Holidays. Please note that there is a typing error in the conditions of the 1998 approval's restricting the operating hours on Sunday and Public Holidays to between 7am to 8am. However, in the Council report for the proposal, the hours of operation are discussed, at length, to be 7am to 8pm on Sundays and Public Holidays.

Fuel delivery times are restricted to between 7am to 8pm Monday to Saturday and 9am to 8pm Sunday. The PFS was in operation under this approval until 2005. The original plans and approval documentation are shown in Attachments G and H.

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The 1998 Council approval also included the use of an existing shop space (previously approved as part of the Commercial Centre) as a convenience store associated with the service station. With the closure of the service station in 2005, the shop area was repurposed and is now operating as barber shops (as per the Commercial Zone). In terms of this current application, there is no convenience store / shop use proposed as the nature of the use is changing from a service station with a convenience store service to that of self service (automated bowzers). Approval of the current application would not include any convenience store/shop component.

The City has received legal advice (as at Confidential Attachment I) confirming that the use of the site as a PFS, as approved in 1998, has never been extinguished and remains an approved land use on the property.

Proposal Description

The application is for an amendment to the planning approval issued in May 1998. The proposal is to recommence the use of the site as an unmanned, automated PFS to operate on a 24/7 arrangement and seeks to install new fuel bowzers, upgrade the existing canopy and introduce new signage as well as the redesign and upgrading of the existing car parking area for the entire lot (which includes the existing Commercial Centre). The fuel bowzers are to be located largely in the location as per the original approval with one fuel bowser being located in a marginally different location. The PFS seeks to utilise the existing in-ground fuel holding tanks.

The amended proposal does not incorporate a shop component. The proposal includes the installation of new signage to be located on the canopy in addition to a new monolith sign which is proposed to be contained wholly within the confines of the property (refer to Attachments B and D).

Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, an application to amend an approval may be made under cl 77(1) of the Deemed Provisions, which states the following:

(77)(1) An owner of land in respect of which development approval has been granted by the local government may make an application to the local government requesting the local government to do any or all of the following —

- (a) to amend the approval so as to extend the period within which any development approved must be substantially commenced;*
- (b) to amend or delete any condition to which the approval is subject;*
- (c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;*
- (d) to cancel the approval.*

This application seeks to amend the original application under cl 77(1b) and 77(1c). The amendment seeks to amend the hours of operation in addition to various aspects of the application (removing the incidental shop use, upgrade the vehicle canopy and install new signage).

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Planning Assessment

Local Planning Scheme No.2

As discussed, this proposal is considered an amendment to an existing PFS use that was approved in 1998. In this regard, the existing development use complies with the requirements of LPS2.

Vehicle Parking

There is an existing commercial building on the property which incorporates various shop uses. LPS2 requires a minimum of 22 parking bays to be provided to accommodate car-parking requirements for all of the existing uses on site, including the PFS. The original approval indicates that 30 bays would be provided, which included eight refuelling bays. The site plan for the amendment also indicates 30 car parking bays, but the seven refuelling bays in the new proposal are no longer included in the car parking calculations. Therefore, City Officers have calculated that the amended application proposes 23 car parking bays, which is still in excess of the 22 car parking bays required under LPS2.

Car parking bays are required to be designed with the minimum dimensions of 5.5m x 2.5m, clearly marked on the ground, constructed of bitumen and drained to the satisfaction of the City of Kwinana.

Landscaping

The 1998 approval included a condition requiring the installation of 8% landscaping for the lot and for it to be maintained to a high standard. In this regard, City Officers do not consider the existing landscaping onsite to have been maintained to a high standard (refer to Attachment F) and it does not reflect the landscaping outlined on the approved site plan of the previous approval (refer to Attachment H). Therefore, conditions regarding the planning, installation and maintenance of landscaping have been included as part of this amended approval and the applicant will be required to submit a landscaping plan for approval prior to the submission of a Building Permit application.

Vehicle Access and Manoeuvrability

The City's Engineering Department initially raised concerns relating to access/egress through the site in addition to access onto Calista Avenue from Sawyer Road by fuel tanker trucks. The original proposal demonstrated the swept path of a fuel tanker passing through the site to impact on the proposed car-parking bays and swing into the island located on Calista Avenue. The original plan therefore required amendments to the road lay out of the area.

However, the applicant has since provided an updated plan demonstrating fuel tankers being able to pass through the site without impacting on parking bays. Furthermore, the updated site plan outlines that fuel tankers will be able to access Calista Avenue from Sawyer Road without requiring any major changes to the road layout (refer Attachment B). The updated plans were reviewed by the City's Engineering Department and are supported.

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It should be noted that the 1998 approval restricted the entry and exit for vehicles to and from the site, this was done at the request of the applicant, however, upon review of the amended proposal, City Officers no longer consider this necessary.

Amenity Impacts

When considering amenity impacts, particularly offsite noise, odour and vapour impacts, City Officers have been mindful of the advice provided in the 2005 EPA Guidance Statement with respect to service stations.

Considering the EPA's Guidance Statement was released in 2005, Council's approval of the PFS in 1998 did not consider the separation advice. EPA Guidance Statements are intended to provide advice to authorities when considering land uses and provides guidance on the use of generic separation distances (buffers) between industrial uses (including service stations and PFS's) and sensitive land uses (such as residential areas) to avoid conflicts between incompatible land uses. In the absence of alternative supporting documentation to lessen separation distances, the EPA Guidance Statement outlines generic default separation distances.

In respect to service stations, the recommended default separation distance of a standard service station (operating between 7am to 7pm) from sensitive land uses is 50 metres. The recommended default separation distance for a service station operating 24 hours a day (24/7) is 200 metre separation.

The Guidelines assume that the service station will operate as a standard model (involving vehicle cleaning/detailing facilities and the retailing of spare parts and foodstuffs). However, the proposed PFS is not a standard model service station as it proposes four unmanned, automated bowsters at the PFS to operate 24/7. The proposal does not incorporate an incidental shop use, which may otherwise attract people and traffic, in turn generating additional noise. Furthermore, the proposal does not incorporate any vehicle repairs or carwash facilities. It is a different type of service station in this regard with less amenity impact. Studies have also been prepared as part of the application addressing noise impacts, indicating minimal adverse effects. Furthermore, it is noted that the site is within a designated Local Centre that currently consists of a variety of land uses.

Nonetheless, the nearest sensitive land uses (residential properties within the Banksia Park Retirement Village) are within 18 metres from the edge of the existing canopy. Given these separation distances, City Officers take the view that it is inappropriate for the PFS (as amended) to operate 24/7. Rather, in the interests of minimising off site impacts, the hours of operation are recommended to be reduced so that there are no impacts during late evening and night-time hours. While there is no legislation that stipulates operating hours for this type of service station, it is recommended that the hours of operation be reduced to 6am to 10pm, Monday to Sunday. Further, it is recommended that the delivery of fuel be restricted to between 7am and 7pm, Monday to Saturday and 9am to 7pm Sundays and Public Holidays.

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This is an increase to the hours of operation that were approved in 1998 by two (2) hours (8pm to 10pm Monday to Sunday), but seeks to strike a balance between the reduced impact of the newly proposed PFS (as opposed to the previous PFS which had a shop component) and the amenity of nearby residents. In particular, City Officers considered Table 1 of the Noise Regulations to assist them to determine reasonable operating hours. The restricted fuel delivery times align with the Noise Regulations with a view to reducing commercial noise impacts on surrounding residents. In respect to normal operation times of the PFS, the closing time of 10pm is chosen as the Noise Regulations detail that following this time, the assigned noise levels drop to their lowest in the 24 hour day night period. The 6am opening time is considered reasonable given the nature of the commercial use and the benefits for early commuters who may wish to purchase fuel in the morning. The hours proposed for delivery of fuel have also been reduced to align within the Noise Regulations and the existing approval to ensure that there is no additional impacts arising from the PFS use that exists. The recommended hours of operation would also lessen the opportunity for offsite impacts associated with odour and vapour.

It is recommended that a condition be required that prior to the operation of the PFS, the applicant submit a report demonstrating, to the satisfaction of the City, that the proposed PFS can comply with the National Environmental Protection Measures (NEPM), for air toxics such as benzene, toluene, and the three xylene isomers (aromatic hydrocarbons).

As the PFS will be unmanned, an additional condition is recommended requiring the submittal of a Risk Mitigation and Emergency Management Plan to address any risks associated with the operation of the unmanned Petrol Filling Station and emergency responses to the satisfaction of the City of Kwinana on advice from the Department of Mines, Industry Regulation and Safety (DMIRS).

Noise

The applicant has sought to demonstrate to City Officers that the proposal meets the offsite impact requirements of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) through the submission of an Environmental Noise Assessment Report. This report has been assessed by the City's Environmental Health Department that is satisfied that the impacts specified in the submitted noise report would adequately meet the Noise Regulations.

As discussed however, given the proximity of sensitive land uses, City Officers are recommending that the hours of operation be limited to between 6am to 10pm Monday to Sunday and that the delivery of fuel be restricted to between 7am and 7pm Monday to Saturday and 9am to 7pm Sundays and Public Holidays. City Officers consider it appropriate for the applicant to be required to submit an additional Environmental Noise Assessment Report once the PFS is operating to ensure compliance with the Noise Regulations at all times.

Odour and Vapour Emissions

With regard to odour and vapour emissions, the application was forwarded to DWER and DMIRS, neither objecting to the use. The development must be licenced for the storage of Dangerous Goods with DMIRS and fuel storage on site shall meet the requirements of Australian Standard AS1940-2004 – The storage and handling of flammable and combustible liquids.

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As discussed however, City Officers have considered the separation distances recommended in the EPA Guidance Statement for service stations and note that there are sensitive land uses within 18 metres of the existing canopy of the PFS.

As such, City Officers are recommending a restriction of the hours of operation to between 6am to 10pm Monday to Sunday, and restriction in the delivery of fuel to between 7am and 7pm Monday to Saturday and 9am to 7pm Sundays and Public Holidays.

City Officers also consider it appropriate to include a condition which will require the applicant to demonstrate compliance with NEPM requirements for offsite impacts of aromatic hydrocarbons prior to the operation of the PFS. Further, a condition is recommended requiring submittal of a satisfactory Risk Mitigation and Emergency Management Plan for the unmanned PFS prior to operation of the service station.

Lighting impacts

The applicant has considered offsite impacts of lighting as part of the design of the PFS and has provided a lighting diagram that seeks to demonstrate that the impact of light on surrounding residential properties meets 'Australian Standards 4282-1997 Obtrusive Effects of Outdoor Lighting'.

The City's Environment Health Department has reviewed the lighting diagram and is satisfied that the light impacts of the PFS canopy and proposed monolith sign will meet relevant standards for residential areas. It is recommended that the lighting of the monolith sign be limited to operating hours of PFS and this is discussed further below.

Signage

With regard to the proposed electronic monolith sign in a Commercial Zone, LPP9 details the following:

1. *Monolith Signs can have maximum dimensions of 7m in height and 2.5m in width*
2. *Monolith signs must:*
 - *be restricted to one sign per lot except for a corner lot where one sign per frontage is permitted;*
 - *where there are multiple tenancies, on one site, incorporate all signs into one composite sign;*
 - *not permitted where another free standing sign has been approved;*
 - *be no closer than 15m to the intersecting point of corner truncations; and not impede vehicle sightlines within the lot for access to and from the property.*

The proposed development complies with the above provisions of the policy with the monolith sign measuring approximately 6m in height and 2.4m in width. It is the only freestanding sign on the property and is setback a minimum of 20m from the nearest truncation. It will not impede vehicle sightlines as it is setback 2m within the property boundary.

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The only policy requirement that the application does not satisfy relates to the monolith sign not incorporating all the tenancies that are operating on the site. Subsequently City Officers have discussed this requirement with the applicant and it has been agreed that all tenancies onsite will be included on the proposed monolith sign. A condition of approval has been included that requires the applicant to submit an updated signage plan which demonstrates the incorporation of all tenancies on the proposed monolith sign.

To mitigate light spill impacts of the monolith sign on the surrounding properties during night-time hours, City Officers consider it appropriate to limit the hours of sign illumination to those of the operating hours of the PFS which would be 6am to 10pm, Monday to Sunday.

Community Engagement

Due to the close proximity of the proposal to residential properties, City Officers advertised the development to surrounding neighbours for a period of 14 days from 5 October to 19 October 2018.

Seven submissions were received and five were objections, four from residents in the Banksia Park Retirement Village and one from a property on Calista Avenue. One objection from the retirement village is titled 'Banksia Park Retirement Village Residents'. The objections related primarily to concerns about fuel vapour, noise pollution, light pollution and potential health impacts. The submissions from DEWR and DMIRS made no objections. It is important to note that the Banksia Park Retirement Village is located immediately abutting the site to the east.

The key points raised and the City Officer response is summarised below:

Noise Impacts

Resident Comments – Residents raised concerns in regard to noise from traffic entering and exiting the site at all hours of the day and tankers delivering fuel.

Officer Comment – City Officers agree that increased noise could be a concern for neighbouring properties. In this regard, the applicant submitted an Environmental Noise Assessment Report demonstrating the potential impacts from the proposed use and demonstrating how compliance with the Noise Regulations can be achieved. This report has been assessed by the City's Environmental Health Department who are satisfied that the impacts specified in the submitted noise report would adequately meet the Noise Regulations.

As discussed however, given the proximity of sensitive land uses and taking into account the EPA's Guidance Statement, City Officers are recommending that the hours of operation be limited to between 6am to 10pm Monday to Sunday and the delivery of fuel be restricted to between 7am and 7pm Monday to Saturday and 9am to 7pm Sundays and Public Holidays. In addition, a condition of approval has been included requiring the submission of an Environmental Noise Assessment Report once the PFS is operating.

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Lighting Impact

Residents Comment – Residents have concerns regarding light pollution as lights will be on 24 hours a day and there will be impacts from headlights of vehicles entering and exiting the property throughout the night.

Officer Comment – City Officers agree that obtrusive light can be an issue and a nuisance. In this regard, all development is required to comply with Australian Standard AS 4282-1997 Obtrusive Effects of Outdoor Lighting. The applicant has submitted a lighting diagram demonstrating impacts from the proposed use of the site and confirmation these will comply with the Australian Standard. The plan illustrated that there will be no excessive light spill from the operation of the development.

However, to minimise impacts during night hours, City Officers consider it appropriate to restrict the operating hours of the PFS including the illumination of the monolith sign. This will help mitigate the impact of obtrusive light emanating from the property, particularly from the monolith sign as well as headlights of vehicles exiting the property late at night.

The City's Engineering Department take the view that the traffic in and out of the site is not in excess of volumes expected in residential areas given the site's location as part of a Local Centre.

Odour/Air Quality/Health Impacts

Resident Comment - Concern raised regarding the reduction in air quality due to the odour emissions arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers.

Officer Comments –This application has been referred to DWER and DMIRS, neither objecting to the use.

As discussed however, City Officers have considered the separation distances recommended in the EPA Guidance Statement for service stations and note that there are sensitive land uses within 18 metres of the existing canopy of the PFS.

As such, City Officers are recommending a restriction of the hours of operation to between 6am to 10pm Monday to Sunday, and restriction in the delivery of fuel to between 7am and 7pm Monday to Saturday and 9am to 7pm Sundays and Public Holidays.

City Officers also consider it appropriate to include a condition which will require the applicant to demonstrate compliance with NEPM requirements for offsite impacts of aromatic hydrocarbons prior to the operation of the PFS.

Further, a condition is recommended requiring submittal of a satisfactory Risk Mitigation and Emergency Management Plan for the unmanned PFS prior to operation of the service station. In this respect also, the development must be licenced for the storage of Dangerous Goods with DMIRS and fuel storage on site shall meet the requirements of Australian Standard AS1940-2004 – The storage and handling of flammable and combustible liquids.

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LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a declaration of interest only, the landowners are Mark Anthony Fletcher and Naomi Joan Fletcher and the applicant is Vibe Petroleum.

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

Legislation

Planning and Development Act 2005

Environmental Protection (Noise) Regulations 1997

Environmental Protection (Recovery of Vapours from the Transfer of Organic Liquids Regulations 1995

Schemes

Metropolitan Region Scheme

City of Kwinana Local Planning Scheme No. 2

Local Planning Policies

Local Planning Policy No.9: Advertising Signage

Policy: Advertising 'SA' and Town Planning Scheme Amendment

State Government Policies

Guidance Statement No.3: Separation Distances between Industrial and Sensitive Land Uses

National Environmental Protection Measures 2004

Australian Standards

AS 4282-1997 Obtrusive Effects of Outdoor Lighting

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

The proposal raises concerns in regards to noise, odour, vapour and lighting offsite impacts, particularly on the amenity of nearby residential areas. These are discussed in detail in the report and City Officers are recommending a number of conditions to address these concerns.

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT - PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

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:

Due to the close proximity of the proposed development to residential properties, particularly those to the eastern boundary of the property, the application was referred to neighbours for comment, for a period of 14 days. A schedule of community submissions with officer comments is provided in Attachment E.

PUBLIC HEALTH IMPLICATIONS

The proposal has the potential to negatively impact or contribute to a negative impact on Built Environment – Neighbourhood Amenity.

RISK IMPLICATIONS:

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

Risk Event	Negative impact on amenity of the area.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT - PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

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 and relevant policies and legislative requirements
Rating (after treatment)	Low

OFFICER RECOMMENDATION LAPSED MOTION

MOVED CR M KEARNEY

That Council grant planning approval to amend the approved development of a Petrol Filling Station at Lot 3 (101) Calista Avenue, Calista, subject to the following conditions and advice:

CONDITIONS:

1. The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
2. Stormwater drainage from roofed and paved areas to be contained and disposed of on site.
3. The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
4. A minimum of 232 square metres (8%) of the subject site to be landscaped prior to operation and maintained to a high standard thereafter to the satisfaction of the City of Kwinana.
5. Prior to the submission of a Building Permit application the applicant shall submit and have approved a landscaping plan to the satisfaction of the City of Kwinana.
6. The provision of twenty three (23) parking bays of the minimum dimensions of 5.5m x 2.5m, to be clearly marked on the ground and constructed of bitumen or concrete and drained to the satisfaction of the City of Kwinana.
7. All vehicle parking to be accommodated within the boundaries of the subject lot.
8. All existing and proposed trafficked routes, car parking, driveways and trafficable areas are to be sealed, drained and maintained thereafter to the City of Kwinana Trafficable Area Specifications.
9. Crossover(s) shall be constructed and located to the specifications and satisfaction of the City of Kwinana.
10. Landscaping areas, vehicle parking spaces and access ways are to be maintained by the owner/occupier to the satisfaction of the City of Kwinana.
11. Approved signage as shown on the plans shall be professionally designed, constructed, finished, installed and maintained thereafter, being kept clean and free from unsightly matter including graffiti at all times by the owner/occupier to the satisfaction of the City of Kwinana.
12. The sign shall not be constructed of reflective materials, glass, paper, cardboard, cloth or other readily combustible material.

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT -
PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

13. No other signage to be erected other than signs exempted from Council Planning Approval pursuant to Clause 6.17.3 of the Local Planning Scheme No.2.
14. Proposed signage lighting and any other lighting associated with the development shall not have a light of such intensity as to cause annoyance to the public or be a traffic hazard and shall comply with Australian Standards “AS4282-1997 - Control of the obtrusive effects of outdoor lighting” at all times.
15. The monolith sign shall not be illuminated outside the hours of 6am to 10pm Monday to Sunday.
16. Prior to the submission of an application for a building permit, the applicant shall submit an updated signage plan for the monolith sign, which incorporates all signs for tenancies onsite to the satisfaction of the City of Kwinana.
17. The operating hours of the petrol filling station shall be restricted to between the hours of 6am to 10pm Monday to Sunday.
18. The delivery of fuel shall be restricted to between the hours of 7am to 7pm Monday to Saturday and 9am to 7pm on Sundays and Public Holidays.
19. Prior to operation of the Petrol Filling Station, the applicant shall submit for approval a report by an accredited consultant which demonstrates that the ongoing operation of the Petrol Filling Station will comply with the National Environmental Protection Measures 2004 for air toxics including Benzenes, BTEX and Toluene to the satisfaction of the City of Kwinana. Any measures outlined in the report shall be implemented and maintained to the satisfaction of the City of Kwinana and an annual report of independent operational monitoring results shall be submitted to the City of Kwinana for review to ensure ongoing compliance.
20. Prior to operation of the Petrol Filling Station, the applicant shall submit for approval, a Risk Mitigation and Emergency Management Plan by an accredited consultant which addresses any risks associated with the operation of the unmanned Petrol Filling Station and appropriate emergency responses to the satisfaction of the City of Kwinana on advice from the Department of Mines, Industry Regulation and Safety. The plan shall be implemented and maintained to the satisfaction of the City of Kwinana.
21. Within 60 days of commencing operation, the applicant shall submit an Environmental Noise Assessment Report documenting noise levels between 6am and 10pm to ensure compliance with *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City of Kwinana. Any recommendations shall be implemented and maintained and an independent operational noise monitoring report shall be submitted annually to ensure ongoing compliance at all times.
22. No car washing or vacuuming facilities shall be provided onsite.
23. This approval is valid for 24 months only. If development is not completed within this period a new approval must be obtained before commencing or continuing with the development.
24. The existing conditions of approval for a Petrol Filling Station issued by the then Town of Kwinana on 29 May 1998 (DA4980) are extinguished and superseded by these conditions of approval.

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT -
PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

ADVICE NOTES:

1. The applicant is advised that all future development or changes of use must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
2. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
3. The applicant is advised that this conditional Development Approval is not a Building Permit/Sign Licence giving authority to commence construction. Prior to any building work commencing on site a Building Permit/Sign Licence must be issued and penalties apply for failing to adhere to this requirement.
4. The applicant should ensure the proposed development is licenced for the storage of Dangerous Goods with the Department of Mines, Industry Regulation and Safety.
5. The fuel storage site shall meet the requirements of Australian Standard AS1940-2004 – The storage and handling of flammable and combustible liquids, in particular Section 7.
6. The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986* and *Regulations*, *Environmental Protection (Noise) Regulations 1997*, *Health (Miscellaneous Provisions) Act 1911* and *Regulations*, *Dangerous Goods Safety Act 2004*, *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, *Contaminated Sites Act 2003* and the National Construction Code.

LAPSED BY A WANT OF A SECONDER

ALTERNATE RECOMMENDATION

MOVED CR D WOOD

SECONDED CR C ADAMS

That Council grant planning approval to amend the approved development of a Petrol Filling Station at Lot 3 (101) Calista Avenue, Calista, subject to the following conditions and advice detailed in the Council Report with the exception of Conditions 15 and 17 which should be reworded to read and the addition of Condition 25:

CONDITIONS:

1. The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
2. Stormwater drainage from roofed and paved areas to be contained and disposed of on site.
3. The applicant shall implement dust control measures for the duration of site works to the satisfaction of the City of Kwinana.
4. A minimum of 232 square metres (8%) of the subject site to be landscaped prior to operation and maintained to a high standard thereafter to the satisfaction of the City of Kwinana.

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT - PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

5. Prior to the submission of a Building Permit application the applicant shall submit and have approved a landscaping plan to the satisfaction of the City of Kwinana.
6. The provision of twenty three (23) parking bays of the minimum dimensions of 5.5m x 2.5m, to be clearly marked on the ground and constructed of bitumen or concrete and drained to the satisfaction of the City of Kwinana.
7. All vehicle parking to be accommodated within the boundaries of the subject lot.
8. All existing and proposed trafficked routes, car parking, driveways and trafficable areas are to be sealed, drained and maintained thereafter to the City of Kwinana Trafficable Area Specifications.
9. Crossover(s) shall be constructed and located to the specifications and satisfaction of the City of Kwinana.
10. Landscaping areas, vehicle parking spaces and access ways are to be maintained by the owner/occupier to the satisfaction of the City of Kwinana.
11. Approved signage as shown on the plans shall be professionally designed, constructed, finished, installed and maintained thereafter, being kept clean and free from unsightly matter including graffiti at all times by the owner/occupier to the satisfaction of the City of Kwinana.
12. The sign shall not be constructed of reflective materials, glass, paper, cardboard, cloth or other readily combustible material.
13. No other signage to be erected other than signs exempted from Council Planning Approval pursuant to Clause 6.17.3 of the Local Planning Scheme No.2.
14. Proposed signage lighting and any other lighting associated with the development shall not have a light of such intensity as to cause annoyance to the public or be a traffic hazard and shall comply with Australian Standards “AS4282-1997 - Control of the obtrusive effects of outdoor lighting” at all times.
15. The monolith sign shall not be illuminated outside the hours of 7am to 9pm Monday to Saturday and 7am to 8pm Sundays and Public Holidays.
16. Prior to the submission of an application for a building permit, the applicant shall submit an updated signage plan for the monolith sign, which incorporates all signs for tenancies onsite to the satisfaction of the City of Kwinana.
17. The operating hours of the petrol filling station shall be restricted to between the hours of 7am to 9pm Monday to Saturday and 7am to 8pm on Sundays and Public Holidays.
18. The delivery of fuel shall be restricted to between the hours of 7am to 7pm Monday to Saturday and 9am to 7pm on Sundays and Public Holidays.
19. Prior to operation of the Petrol Filling Station, the applicant shall submit for approval a report by an accredited consultant which demonstrates that the ongoing operation of the Petrol Filling Station will comply with the National Environmental Protection Measures 2004 for air toxics including Benzenes, BTEX and Toluene to the satisfaction of the City of Kwinana. Any measures outlined in the report shall be implemented and maintained to the satisfaction of the City of Kwinana and an annual report of independent operational monitoring results shall be submitted to the City of Kwinana for review to ensure ongoing compliance.
20. Prior to operation of the Petrol Filling Station, the applicant shall submit for approval, a Risk Mitigation and Emergency Management Plan by an accredited consultant which addresses any risks associated with the operation of the unmanned Petrol Filling Station and appropriate emergency responses to the satisfaction of the City of Kwinana on advice from the Department of Mines, Industry Regulation and Safety. The plan shall be implemented and maintained to the satisfaction of the City of Kwinana.

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT -
PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

21. Within 60 days of commencing operation, the applicant shall submit an Environmental Noise Assessment Report documenting noise levels between 6am and 10pm to ensure compliance with *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City of Kwinana. Any recommendations shall be implemented and maintained and an independent operational noise monitoring report shall be submitted annually to ensure ongoing compliance at all times.
22. No car washing or vacuuming facilities shall be provided onsite.
23. This approval is valid for 24 months only. If development is not completed within this period a new approval must be obtained before commencing or continuing with the development.
24. The existing conditions of approval for a Petrol Filling Station issued by the then Town of Kwinana on 29 May 1998 (DA4980) are extinguished and superseded by these conditions of approval.
25. Appropriate signage to be erected at the bowser to advise that the Petrol Filling Station is in close proximity to a seniors residential facility to advise users to keep noise to a minimum when operating the facility.

ADVICE NOTES:

1. The applicant is advised that all future development or changes of use must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
2. Should the applicant be aggrieved by the decision or any condition imposed, then a right of review should be lodged with the State Administrative Tribunal within 28 days of the date of this decision.
3. The applicant is advised that this conditional Development Approval is not a Building Permit/Sign Licence giving authority to commence construction. Prior to any building work commencing on site a Building Permit/Sign Licence must be issued and penalties apply for failing to adhere to this requirement.
4. The applicant should ensure the proposed development is licenced for the storage of Dangerous Goods with the Department of Mines, Industry Regulation and Safety.
5. The fuel storage site shall meet the requirements of Australian Standard AS1940-2004 – The storage and handling of flammable and combustible liquids, in particular Section 7.
6. The applicant should ensure the proposed development complies with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986* and *Regulations*, *Environmental Protection (Noise) Regulations 1997*, *Health (Miscellaneous Provisions) Act 1911* and *Regulations*, *Dangerous Goods Safety Act 2004*, *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007*, *Contaminated Sites Act 2003* and the National Construction Code.

LOST
3/4

NOTE – That the officer recommendation has been amended to amend Condition 15 and 17 and to include Condition 25.

15.2 DEVELOPMENT APPLICATION – AMENDMENT TO EXISTING APPROVED DEVELOPMENT - PETROL FILLING STATION - LOT 3 (101) CALISTA AVENUE, CALISTA

COUNCIL DECISION

377

MOVED CR W COOPER

SECONDED CR P FEASEY

That Council refuse the Development Application – Amendment to existing approved development - Petrol Filling Station - Lot 3 (101) Calista Avenue, Calista for the following reasons:

- 1. The proposed amendment will result in an inappropriate intensification of land use immediately adjacent to sensitive residential premises. It has not been demonstrated that the Petrol Filling Station will result in an acceptable level of amenity and health on the adjoining residential premises for impacts such as noise, light, odour and vapour/fumes.**

In this regard, the amendment is considered against the Environmental Protection Authority's (EPA's) Guidance Statement No. 3 - Separation Distances between Industrial and Sensitive Land Uses (EPA Guidance Statement). This Guidance Statement takes into account a range of offsite amenity and potential health concerns and recommends a default separation distance of a standard service station (operating between 7am to 7pm) from sensitive land uses as 50 metres. The recommended default separation distance for a service station operating 24 hours a day (24/7) is a 200 metre separation. The proposed service station is located within 20 metres of a sensitive land use.

- 2. Approval of the amendment would set an undesirable planning precedent given proximity to the adjacent residential premises.**

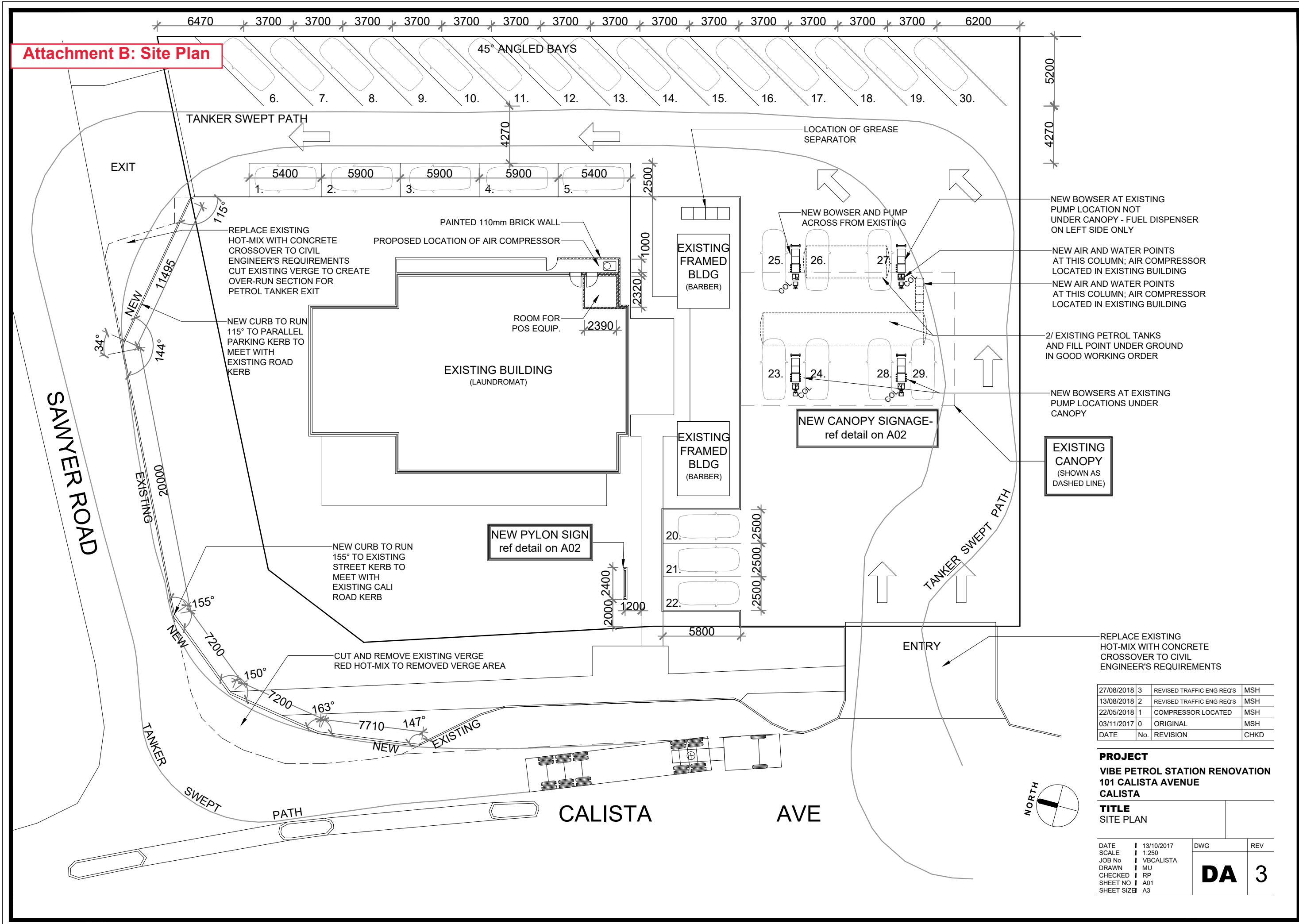
**CARRIED
4/3**

NOTE – That the Officer Recommendation has been amended to refuse the Development Application.

Attachment A: Location Plan



Attachment B: Site Plan



27/08/2018	3	REVISED TRAFFIC ENG REQ'S	MSH
13/08/2018	2	REVISED TRAFFIC ENG REQ'S	MSH
22/05/2018	1	COMPRESSOR LOCATED	MSH
03/11/2017	0	ORIGINAL	MSH
DATE	No.	REVISION	CHKD

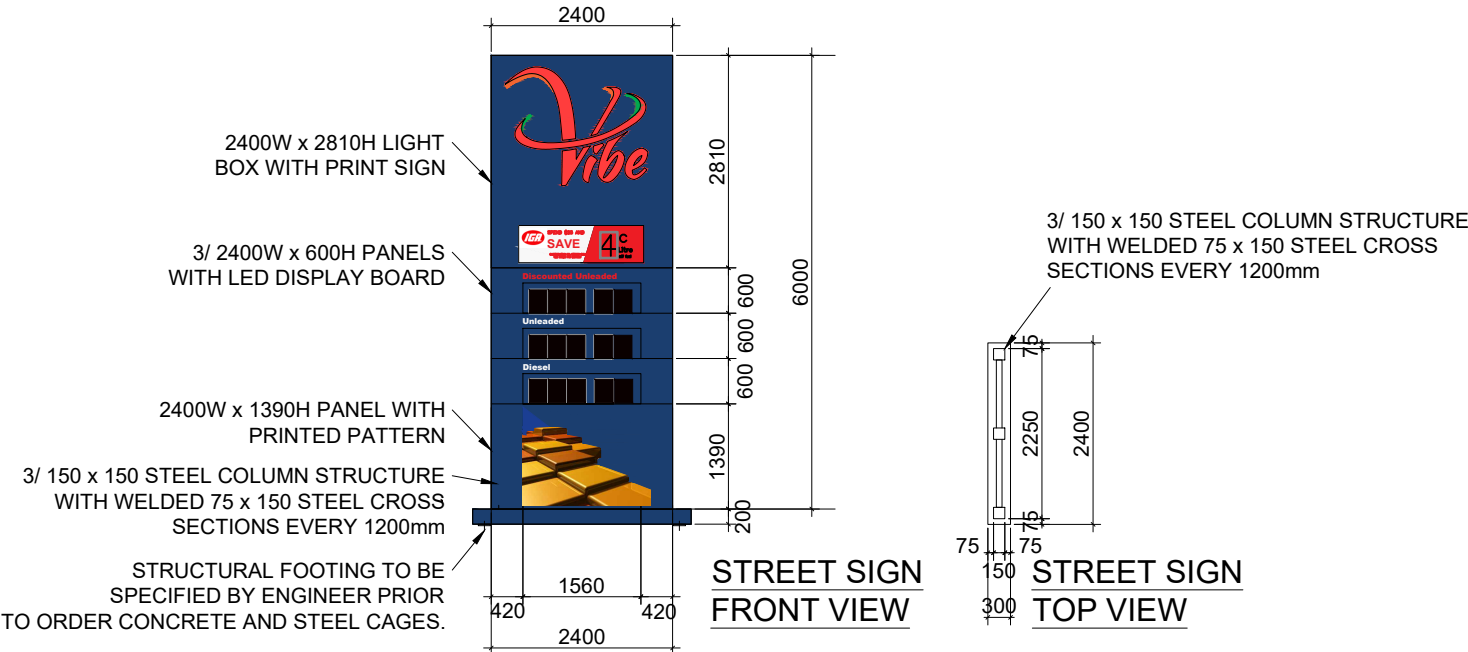
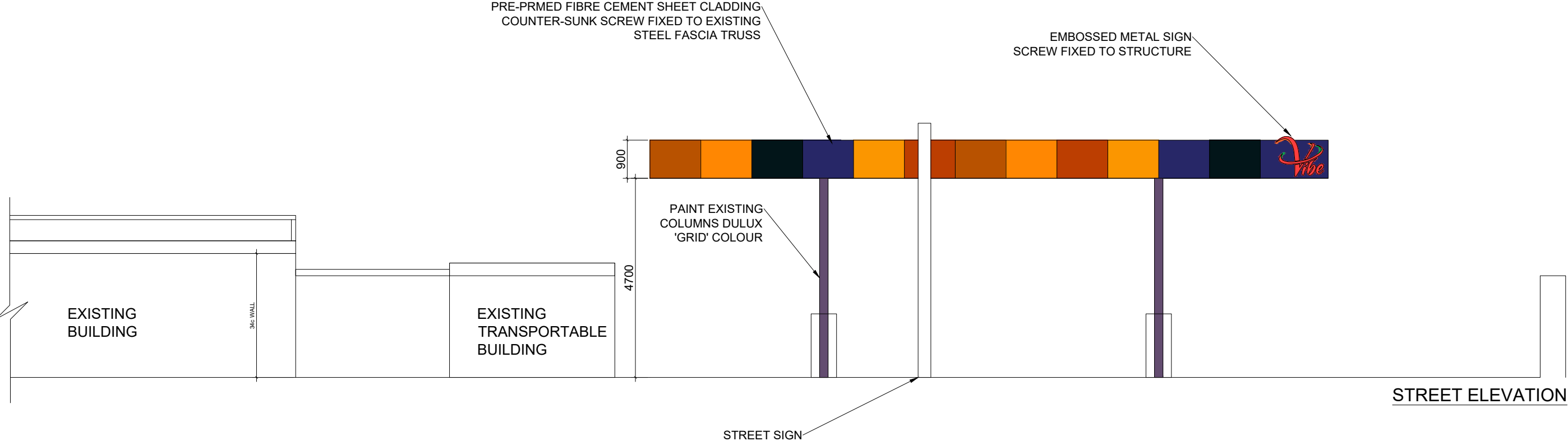
PROJECT
VIBE PETROL STATION RENOVATION
101 CALISTA AVENUE
CALISTA

TITLE
SITE PLAN

DATE	13/10/2017	DWG	REV
SCALE	1:250		
JOB No	VBCALISTA		
DRAWN	MU		
CHECKED	RP		
SHEET NO	A01		
SHEET SIZE	A3		

DA 3

Attachment C: Elevation Plan



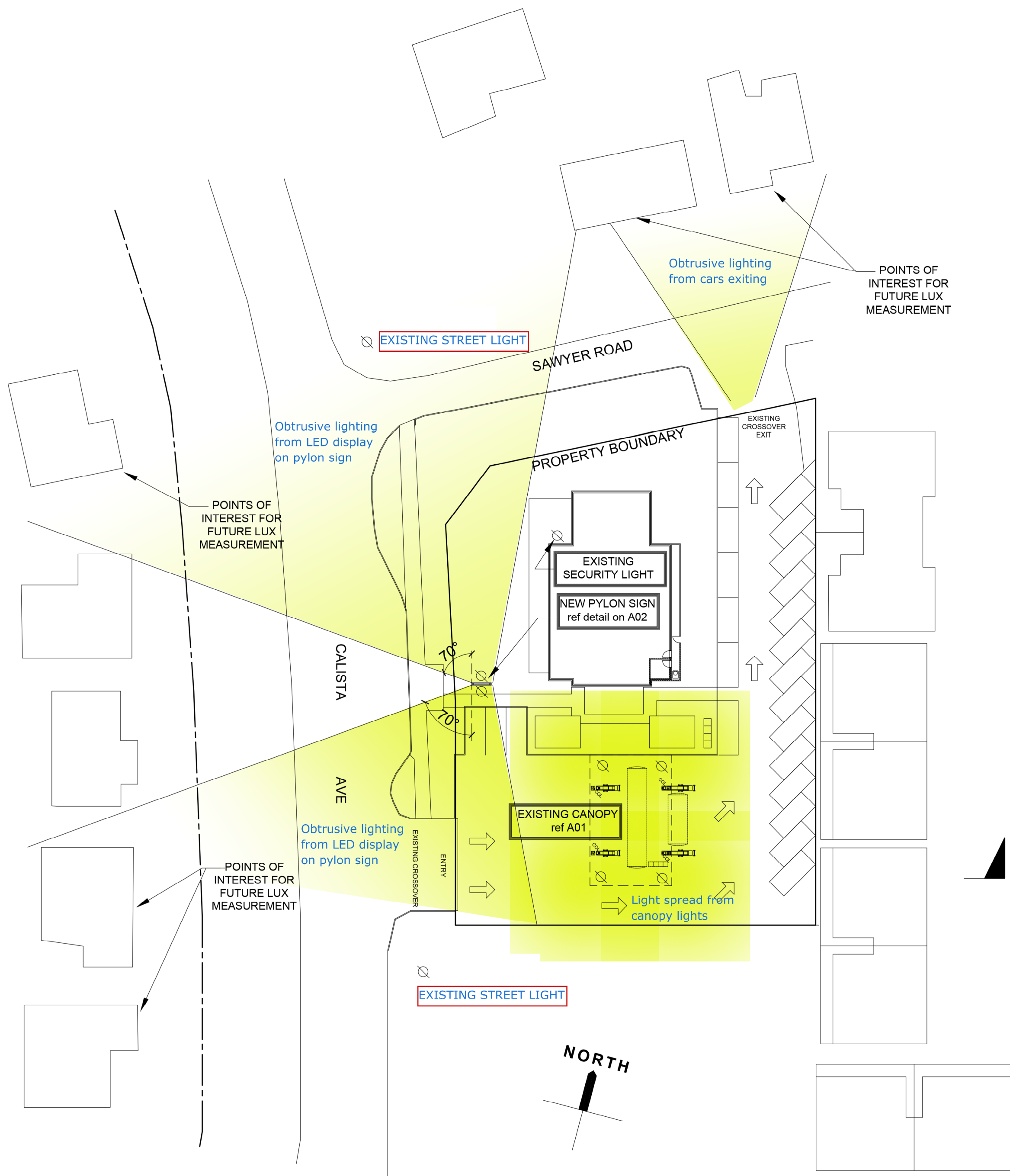
-	3	-	MSH
-	2	-	MSH
-	1	-	MSH
03-11-2017	0	ORIGINAL	MSH
DATE	No.	REVISION	CHKD

PROJECT
VIBE PETROL STATION RENOVATION
101 CALISTA AVENUE
CALISTA

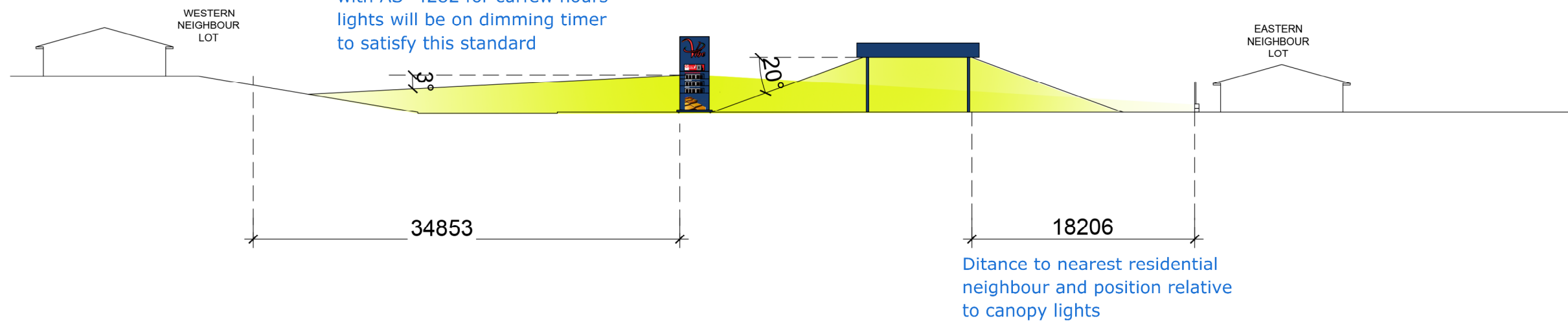
TITLE
STREET ELEVATION

DATE	13/10/2017	DWG	REV
SCALE	1:50		
JOB No	VBCALISTA		
DRAWN	MU		
CHECKED	RP		
SHEET NO	A04		
SHEET SIZE	A3		
		SK	0

Attachment D: Light Spill Plan



NOTE
Architect to confirm with lighting manufacturers that LED lighting to sign board luminance will be in accordance with AS 4282 for curfew hours - lights will be on dimming timer to satisfy this standard



-	3	-	
-	2	-	
22/05/2018	1	COMPRESSOR LOCATED	MU
03/11/2017	0	ORIGINAL	MU
DATE	No.	REVISION	CHKD

PROJECT
VIBE PETROL STATION RENOVATION
101 CALISTA AVENUE
CALISTA

TITLE
LIGHTING DIAGRAM

DATE	13/10/2017	DWG	REV
SCALE	1:250		
JOB No	VBCALISTA		
DRAWN	MU		
CHECKED	RP		
SHEET NO	A03		
SHEET SIZE	A3		

SK 1

SCHEDULE OF SUBMISSIONS

Proposed Amendment to Petrol Filling Station Lot 3 (101) Calista Avenue, Calista

	SUBMITTER AND ADDRESS	NATURE AND SUMMARY OF SUBMISSION	CITY OF KWINANA COMMENT
1.	Banksia Park Retirement Village Residents Address: 18 Sawyer Road Calista	OBJECTION <u>Fuel Vapour Smell</u> Concern raised due to the odour arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers. <u>Noise Pollution</u> Concerns raised with regard to traffic entering and exiting the site at all hours of the day. In addition, tankers delivering fuel. <u>Light Pollution</u> Lights will be on 24 hrs a day and additionally headlights from traffic entering and exiting the property. <u>Potential Health Impacts</u> Concern regarding impact of the emissions from the development affecting neighbouring resident's health.	<p>Noted City Officers note these important concerns and have the following comments:</p> <p>It should be noted that the use of the site for a PFS was approved by Council in 1998. This historically approved use of the site remains valid. Therefore, the subject application is not considered a 'new' application for a change of land use before Council. This planning application forms an amendment to the original approval and should be considered in that context.</p> <p>The proponent has considered offsite impacts as part of the proposed design including the provision of an Environmental Noise Assessment Report, lighting diagram, and parking/traffic plans. The proponent sought to demonstrate that the proposal meets the offsite impact requirements of the <i>Environmental Protection (Noise) Regulations 1997</i> and Australian Standards 4282-1997 Obtrusive Effects of Outdoor Lighting.</p> <p>City Officers have considered these documents and, while largely satisfied that the proposal can potentially meet appropriate legislation and standards with regards to light and noise, remain concerned about the proximity of nearby residential dwellings, some of which are within 18 metres of the existing canopy. The City's Environmental Health Department is satisfied that the light impacts of the PFS canopy and a proposed electronic monolith sign can meet relevant lighting standards for residential areas.</p> <p>In respect to noise emission, the impacts specified in the submitted Environmental Noise Assessment Report are noted and a condition of approval is recommended that an additional Environmental Noise Assessment Report be submitted once the PFS is operating to ensure compliance with Noise Regulations. It is also important to note that noise, odour and vapour management and control are matters that are subject to legislation. Some aspects of the proposal are regulated by State agencies such as the Department of Water and Environmental Regulation (DWER) and the Department of Mines, Industry Regulation and Safety (DMIRS). Furthermore, various Australian Standards, regulations and licence requirements regulate safety and health impacts, which are required for the proposal to operate. However, City Officers remain concerned about the management of noise, odour and vapour impacts in particular on the adjoining residential properties.</p> <p>City Officers have taken account of the Environmental Protection Authority's (EPA's) Guidance Statement No. 3 - Separation Distances between Industrial and Sensitive Land Uses (EPA Guidance Statement). The EPA Guidance Statement provides advice to approval authorities and recommends generic default separation between service stations (Petrol Filling Stations) and sensitive land uses (such as residential land uses).</p> <p>However, it is noted that the EPA Guidance Statement assumes the service station will operate as a standard model that involves vehicle cleaning/detailing facilities and the retailing of spare parts and foodstuffs.</p>

SCHEDULE OF SUBMISSIONS

Proposed Amendment to Petrol Filling Station Lot 3 (101) Calista Avenue, Calista

			<p>These uses are not however proposed and the intended nature of the PFS is to develop four unmanned, automated fuel bowsers to operate on a 24/7 arrangement. A shop and vehicle repairs or carwash facilities, that may otherwise attract people and traffic, are not proposed as part of this application and so it can be anticipated that impacts on the surrounding area will be less.</p> <p>City Officers are of the view that it is inappropriate for a PFS to operate 24/7 in this location. Rather, in the interests of minimising off site impacts, the hours of operation are recommended to be reduced to minimise adverse impacts relating to noise, odour and vapour during late evening and night-time hours. Therefore, it is recommended that the hours of operation be reduced to 6am until 10pm, Monday to Sunday. Further, that the delivery of fuel be restricted to between 7am and 7pm Monday to Saturday and 9am to 7pm Sunday and Public Holidays. This recommendation is an increase to the hours of operation that were approved in 1998. The recommended hours of operation seek to strike a balance between the reduced impacts of the proposed automated PFS and maintain the amenity of nearby residents.</p> <p>City Officers consider limiting the hours of operation will reduce offsite impacts of noise and light. Furthermore, it is anticipated that any potential impacts associated with vapour and odour will be reduced. In respect to the latter, City officers recommend that a study be undertaken by an accredited consultant that demonstrates compliance with the National Environmental Protection Measures 2004 for air toxics associated with aromatic hydrocarbons common in petrochemicals to the satisfaction of the City.</p>
2.	Consultative Committee Contact: Jenny Binks Ruth Long Banksia Park Retirement Village	OBJECTION <u>Potential Health Impacts</u> Concern regarding impact of the emissions from the development affecting neighbouring resident's health. Particularly those already suffering from various ailments. <u>Air Quality</u> Concern raised regarding reduction in air quality due to the odour emissions arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers. <u>Fuel Vapour Smell</u> Concern raised due to the odour arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers. <u>Noise Pollution</u> Concerns raised with regard to traffic entering and exiting the site at all hours of the day. In addition, tankers delivering fuel. <u>Emergencies</u> Concerns raised regarding fires or leakages occurring with no one in attendance. <u>Setbacks</u> Concerns raised regarding setbacks of bowsers to neighbouring residence being less than 20 metres.	Noted Please see above response, which addresses most of the concerns regarding health impacts, air quality and fuel vapour and the setback issue. As noted above, the subject application is not considered a 'new' application for a change of land use before Council but is an amendment to a previous valid approval which determined the location of the bowsers and canopy at that time. A 'new' application could otherwise be determined based on its merits in this location but this is not the case for this proposal. In respect to emergencies, it is important to note that emergencies and safety regulations are required to be addressed as part of the Department of Mines, Industry Regulation and Safety (DMIRS) licencing of the property. A Dangerous Goods Site licence will be required. In addition City Officers have recommended a condition which states that prior to operation of the Petrol Filling Station, the proponent shall submit a Risk Mitigation and Emergency Management Plan by an accredited consultant, which addresses any risks associated with the operation of the unmanned PFS and appropriate emergency responses to the satisfaction of the City of Kwinana on advice from DMIRS.
3.	Pat Jones Address: Unit 24/18 Sawyer Road, Calista	OBJECTION <u>Fuel Vapour Smell</u> Concern raised due to the odour arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers.	Noted Please see the responses to Submission 1 above.

SCHEDULE OF SUBMISSIONS

Proposed Amendment to Petrol Filling Station Lot 3 (101) Calista Avenue, Calista

		<p><u>Noise Pollution</u> Concerns raised with regard to traffic entering and exiting the site at all hours of the day. In addition, tankers delivering fuel.</p> <p><u>Air Quality</u> Concern raised regarding reduction in air quality due to the odour arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers.</p>	
4.	<p>Hazel Parker</p> <p>Address: 93 Calista Avenue, Calista</p>	<p>OBJECTION</p> <p><u>Potential Health Impacts</u> Submitter has a heart condition, is confined to their house, and has raised concerns regarding impact of the emissions from the development affecting neighbouring resident's health.</p> <p><u>Air Quality</u> Concern raised regarding reduction in air quality due to the odour emissions arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers.</p> <p><u>Fuel Vapour Smell</u> Concern raised due to the odour arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers.</p> <p><u>Noise Pollution</u> Concerns raised with regard to traffic entering and exiting the site at all hours of the day. In addition, tankers delivering fuel.</p> <p><u>Light Pollution</u> Lights will be on 24 hrs a day and additionally headlights from traffic entering and exiting the property.</p>	<p>Noted</p> <p>Please see the responses to Submission 1 above. It is worth noting that the submitter's dwelling is located approximately 70 metres from the canopy of the service station with the Calista Shops separating the properties. It is anticipated that any off site impacts will be minimal.</p> <p>Light impacts from vehicles may occur as vehicles exit the Service Station opposite the submitter's driveway on Sawyer Road. The City's Engineering Department advise that the traffic volumes are not expected to be greater than what might be anticipated in a residential area. Notwithstanding, the reduction in the hours of operation from 6am to 10pm will reduce night time traffic.</p>
5.	<p>Fay Singleton</p> <p>Address: Unit 25/18 Sawyer Road, Calista</p>	<p>OBJECTION</p> <p><u>Health Impacts</u> Submitter is a long-term sufferer from asbestosis and has raised concerns regarding impact of the emissions from the development affecting neighbouring resident's health.</p> <p><u>Tank Installation impacts</u> Concern raised regarding earthworks and installation of tanks and maintenance of tanks affecting their property.</p> <p><u>Fuel Vapour Smell</u> Concern raised due to the odour arising from the fuel vapours coming from both operation of the station and delivery of fuel in tankers.</p> <p><u>Noise Pollution</u> Concerns raised with regard to traffic entering and exiting the site at all hours of the day. In addition, tankers delivering fuel affecting daily life.</p> <p><u>Not Informed Regarding Development</u> The submitter was not advised of the proposed development when purchasing the property in July 2018. Believes this information may have affected their decision to purchase unit.</p>	<p>Noted</p> <p>Please see the responses to Submission 1 above.</p> <p>In respect to the matter of being informed, this is a separate matter not for planning consideration as part of this application.</p>
6.	<p>Department of Mines, Industry Regulation and Safety</p>	<p>NON-OBJECTION</p> <p>No concerns identified with the proposal.</p> <p>Prior to the site being used to store Dangerous Goods above manifest quantity, it will require a Dangerous Goods Site licence.</p>	<p>Noted</p> <p>An advice note is added for the applicant to submit a Dangerous Goods Licence.</p>

SCHEDULE OF SUBMISSIONS
Proposed Amendment to Petrol Filling Station Lot 3 (101) Calista Avenue, Calista

7.	Department of Water and Environmental Regulation	NON-OBJECTION No concerns/objections to the proposal.	Noted
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Attachment F: View of Site From Calista Avenue



TOWN PLANNING AND DEVELOPMENT ACT 1928 (As Amended)

TOWN OF KWINANA

TOWN PLANNING SCHEME NO 2

DECISION ON APPLICATION FOR PLANNING APPROVAL

Lot No 3
House No 101
Street CALISTA AVE
Suburb CALISTA
File No 26/1543-2

Description of Proposed Development: PETROL FILLING
STATION

Name of Owner of Land on which Development is Proposed:

Surname: GRAHAM PAUL WILLIAM

Given Names:

Address: 4 SPYGLASS COURT SAFETY BAY

Council's Planning Approval to the proposed development, described on the application dated 29 Apr 98 and the accompanying plans, is GRANTED subject to the following conditions:

1. Compliance with the requirements of Town of Kwinana Town Planning Scheme No.2, the Health Act, Building code of Australia and all other relevant Acts and By-laws.
2. The premises being kept in a neat tidy condition at all times by the owner/occupier to the satisfaction of Council.
3. Stormwater drainage from roofed and paved areas to be disposed of on site.
4. Construction shall not be commenced until the applicant is in receipt of the appropriate licences and the appropriate fees paid.
5. The applicant implementing dust control measures for the duration of site works to the satisfaction of Council.
6. Compliance with the requirements of the Environmental Protection Authority Act.
7. Construction shall not be commenced until the applicant has lodged construction documents with Council and a Building Licence has been issued.

8. All vehicle parking to be accommodated within the boundaries of the subject lot.
9. All trafficked routes within the subject lot proposal to be sealed to the satisfaction of Council's Engineer.
10. The operating times for the petrol filling station shall be restricted between the hours of 6am to 8pm Monday to Saturday and 7am to 8am on Sundays and Public Holidays.
11. The delivery of fuel shall be restricted between the hours of 7am to 8pm Monday to Saturday and 9am to 8pm on Sundays and Public Holidays to comply with Environmental Protection (Noise) Regulations 1997.
12. That unless further Council Approval is obtained, no car washing or vacuuming facilities shall be provided on the site
13. The proponent submitting a landscaping plan for the site to the satisfaction of the Manager Planning Services prior to commencement of construction.
14. 232m² (8%) of the subject site to be landscaped and maintained to the satisfaction of Council within twenty eight (28) days of the practical completion of construction.
15. A landscaping bond or Bank Guarantee of \$2,900 be paid to Council prior to commencement of construction.
16. The provision of thirty (30) vehicle parking bays of the dimensions 5.5 x 2.5 metres, to be clearly marked on the ground and construction of bitumen, brick and concrete and drained to the satisfaction of the Manager Engineering Services.
17. Signage being erected to Council's Satisfaction at the entry/ exit points to restrict entry only off Calista Avenue and exit only via Sawyer Road and Bright Road.
18. The applicant to comply with requirements of the Environmental Protection Act.
19. The petrol filling station canopy being restricted to a maximum height of six (6) metres and shall be constructed to achieve a similar style and finish as to the the shopping centre.

20. Approval from the Department of Minerals and Energy Being obtained.
21. All petroleum tanks being vented to prevent the discharge of hydrocarbons in the atmosphere.
22. Provision of a waste storage area and collection service to the satisfaction of Council.
23. The development to comply with the requirements of the explosive and Dangerous Goods Act 1961-1967 and Flammable Liquids Section.
24. The development to comply at all times with the Environmental Protection (Noise) Regulations 1997.
25. All stormwater and washdown water which may be contaminated with petrol and/or oil must be treated to remove hydrocarbons prior to discharge to the sewer. An application to install a coalescing plate separator must be approved by Council prior to installation.
26. The sale and storage of food and any petroleum/motor vehicle products must be separated to reduce risk of cross contamination.

FOOTNOTES TO APPLICANT:

- A. The applicant is advised that all future development must be submitted to Council prior to the commencement of works or alteration of land use.
- B. This approval is issued under the delegated approval powers of Clause 32 of the Metropolitan Region Scheme.
- C. Should the applicant be aggrieved by the decision or any condition imposed, then an appeal should be lodged either with the Hon Minister for Planning or the Town Planning Appeals Tribunal within 60 days of the date of this decision.
- D. The applicant is further advised that this is not a building licence Council issues to enable construction to commence. A building licence is a separate Council requirement and construction cannot be commenced until a building licence is obtained.
- E. It should be noted that the landscaping bond will be refunded upon the satisfactory installation of the required landscaping.

- F. That the proposed LPG (Autogas) facility shall require separate Council approval. The location of the gas storage tank should have regard to the possible extension of the aged person units on the adjoining lot and the required separation distances specified within the Australian Standard 1596-1989.
- G. This approval is valid for 12 months only. If development is not substantially commenced or completed within this period a fresh approval must be obtained before commencing or continuing with development.

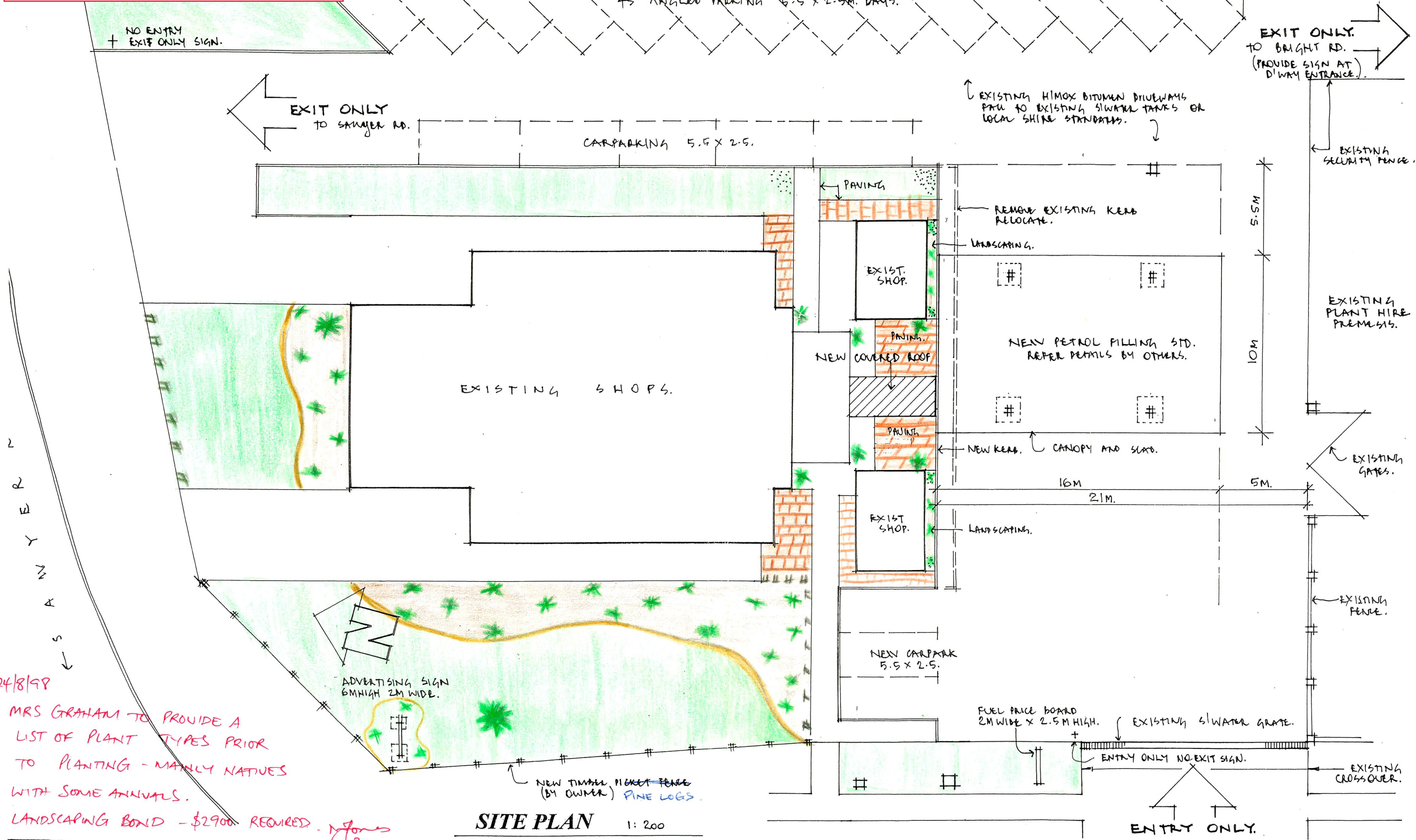
Date: 29 May 98

Signed:




D SMITH
Manager - Planning Services

Attachment H: Previous Approval



24/8/98
MRS GRAHAM TO PROVIDE A LIST OF PLANT TYPES PRIOR TO PLANTING - MAINLY NATIVES WITH SOME ANNUALS.
LANDSCAPING BOND - \$2900 REQUIRED - *John 902*

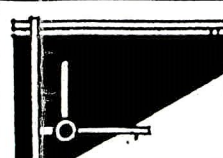
SHEET No.	5 OF 5
DWRG No.	9798-055
SCALE	1:200



copyright

SITE PLAN 1:200

← C A L I S T A A V E →



CARLO ZORINO drafting
C.M. & V.A. Zorino
9 James Street, Swan View 6056
Tel/Fax: 294 2851

15.3 Submission to the Department of Water and Environmental Regulation on the East Rockingham Waste to Energy Facility Works Approval Application – Lot 1 (No.26) Office Road, East Rockingham

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The Department of Water and Environmental Regulation (DWER) is seeking comment on a works approval application under the *Environmental Protection Act 1986* (EP Act) for the East Rockingham Waste to Energy Plant (ERWEP) revised proposal to be located at Lot 1 (No.26) Office Road, East Rockingham (Refer Attachments A-C).

Public comment on the works approval application closes on 28 January 2019, and the works approval documentation can be obtained from:

<https://www.der.wa.gov.au/our-work/licences-and-works-approvals>

An environmental impact assessment of the original proposal for a waste to energy plant and materials recovery facility on the subject lot was previously considered and approved by the Environmental Protection Authority (EPA) (EPA Report No.1513, June 2014 and Ministerial Statement 994, 20 January 2015). The previous proposal was also granted development approval by the Metro South-West Joint Development Assessment Panel (JDAP) in September 2014 (DAP/14/00530).

Council, at its Ordinary Council Meeting of 14 February 2018, considered a submission to the Environmental Protection Authority (EPA) on a Public Environmental Review (PER) for the revised proposal for the East Rockingham Waste to Energy Plant. The proponents of the proposed waste to energy plant sought approval from the EPA to change the previously approved method of operation from a 'gasification' waste to energy technology to a 'moving grate' waste to energy technology (similar to the technology approved for the Phoenix Waste to Energy Plant in the Kwinana Industrial Area). The revised EPA proposal also included an increase to the waste throughput, and removal of the materials recovery facility.

The EPA subsequently considered the revised proposal and concluded that it is environmentally acceptable, and may be implemented subject to conditions (EPA Report No. 1624, October 2018). The environmental acceptability of the revised proposal is yet to be approved by the Minister for Environment.

More recently, Council, at its Ordinary Council meeting of 12 December 2018, considered a development application for comment from the City of Rockingham for the revised proposed Waste to Energy Plant. The revised development application is to be determined by the JDAP as the development cost exceeds \$10 million. It is anticipated that the JDAP will consider the proposal at a meeting to be held in early February 2019.

In this regard, the current works approval application for consideration represents the next step in the approval processes for the waste to energy plant. It will apply to the revised proposal approved by the EPA, and to the development proposal which is now being considered by the City of Rockingham and the JDAP. It is noted that the works approval application will not be determined by DWER until the amended development approval has been issued.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

The proposal has the potential to impact on the surrounds during construction and operation. This includes noise generated by operation of the plant and equipment, dust produced from construction, and odour generated from the handling of putrescible waste materials. City Officers have reviewed the works approval application and raise the following matters:

- Location: City Officers are of the opinion that given the prevailing wind direction in the area, during periods of plant shut down or facility down time, the proposal has the potential to negatively impact on the air quality of the residents of Calista, Medina and Leda through the potential release of fugitive gas and odour emissions.
- Odour: The proposal will be handling putrescible waste materials including municipal solid waste (MSW), which can produce odour as the waste decomposes. City Officers have previously raised concerns in response to the PER which predicted that during periods of unplanned and planned shut downs, an odour contour of 2.5 odour units would be present up to 750 metres from the facility. It was considered that an odour contour which exceeds 2.5 odour units beyond the boundary of the facility was unacceptable, and all measures should be undertaken to reduce this odour emission as far as possible so as not to cause any odour impacts on the surrounding areas. Subsequently, the EPA (Report 1624, October 2018) recommended that consideration be given to regulating odour through the licensing process, including provision of a Complaints Management System, under Part V of the EP Act. It is acknowledged that the proponent states that field odour assessments outside the property boundary will be undertaken to verify the effectiveness of the odour control measures and predicted odour levels and appropriate mitigation measures undertaken. However, City Officers still consider that more safeguards should be put in place in the event the mitigation measures do not work to ensure that odour levels beyond the boundary are kept to non-nuisance levels at all times.
- Noise: Noise emissions from the facility have the potential to impact on residences located within the suburbs of Calista and Leda. Residences in the vicinity of Westbrook Road, Wellard Road, Edmund Place, Coleman Road and Harrison Way in Calista, as well as residents in Sloan Drive and Mercer Court in Leda are modelled as receiving sound level impacts in the range of 25 – 30 decibels. Tonal components in the noise emissions, local topography and the margin of error in the noise modelling for the development may result in exceedances of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) assigned night time levels to residences on the above listed roads. It is noted that the works approval application submits that a noise survey will be completed and submitted to DWER as part of commissioning to demonstrate compliance with predicted noise levels. City Officers recommend that noise monitoring be undertaken periodically and a noise complaints register be established with complaints appropriately addressed within 24 hours. It is also recommended that the proponent provides certification from a suitably qualified acoustic consultant confirming that the noise emissions resulting from the operations on the site comply with the EP Act and Regulations. The certification shall demonstrate that the plant, at all times for the life of the development, will comply with the *Environmental Protection (Noise) Regulations 1997* from the time of commencement of operations through to maximum throughput capacity.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

In addition, the proponent is to undertake works to address any of the outcomes arising from the certification provided by the acoustic consultant and maintain compliance with the certification requirements at all times.

- Air Quality: City Officers have concerns with certain aspects of the air quality modelling with particular regard to any potential fugitive emissions during emergency shutdown scenarios. These emissions during emergency shutdowns may be released untreated into the atmosphere and then subject to the prevailing winds from the south west, will blow towards residential areas.

It is noted that the EPA recommends that continuous monitoring should be required for key pollutants, particularly for nitrogen dioxide and particulate matter. In the opinion of City Officers, any potential fugitive emission releases during emergency shutdown periods should be modelled and adequately addressed and considered as part of the works approval process.

- Waste Management: City Officers have considered the works approval application supporting documentation and hold concerns that there may be the potential for rubbish to become wind-blown or prematurely released from waste vehicles entering and exiting the development, which may not be captured by the fence and contained within the subject property. In this regard, City Officers recommend that the waste management plan includes strategies to mitigate the potential windblown rubbish from trucks entering or exiting the site which will not be contained within the subject property boundaries.

City Officers have prepared a submission to DWER in response to the East Rockingham Waste to Energy Works Approval Application outlining the matters of concern as summarised above (Refer Attachment D).

OFFICER RECOMMENDATION:

1. That Council endorses the submission (Attachment D) on the East Rockingham Waste to Energy Works Approval Application, and forward it to the Department of Water and Environmental Regulation for its consideration.
2. That Council forwards the submission (Attachment D) to the Minister for Environment, Secretary to the Minister for Environment, Local Members, Landcorp and the City of Rockingham for their reference and consideration.

DISCUSSION:

Background

The East Rockingham Waste to Energy proposal is located on Lot 1 (No.26) Office Road, East Rockingham in the Rockingham Industrial Zone (Refer Attachments A – C). The original proposal was previously approved by the EPA (Ministerial Statement 994, 20 January 2015). The approval was based on a 'gasification technology' waste to energy plant. Development approval was also granted by the JDAP in September 2014 (DAP/14/00530).

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

A revised proposal that incorporates a 'moving grate technology' (similar to the technology approved for the Phoenix Waste to Energy Plant in the Kwinana Industrial Area) was considered by the EPA (Report No. 1624, October 2018). The EPA concluded that the proposal is environmentally acceptable, and may be implemented subject to conditions. This proposal is yet to be determined by the Minister for Environment.

A development application for the revised 'moving grate technology' waste to energy plant is currently being reviewed by the City of Rockingham and is to be determined by the JDAP in February 2019.

Council at its Ordinary Council meetings of 14 February 2018 and 12 December 2018 has previously provided comments on the revised PER and amended development application to the EPA and City of Rockingham respectively.

Works Approval Application Referral

DWER is seeking comment on a works approval application under the EP Act for the ERWEP (Refer Attachments A - C). The works approval application documentation is consistent with the revised proposal considered by the EPA in October 2018 and the development application documentation currently being considered by the City of Rockingham to be determined by the JDAP.

DWER regulates industrial emissions and discharges to the environment through a works approval and licencing process, under Part V of the EP Act. Industrial premises with potential to cause emissions and discharges to air, land or water are known as 'prescribed premises' and trigger regulation under the EP Act.

The proposal is a prescribed premises under Part V of the EP Act as described in the *Environmental Protection Regulations 1987*. The proponent is required to hold a works approval before commencing any works on site, and hold a licence before any operations begin. A works approval authorises the construction of a prescribed premises and may also authorise emissions and discharges that occur during construction and commissioning. Works approvals and licences can include conditions relating to the design and construction of facilities, the installation of pollution control equipment, the emissions criteria or limits that must be complied with, monitoring requirements, waste disposal, and reporting.

The revised works approval proposal comprises of the following;

- changing the technology from 'gasification technology' to 'moving grate technology';
- increasing the waste throughput from 225 000 tonnes per annum (tpa) to 300 000 tpa;
- accepting up to 30 000 tpa of sewage sludge for processing;
- increasing the thermal capacity of the plant from 72 MegaWatt thermal (MWth) to 101.8 MWth;
- removal of the materials recovery facility for the sorting of municipal solid waste (MSW); and
- construction and operation of a bottom ash treatment plant to treat up to 68 880 tpa of bottom ash.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

The grate combustion system is designed for mixed wastes and 10 per cent sewage sludge. The facility would accept MSW from:

- A two or three-bin kerbside collection system;
- Residual waste from point of origin collection programs;
- Off-site facilities that process municipal solid waste;
- Recyclables;
- Commercial and industrial waste;
- Construction and demolition waste; and
- Sewage Sludge.

The revised Works Approval proposal includes an increase to the waste throughput and removal of the materials recovery facility. It also adds a bottom ash treatment plant. Bottom ash generated from the combustion of waste is to be treated for reuse in the construction industry or as cover material. Should the treated materials not be suitable for aggregate use, it would be disposed at an appropriately licensed Class III landfill.

The purpose of this report is to consider the submission to DWER (Attachment D) for the revised East Rockingham Waste to Energy proposal currently open for public comment. The points of concern to City Officers in the works approval application are outlined below.

Location

The City has previously raised concern relating to the location of the proposed waste to energy facility in the context of the broader Kwinana Industrial Area (KIA) and the predominant wind direction experienced in the area. Whilst it is acknowledged that the revised East Rockingham Waste to Energy facility has received EPA conditional approval to operate a Waste to Energy Plant under the provisions of the EP Act (EPA Report No. 1624, October 2018), City Officers hold concerns regarding the location of the facility and the potential air quality impacts it may generate for residents within the Calista, Leda and Medina localities. City Officers are of the opinion that given the prevailing wind direction in the area, during periods of plant shut down or facility down time, the proposal has the potential to negatively impact on the air quality of residents in these residential suburbs through the potential release of fugitive gas and odour emissions. In this regard, it is the opinion of City Officers that more safeguards should be put in place in the event the proposed mitigation measures do not work to ensure that odour levels beyond the boundary are kept to non-nuisance levels at all times.

Odour Management

The proposal will be handling putrescible waste materials including MSW, which can produce odour as the waste decomposes. The main source of odour would be the tipping hall when doors are used during waste delivery, and through the 48m shutdown stack used to vent internal odours from the waste bunkers when the combustion system is not operating.

City Officers have previously raised concerns as part of the PER which predicted that during periods of unplanned and planned shut downs, an odour contour of 2.5 odour units would be present up to 750 metres from the facility. It was considered that an odour contour which exceeds 2.5 odour units beyond the boundary of the facility was unacceptable, and all measures should be undertaken to reduce this odour emission as far as possible so as not to cause any odour impacts on the surrounding areas.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

Subsequently, the EPA (Report 1624, October 2018) recommended that consideration be given to regulating odour through the licensing process, including provision of a Complaints Management System, under Part V of the EP Act.

The works approval application details that during commissioning, the bunker building and reception hall will be tested for air tightness using internal smoke flares during moderate to strong winds. Investigations using smoke flares will also be conducted to assess the effectiveness of the air extraction systems to restrict odour releases from the truck access doors when opened for truck movements during normal operation, with the shut down fan working, and during emergency shutdown when the system transitions from normal operation to the operation with the shutdown fan. Odour testing of the shutdown stack will also be undertaken during commissioning to validate the odour emission assumptions adopted for the modelling and necessary adjustments undertaken to ensure ground level odour concentrations are consistent with modelled predictions. The works approval application also notes that following commencement of operations, field odour assessments outside the property boundary will be undertaken to verify the effectiveness of the odour control measures and predicted odour levels. Should odour levels exceed those predicted, mitigation measures will be undertaken, including installing an atomiser system to suppress odour and dust inside the bunker during combustion shutdowns, constructing a semi-porous wind fence along the southern boundary to provide an effective wind barrier during south-westerly wind, upgrading the capacity of the shutdown air extraction system and/or re-positioning the air extraction intake vents in the bunker. City Officers consider that the proposed mitigation measures should be implemented from the time of commencement of operations and that further measures be undertaken if field testing shows exceedances to ensure compliance at all times. It is also recommended that the proponent undertake regular field assessments outside of the property for the life of the development including from the time of commencement to maximum throughput capacity. In this regard, City Officers recommend that prior to occupation, the proponent implement and thereafter maintain for the life of the development, a public odour complaints register and resolution procedure to address any odour concerns raised by the public. In addition, the proponent shall provide a copy of the register of complaints and resolution outcomes on a quarterly basis to DWER.

The proposed mitigation measures are acknowledged, however, City Officers still consider that more safeguards should be put in place in the event the proposed mitigation measures do not work to ensure that odour levels beyond the boundary are kept to non-nuisance levels at all times.

In this regard, City Officers consider that a condition of the works approval should require the proponent to implement an Odour Complaints Register.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

Noise

Noise emissions from the facility will have the potential to impact on residences located within the suburbs of Calista and Leda. In particular, residences in the vicinity of Westbrook Road, Wellard Road, Edmund Place, Coleman Road and Harrison Way in Calista, as well as residents in Sloan Drive and Mercer Court in Leda are modelled as receiving sound level impacts in the range of 25 – 30 decibels. The aforementioned residential streets are located on elevated land which is less sheltered from noise originating in the Rockingham Industrial Zone due to topographical undulations along the axis of Wellard Road. Noise modelling systems have design criteria that can attribute up to a 5 decibel “error margin” in predictions. However, in the case of the Calista and Leda residential streets listed above, an error of 5 dB (A) in combination with a 5 dB (A) tonal component identified as part of the flu gas emissions (but then discounted in the noise modelling), would result in exceedances of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) assigned night time levels. In regards to noise, City Officers are of the opinion that further design consideration and mitigation be given to treat the flu gas stack to ensure tonal characteristics are eliminated or minimised to avoid the risk of noise impacting on residences in Calista and Leda. It is also recommended that the proponent provide certification from a suitably qualified acoustic consultant confirming that the noise emissions resulting from the operations on the site comply with the EP Act and Regulations. The certification shall demonstrate that the plant, at all times for the life of the development, will comply with the *Environmental Protection (Noise) Regulations 1997* from the time of commencement of operations through to maximum throughput capacity. In addition, the proponent is to undertake works to address any of the outcomes arising from the certification provided by the acoustic consultant and maintain compliance with the certification requirements at all times.

It is noted that the works approval application submits that a noise survey will be completed and submitted to DWER as part of the commissioning to demonstrate compliance with predicted noise levels. City Officers recommend that noise monitoring be undertaken periodically and a Noise Complaints Register be established with details and process as to how complaints will be appropriately addressed within 24 hours.

Air Quality

As with odour off site impacts, City Officers have concerns about certain aspects of the air quality modelling with particular regard to any potential fugitive emissions during emergency shutdown scenarios. These emissions during emergency shutdowns may be released untreated into the atmosphere and then subject to the prevailing winds from the south west will blow towards residential areas.

The application states that emissions during the commissioning phase will in general be lower than those predicted for normal operation due to the implementation of a staged process for commissioning the plant whereby the plant is progressively ramped up to full scale operation. The staged process allows for rigorous testing and checks to ensure compliance with design specifications and to demonstrate reliability. The proponent also proposes to implement a continuous monitoring system to monitor key emissions.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

It is noted that the EPA recommends that continuous monitoring should be required for key pollutants, particularly for nitrogen dioxide and particulate matter. City Officers feel that any potential fugitive emissions releases during emergency shutdown periods should be modelled and adequately addressed and considered as part of the works approval process.

Adoption of the European Union Industrial Emissions Directive 2010/75/EC is acknowledged as a positive guide to assess the safety of air emissions. However, it is recommended that monitoring frequency for dioxins and furans be carried out every 3 months for the life of the project.

City Officers recommend that the proponent make near to real time data on emissions publicly available by displaying emissions on the proponent's website and at the entrance.

Waste Management

The application states that waste deliveries will occur inside the receival hall and waste will only be unloaded outside the receival bunker when there is reason to believe that the vehicle is carrying non-processible waste. If this is the case, the waste will be tipped on the floor of the receival hall to allow its contents to be examined and if the load contains unsuitable wastes, the waste will be placed back in a covered truck and directed back to its point of origin or directed off to a suitable licensed disposal facility.

It is noted that the works approval application addresses the plant waste acceptance criteria to ensure all wastes processed through the facility comply with the requirements of the EPA approvals and notes that the site will be fenced using a 1.8m ring lock fencing which will provide a barrier that will trap any windblown rubbish within the premises. City Officers have considered the application supporting documentation and hold concerns that there may be the potential for rubbish to become wind-blown or prematurely released from waste vehicles entering and exiting the development, which may not be captured by the fence and contained within the subject property. In this regard, City Officers recommend that the waste management plan includes strategies to mitigate the potential windblown rubbish from trucks entering or exiting the site which will not be contained within the subject property boundaries. In this regard, it is recommended that a Waste Management Plan that addresses the management and maintenance of fugitive waste generated on site or from trucks entering/exiting the development be submitted and approved by DWER prior to occupancy of the development. The Waste Management Plan should also include a chain mesh fence capable of capturing all rubbish. Upon commencement of operations the Waste Management Plan shall be thereafter implemented and maintained for the life of the development.

Dust Management

The works approval application considers that given the temporary nature of the earthworks part of the construction phase, it is not anticipated that there will be significant dust emissions generated during construction. It is anticipated that dust emissions will be managed through the implementation of site management practices during construction. A Construction Environmental Management Plan is required to be prepared and implemented as part of the works approval to ensure that dust emissions are controlled at all times during the construction period and the EPA air quality objectives are also met at all times.

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the proponent is New Energy Corporation Pty Ltd and the land owner is Landcorp.

Environmental Protection Act 1986;
Environmental Protection Regulations 1987;
Planning and Development Act 2005; and
City of Rockingham Local Planning Scheme No.2.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial management implications related to this item.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications related to this item.

ENVIRONMENTAL IMPLICATIONS:

The East Rockingham Waste to Energy Revised Proposal has been assessed by the EPA with regard to the potential environmental impacts it may cause. The environmental approval of the proposal by the Minister for Environment is yet to be received. The purpose of this report is to consider the Works approval application and the potential impacts of the facility in respect to social amenity, odour, noise and air quality.

STRATEGIC/SOCIAL IMPLICATIONS:

The officer recommendation will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Regulatory and Legal	6.6 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City.

COMMUNITY ENGAGEMENT:

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

15.3 SUBMISSION TO THE DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION ON THE EAST ROCKINGHAM WASTE TO ENERGY FACILITY WORKS APPROVAL APPLICATION – LOT 1 (NO.26) OFFICE ROAD, EAST ROCKINGHAM

PUBLIC HEALTH IMPLICATIONS:

The proposal has the potential to negatively impact on the following determinants of health; Built Environment – Environmental Quality and Neighbourhood Amenity. The potential implications are noise, odour, air quality and airborne rubbish.

RISK IMPLICATIONS:

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

Risk Event	DWER approve the works approval application for the revised waste to energy plant without considering the issues raised in the City's submission.
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	People/Health
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Share – Share with another party.
Response to risk treatment required/in place	Ensure DWER are aware of the City's concerns regarding the revised proposal.
Rating (after treatment)	Moderate

COUNCIL DECISION

378

MOVED CR S MILLS

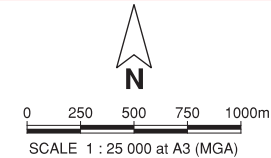
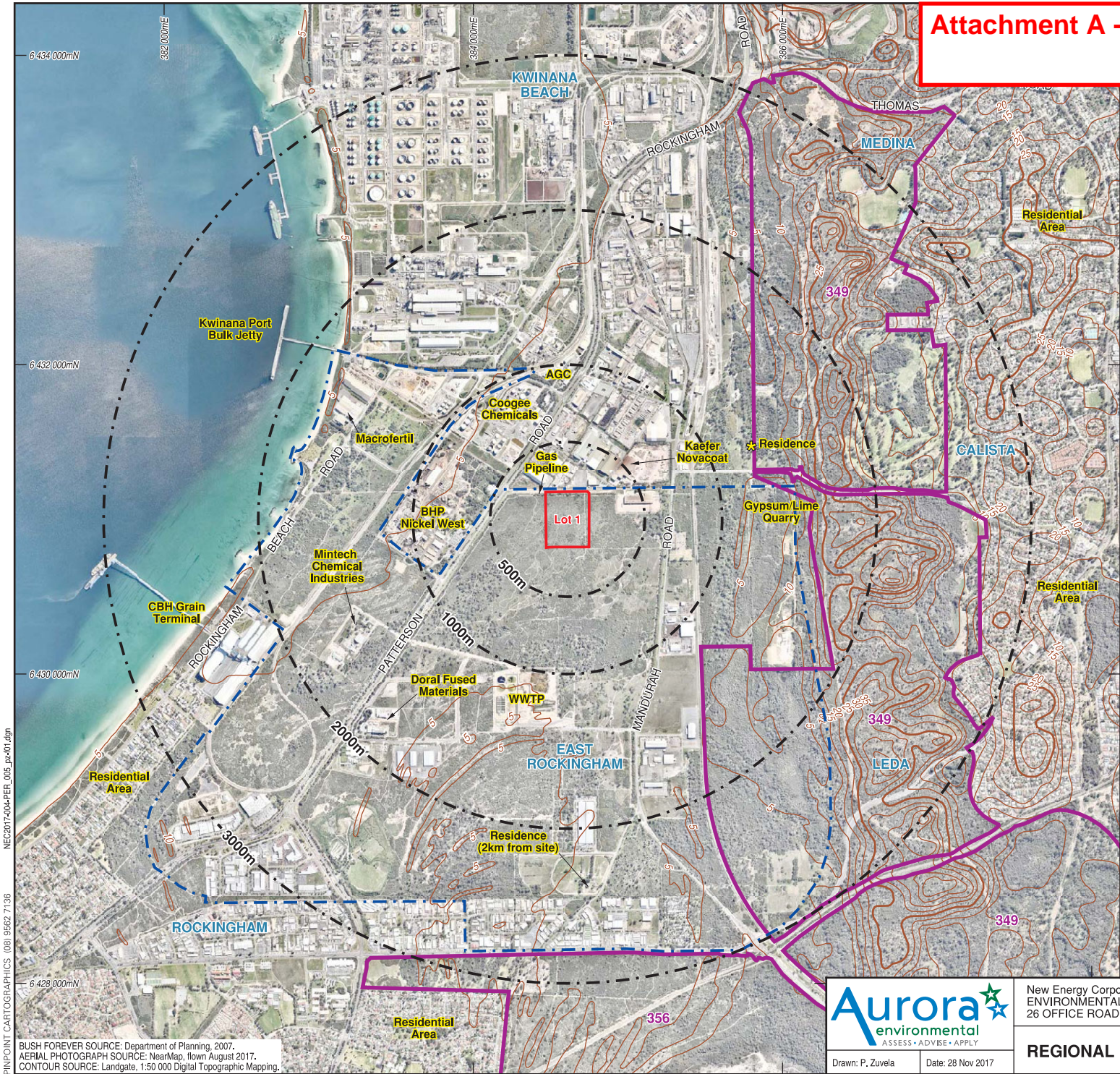
SECONDED CR P FEASEY

1. That Council endorses the submission (Attachment D) on the East Rockingham Waste to Energy Works Approval Application, and forward it to the Department of Water and Environmental Regulation for its consideration.
2. That Council forwards the submission (Attachment D) to the Minister for Environment, Secretary to the Minister for Environment, Local Members, Landcorp and the City of Rockingham for their reference and consideration.

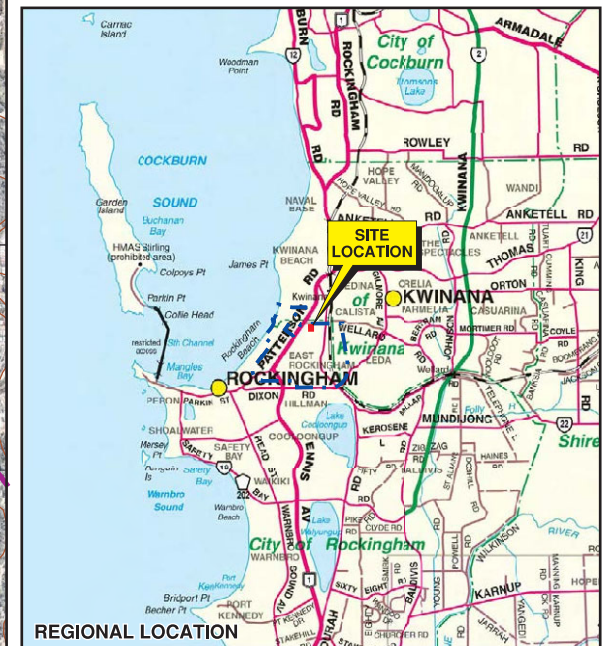
CARRIED

7/0

Attachment A - Site Context & Location



- Legend
- Site Boundary
 - Rockingham Industrial Zone Boundary
 - Topographic Contour (m AHD)
 - Bush Forever Site Boundary
 - 349 Bush Forever Site Number



Aurora
environmental
ASSES • ADVISE • APPLY

Drawn: P. Zuvela Date: 28 Nov 2017

New Energy Corporation
ENVIRONMENTAL REVIEW DOCUMENT - NEW ENERGY WASTE TO ENERGY
26 OFFICE ROAD, EAST ROCKINGHAM

REGIONAL LOCATION & SURROUNDING LANDUSE

Figure 1

Job: NEC2017-004

BUSH FOREVER SOURCE: Department of Planning, 2007.
AERIAL PHOTOGRAPH SOURCE: NearMap, flown August 2017.
CONTOUR SOURCE: Landgate, 1:50 000 Digital Topographic Mapping.

Attachment B - Site Plan

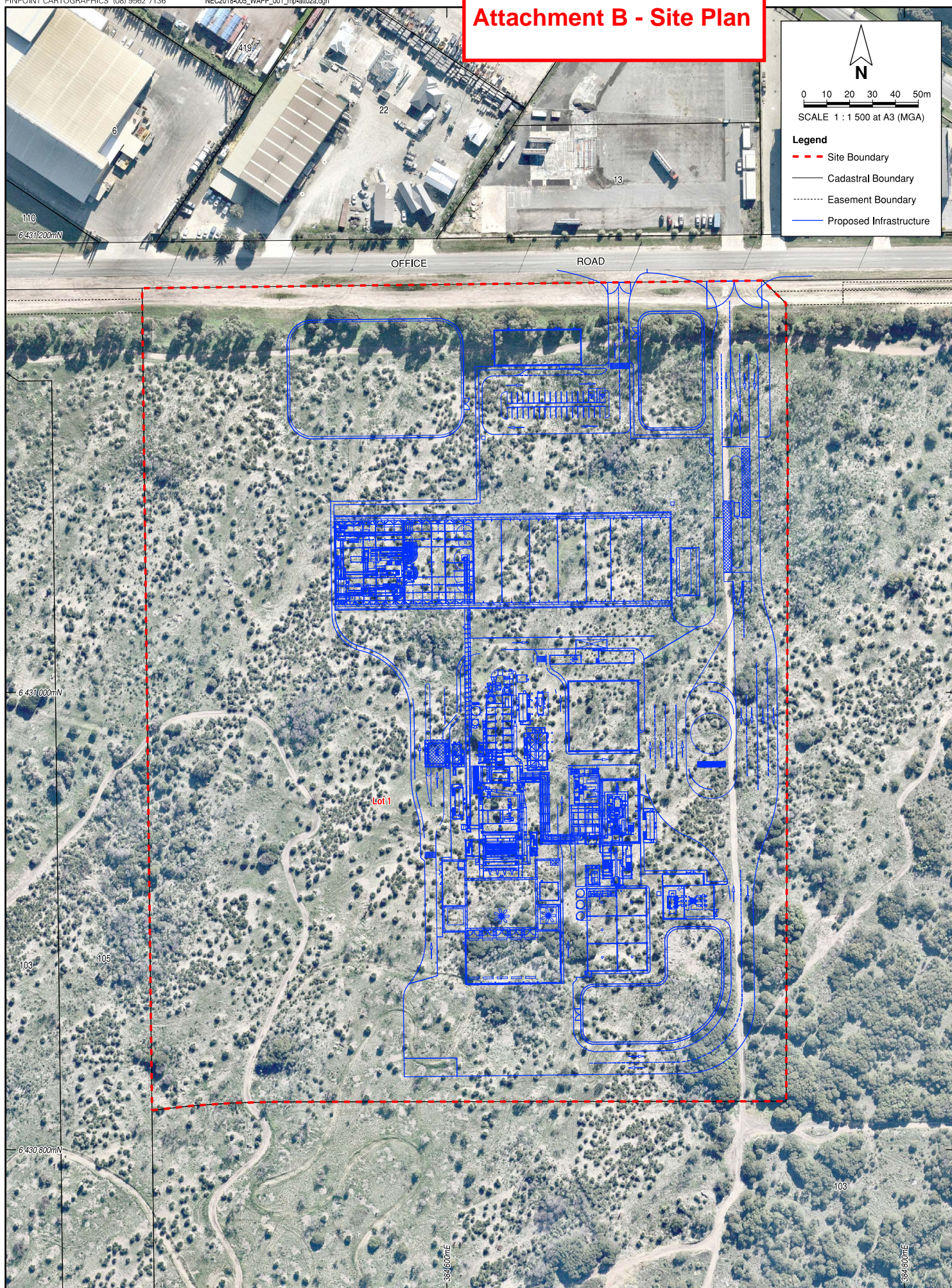


0 10 20 30 40 50m

SCALE 1 : 1 500 at A3 (MGA)

Legend

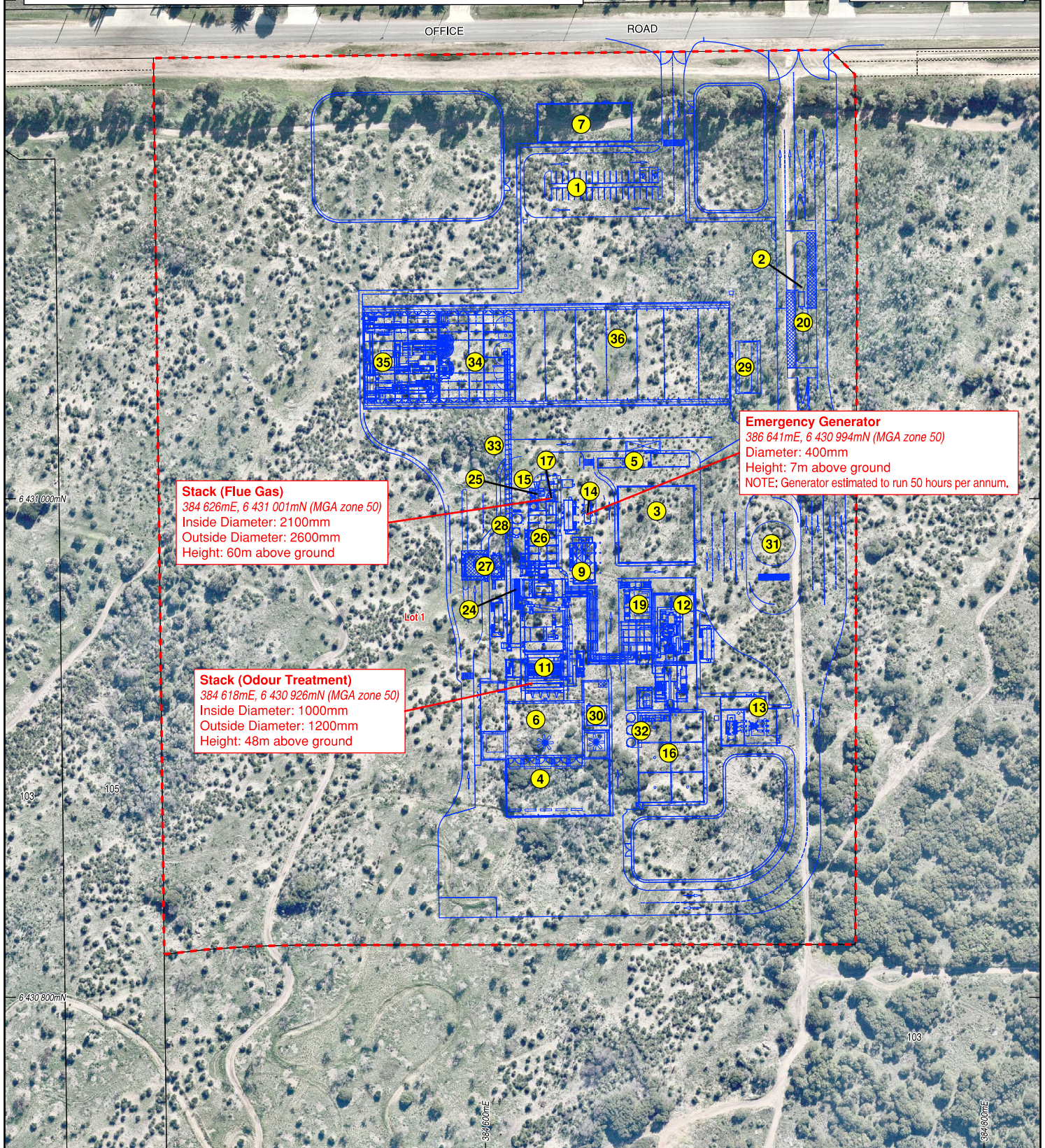
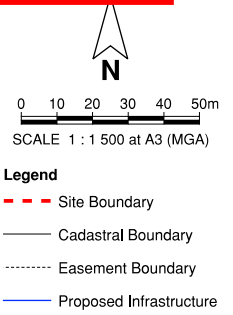
- Site Boundary
- Cadastral Boundary
- Easement Boundary
- Proposed Infrastructure



Attachment C - Key Infrastructure Plan

Key Infrastructure

- | | | |
|----------------------------|----------------------------|------------------------------------|
| 1 Car Park | 13 Electrical Switch Yard | 25 I.d. Fan |
| 2 Gatehouse | 14 Emergency Diesel | 26 Bag Filter |
| 3 Workshop | 15 Flue Gas Treatment Area | 27 Residue Silos |
| 4 Tipping Hall | 16 Air Cooled Condenser | 28 Additive Silos |
| 5 Diesel & Ammonia Storage | 17 Stack | 29 Rain Water Tank |
| 6 Bunker | 18 Re-cooler | 30 Waste Water Tank |
| 7 Administration | 19 Feedwater Tank | 31 Fire Water Storage |
| 8 Control Room | 20 Weight Bridges | 32 Make Up Water Tanks |
| 9 E-houses | 21 Waste Crane | 33 Bottom Ash Transport |
| 10 Bottom Ash Building | 22 Feed Hopper | 34 Unprocessed Ash Storage |
| 11 Boiler Hall | 23 Cems Container | 35 Ash Process Building (BA Plant) |
| 12 Turbine Hall | 24 Compressed Air Station | 36 Processed Ash Storage |



23 January 2019

Our Ref: D19/489

Dr Anthony Horton
Department of Water & Environmental Regulation
Locked Bag 33
Cloisters Square
PERTH WA 6850

Dear Dr Horton

East Rockingham Waste to Energy Works Approval Application – Assessment No. W6196/2018/1

I refer to the Department of Water and Environmental Regulation's letter of 18 December 2018 seeking comments on a Works Approval to construct the East Rockingham Waste to Energy Plant (ERWEP) to be located at Lot 1 (No. 26) Office Road, East Rockingham.

The City of Kwinana (the City) has taken the opportunity to review the proposed application and provide the following comments for your consideration.

Location:

Whilst the City acknowledges that the revised East Rockingham Waste to Energy facility has received EPA conditional approval to operate a Waste to Energy Plant under the provisions of the Environmental Protection Act (EP Act) (EPA Report No. 1624, October 2018), the City holds concerns regarding the location of the facility and the potential air quality impacts it may generate for residents within the Calista, Leda and Medina localities.

The City is of the opinion that given the prevailing wind direction in the area, during periods of plant shut down or facility down time, the proposal has the potential to negatively impact on the air quality of residents in these residential suburbs through the potential release of fugitive gas and odour emissions. In this regard, the City considers that more safeguards should be put in place in the event the proposed mitigation measures do not work to ensure that odour levels beyond the boundary are kept to non-nuisance levels at all times.

Odour Management

The proposal will be handling putrescible waste materials including municipal solid waste, which can produce odour as the waste decomposes. The main source of odour would be the tipping hall when doors are used during waste delivery, and through the 48m shutdown stack used to vent internal odours from the waste bunkers when the combustion system is not operating.

The City has previously raised concerns as part of the Public Environmental Review report which predicted that during periods of unplanned and planned shut downs, an odour contour of 2.5 odour units would be present up to 750 metres from the facility. It was considered that an odour contour which exceeds 2.5 odour units beyond the boundary of the facility was unacceptable, and all measures should be undertaken to reduce this odour emission as far as possible so as not to cause any odour impacts on the surrounding areas. It is noted that subsequently, the EPA (Report 1624, October 2018) recommended that consideration be

City of Kwinana Administration

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FS 605119

given to regulating odour through the licensing process, including provision of a Complaints Management System, under Part V of the EP Act.

The City acknowledges that the proponent confirms that odour testing of the shutdown stack will be undertaken during commissioning to validate the odour emission assumptions adopted for the modelling and necessary adjustments undertaken to ensure ground level odour concentrations are consistent with modelled predictions. Mitigation measures are proposed to be undertaken in the event that odour levels exceed those predicted.

The proposed mitigation measures are acknowledged, however, the City considers that the proposed mitigation measures should be implemented from the time of commencement of operations and that further measures be undertaken if field testing shows exceedances to ensure compliance at all times. It is also recommended that the proponent undertake regular field assessments outside of the property for the life of the development including from the time of commencement to maximum throughput capacity. In this regard, the City recommends that prior to occupation, the proponent implement and thereafter maintain for the life of the development, a public odour complaints register and resolution procedure to address any odour concerns raised by the public. In addition, the proponent shall provide a copy of the register of complaints and resolution outcomes on a quarterly basis to DWER.

Noise

Noise emissions from the facility will have the potential to impact on residences located within the suburbs of Calista and Leda. In particular, residences in the vicinity of Westbrook Road, Wellard Road, Edmund Place, Coleman Road and Harrison Way in Calista, as well as residents in Sloan Drive and Mercer Court in Leda are modelled as receiving sound level impacts in the range of 25 – 30 decibels. The aforementioned residential streets are located on elevated land which is less sheltered from noise originating in the Rockingham Industrial Zone due to topographical undulations along the axis of Wellard Road. Noise modelling systems have design criteria that can attribute up to a 5 decibel “error margin” in predictions. In the case of the Calista and Leda residential streets listed above, an error of 5 dB (A) in combination with a 5 dB (A) tonal component identified as part of the flu gas emissions (but then discounted in the noise modelling), would result in exceedances of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations) assigned night time levels. In regards to noise, the City is of the opinion that further design consideration and mitigation be given to treat the flu gas stack to ensure tonal characteristics are eliminated or minimised to avoid the risk of noise impacting on residences in Calista and Leda.

The City recommends that the proponent provide certification from a suitably qualified acoustic consultant confirming that the noise emissions resulting from the operations on the site comply with the EP Act and Regulations. The certification shall demonstrate that the plant, at all times for the life of the development, will comply with the *Environmental Protection (Noise) Regulations 1997* from the time of commencement of operations through to maximum throughput capacity. In addition, the proponent is to undertake works to address any of the outcomes arising from the certification provided by the acoustic consultant and maintain compliance with the certification requirements at all times.

Air Quality

Whilst the results from the proponent's air dispersion modelling indicated that direct emissions do not exceed the air quality criteria for ground-level concentrations at the nearest sensitive receptor, the City has concerns with certain aspects of the air quality modelling with particular regard to any potential fugitive emissions during emergency shutdown scenarios. These emissions during emergency shutdowns may be released untreated into the atmosphere and then subject to the prevailing winds from the south west, will blow towards residential areas.

The application states that emissions during the commissioning phase will in general be lower than those predicted for normal operation due to the implementation of a staged process for commissioning the plant whereby the plant is progressively ramped up to full scale operation. The staged process allows for rigorous testing and checks to ensure compliance with design specifications and to demonstrate reliability. The proponent also proposes to implement a continuous monitoring system to monitor key emissions.

It is noted that the EPA recommends that continuous monitoring should be required for key pollutants, particularly for nitrogen dioxide and particulate matter. The City considers that any potential fugitive emissions releases during emergency shutdown periods should be modelled and adequately addressed and considered as part of the works approval process.

In this regard, the City recommends that the proponent make near to real time data on emissions publicly available by displaying emissions on the proponent's website and at the entrance. This is considered appropriate given the uncertainty regarding the potential fugitive emissions during emergency shutdown scenarios. In this regard, by providing real time data to the broader community the proponent can be held to account for any exceedances of the EPA approved emissions levels.

Adoption of the European Union Industrial Emissions Directive 2010/75/EC is acknowledged as a positive guide to assess the safety of air emissions. However, it is recommended that monitoring frequency for dioxins and furans be carried out every 3 months for the life of the project.

Waste Management

The City acknowledges that the application addresses the plant waste acceptance criteria to ensure all wastes processed through the facility comply with the requirements of the EPA approvals. It is also noted that the site will be fenced using a 1.8m ring lock fencing which will provide a barrier that will trap any windblown rubbish within the premises. The City has considered the application supporting documentation and hold concerns that there may be the potential for rubbish to become wind-blown or prematurely released from waste vehicles entering and exiting the development, which may not be captured by the type of fence proposed and contained within the subject property. In this regard, the City recommends that a Waste Management Plan that addresses the management and maintenance of fugitive waste generated on site or from trucks entering/exiting the development be submitted and approved by DWER prior to occupancy of the development. The Waste Management Plan should also include a chain mesh fence capable of capturing all rubbish. Upon commencement of operations the Waste Management Plan shall be thereafter implemented and maintained for the life of the development.

Dust Management

The City acknowledges the proponent's assessment that given the temporary nature of the earthworks part of the construction phase, it is not anticipated that there will be significant dust emissions generated during construction. It is anticipated that dust emission will be managed through the implementation of site management practices during construction. A Construction Environmental Management Plan is required to be prepared and implemented as part of the works approval to ensure that dust emissions are controlled at all times during the construction period and the EPA air quality objectives are also met at all times.

Please contact Felicitas Dhliwayo, Acting Coordinator Statutory Planning on 9439 0448 if you require more information or wish to discuss this matter further.

Yours Sincerely

Joanne Abbiss
Chief Executive Officer

15.4 Report on submissions and final adoption of Amendment No. 145 to Local Planning Scheme No. 2 – Review of Development Contribution Plans 8 - 15

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

On 24 June 2015, Council resolved to adopt a revised Community Infrastructure Plan 2011-2031 (2015 CIP) and to initiate Amendment 145 to Local Planning Scheme No. 2 (LPS2). The 2015 CIP was a revision of the Community Infrastructure Plan prepared in 2009 (2009 CIP) to address a number of changes in the planning context and the dwelling projections, and Amendment 145 was prepared to align the community infrastructure Development Contribution Plans (DCPs) with the revised 2015 CIP.

Both the 2015 CIP and Amendment 145 were advertised between 16 October 2015 and 30 November 2015, though the City accepted submissions until 24 December 2015. A total of 28 written submissions were received. A number of issues were raised that have resulted in the City recommending modifications to the advertised version of the 2015 CIP and Amendment 145. These modifications are discussed at length in the body of this report.

In early 2017, City Officers determined that the 2015 CIP should undergo an additional review to reflect 2016 Census data and to ensure, once updated demographic data had been analysed in the context of community need, that the subsequent recommended community infrastructure provision was appropriate. The reviewed Community Infrastructure Plan 2011-2031 (2018 CIP) process has now been completed and the 2018 CIP was adopted by Council at its 12 December 2018 Ordinary Council Meeting.

Whilst there are a number of modifications to Amendment 145 recommended by the City, all of the modifications are in response to the submissions and do not result in a substantial change to Amendment 145. One of the key changes, for example, is to the operational timeframe of the DCPs – from 20 years to 15 years - which is considered to appropriately reflect the time that has elapsed since the review process commenced in mid-2015. It is not considered necessary to re-advertise Amendment 145 prior to adopting the amendment and forwarding it to the Western Australian Planning Commission (WAPC) for assessment. However, re-advertising of the amendment is an option available to Council under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

It is recommended that Council:

1. Consider the submissions received on Amendment 145 and resolve to support the submissions as detailed in Attachment B to this report;
2. Adopt Amendment 145 with the modifications as detailed in the Officer Recommendation.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15**OFFICER RECOMMENDATION:**

That Council takes the following action in respect to Local Planning Scheme No.2 Amendment 145:

1. Pursuant to Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, notes the submissions in Attachment B – Schedule of Submissions;
2. Pursuant to Section 75 of the *Planning and Development Act 2005* and Regulation 41(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to adopt with modification Amendment 145 to Local Planning Scheme No. 2 (LPS2) as per Attachment C – Amendment 145 to LPS2;
3. Authorise the Mayor and the Chief Executive Officer to execute the Amendment 145 Report (Attachment D) and affix the common seal of the City of Kwinana on the documentation;
4. Requests that the Minister for Planning grants final consent to Amendment 145 to LPS2 as referred to in (2) above.
5. Requests that an additional amendment to Amendment 145 be considered by the Western Australian Planning Commission (WAPC) prior to final consent of Amendment 145 by the Minister for Planning which apportions the cost of the provision of the Local Sporting Grounds with Small Facility Buildings in Development Contribution Areas 9 and 10 across Districts A and B. This is considered the most equitable means for the provision of district level infrastructure for these localities.
6. Requires that City Officers liaise with affected landowners within Districts A and B to explain the rationale for the request detailed in Point 5 above and subsequently, advise the WAPC of the outcome of the consultation to inform the decision of the WAPC on this matter as part of its deliberation of Amendment 145. On this basis, it is requested that the WAPC determine that Amendment 145 does not require readvertising and can be granted final consent by the Minister for Planning.

BACKGROUND:

The current City of Kwinana Community Infrastructure Plan 2011 - 2031 (2009 CIP) was prepared in 2009 to guide the provision of community infrastructure necessary to support the growth of the City. The 2009 CIP was prepared in association with LPS2 Amendment No. 115 (Amendment 115) which established a mechanism to partially or wholly fund the community infrastructure items required by the 2009 CIP through the payment of development contributions from land developers. Amendment 115 introduced Development Contribution Plans 8 – 15 (DCPs 8-15) into LPS2 covering all the existing and future urban residential areas of the City.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Since the preparation of the 2009 CIP and the gazettal of Amendment 115 on 19 June 2012, a number of changes have occurred within the planning context that warranted a need to review that document and, consequently, review DCPs 8-15. Furthermore, the scope of the 2009 CIP was expanded to encompass all of the community infrastructure required over the twenty years from 2011 to 2031 for the entire City, rather than just the infrastructure able to be charged under the DCPs as is currently the case.

On 24 June 2015 Council resolved to adopt the revised 2015 CIP and to initiate Amendment 145. It is noted that the 2015 CIP and associated Capital Expenditure Plan (CEP) were amended slightly and re-adopted for advertising by Council on 14 October 2015. This was due to some infrastructure costings being estimated in June 2015, whereas detailed costings were received from an independent Quantity Surveyor that altered some of the costings by more than 20%. The detailed costings were incorporated into the advertised CEP and 2015 CIP.

CONSULTATION:

Public advertising of the 2015 CIP and Amendment 145 occurred between 16 October 2015 and 30 November 2015 (45 days), although the City accepted submissions until 24 December 2015.

Advertising consisted of the following:

- Public notice published in the local newspaper, Weekend Courier, on 16 October 2015 and 23 October 2015;
- Public notice displayed on the City's website;
- Publication of a dedicated 'Development Contributions' webpage with relevant downloadable information. The website attracted 358 independent visits during the advertising period – an average of 12 visits per business day;
- Letters to service providers, government agencies and authorities;
- Letters to community groups;
- Letters to landowners and occupiers affected by the Amendment; and
- Promotion of the 2015 CIP on the City's Facebook site.

A total of 28 written submissions were received. The general nature of the submissions is summarised in the table below:

Submission	Support with comments	Neutral / not stated	Object	Total
Landowner (or on behalf of landowner)	5	1	10	16
Government agency or service provider		11		11
Industry representative group		1		1
Total	5	13	10	28

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Attachment A to this report is the Schedule of Submissions. The Schedule summarises each of the issues raised by the submitters and provides a recommended response to these issues. There are a number of common issues, or more complicated matters, that are discussed in the body of this report. These issues are:

1. Timing of infrastructure delivery;
2. District C Sporting Ground (Medina Oval extension / upgrade);
3. Wellard East Local Community Centre;
4. Inclusion of additional community infrastructure items in the DCPs;
5. Local Sporting Pavilion – Wandí;
6. Renaming of Community Sports Facility Buildings A and B to Small Facility Building and Clubroom;
7. Redistribution of funds collected to modified items or refund of deleted items;
8. Combining of facilities into a consolidated building;
9. On-going review of population projections and growth rates; and
10. Wells Beach Park Foreshore Upgrade.

DISCUSSION:

This section considers the points raised by submitters on the key issues identified above and provides a recommended response as to whether the amendment should be modified or not.

1. Timing of Infrastructure DeliverySubmissions

Four submissions (Nos. 2, 3, 7 and 25) expressed concern about the proposed change to the trigger point whereby the City would deliver the community infrastructure – from 50% of the projected catchment population to 75%. The comments received included:

- Concern that residents who contribute to the infrastructure won't receive any benefit.
- Council has an obligation to provide the infrastructure in a reasonable period of time to benefit those residents who pay for it.
- A mechanism should be introduced to allow Council to bring certain items forward.
- It is inequitable that the community may not benefit from community infrastructure until potentially 100% of the population is achieved.
- SPP3.6 is based on providing funds for the early provision of infrastructure.

Discussion

The proposed change in the delivery timeframe from 50% of the projected population being reached to 75% is due primarily to a number of infrastructure items being 'triggered' within a relatively short period of time and the impact that this would place on the City's borrowing capacity and ability to deliver the infrastructure. The delivery of community infrastructure needs to be planned in consideration of the City's other long term financial objectives and whilst it is certainly desirable to deliver the infrastructure earlier rather than later, such expenditure needs a responsible and considered approach.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Residents of the communities will still benefit from the infrastructure however it will be at a time that is financially responsible for the City to deliver it.

Under the current LPS2 provisions, Council has the ability to bring forward community infrastructure expenditure where necessary. In fact, the City is recommending that the combined Local Community Centre / Local Sporting Pavilion at Wellard West be brought forward for site specific reasons. This is discussed later in this report.

Recommendation

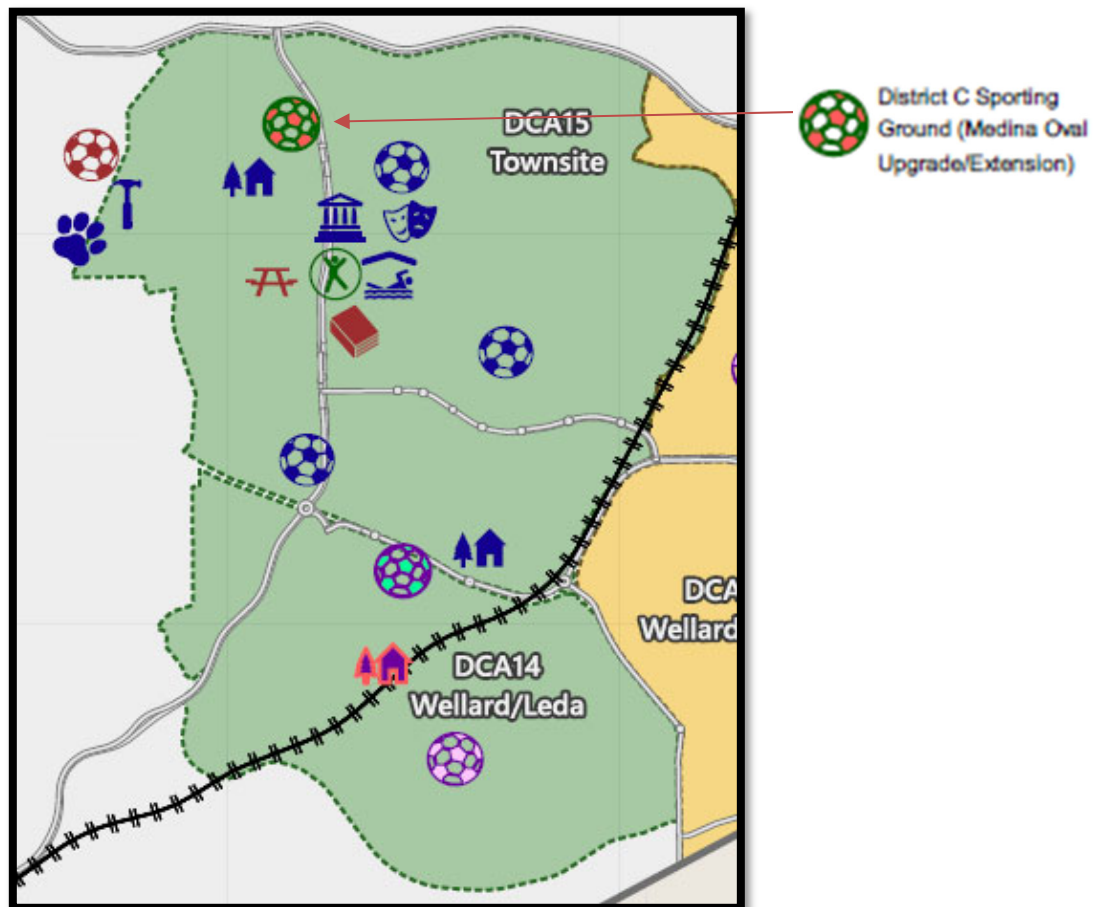
While the 75% 'trigger' point for the delivery of infrastructure was considered to be appropriate by City Officers following advertising of the Amendment in 2015, subsequent reviews of this trigger in the context of submissions received have resulted in a more comprehensive and rigorous approach being applied to the provision of community infrastructure, as follows:

- The planning and design of local, district and sub-regional level community facilities will generally occur two years prior to the estimated population catchment reaching 5,000, 20,000 – 40,000 and 75,000 people, respectively, with provision occurring when the population has reached 5,000, 20,000 – 40,000 or 75,000.
- The anticipated level of Developer Contributions funds collected (this is tied to the rate of development in an area).
- The proximity and capacity of any existing local community facilities within and outside the relevant DCA.
- Maximising opportunities for the co-location and joint provision of local community facilities.
- The location and timing of new district and sub-regional level community facilities.
- The City of Kwinana's organisational capacity to plan, manage and operate existing and new community facilities. While the organisational capacity to operate community facilities is not something that falls within the scope of development contributions, the broader consideration of the City to act in a financially responsible manner vis a vis expenditure of funds on community facilities is a matter that requires balanced consideration.

The provision of each community facility is further identified within the City's Long Term Financial Plan (LTFP).

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

2. District C Sporting Ground (Medina Oval Extension / Upgrade)



Submissions

Two submitters (Nos. 7 and 25) objected to the inclusion of the District C Sporting Ground (Medina Oval Extension / Upgrade) stating that:

- The need and nexus for the infrastructure has not been demonstrated;
- Replacement works are inconsistent with the principles of State Planning Policy 3.6: Development Contributions for Infrastructure (SPP3.6);
- Other funding opportunities should be explored; and
- The need for the infrastructure was not identified in the 2009 CIP.

Discussion

This infrastructure item is considered necessary to service the existing and future needs of the City's residents and is to be retained in the revised 2018 CIP.

SPP3.6 and the DCP provisions of LPS2 allow for, and in fact require, a review of the DCP. The review of the provision of community infrastructure undertaken during 2015 identified the need for additional infrastructure that was not previously identified or not considered necessary. The demand generated by the existing population and projected population has necessitated a need for an extension and upgrade of the District C Local Sporting Ground (Medina Oval extension/upgrade).

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Clause 5.1 of SPP3.6 states '*Development contributions can be sought for ... an upgrade in the standard of provision of an existing item of infrastructure; (and) an extension to existing infrastructure.*' It was on this basis that infrastructure items needing an upgrade or extension were included in the proposed DCPs.

The City has reviewed this position in light of the submissions received and will revise the apportionment of costs for the item of infrastructure so that the City will be responsible for the extension/upgrade of infrastructure that services the current population (as at 2015, being 24,747), and that the DCPs will collect for the extension/upgrade of infrastructure required for the difference between the 2015 figure and the projected population to 2031, being 35,000. Thus the DCPs would proportionately contribute just over 28% (representing a population increase of 9,898). The City considers this approach to be consistent with the principles of SPP3.6.

Despite what was stated in the 2009 CIP, the revised 2015 CIP and 2018 CIP have both identified and justified the need for this proposed infrastructure.

Recommendation

That the District C Sporting Ground (Medina Oval Extension / Upgrade) be retained in DCPs 14 and 15.

3. Wellard East Local Community Centre

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Submissions

Two submitters (Nos. 2 and 16) requested that the local community centre for DCA11 be removed from the DCP. The following comments were made:

- The projected population for DCA11 does not meet the threshold requirement for a local community centre (projected population of 3,318 as per draft 2015 CIP/threshold requirement 5,000).
- Both submitters suggested that the proposed District Community Centre to be located in District B (DCA10) near Mortimer Road could serve the function of local community centre for DCA11's population.
- Removal of the local community centre was 'flagged' in the initiation report for Amendment 100A in December 2014 where the reduced population projection was one of the reasons to remove the local sporting ground from the standard infrastructure DCP (DCP2). A comment in the report implied the reduced population projection for DCA11 also reduced the need for a local community centre.
- Suggestion that there are many opportunities for linear pathways through DCA11 for dual use paths to link to the District Community Centre.

Discussion

The projected population for Wellard East (DCA11) is 3,372 as per the adopted 2018 CIP which is less than the 5,000 person threshold for a local community centre. This is due to the reduction in developable Urban land in Wellard East due to the odour buffer associated with the livestock holding facility on Telephone Lane in the City of Rockingham to the south.

The City agrees with the points raised by the submitters that the infrastructure item is no longer needed for the projected population. It is also noted that the District Community Centre for District B (which includes DCA11) is planned to be located near Mortimer Road in Casuarina and thus within relatively close proximity to the residents of DCA11.

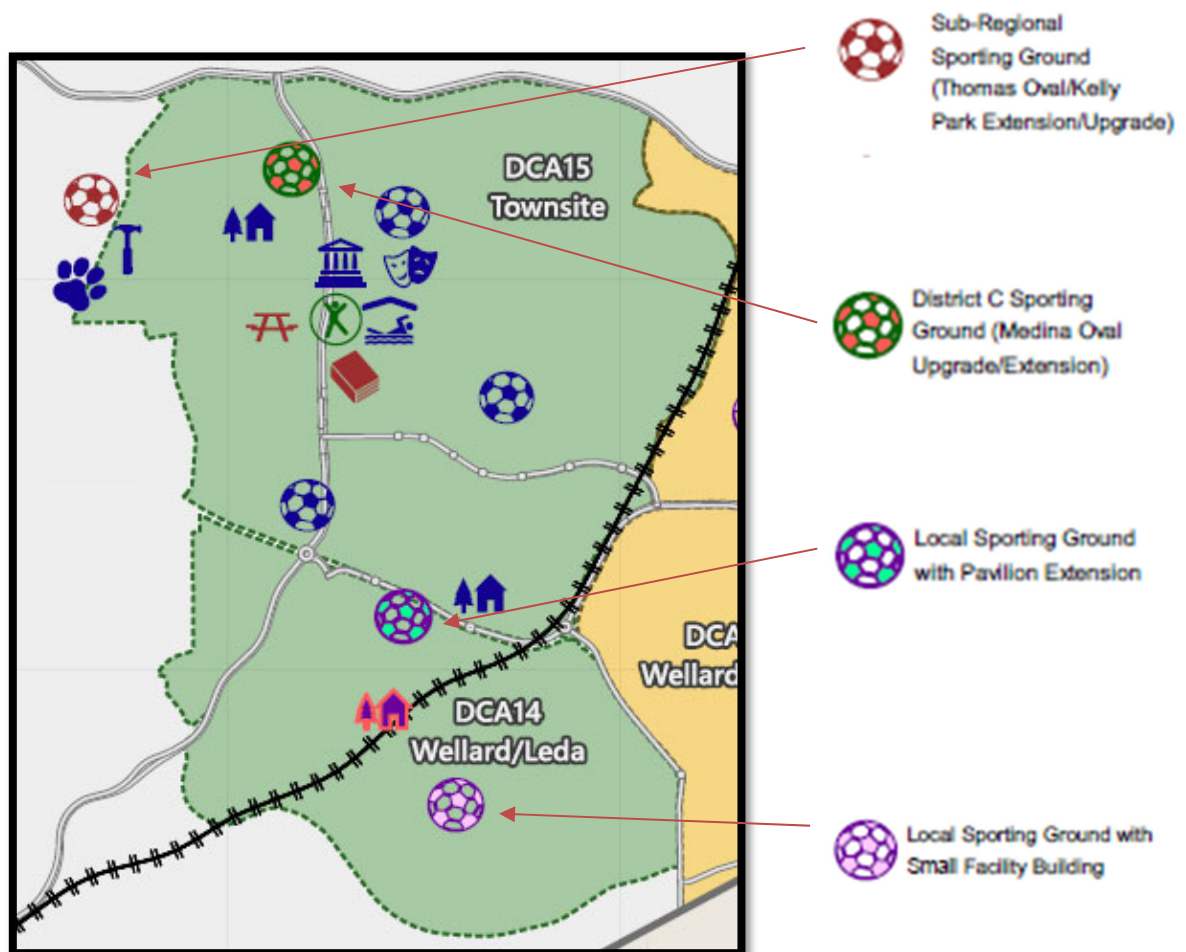
The adopted 2018 CIP is consistent with the above sentiments and does not identify a local community centre within DCA11.

Recommendation

That the Wellard East Local Community Centre be removed from DCP11.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

4. Inclusion of additional community infrastructure items in the DCPs



Submissions

Three submissions (Nos. 6, 7 and 25) objected to the inclusion of additional community infrastructure items that were not identified in the 2009 CIP, notably:

- Sub-Regional Sporting Ground (Thomas Oval / Kelly Park Extension / Upgrade);
- District C Sporting Ground (Medina Oval Extension / Upgrade);
- Local Sporting Ground with Pavilion Extension – Wellard / Leda; and
- Local Sporting Ground with Small Facility Building – Wellard / Leda.

Comments made by the submitters were:

- Population projections to 2031 have reduced;
- Items were not identified in the 2009 CIP; and
- Current demand on a facility does not justify an extension or upgrade.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Discussion

SPP3.6 and the DCP provisions of LPS2 allow for, and in fact require, a review of the DCP. The review of the provision of community infrastructure undertaken during 2015 had identified the need for additional infrastructure that was not previously identified or not

considered necessary at that time. It has also identified infrastructure no longer considered necessary. The demand generated by the existing population and projected population has necessitated a need for additional infrastructure at the Sub-regional Sporting Ground, with the costs being apportioned accordingly.

Clause 5.1 of SPP3.6 states *‘Development contributions can be sought for ... the total replacement of infrastructure once it has reached the end of its economic life.’* It was on this basis that infrastructure items needing replacement were included in the proposed DCPs. However the City would be responsible for the replacement costs proportionate to the existing population, with developers responsible for costs proportionate to the projected population.

The City has reviewed this position in light of the submissions received and has revised the apportionment of costs for replacement infrastructure so that the City will be responsible for the replacement of infrastructure that services the current population, and that the DCPs will collect for new and additional infrastructure required for the projected population. The City considers this approach to be consistent with the principles of SPP3.6.

The projected population for the Sub-regional facility was projected to be approximately 71,500 persons by 2031 in the revised 2015 CIP and approximately 75,270 by 2031 in the adopted 2018 CIP. This is considered to be commensurate with the 75,000 population threshold for such a facility.

Despite what was stated in the 2009 CIP, the revised 2015 CIP and adopted 2018 CIP are considered to appropriately identify and justify the need for this proposed infrastructure.

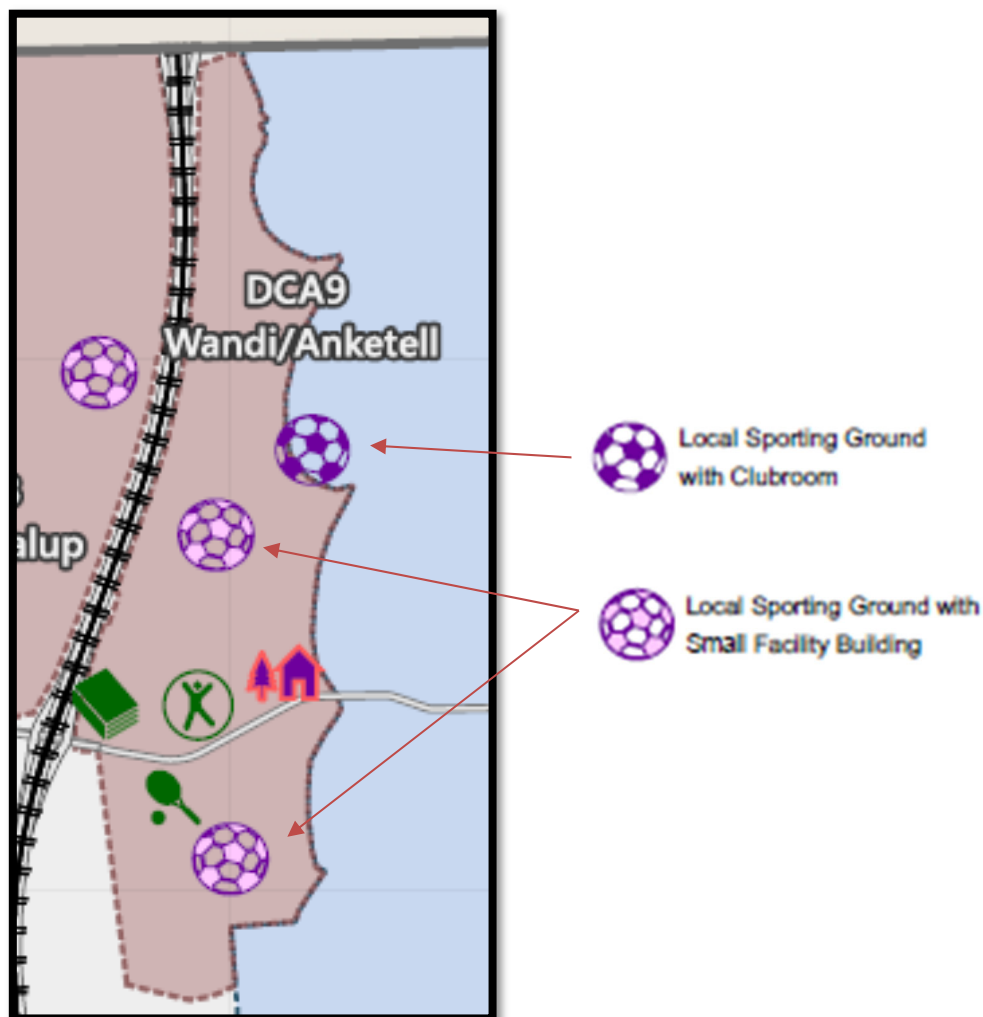
Recommendation

That:

1. District C Sporting Ground (Medina Oval Extension / Upgrade) is retained in DCPs 14 and 15);
2. The costs for Sub-Regional Sporting Ground (Thomas Oval / Kelly Park Extension / Upgrade) for only new infrastructure be apportioned to DCPs 8-15 (inclusive);
3. No change to the Local Sporting Ground with Pavilion Extension – Wellard / Leda; and
4. No change to the Local Sporting Ground with Community Sports Facility Building – Wellard / Leda (the change is represented in name only, as per the adopted 2018 CIP, being ‘Small Facility Building’)).

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

5. Local Sporting Ground with Pavilion – Wandi



Submission

Five submissions (Nos. 19 – 23) objected to the inclusion of this infrastructure item, whilst two submissions (Nos. 27 and 28) raised no objection to the item. The objecting comments received included:

- Duplication and excessive provision of recreation facilities for DCA9 – 3 local sporting grounds are to be provided within DCA9 (1 in Anketell North and 2 in Wandi) for a projected population of 8,349;
- Wandi Playing Fields are equivalent to a district level facility and suggests that DCA8 landowners should also contribute;
- Inequitable costs across the DCAs – DCA9 has considerably higher costs for local sporting facilities than DCAs within District B.

Discussion

The Wandi Playing Fields have been approved by the WAPC through the local structure planning process for the Wandi cell and are also being used by the Honeywood Primary School that opened in early 2018. As the land for the Wandi Playing Fields sits outside of

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

the Urban zoned area, it was not provided as part of the public open space for Wandi and therefore is to be acquired through the development contribution plan for standard infrastructure (Amendment 100A – DCA5). This facility will be the primary local sporting ground for the Wandi area and therefore is justified in being provided with a Pavilion. It must be noted that the 2018 CIP has consolidated the naming of three of its Local Sporting Grounds (formerly Local Sporting Ground with Facility Building, Local Sporting Ground with Facility Building and Kiosk and Local Sporting Ground with Pavilion) to 'Local Sporting Ground with Small Facility Building' and 'Local Sporting Ground with Clubroom'. This simplifies the designation of the type of building associated with a local sporting ground to small scale (Small Facility Building – comprising approximately 180m²) and large scale (Clubroom – comprising approximately 650m²).

The community infrastructure proposed for the two other local sporting grounds within DCA9 (one co-located with the future High School and one on a stand-alone local sporting ground in Anketell North) are considered basic amenity requirements for community use. In the context of the 2018 CIP, the Wandi Playing Fields would be identified as a 'Local Sporting Ground with Clubroom' and both the future Wandi High School and Anketell North sites would be identified as 'Local Sporting Ground with Small Facility Building'. Further, as identified in the 2018 CIP, given the District Sporting Ground for Districts A and B (which DCA9 falls within) is proposed to comprise of hard courts and a large-scale clubroom with no playing fields (which were originally envisaged through the 2009 CIP and community needs assessment), additional Local Sporting Grounds within Districts A and B are required to account for this community facility requirement.

The Wandi Playing Fields is a local sporting ground, not a district sporting ground. Whilst the land area for the facility is larger than other local sporting grounds, this is due to the site's topography and natural features more so than the facility being of district scale.

DCA8 Mandogalup is provided with a local sporting ground as part of the approved local structure plan. Developers within DCA8 will contribute to a Small Facility Building to be located at this local sporting ground.

The overall per dwelling contribution for DCA9 is comparable to other DCAs.

Recommendation

No change to the Local Sporting Ground with Clubroom – Wandi (change in name only).

6. Renaming of Community Sports Facility Buildings A and B and Pavilion to Small Facility Building and Clubroom

Whilst not explicitly raised in the written submissions, a number of verbal discussions with landowners and their representatives commented that the naming of the Community Sports Facility Buildings A and B, and Pavilion was confusing and lengthy. The City agrees with these comments and also notes that the names give the perception that the infrastructure is more significant than basic amenities, storage and kiosk. The 2018 CIP adopted by Council reflects the following changes:

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

1. Community Sports Facility Building A to Small Facility Building. The size of the Facility Building remains the same, at 180m² and includes change areas, kiosk/kitchenette, storage space, small meeting space, public toilets and a verandah/spectator shaded area; and
2. Community Sports Facility Building B / Pavilion to Clubroom. The size of the Clubroom remains the same at 650m² and includes changerooms/showers, large multipurpose/function space, bar and meeting room, commercial level kitchen with kiosk, umpire changerooms, first aid room, general storage space and sports equipment storage, internal toilets and public toilets, and verandah/spectator shaded area.

Recommendation

That the Amendment 145 documentation be modified to change the names of:

1. Community Sports Facility Building A to Small Facility Building; and
2. Community Sports Facility Building B / Pavilion to Clubroom

7. Redistribution of funds collected to modified items or refund of deleted items

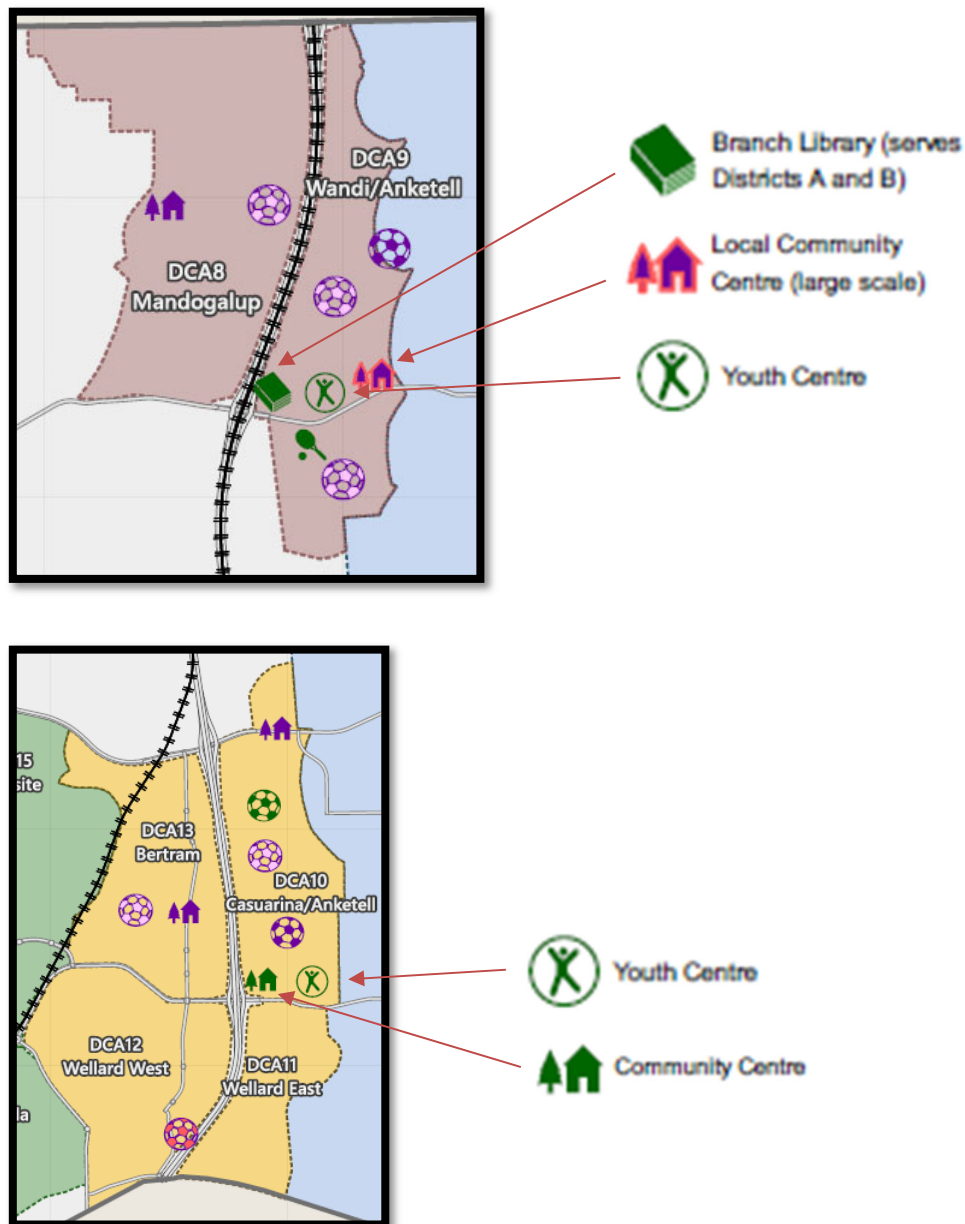
A number of community infrastructure items have been modified between the 2009 CIP and 2015 CIP / 2018 CIP, and in fact three items are to be removed entirely. This raises the question of what occurs to the contributions that have been collected for items that either change or are removed. The City has sought legal advice regarding this and proposes to adopt the following approach:

- a) For items that are removed as a direct result of the community needs assessment undertaken as part of the 2018 CIP and there is no equivalent replacement item, contributions will be refunded. This will apply for the Local Sporting Pavilion and Local Community Centre in DCA11, however landowners/developers will still need to contribute towards district level facilities.
- b) For items that have been removed, but an equivalent replacement item is proposed, cost apportionment will be recalculated and reallocated to the replacement item and catchment. There may be a refund of contributions. This situation will apply to the District Sporting Ground with Pavilion serving District A – funds will be recalculated and reallocated to the District Sporting Ground (serving Districts A and B).
- c) For items that have changed in their description or scope, but still serve the same function, the contributions received will be allocated to the modified item. For example, contributions collected for the Local Community Centre in DCA9 will be allocated to the Local Community Centre – Large Scale in DCA9 as it serves the same function.

All of the above contribution adjustments will occur after the gazettal of Amendment 145 and the subsequent adoption of the Cost Apportionment Schedule.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

8. Co-location of facilities into a consolidated building



Submissions

Four submissions (Nos. 16, 17, 27 and 28) raised the opportunity for combined facility buildings to be designed and built where multiple community infrastructure facilities are proposed, specifically:

1. (Future) Wandj District Centre – Branch Library (serves Districts A and B), District Youth Centre and Local Community Centre (large scale); and
2. (Future) Casuarina Neighbourhood Centre – District Community Centre and District Youth Centre.

The submissions noted the potential for a reduced land area requirement and the opportunity to provide a community focal point for the centres.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15**Discussion**

The City agrees that there is merit, both financial and social, in co-locating the facilities into a single community purpose building, with design features such as separate entrances and areas where necessary. DCPs 2-7 are required to contribute towards the land acquisition for a combined facility in the Wandi Anketell District Centre, for example.

The 2018 CIP refers to these facilities as likely to be provided within a combined or co-located facility. The City is currently in the process of engaging an architectural firm to conceptually design and cost the co-located facility buildings so that up to date plans and costings are included in future reviews of the cost apportionment schedule, as well as providing the accurate land area configuration for local structure planning of the Wandi Anketell District Centre and Casuarina Neighbourhood Centre along Mortimer Road.

Recommendation

That the draft Cost Apportionment Schedule and DCP Reports for DCAs 9 and 10 reference combined facilities or co-located sites for the:

1. (Future) Wandi Anketell District Centre – Branch Library (serves Districts A and B), District Youth Centre and Local Community Centre (large scale); and
2. (Future) Casuarina Neighbourhood Centre – District Community Centre and District Youth Centre.

9. On-going review of population projections and growth rates

A number of submitters commented on the methodology for population projections and requested further detail about population and growth rates. The 2015 CIP was prepared to address significant changes in the population projections notably in Mandogalup, Wellard East and Wellard West, as well as to address emerging issues in the provision of community infrastructure in the established urban areas due to new growth. As noted earlier in this report, in early 2017, City Officers determined that the 2015 CIP should undergo an additional review to reflect 2016 Census data and to ensure, once updated demographic data had been analysed in the context of community need, that the subsequent recommended community infrastructure provision was appropriate. This review included revised population projections and growth rates.

The City will continue to review and monitor the projected population and growth rates for the purpose of the CIP, but more importantly, for the purpose of reviewing and adopting the cost apportionment schedule annually as such numbers have an impact on the development contribution.

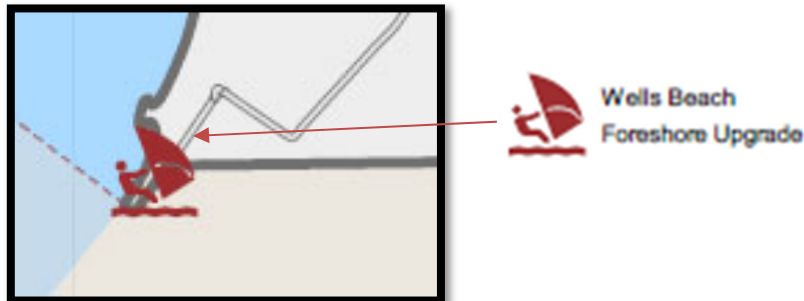
On-going review and monitoring of projected population and growth rates will ensure that sufficient and equitable development contributions are collected for the implementation of the 2018 CIP.

Recommendation

The review and monitoring process has been included in the proposed Amendment 145 Scheme text, in line with SPP 3.6.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

10. Wells Beach Park Foreshore Upgrade



In the period following public advertising of Amendment 145 in late 2015, the WAPC published a revised draft SPP 3.6 and Guidelines to accompany SPP 3.6. Schedule 1 of the Guidelines sets out the categorisation of infrastructure items and identifies those items which can and cannot be included as DCP items. Item No.24 'Boating facilities (such as jetties, boat ramps etc)' states that this item is not suitable for inclusion within a DCP.

Given that the 'boating facilities' component of the Wells Beach Park Foreshore Upgrade has been included since the DCPs' inception and prior to this Policy change, the City sought legal advice on whether development contribution funds received to date can be expended on the 'boating facilities' component of this item (in addition to the broader item). The advice received was that funds may be expended on the 'boating facilities' component of this item up until Amendment 145 became a seriously entertained planning document, but that the 'boating facilities' component of this item should be removed from inclusion in the revised DCPs moving forward.

Recommendation

That the 'boating facilities' component of the Wells Beach Park Foreshore Upgrade be removed from the community infrastructure item, in line with the Council adopted Community Infrastructure Plan 2018. Existing funds collected in line with gazetted Amendment 115 up until Amendment 145 became a seriously entertained planning document may be expended on the 'boating facilities' component of this item.

PROPOSED MODIFICATIONS TO COMMUNITY INFRASTRUCTURE ITEMS:

The following tables, which are reflected in the proposed modified Scheme text at Attachment D, identify the changes proposed to community infrastructure items within each of the three Districts across each of the Community Infrastructure Plan reviews undertaken (2009, 2015 and 2018):

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

District A: Consists of DCA8 – Mandogalup and DCA9 – Wandi / Anketell			
CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) Item	Comment
District A – district items:			
1 District Sports Ground located within District A – Mandogalup	1 District Sporting Ground that serves Districts A and B	1 District Sporting Ground that serves Districts A and B	A district level sports ground is required for a population of 25,000 people. Due to the reduction in the projected developable area for the Mandogalup cell ¹ , the population projection for District A has reduced to approximately 13,000 people, thereby removing the need for a stand alone facility within District A. However there is still a need for residents within District A to have access to district level sporting facilities, particularly hard courts for tennis, netball and basketball, and pavilion. It is recommended that a District Sporting Ground that serves both Districts A and B be provided, and that the facility be located within District B. The District Sporting Ground will provide 10-12 multi purpose hard courts for tennis, basketball and netball, as well as a pavilion, parking and landscaping.
			The likely location of the District Sporting Ground in District B means that residents in District A will be within the 6km catchment of the facility. This facility would be developed in conjunction with an accompanying strategy of shared use of sporting grounds and facilities, particularly grassed playing fields, with the Department of Education within the District. The City already has shared use arrangements for sporting fields in District C (Gilmore College) and these agreements would be further applied.
1 District Community Centre	No District Community Centre	No District Community Centre	A district level community centre is required for a population of 25,000 people. The reduced population projected for District A no longer warrants a stand alone facility and therefore a larger scale local community centre is recommended. This is proposed at the Wandi District Centre.

¹ Future planning within the Mandogalup Cell, with the exception of the Urban zoned areas subject to approved Local Structure Plans, is subject to an Improvement Plan (IP47) and it is unclear at present whether specific land zoned Rural within the Cell may be zoned partly for Residential, Commercial or Light Industrial. For the purposes of Amendment 145 and DCPs 8-15, until land is zoned Urban and identified for Residential uses, it will not be included within the DCPs to contribute towards community infrastructure items.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

DCA8 Mandogalup - local items:			
2 Local Community Centres	1 Local Community Centre	1 Local Community Centre	Due to the reduced population projected for the Mandogalup cell, there is now only demand for one Local Community Centre to be located within Mandogalup.
1 Local Sports Ground without Pavilion	1 Local Sports Ground with Community Sporting Facility Building A (shared use)	1 Local Sporting Ground with Small Facility Building (shared use)	It is proposed that a Local Sporting Ground with Small Facility Building (the same as proposed in the draft 2015 CIP, but a change in name only) be provided for the Local Sports Ground in Mandogalup. This facility will likely be shared with the planned Primary School in Mandogalup. The Local Sporting Ground with Small Facility Building will provide toilets.
DCA9 Wandi / Anketell – local items:			
1 Local Community Centre (located within close proximity to DCA8 Mandogalup)	1 Local Community Centre Large Scale. A change in the size of the centre.	1 Local Community Centre Large Scale. A change in the size of the centre.	A large scale facility is justified in this location as the facility will serve approximately 8,351 people, which is greater than the recommended ratio of 1:5000 people for a Local Community Centre.
	1 Local Sporting Ground with Community Sports Facility Building B (shared use)	1 Local Sporting Ground with Small Facility Building (shared use)	It is proposed that the City seek to utilise the senior oval to be provided with the future High School within DCA9 as a second senior oval within DCA9 through a formalised arrangement with the Department of Education. The City will also seek to share the use of other facilities associated with the High School however sees the need to provide a stand alone Local Sporting Small Facility Building (the same as proposed in the draft 2015 CIP, but a change in name only) that consists of toilets, small kiosk and storeroom.
1 Local Sports Ground without Pavilion	1 Local Sporting Ground with a Community Sports Facility Building A	1 Local Sporting Ground with Small Facility Building	It is proposed that a Small Facility Building (the same as proposed in the draft 2015 CIP, but a change in name only) be provided for the local sports ground in the Anketell North Local Structure Plan area.

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District B: Consists of DCA10 Casuarina/Anketell South, DCA11 Wellard East, DCA12 Wellard West and DCA13 Bertram			
Current CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
District B – district items:			
1 District Sports Ground	1 District Sporting Ground	1 District Sporting Ground	The current CIP requires a District Sports Ground to be provided within District B, specifically within the Casuarina cell of District B. Due to the reduced population of District A, but still recognising the need for residents of District A to have access to a District Sporting Ground, this facility will now serve Districts A and B. The facility will comprise of hard courts for tennis, basketball and netball as well as a pavilion building, associated parking and landscaping.
DCA10 Casuarina - local items:			
Current CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
1 Local Sports Ground without Pavilion	1 Local Sporting Ground with Community Sports Facility Building B Plus, the City would seek to utilise shared use arrangements with other school sites in the District, where possible.	1 Local Sporting Ground with Small Facility Building Through preliminary local structure planning in the Cell and in recognition of the significantly reduced land area of the District Sports Ground (which now no longer includes sports fields), a local sporting ground with small facility building is proposed to be located with the future Primary School site in the central precinct of the Casuarina Cell.	It was proposed in the draft revised 2015 CIP that the City seek to utilise the Local Sporting Grounds to be provided with the future High School and future Primary School sites through a formalised shared use arrangement with the Department of Education. This is further referenced in the City's Local Planning Policy for the Casuarina Cell.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

DCA11 Wellard East - local items:			
Current CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
1 Local Sports Ground with Pavilion	No Local Sports Ground	No Local Sports Ground	<p>A Local Sporting Ground should be provided for every 5,000 persons, and therefore, whilst a Local Sporting Ground within Wellard East better reflected the originally projected population (3,964 persons), due to the likely reduced population (3,372), such a facility is more difficult to support particularly if a comparable facility is located close by. Further, the Local Sporting Ground identified in the current CIP conceptually anticipated that sufficient space would be available for a senior sporting ground. More detailed analysis of the site and its land form constraints as part of recent planning work indicates that the size of playing fields originally envisaged is unable to be achieved at the site.</p> <p>Related to this, both the draft revised 2015 CIP and adopted 2018 CIP recommend that a Local Sports Ground be located in the northern adjoining Casuarina cell (DCA10), with the Local Sports Ground likely to be provided in the southern portion of the cell in conjunction with the future High School. This detail is being progressed by the City during the preparation of local structure planning for the Cell.</p> <p>It is the City's Community Planning Consultant and the Planning and Community Development teams' view that, given the constraints and uncertainty with the Livestock Holding facility and reduced lot yield within DCA11, the land form constraints on the size of the local sports ground and the likelihood that a senior sports ground will be located close by in the Casuarina cell, the utility and need for this Local Sporting Ground in DCA11 is much diminished and is no longer required.</p>

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

DCA12 Wellard West – local items:			
1 Local Sports Ground with Pavilion	1 Local Sporting ground with combined Local Community Centre / Pavilion	1 Local Sporting ground with combined Local Community Centre / Pavilion	Due to a projected increase in population within this cell resulting from the recent rezoning of Rural land to Urban/Urban Deferred, there is the need for an additional Local Community Centre. However as there is limited land available within the Wellard West local structure plan area (comprising Emerald Park Estate), it is necessary for the Local Community Centre to be combined and co-located with the Local Sporting Ground with Pavilion.
DCA13 Bertram – local items:			
	1 Local Sporting Ground with Community Sports Facility Building A	1 Local Sporting Ground with Small Facility Building	The City has a current shared use arrangement with Bertram Primary School to use the senior playing field as a Local Sporting Ground, however there are no public toilet facilities. The population of Bertram is still growing and there is a need to provide public toilets at this ground and therefore a Local Sporting Ground with Small Facility Building is proposed. It must be noted that the only change to this item from that proposed in the draft revised 2015 CIP is the terminology used.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

District C: Consists of DCA14 – Wellard / Leda and DCA15 – Medina / Orelia / Parmelia / Calista			
District C – district items:			
Current CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
	1 District Sporting Ground (Medina Oval extension/ upgrade)	1 District Sporting Ground (Medina Oval extension /upgrade)	District C is currently serviced by the recently upgraded Orelia Oval for district sporting playing fields. However, other district level facilities such as tennis courts, netball/basketball courts, lawn bowl greens and necessary club infrastructure are provided at various locations within District C and all these facilities are nearing the end of their economic life. It is proposed that these facilities be combined in an upgraded multi-purpose shared facility at Medina Oval to cater for the existing population and projected infill population within District C.
DCA14 – Wellard / Leda - local items:			
	1 Local Sporting Ground with Pavilion extension	1 Local Sporting Ground with Pavilion extension	There exists a Local Sporting Ground with a Pavilion in Wellard however due to the demand on the Pavilion and the projected increase in population, an extension to the existing Pavilion is necessary. The extension will provide additional storage space for sporting groups to cater for the volume of equipment required at this facility.
1 Local Sports Ground	1 Local Sports Ground with Community Sporting Facility Building A	1 Local Sporting Ground with Small Facility Building	A shared use Local Sporting Ground is planned for the future High School site in Wellard. There is a need for public toilets to be provided at this site for the projected population of DCA14 and therefore a Small Facility Building (change in name only from that proposed in the 2015 CIP) is proposed in association with the Local Sporting Ground.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15**Sub-Regional Infrastructure**

There is one proposed change to the Sub-Regional Community Infrastructure items in both the draft revised CIP 2015 and adopted CIP 2018 from the CIP 2009. Thomas Oval / Kelly Park provides sub-regional sporting facilities to the broader population of the City and a new multi-purpose pavilion at Thomas Oval / Kelly Park was recently constructed. However, further works are necessary to create a fully functional sub-regional sports facility. These works include the redevelopment of the hard court area, construction of a set of change rooms on the eastern side of the ground and upgrade of the original pavilion. It is therefore proposed that a new Sub-Regional Infrastructure item be included for Thomas Oval / Kelly Park extension/upgrade.

District Infrastructure

The initial CIP 2015 included a District Sporting Ground to serve both District A and B, to be located in DCA10 Casuarina /Anketell South and comprising 15 hectares. It became apparent however in finalising the CIP 2015, that it was not possible to secure the large site area required and hence, this large District Sporting Ground was reduced in size from the final CIP 2015 to a three hectare site.

To compensate for the loss of this large District Sporting Ground, a strategy was adopted in the CIP 2015 to seek to address the district sporting needs by acquiring additional Local Sports Grounds via joint provision and use with the Education Department (shared use of the ovals), and the retention of the aforementioned three hectare District Sporting Ground comprising of hard courts and pavilion. This strategy involved the provision of additional infrastructure (three Local Sporting Grounds with Small Facility Buildings) in DCAs 9 and 10 to meet the needs of Districts A and B.

In this respect, it is considered equitable that the cost of the provision of this district level infrastructure be apportioned across Districts A and B rather than be borne by the individual DCAs within which they are located.

This approach addresses concerns expressed in some submissions to the City that the costs of providing the additional Local Sports Grounds with Small Facility Buildings should not be met by the individual DCA but rather, borne across the wider district areas.

The current Amendment 145 documentation does not reflect the above requirement, and the Officer Recommendation is that these changes be considered and supported by the Western Australian Planning Commission (WAPC) following Council's determination to adopt Amendment 145. In this respect, prior to any determination on the Amendment by the Minister, it is intended by City Officers to undertake further consultation with landowners in Districts A and B about this proposed amendment and as part of this, liaise closely with Department of Planning, Lands and Heritage so that it is informed of the intent of the proposed amendment in the first instance and outcome of the consultation.

REVIEW PROCESS:

As a requirement of both LPS2 and SPP 3.6, the DCPs are required to be reviewed at least every 5 years (or earlier if circumstances on the ground warrant an earlier review), with costings associated with community infrastructure items as represented in the cost apportionment schedule for each DCA, required to be reviewed annually. This review process is appropriately articulated in the proposed Scheme text for each DCP.

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

LEGAL/POLICY IMPLICATIONS:

Acts and Regulations

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Strategies

State Planning Strategy

Directions 2031 and Beyond

City of Kwinana Community Infrastructure Plan 2018

Schemes

Metropolitan Region Scheme

City of Kwinana Local Planning Scheme No.2

Policies

State Planning Policy 3.6 Development Contributions for Infrastructure

FINANCIAL/BUDGET IMPLICATIONS:

Further processing of Amendment 145 and the 2018 CIP will be financed within the existing operational budget and recouped where possible where there is a balance of administration funds remaining within the relevant DCP. Delivery of the community infrastructure identified in Amendment 145 will be undertaken in accordance with the City's Long Term Financial Plan and Cost Apportionment Schedule.

ASSET MANAGEMENT IMPLICATIONS

Any future construction of community facilities as noted in this report and the accompanying Council-adopted Community Infrastructure Plan 2018, are identified in the City's Long Term Financial Plan where the asset management implications for the City are considered and determined.

ENVIRONMENTAL IMPLICATIONS:

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

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Strategic Community Plan	Great public spaces	4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities
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

Community engagement was undertaken as part of the advertising of Amendment 145 as noted earlier in this report. Further community engagement is planned to occur in the context of the cost apportionment schedule following future gazettal of Amendment 145 and prior to Council adoption of the cost apportionment schedule.

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	Community infrastructure not adequately planned for
Risk Theme	Business and community disruption
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Strategic
Consequence	Major
Likelihood	Almost certain

15.4 REPORT ON SUBMISSIONS AND FINAL ADOPTION OF AMENDMENT NO. 145 TO LOCAL PLANNING SCHEME NO. 2 – REVIEW OF DEVELOPMENT CONTRIBUTION PLANS 8 - 15

Rating (before treatment)	Extreme
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Revision of Community Infrastructure Plan and associated development contribution plans ensures the funding and delivery of infrastructure appropriate for the needs of the City's future residents.
Rating (after treatment)	Low

COUNCIL DECISION

379

MOVED CR M KEARNEY

SECONDED CR W COOPER

That Council takes the following action in respect to Local Planning Scheme No.2 Amendment 145:

- 1. Pursuant to Regulation 41(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, notes the submissions in Attachment B – Schedule of Submissions;**
- 2. Pursuant to Section 75 of the *Planning and Development Act 2005* and Regulation 41(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to adopt with modification Amendment 145 to Local Planning Scheme No. 2 (LPS2) as per Attachment C – Amendment 145 to LPS2;**
- 3. Authorise the Mayor and the Chief Executive Officer to execute the Amendment 145 Report (Attachment D) and affix the common seal of the City of Kwinana on the documentation;**
- 4. Requests that the Minister for Planning grants final consent to Amendment 145 to LPS2 as referred to in (2) above.**
- 5. Requests that an additional amendment to Amendment 145 be considered by the Western Australian Planning Commission (WAPC) prior to final consent of Amendment 145 by the Minister for Planning which apportions the cost of the provision of the Local Sporting Grounds with Small Facility Buildings in Development Contribution Areas 9 and 10 across Districts A and B. This is considered the most equitable means for the provision of district level infrastructure for these localities.**
- 6. Requires that City Officers liaise with affected landowners within Districts A and B to explain the rationale for the request detailed in Point 5 above and subsequently, advise the WAPC of the outcome of the consultation to inform the decision of the WAPC on this matter as part of its deliberation of Amendment 145. On this basis, it is requested that the WAPC determine that Amendment 145 does not require readvertising and can be granted final consent by the Minister for Planning.**

CARRIED

7/0

DEVELOPMENT CONTRIBUTION AREAS FOR COMMUNITY INFRASTRUCTURE

Legend

 City of Kwinana boundary

Community Infrastructure Plan 2015 Districts

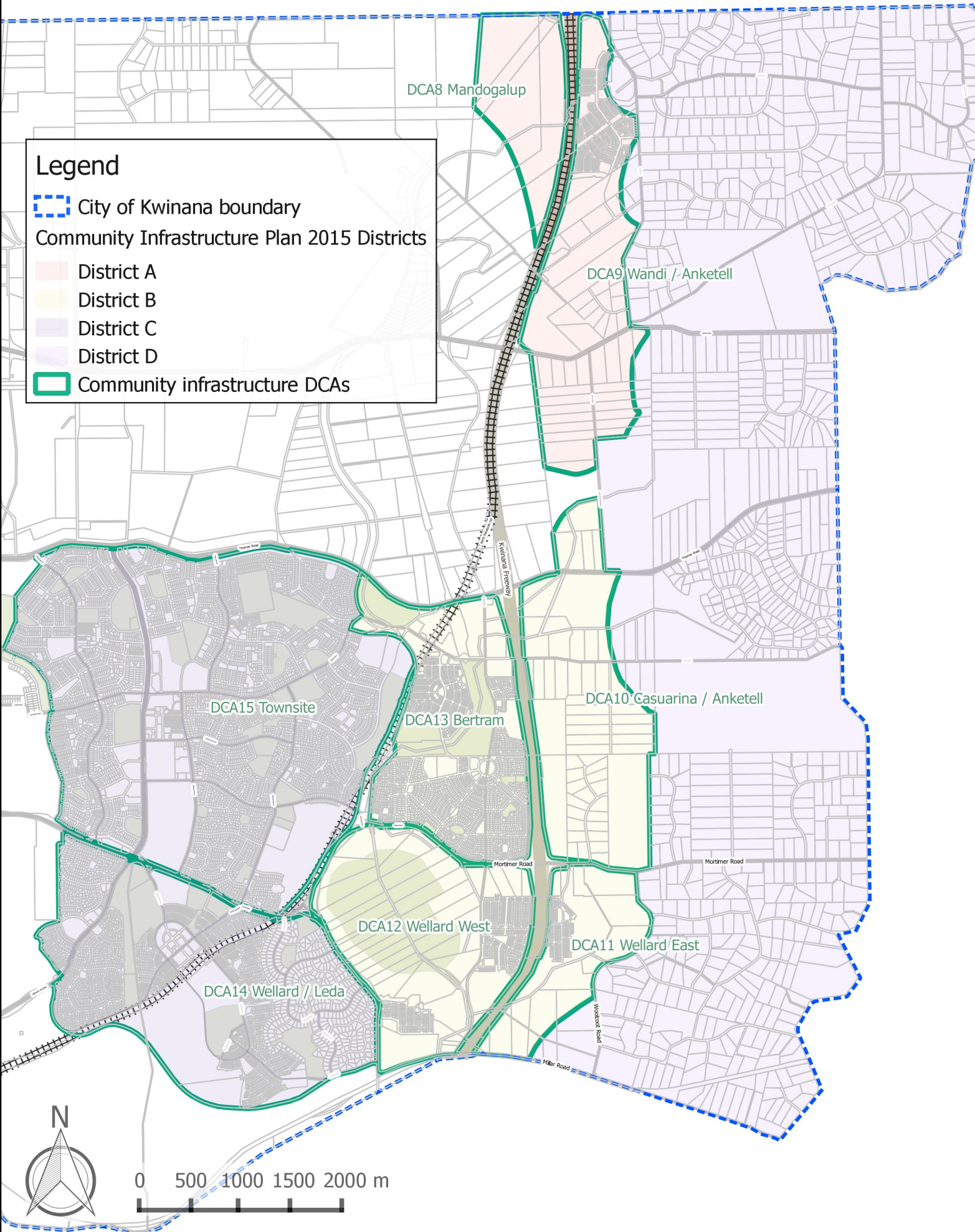
 District A

 District B

 District C

 District D

 Community infrastructure DCAs



ATTACHMENT B - SCHEDULE OF SUBMISSIONS
Amendment 145 to Town Planning Scheme No. 2 – Review of Community Infrastructure Development Contribution Plans 8-15

	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
1	<p>Department of Education 151 Royal Street East Perth WA 6004</p> <p>Contact: Stephen Muldoon Senior Consultant Strategic Asset Planning</p> <p>Property affected by amendment: various DoE sites</p>	Not stated	<p>1.1 District A: DCA8 – Mandogalup</p> <ul style="list-style-type: none"> - Shared use of sporting facilities identified at district and local levels - Only one primary school required within Mandogalup due to reduced population yields. Primary school has now been identified as a stand-alone 4ha site with no current planning for the sharing of facilities. 	<p>1.1 At the time of advertising Amendment 145, the local structure plans (LSPs) for Mandogalup showed separate locations for the Primary School and Local Sporting Ground. However, the modified and subsequently approved LSPs identify a shared site. The proposed Small Facility Building will be located on this shared senior oval for local clubs.</p> <p>Submission noted.</p>
			<p>1.2 District A: DCA9 – Wandi/Anketell</p> <ul style="list-style-type: none"> - To date there has been no contact from the City to discuss the sharing of facilities that are proposed for the Wandi High School site. 	<p>1.2 The City and DoE have undertaken preliminary discussions regarding the shared use of the future Wandi High School site. No funding announcement has been made for this site yet so the discussions are at 'in principle' level. Notwithstanding, the DoE is receptive of the future sharing of some facilities on the site – namely the senior sized oval and is 'in principle' accommodating of the City's proposal for a Small Facility Building on the future High School site.</p> <p>Submission noted.</p>
			<p>1.3 District B: DCA10 – Casuarina</p> <ul style="list-style-type: none"> - Department is yet to finalise the location of the Casuarina high school site and have it formally agreed to within a local structure plan. At this stage it appears premature for this level of planning to occur. 	<p>1.3 There is no specific confirmed site within Casuarina for a High School, however it has been confirmed through previous higher level district planning – including the Jandakot Structure Plan, draft Eastern Residential Intensification Concept (ERIC) and concept plan for the Casuarina Urban Cell - that a High School is required and will be located in the southern portion of the Casuarina urban cell. This aligns with the broad location identified within the City's Local Planning Policy 6: Guidelines for Structure Planning in the Casuarina Cell and the City's adopted Community Infrastructure Plan 2018. The City will seek to use the playing fields of the High School site outside of school usage for community purposes and is proposing a Clubroom for public use to be located on the site. A 4.2 hectare oval with Clubroom is required to service the projected population of 7,530 to 2031 for DCA10, as estimated in the City's adopted Community Infrastructure Plan 2018.</p> <p>Whilst there are further details to be confirmed, the Clubroom needs to be included in the proposed DCP in order for contributions to be received from early subdivision.</p> <p>Submission noted.</p>
			<p>1.4 District B: DCA11 – Wellard East</p> <ul style="list-style-type: none"> - Refer to DCA10 Casuarina. Further discussion requested as the area identified is currently proposed as a high school site. 	<p>1.4 Refer to comments made above in Response Point 1.3. .</p> <p>Submission noted.</p>

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			<p>1.5 District B DCA13 – Bertram</p> <ul style="list-style-type: none"> - Planned facilities on the shared oval at the Bertram Primary would need to be discussed with the DoE's Facilities Program Delivery Team as this is an existing school. 	<p>1.5 Discussions have taken place between the City and DoE and a location for the Small Facility Building has been agreed to. Construction of this facility has been completed.</p> <p>Submission noted.</p>
			<p>1.6 District C: DCA14 – Wellard/Leda</p> <ul style="list-style-type: none"> - Department is yet to finalise the planning of the high school site and have it formally agreed to. Further discussion on this matter is requested with the City as the area identified is currently proposed as a high school site and a primary school site on the adjacent land to the south. 	<p>1.6 The City and DoE will discuss this matter further to finalise the details as planning progresses. It is necessary that the facility be included in the proposed changes to DCP14 in order to collect contributions within the facility's catchment.</p> <p>Submission noted.</p>
2	<p>Lorraine Elliott Planning Services 73 Sydney Street North Perth</p> <p>Property affected by amendment: Sunrise Estate, Lots 27, 201 & pt 379 Mortimer and Millar Roads, Wellard</p>	Object	<p>2.1 General comment</p> <ul style="list-style-type: none"> - Strongly support the reduction in the number of community items in Wellard East due to reduced population within Urban zone and unavailability of suitably sized playing field. - Resulted in a decreased contribution however it is noted that Wellard East still has the second highest per dwelling cost contribution when compared to the other cells. 	<p>2.1 The single largest component of the DCA11 contribution is the Local Community Centre, based on the advertised draft 2015 cost apportionment schedule, which is recommended to be removed from the DCP (discussed in further detail below and in the body of the Officer report). Its proposed removal will lower contribution rates within DCA11 to be more consistent with other DCAs.</p> <p>Submission noted and changes made.</p>
			<p>2.2 Refund for Local Sports Pavilion contributions already paid</p> <ul style="list-style-type: none"> - Acknowledge that costs of infrastructure items can increase or decrease over time and that timing of development means that some developers will pay more or less than others, however it is different where an item is no longer to be provided for sound reasons (eg. Local sports pavilion in Wellard East). - Request that Council make a determination on whether the funds collected for the Local Sporting Pavilion will be refunded to developers, acknowledging that this is dependent on the finalisation of Amendment 145. 	<p>2.2 This matter is further elaborated on in Discussion item 7 of the Officer report. This does not apply where the items have been replaced or modified by an item that serves an equivalent function, however will apply in this instance for the originally-proposed DCA11 Local Sports Pavilion, however landowners/developers will still need to contribute towards district level facilities.</p> <p>Submission supported.</p>
			<p>2.3 Requests that the Local Community House also be removed from the DCP due to:</p> <ul style="list-style-type: none"> - Projected population reduction from 4,125 to 3,318 from the 2009 Community Infrastructure Plan and 2015 Revised Community Infrastructure Plan. - Reasons for removal of local sports ground also apply to the local community centre, with respect to the reduced population and the close proximity of a future District Community Centre near Mortimer Road in the northern Casuarina DCA. - No special justification is given for the need for the local community centre as the population projected doesn't meet the City's Community Infrastructure Standards of 1:5000 persons. - A previous Council report (10 December 2014) on Amendment 100A contained the statement, <i>'this follows also for the community house'</i>, when discussing the reasons to remove the local sports ground from DCA11. 	<p>2.3 The population threshold for a Local Community Centre is 5,000 people. The projected population for DCA11 is 3,372 (3,318 in the 2015 CIP), therefore falling short of the stated threshold.</p> <p>Secondly, there will be a District Community Centre located within close proximity to the residents of DCA11, with DCA11 located within the District Community Centre's catchment.</p> <p>The community centre needs of DCA11 are considered catered for with the District Community Centre. When combined with the reduced population projected for DCA11, the City</p>

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				recommends that the Local Community Centre be removed from the DCP.
			<p>2.4 Use of Sub-Regional Facilities</p> <ul style="list-style-type: none"> - Revised Community Infrastructure Plan includes District D although District D is not included within Amendment 145. Population of District D will use the sub regional facilities and possibly district facilities, however Council does not contribute to the facilities on behalf of these residents. - Council should be covering existing development within District D as users of sub regional facilities. 	<p>Submission supported.</p> <p>2.4 The revised CIP (both 2015 and 2018) includes District D primarily for the City's own community infrastructure planning. There is little to no new subdivision potential within District D, given its Rural Zoning, and therefore no new facilities will be necessary.</p> <p>The facilities proposed by the revised CIP and funded through the DCPs are generated by new subdivision and development within Districts A – C. The existing (or projected) population of District D has not been included to determine the facilities required to service the projected population. Suffice it to say, the combined projected population of Districts A-C is approximately 74,501 to 2031 and, in the context of the DCPs, only Urban Zoned land has been included as being required to contribute towards community facilities. It must be noted in this context that a Sub-regional facility is required for every 75,000 people. The City currently contributes on behalf of the existing population within all Districts for both District facilities and Sub-Regional facilities.</p> <p>As the population of District D (existing and projected) has not been included in the requirement for District or Sub-Regional facilities to date, it is not considered appropriate to change this methodology.</p>
			<p>2.5 District Sporting Ground</p> <ul style="list-style-type: none"> - Cost for the district sporting ground has increased significantly between June and October 2015 – up \$1.5 million (28%). This item is a significant cost however no explanation is provided for the significant increase in such a short period of time. - Council needs to provide further detail on the costings for this item of infrastructure and an explanation for the substantial increase. 	<p>Submission not supported.</p> <p>2.5 Amendment 145 was initiated by Council in June 2015 with some costs estimated in the draft cost apportionment schedule. The City had made estimates of costs but still needed to obtain detailed Quantity Surveyor Costs (QS costs) for a number of infrastructure items. One of these costs was for the District Sporting Ground (serving Districts A and B), with the cost being estimated at approximately \$5.5 million. Following the initiation of Amendment 145, the City obtained cost estimates from an independent Quantity Surveyor for this facility, which estimated the cost at \$7.036 million. This revised cost was presented and adopted by Council in October 2015 for the draft cost apportionment schedule and advertised as part of Amendment 145. It must be noted that a recently updated interim costing of this facility, undertaken in October 2018 for the same scope of</p>

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				works, was estimated at \$6,817,000. This represents a reduction of between 3 - 4%. Costs are to be reviewed annually Submission noted.
			<p>2.6 Timing of delivery of infrastructure</p> <ul style="list-style-type: none"> - Many landowners objected to the 20 year timeframe of the DCP under Amendment 115 however this was ultimately supported by the Minister. - Concern that residents who contribute to the community infrastructure may not benefit from the infrastructure due to the proposed increase in delivery timing of the infrastructure (from 50% to 75% of the project population). - Whilst Council wants to reduce its borrowing costs it does have an obligation to provide the infrastructure in a reasonable period of time to benefit those residents who pay for it. 	<p>2.6 The primary reason for proposing the 75% 'trigger point' rather than the 50% 'trigger point' is the relationship with the City's long term financial planning and borrowing capacity. The change would have been effective to some extent, however, an unqualified trigger point of this nature is still problematic given that, for example, all local level infrastructure items in a DCA would be required in the same year, as would all district level infrastructure items. While the 75% trigger point would have allowed the City to collect a greater proportion of funds from developers, the staff resources required to simultaneously plan, construct and achieve the operation of a large number of facilities at the same time could prove to be beyond the City's staff resources.</p> <p>To address this, the CIP 2018 review has involved the development of a more complex set of criteria to determine the timing for planning and providing community infrastructure items. The criteria take into account a number of factors beyond a population point, such as the proximity and capacity of any existing facilities. This has resulted in a revised timing schedule for the planning and provision of infrastructure, and which is now more evenly distributed across the years. This schedule is also integrated with the City's Long Term Financial Plan.</p> <p>Further discussion about this matter is included in the Officer report.</p> <p>Submission noted.</p>
			<p>2.7 Amendment timeframe</p> <ul style="list-style-type: none"> - It is critical that this amendment be finalised as soon as possible and be given a higher priority than Amendment 100A, because Council is currently charging landowners for infrastructure that is not proposed to be built, although this should be subject to a refund. 	<p>2.7 Amendment 100A was gazetted on 3 October 2017. A review of the CIP was required to be undertaken in the first instance to inform this work on Amendment 145.</p> <p>Submission noted.</p>
3	Eastcourt Property Group 756 Canning Highway Applecross WA 6153	Object	<p>3.1 Justification that there is no double up of infrastructure items and/or costs between Amendment 145 and 100A, specifically the new district sporting ground to be located in Casuarina.</p>	<p>3.1 There is no 'double up' of costs for the infrastructure items. The standard infrastructure DCPs (that is, DCPs 2-7) include public open space as an infrastructure item that includes land</p>

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	Property affected by amendment: Providence Estate, Lot 506 Johnson Road, Wellard			<p>acquisition and basic improvement costs equivalent to the standards applied through the general subdivision process – i.e. to a basic level with 2 years of maintenance. These improvements include earthworks, turfing, reticulation, basic landscaping and some amenity features (eg. playground, seating, barbeque and footpaths).</p> <p>The community infrastructure DCPs collect for the construction of sporting facilities and buildings, including facility buildings, lighting, hard courts, cricket nets and car parking.</p> <p>The estimated costs for the District Sporting Ground (serving Districts A and B) have been separated between Amendment 100A and Amendment 145 on this basis.</p> <p>Submission noted.</p>
			<p>3.2 Calista Park concepts provide for an amazing playground, but we consider it exceeds an appropriate level of need and the nexus for the community. As such, either the budget estimate needs to be reduced, or additional grants and contributions sourced. A number of highly successful destination playgrounds have been developed in WA for circa \$3 million, which are designed cost effectively with a good balance of custom and off the shelf play equipment.</p>	<p>3.2 The Multipurpose sub-regional park in Calista is a Sub-regional facility that caters for a large number of existing and future residents (over 70,000). The contribution to be made by developers towards the facility is approximately \$2 million of the total \$6.3 million budget. It is also noted that grant funding contributed \$2.7 million towards the total cost.</p> <p>Submission not supported.</p>
			<p>3.3 Timing of infrastructure changing from 50% to 75% needs to be revised, as this may hinder the growth of Kwinana and penalises new and existing residents. Suggested that there is a mechanism incorporated to allow the City to bring forward critical assets for the benefit of the community.</p>	<p>3.3 Refer to Response Point 2.6 above.</p> <p>The existing Scheme provisions enable the City to bring forward infrastructure where necessary. Please refer to Officer report for further information in this regard.</p> <p>Submission noted.</p>
			<p>3.4 Local Sporting Ground with Community Centre/Pavilion – Wellard West should only be incorporated following approval of a co-located design with the Department of Education. We understand the site is problematic due to Johnson Road closing, interface with existing land uses and its size, which may make it cost prohibitive to locate the Community Centre at the site.</p>	<p>3.4 The City is currently preparing site-specific detailed design documents for the Local Community Centre / Clubroom as identified in the 2018 CIP.</p> <p>Submission noted.</p>
			<p>3.5 Confirmation for when the City will contribute the short fall of funds created by Amendment 145 into the Scheme for all dwellings that existed prior to gazettal.</p>	<p>3.5 The City transfers its contributions for existing dwellings (either pre-2008, or pre-2015 for new items under Amendment 145) when the infrastructure item is to be constructed – consistent with the projected City expenditure in the Long Term Financial Plan.</p>

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			<p>3.6 Details on how the balance of dwelling yields are calculated and what assumptions have been made. For example, are the dwelling yields accurate as at September 2015 as referenced in the schedules.</p>	<p>Submission noted.</p> <p>3.6 The lot numbers to September 2015 are based on the independently audited lot numbers at February 2015, and the City's records of subdivision since then. The draft revised cost apportionment schedule currently being prepared has reviewed all lots created prior to 17 December 2008 (the date on which Amendment 115 was 'seriously entertained'), those created between 17 December 2008 and 24 June 2015 and those created from 24 June 2015 (the date on which Amendment 145 was 'seriously entertained'). Upon the adoption of the cost apportionment schedule following gazettal of Amendment 145, the City will update the existing lot numbers which will be independently audited.</p> <p>Submission noted.</p>
			<p>3.7 Detailed explanation on the method for determining the cost per item, as referenced within the Draft Cost Apportionment Schedule. For example, what is the meaning of DCWC, Estimated, Owen C/S +2% and Actual.</p>	<p>3.7 The cost apportionment schedule and DCP reports will be updated with footnotes to better explain the acronyms following gazettal of Amendment 145.</p> <p>Submission supported.</p>
			<p>3.8 The Donald Cant Watts Corke Aug 2015 report was provided to Wellard Residential on request, but there is no explanation as to why the figures within the Community Infrastructure Costs in the report differ to the Cost Apportionment Schedule. Eg. DCWC estimated the Destination Park – Calista at \$5.2m and the Cost Apportionment Schedule references \$6.3m.</p>	<p>3.8 As Amendment 145 progresses, the City will engage a Quantity Surveyor to review all the infrastructure costs at the same time, to ensure the same rates are applied and the costs are up to date. The City is in the process of seeking quotes from independent consultants to undertake this work on an extended contract to ensure consistency and reliability of the estimated costs. These costs will be made available for review annually to align with the review of the cost apportionment schedule and DCP reports.</p> <p>Submission noted.</p>
			<p>3.9 On review and in discussions with the City, it has been acknowledged that the respective cost of the infrastructure items need to be thoroughly reviewed for consistency. This makes it very difficult for Wellard Residential to access the cost vs. the benefit of the Amendment, as we have not been provided with satisfactory information and/or accurate cost estimates.</p>	<p>3.9 The information available during advertising of Amendment 145 was consistent with that required by SPP3.6. Please refer to 3.8 above for further information.</p> <p>Submission noted.</p>
4	<p>Department of Water PO Box 332 Mandurah WA 6210</p> <p>Property affected by amendment: Nil</p>	Not stated	<p>4.1 No comment</p>	<p>4.1 Submission noted.</p>

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5	Public Transport Authority PO Box 8125 Perth Business Centre 6849 Property affected by amendment: Nil	Not stated	<p>5.1 A fundamental consideration in ensuring the success of future development within the City of Kwinana is efficient and effective public transport. Public transport services are an important community asset and greatly influence mobility and the standard of living. Therefore, Transperth requests the City of Kwinana to consider extending developer contribution items to include public transport infrastructure. To operate bus route services Transperth requires road modifications such as bus priority (e.g. queue jump and bus lanes), bus terminus locations, turnarounds and embayments.</p> <p>Improved bus services will encourage public transport use within the City of Kwinana and will reduce the reliance on private car travel. Further, developer contributions could support operating costs enabling increased service frequencies. Increased service frequencies benefit landowners due to reduced car parking requirements and their ability to develop to a higher density. Therefore, it is justified the project landowners contribute funding toward the provision of public transport infrastructure.</p>	<p>5.1 Public transport infrastructure is beyond the scope of community infrastructure development contributions as prescribed by SPP3.6.</p> <p>General road or footpath infrastructure is developed during subdivision and will include specific allowances for bus routes.</p> <p>Submission not supported.</p>
6	Department of Housing Private Bag 22 East Perth 6892 Property affected by amendment: various properties, particularly within DCAs 14 and 15.	Support, with comments	<p>6.1 General comment</p> <ul style="list-style-type: none"> - Department can see that the Community Infrastructure Plan and the resulting Amendments have been well researched and drafted. The City is commended on the professional and thorough nature of the work. Notwithstanding our general support of the intent of Amendment 100A and Amendment 145, we provide further comment on two specific items for the City's further consideration. 	<p>6.1 Submission noted.</p>
			<p>6.2 Darius Wells Community Knowledge and Resource Centre</p> <ul style="list-style-type: none"> - Comments on the cost apportionment for the Darius Wells Community Knowledge and Resource Centre, particularly the contributions required for DCAs 14 & 15 as a District facility compared to the contributions of all DCAs as a Sub-Regional facility. - Suggest that the assessment of catchments (between District C and Sub-Region) should be solely based upon the need of the community and therefore the use of the facilities to correctly determine costs. The use of the District A and B estimates (of which we understand require further design and costing) is therefore not considered an appropriate method in which to determine apportionment. 	<p>6.2 The Darius Wells Community Knowledge and Resource Centre serves the function as a District Library for District C as well as a Sub-Regional Library for Districts A, B and C. The apportionment of costs is based on development within District C contributing to the facility as if it were a stand-alone District Library, and then the remainder of costs apportioned across the Sub-Region. This works out to a split of 60:40 of District C contributions to Sub-Regional contributions and has been implemented since the gazettal of the community infrastructure DCPs in 2012.</p> <p>Submission noted.</p>
			<p>6.3 Sub-regional Sporting Ground – Thomas Oval and Kelly Park Extension</p> <p>DoH acknowledges that this facility supports the densification and development of the long term growth of the town centre, however have concerns:</p> <ul style="list-style-type: none"> - The district sporting grounds which cater for current demand still have an operational life of 10-15 years (as stated in the CIP). - Project life of the Cassia areas will deliver all lots within a 10 year development program. From the staging and timing information within Amendment 145 it is evident that the majority of residents of the Cassia areas will be residents of the City for some 5-10 years prior to the delivery of the sporting ground. 	<p>6.3</p> <p>The current facilities at Thomas Oval and Kelly Park are near capacity for the current population and whilst have economic life remaining, will require replacement in the future. During the review of the CIP, it was identified that additional facilities will be required to meet the needs of the projected population commensurate with a sub-regional facility. The revised 2015 and 2018 CIPs identify both the additional and replacement facilities, however it is recommended that the associated DCPs</p>

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			<ul style="list-style-type: none"> - Therefore, in addition to developer contributions, the City will also be collecting rates for up to 10 years before the final sporting ground facility is delivered. Partial costs are therefore being borne by the initial purchaser through developer contributions with the facility unlikely to provide a direct benefit to those initial purchasers within a 'reasonable timeframe'. - The replacement of the current district facilities also raises uncertainty about these district park assets given there will no longer be a need for these facilities. Should the City dispose of these facilities, wholly or in part, these funds should be allocated to the replacement facility. 	<p>only pay for the additional facilities that are required to meet the demands of the projected population.</p> <p>The cost apportionment schedule is recommended to be revised accordingly prior to future adoption by Council.</p> <p>Submission partially supported.</p>
7	Taylor Burrell Barnett (TBB) 187 Roberts Road Subiaco Property affected by amendment: Wellard Joint Venture Partners – Peet Ltd & Housing Authority (DCA14)	Object	7.1 General discussion about the history of The Village at Wellard (TVAW), including the community and economic development strategy prepared as part of the local structure planning for Wellard Village, as well as the agreement with the City to deliver community infrastructure necessary for the Wellard Village community.	7.1 Submission noted.
			7.2 Discussion about the 8 principles for development contribution plans as provided by State Planning Policy 3.6: Development Contributions for Infrastructure (SPP3.6). It is requested that the four new infrastructure items proposed for DCP14 be removed and the timing of infrastructure delivery remain unchanged to ensure Amendment 145 is consistent with the principles of SPP3.6 for the following reasons: <ol style="list-style-type: none"> 1. The Revised Community Infrastructure Plan does not demonstrate the need for the additional infrastructure items and therefore no connection can be established between TVAW and the new infrastructure items. 2. It is inequitable to be levying development contributions where the need for the new infrastructure cannot be substantiated. 3. It is inequitable that the community may not benefit from community infrastructure until 100% of the population catchment is achieved; and 4. The City will not be accountable for the efficient delivery of infrastructure. <p>These matters are explained in more detail in the subsequent sections.</p>	7.2 Refer to City's response in 7.3 – 7.6 below for each of the four infrastructure items.
			7.3 Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) The item should be removed from Amendment 145 as the need for the item cannot be substantiated for the following reasons: <ol style="list-style-type: none"> 1. The City's 2010 CIP did not identify a need for an extension/upgrade to the Thomas Oval precinct and the City's more recent population projections show a slight reduction and therefore stabilisation of demand for this facility at previously agreed forecasting; 2. The projected population is still well below the 75,000 person catchment nominated for sub-regional infrastructure as described in the City's 2010 CIP; and 3. The City's 2010 CIP noted that the facility is in a poor strategic location and therefore demand for high grade formal active spaces will be provided through district sporting facilities, Amendment 145 is silent on this point. 	7.3 SPP3.6 and the DCP provisions of LPS2 allow for, and in fact require, a review of the DCP. The review of the provision of community infrastructure undertaken during 2015 (and again in 2018) has identified the need for additional infrastructure that was not previously identified or not considered necessary. The demand generated by the existing population and projected population has necessitated a need for additional infrastructure at this Sub-regional facility, with the costs being apportioned accordingly. The projected population for the Sub-regional facility is approximately 74,501 persons by 2031 in the updated 2018 CIP. This is not considered 'well below' the 75,000 person threshold.

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				Despite what was stated in the 2009 CIP, both the revised 2015 CIP and adopted 2018 CIP are considered to identify and justify the need for this proposed infrastructure. Submission not supported.
			<p>7.4 District Sporting Ground (Medina Oval Extension/Upgrade)</p> <p>The District Sporting Ground should be removed from DCP14 for the following reasons:</p> <ol style="list-style-type: none"> 1. The replacement of infrastructure for which the demand is generated by the existing population, and which is not due for upgrade for over 10 years should not be funded via the DCP; 2. Specialised sports facilities are proposed as part of the extension/upgrade which are beyond the scope of what is important for the establishment of a community, these facilities are therefore not suitable for inclusion within a DCP; 3. The 2010 CIP does not reference the need for the sporting facilities subject of the extension/upgrade, rather, the 2010 CIP states that any excess demand on the existing facility can be absorbed by the Thomas Oval facility; 4. The revised CIP shows a substantially reduced population projection for District C compared to the 2010 CIP and no explanation or evidence is provided for the additional facilities, over and above those determined under the 2010 CIP; and 5. No comprehensive financial assessment has been undertaken in relation to the extension/upgrade. 	<p>7.4 This infrastructure item is still required to service the existing and future needs of the City's residents and is to be retained in the adopted 2018 CIP. Clause 5.1 of SPP3.6 states '<i>Development contributions can be sought for ... an upgrade in the standard of provision of an existing item of infrastructure; (and) an extension to existing infrastructure.</i>' It was on this basis that infrastructure items needing an upgrade or extension were included in the proposed DCPs.</p> <p>The City has reviewed this position in light of the submissions received and will revise the apportionment of costs for the item of infrastructure so that the City will be responsible for the extension/upgrade of infrastructure that services the current population (being 25,102 in 2016), and that the DCPs will collect for the extension/upgrade of infrastructure required for the projected population (35,000 in 2031). Thus the DCPs would proportionately contribute just over 28% (representing a population increase of 9,898). The City considers this approach to be consistent with the principles of SPP3.6.</p> <p>Submission not supported.</p>
			<p>7.5 Local Sporting Ground with Pavilion Extension</p> <p>The Local Sporting Ground with Pavilion Extension should be removed from DCP14 as the extension cannot be substantiated, in particular:</p> <ol style="list-style-type: none"> 1. The population projections for DCA14 have reduced; 2. The 2010 CIP, which contained higher populations projections, did not identify a need for an extension to the pavilion on the local sporting ground; and 3. Current demand on a facility does not justify an extension or an upgrade. 	<p>7.5 The City has reviewed the projected population to 2031, which has identified that the reduction between the 2009 CIP projection and the adopted 2018 CIP is not significant (a slight reduction from 13,398 in the 2009 CIP to 12,558 in the 2018 CIP, representing a decrease of 6.27% of the projected population in this DCA)</p> <p>The review of the CIP (and associated DCPs) is to ensure that an appropriate level of infrastructure is provided for the future population. In this instance, the current and future demand for the facility necessitates a relatively minor extension to the building to cater for sporting clubs.</p> <p>Submission not supported.</p>
			<p>7.6 Local Sporting Ground with Community Sports Facility Building A</p>	<p>7.6 Refer to the above Response Point 7.5 for points 1 and 2 of the submission.</p>

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			<p>The Local Sporting Ground with Community Sports Facility Building A should be removed from DCP 14 as the Community Sports Facility Building cannot be substantiated as a DCP cost for the following reasons:</p> <ol style="list-style-type: none"> 1. The population projections for DCA 14 have reduced; 2. The 2010 CIP, which contained higher populations projections, did not identify a need for a Community Sports Facility Building A; and 3. The infrastructure is located on DET land and should not be funded via a DCP. 	<p>The proposed infrastructure is to be located on a High School senior oval that will be available for public use by the City.</p> <p>Submission not supported.</p>
			<p>7.7 Delivery of Infrastructure</p> <p>It is submitted that the timing of infrastructure delivery should remain unchanged for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed change will effectively allow the COK to defer delivery of a facility until 75-100% of the population has been achieved; and 2. It is considered inequitable that the community may not benefit from community infrastructure until 100% of the population catchment is achieved. 	<p>7.7 Refer to the Response Point 2.6 above.</p> <p>Submission not supported.</p>
			<p>7.8 Operational Timeframe</p> <p>The operational timeframe of the DCP should be reduced from 20 years to 5-10 years in accordance with State policy SPP3.6, as the extended timeframe allows for delays and creates uncertainty in relation to the provision of community infrastructure, particularly in allowing significant delays from when the levy is paid to when the infrastructure is delivered and the community benefit is realised.</p> <p>Submitter suggests the operation period should be 10 years.</p>	<p>7.8 The current operational timeframe of the Community Infrastructure DCPs in Town Planning Scheme No. 2 is 20 years, from 2011 to 2031, as gazetted by Amendment 115.</p> <p>Amendment 145 proposes to changes this timeframe to 15 years from the date of gazettal.</p> <p>Submission not supported.</p>
			<p>7.9 Capital Expenditure Plan – Capital Costs of Infrastructure</p> <p>A detailed review of the costs of infrastructure items has not been undertaken at this stage as the focus of this submission is on the proposed modifications to the DCP. In the event that the Amendment is progressed we foreshadow our intention to provide additional comment on the concept plans and costings if required.</p>	<p>7.9</p> <p>Submission noted.</p>
			<p>7.10 Capital Expenditure Plan – Revenue Sources</p> <p>The existence of a DCP should not negate the need to utilise all other possible funding sources traditionally used to help fund community facilities. The Cost Apportionment Schedule should factor in opportunities to obtain funding grants and other financial offsets.</p>	<p>7.10</p> <p>It is unreasonable to assume that future grant or other sources of income will be available or awarded to the community infrastructure outlined in the DCPs. Making such an assumption could leave the DCP short of funds for the required infrastructure based on community need. Where grant funding has been awarded, this is included in the Capital Expenditure Plan – for example the Multipurpose sub-regional Park in Calista.</p> <p>Submission not supported.</p>

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			<p>7.11 Cost Apportionment to Existing Areas and Growth Areas</p> <p>The Cost Apportionment Schedule should detail the existing and proposed dwellings per landowner within each DCP and the calculation of the cost contribution for each landowner within each DCP so the calculation of yields and costs can clearly be attributed to each landowner. This will ensure a transparent and equitable method of calculating development contributions in accordance with SPP3.6.</p>	<p>7.11 The City is currently progressing its updated cost apportionment schedule in this precise manner to ensure transparency and equity.</p> <p>Submission supported.</p>
8	<p>State Heritage Office PO Box 7479 Cloisters Square PO</p> <p>Property affected by Amendment: Not applicable</p>	Neutral (no objection)	<p>8.1 The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.</p>	<p>8.1 Submission noted.</p>
9	<p>Department of Health PO Box 8172 Perth Business Centre WA 6849</p> <p>Property affected by Amendment: Nil</p>	Neutral (no objection)	<p>9.1 The Department of Health has no objection to either amendment (Amendment 145 and 100A).</p>	<p>9.1 Submission noted.</p>
10	<p>Department of Aboriginal Affairs PO Box 3153 East Perth WA 6892</p> <p>Property affected by Amendment: Not applicable</p>	Neutral	<p>10.1 I can confirm that the Amendments are not within the boundary of sites under the <i>Aboriginal Heritage Act 1972</i> (AHA) as currently mapped on the Register of Aboriginal Sites (the Register). However there is one place within DCA14 where a decision under section 5 of the AHA is yet to be made: <i>DAA 4350 Wellard / Bertram Roads</i>.</p> <p>DCPs 2, 3, 5 and 6 are within heritage places that have been assessed by the Aboriginal Cultural Material Committee as not, or no longer, meeting the criteria of section of the AHA and therefore are not sites under the AHA. These sites are retained on the Register as stored data only:</p> <p><i>DAA 3554 Woolcoot Road Swamp</i> <i>DAA 3627 Mortimer/Woolcoot, Wellard</i> <i>DAA 3427 Mandogalup Swamp/Spectacles</i></p> <p>As the AHA protects all Aboriginal heritage sites whether or not they are known to the DAA, future developers will need to ensure their works comply with the ADA, and that they do not inadvertently impact Aboriginal heritage sites that may be present in the Amendment areas that have not been previously recorded. To assist developers minimise risk to Aboriginal heritage the State has published the '<i>Aboriginal Heritage Due Diligence Guidelines</i>.' These are available at the link below and I ask that you make these available to prospective developers: http://www.daa.wa.gov.au/globalassets/pdf-files/ddg</p>	<p>10.1 Amendment 145 does not in itself propose any development, rather sets a framework for the funding of community infrastructure items. Where applicable, the development assessment process for the community infrastructure item will consider the issues raised in this submission.</p> <p>The Aboriginal Heritage section of the Department of Planning, Lands and Heritage was more recently contacted for advice on whether a decision has been made on DAA 4350 Wellard / Bertram Roads, however at the time of finalisation of this Schedule of Submissions, no further advice had been received.</p> <p>Submission noted.</p>
11	<p>Department of State Development</p>	Neutral	<p>11.1 The Department has reviewed the proposals and has no comment to make at this time.</p>	<p>11.1 Submission noted.</p>

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	Level 6, 1 Adelaide Terrace East Perth WA 6004 Property affected by Amendment: Not applicable			
12	Department of Local Government and Communities GPO Box R1250 Perth WA 6844 Property affected by Amendment: Not applicable	Neutral	12.1 I appreciate and acknowledge the City's request for comment on the proposed amendments, however, the Department of Local Government and Communities has no submission to make in this instance.	12.1 Submission noted.
13	Department of Transport Level 8, 140 William Street Perth WA 6000 Property affected by Amendment: Not applicable	Neutral	13.1 The Department of Transport has no comment to provide.	13.1 Submission noted.
14	ATCO Gas 81 Prinsep Road Jandakot WA 6164 Property affected by Amendment: Not applicable	Neutral	14.1 ATCO Gas has no objection to the proposed amendments.	14.1 Submission noted.
15	Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915 Property affected by Amendment: Lot 123 Mortimer Road, Casuarina – DCA10	Object	15.1 <u>Community Infrastructure Plan (CIP)</u> The proposed Community Infrastructure Plan is not supported for the following reasons: <ul style="list-style-type: none"> - The indicative nature of the CIP, which does not clearly identify the facilities that will be located on Lot 123. - That the CIP locates a number of district community facilities within DCA10. We believe that this is poor planning as DCA10 is on the fringe of urban development and that district community facilities should be located centrally within a district area. 	15.1 Aside from a commercial zoned section of the northern precinct within Casuarina, there is no other adopted local structure plan for the Casuarina urban cell and therefore the community infrastructure items are shown indicatively. Future detailed planning will identify appropriate sites for such infrastructure. The location of District facilities in DCA10 is reasonably central to the population of District B. Furthermore Casuarina is undeveloped, meaning that land is potentially available for community infrastructure purposes. The community facilities will likely be provided on parts of public open space within the cell. Submission noted.
			15.2 <u>Community Infrastructure Development Contribution Plans 10 (DCA10)</u> The proposed Community Infrastructure Development Contribution Plan is not supported for the following reasons: <ul style="list-style-type: none"> - The increase in the developer contribution amount, which is already extremely high when compared to developer contribution amounts for other areas; - The district structure plan covering DCA10 has not yet been finalised and consequently the development potential of the DCA10 area has not yet been 	15.2 The provisional cost contribution amount for DCA10 is currently \$5,105.10 per lot / dwelling (as advertised). This amount is comparable to other DCPs within the City, and also comparable with other local governments where community infrastructure DCPs are in place for new urban areas.

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			determined. Therefore the community infrastructure requirements have been based on inaccurate development potential estimates.	Submission noted.
16	Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003 Property affected by Amendment: Lot 64 Woolcoat Road, Wellard – DCA11	General support, however comments provided	<p>16.1 <u>General comments</u></p> <ul style="list-style-type: none"> - The Sub Regional Facilities are generally supported. Notwithstanding, we note the City's strong desire to see all playing fields provided as 'multipurpose' grounds many with the inclusion of club / change room facilities. On the basis of the provision of local and district site standards, we query the need and apportionment of costs generated by District B for the additional Sub Regional Facilities. <p>16.2 <u>District Sporting Ground (A and B)</u></p> <ul style="list-style-type: none"> - District Sporting Facilities have been reduced overall from 1 per district (A and B) to a combined facility. - Supported. <p>16.3 <u>District B Community Centre</u></p> <ul style="list-style-type: none"> - Supported. - We note the potential to explore combining community buildings such as the community centre with youth centre to minimise land areas requirements. <p>16.4 <u>District B Youth Centre</u></p> <ul style="list-style-type: none"> - Supported. - We note that the land component not accounted for in Amendment 100A for Districts A and B. <p>16.5 <u>Dry Recreation Centre (A and B)</u></p> <ul style="list-style-type: none"> - Supported. <p>16.6 <u>Branch Library (A and B)</u></p> <ul style="list-style-type: none"> - Supported. - We note that the land component not accounted for in Amendment 100A for Districts A and B. <p>16.7 <u>Local Community Centre</u></p>	<p>16.1 The CIP still identifies the need for both District and Sub-Regional facilities within the City. The multi-purpose facilities planned for District B are of a district scale supporting a population up to 25,000, where as the Sub-Regional facilities are supporting the broader Kwinana population up to 75,000. It should be noted that the projected population of Districts A-C to 2031 is 74,501.</p> <p>Submission noted.</p> <p>16.2 Submission noted.</p> <p>16.3 The City will be engaging an architect to consider designing a combined or co-located Community and Youth Centre in order to reduce the land area requirement and to provide a consolidated facility.</p> <p>Submission supported.</p> <p>16.4 Amendment 100A was gazetted on 3 October 2017. The amendment was modified to include land acquisition for the community facilities to be located within the future Wandi Anketell District Centre.</p> <p>Submission noted.</p> <p>16.5 Submission noted.</p> <p>16.6 Refer to City response under Point 16.4. Submission supported.</p> <p>16.7 Refer to City response under Point 2.3.</p>

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			<ul style="list-style-type: none"> - Given the reduced population in Wellard East (livestock buffer area not to be urbanised) the catchment is substantially reduced and does not meet the local catchment under the CIP of 5,000 people for local facilities. This places a considerable burden on future purchasers within the cell to accommodate the cost share arrangement for a local community facility which doesn't meet the minimum catchment requirements. - Given a district community centre is proposed within the Casuarina Cell (shown on concept/district planning on Mortimer Road) there is a potential opportunity to provide an appropriate level of service to the Wellard East Cell through the District Community Centre facility. - We suggest the strong linear north/south pedestrian connections facilitated through upgrades to the Peel Sub Drains, the wetland area and the WP easement within DCA11 provides good accessibility to the District Community Centre. Should this option be explored we would support the inclusion of any additional dual use path (should it be required) from the DCA11 to the Casuarina District Community Centre. 	<p>It is recommended that the Local Community Centre be deleted from DCP11 due to the projected population not reaching the threshold for the facility, and the close proximity of a District Community Centre.</p> <p>Sunrise Boulevard provides a suitable north/south link – from Mortimer Road to Millar Road – in this respect. At the subdivision stage of Sunrise Estate (North) several years ago, which included the potential for access across the WP easement to the adjoining wetland area, the City was advised by WP that no pedestrian accessway was permitted across the WP easement.</p> <p>Submission supported.</p>
17	<p>Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003</p> <p>Property affected by Amendment: Mandogalup landholdings – DCA8</p>	General support, however comments provided	<p>17.1 <u>General comments</u></p> <ul style="list-style-type: none"> - DCA8 mapping does not extend to include Lot 2 and Part Lot 10 as per Amendment 100A, this should be updated for consistency across both amendments. - The Sub Regional Facilities are generally supported and therefore not included in the discussion below. - Notwithstanding, we note the City's strong desire to see all playing fields provided as 'multipurpose' grounds, many with the inclusion of club/change room facilities. On the basis of the provision of local and district site standards, we query the need generated by District A for the additional Sub Regional facilities. - Opportunities for the multipurpose community sites combining Community and Youth Centres as well as the Branch Library should be considered to minimise costs. <p>17.2 <u>District A Youth Centre</u></p> <ul style="list-style-type: none"> - Supported. 	<p>17.1</p> <p>Amendment 145 did not propose any changes to the current DCAs shown on the LPS2 map. In this regard, DCA8 originally included Lot 2 and Part Lot 10 Rowley Road in Mandogalup as well as the broader area originally envisaged for Urban development by the Jandakot Structure Plan.</p> <p>However the revised 2015 CIP map and updated 2018 CIP map shows only the Urban zoned areas for DCA8, excluding Lot 2 and Part Lot 10 Rowley Road, Mandogalup. It is acknowledged in this regard that there is no need and nexus between including Lots 2 and Part Lot 10 (both not zoned Urban) in DCA8 for community infrastructure items at this stage.</p> <p>There was (and still is) reasonable uncertainty as to the long term use of land within Mandogalup at a state government level. For the purpose of administering and collecting funds through the DCP mechanism, the projected populations for DCA8 will be calculated as per the DCA shown in the 2018 CIP.</p> <p>The submitter's points 2 – 4 are addressed individually below.</p> <p>Submission partly supported.</p> <p>17.2</p> <p>The City will be engaging an architect to consider designing a community building that combines the Youth Centre, Branch</p>

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			<ul style="list-style-type: none"> - Further detailed design for shared facility approach with other community uses should be explored, Should a shared facility approach be adopted, resulting in a reduced land area requirement (therefore reducing costs under Amendment 100A), there may also be follow on cost savings in construction. In this regard, the DCP should be amended accordingly. 	<p>Library and Local Community Centre for the Wandi District Centre in early 2019 in order to reduce the land area requirement and to provide a consolidated facility.</p> <p>Submission supported.</p>
			<p>17.3 <u>Dry Recreation Centre</u></p> <ul style="list-style-type: none"> - Community Purpose Site for the Dry Recreation Centre is provided as POS under the Anketell North LSP – therefore no costs associated with the land. Only building. - Supported. 	<p>17.3</p> <p>The Dry Recreation Centre will be provided on a Community Facility site as part of the public open space provision under the Anketell North Local Structure Plan.</p> <p>Submission noted.</p>
			<p>17.4 <u>Branch Library (A and B)</u></p> <ul style="list-style-type: none"> - Located in district centre, land component not specifically accounted for in Amendment 100A. - Should a shared facility approach be adopted, resulting in a reduced land area requirement (therefore reducing costs under Amendment 100A), there may also be follow on cost savings in construction. In this regard, the DCP should be amended accordingly. 	<p>17.4</p> <p>Refer to the City's response to the Submitter's point 17.2.</p> <p>Submission supported.</p>
			<p>17.5 <u>Local Community Centre</u></p> <ul style="list-style-type: none"> - The total cost of the Mandogalup Local Community Centre exceeds the cost for the Wandj Local Community Centre (large), further review of this cost is suggested given the difference in facility. The Mandogalup Local Community Centre is currently costed at \$3,531,586.62 whereas the Wandj Local Community Centre Large is currently costed at \$3,346,000.00. - As noted under our submission on the CIP, the entire Mandogalup catchment with the inclusion of Lots 2 and Part Lot 10 would equate to a total yield of approximately 1950 dwellings. The yields within Amendment 145 should be updated to reflect this additional population. - We note the district concept plan included within the MELSP and MWLSP conceptually identifies a neighbourhood centre at the future Frankland Road extension with the development of Lots 2 and 10. On this basis, the opportunity exists for the Mandogalup local community centre to be co-located with this neighbourhood centre site, ensuring greater diversity in the centre as well as reflecting a more consistent staging approach. 	<p>17.5</p> <p>The costs for the community facilities have been prepared by an independent, qualified Quantity Surveyor based on previously adopted building designs. Notwithstanding, the City is currently in the process of comprehensively reviewing the community infrastructure items scope and DCP cost apportionment schedule.</p> <p>Refer to the City's response point 17.1 in response to the DCA8 area.</p> <p>Submission partly supported.</p>
			<p>17.6 <u>Local Sporting Ground with Community Sports Facility Building A</u></p> <ul style="list-style-type: none"> - Plans and references in document to be corrected to identify the location of this playing field outside of DCA8 within the Urban Deferred area as per Amendment 100A land costs. - Correct references to a 'shared facility' with the Primary School, this playing field will be a standalone facility to the school site. 	<p>17.6</p> <p>Council's adopted position is that the local sporting ground within Mandogalup is to be located within the Urban zoned land – between the adopted Mandogalup West and Mandogalup East Local Structure Plan areas.</p>

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			<ul style="list-style-type: none"> - As noted under our submission on the CIP the entire Mandogalup catchment with the inclusion of Lots 2 and Part Lot 10 would equate to a total yield of approximately 1950 dwellings. The yields within Amendment 145 should be updated to reflect this additional population. 	<p>The reference to the local sporting ground has been amended in both the revised 2015 CIP and adopted 2018 CIP text.</p> <p>Refer to the City's response point 17.1 in response to the DCA8 area.</p> <p>Submission partly supported.</p>
18	<p>Qube Property Group Pty Ltd PO Box 8298 Subiaco East WA 6008</p> <p>Property affected by Amendment: Mandogalup landholdings – DCA8</p>	Object	<p>18.1 <u>General comments</u> Supports the general intention for the orderly planning and shared costs of infrastructure that the Amendments seek to provide. In accordance with SPP 3.6 however Qube's primary interests are to ensure:</p> <ul style="list-style-type: none"> - The specified infrastructure is based on the appropriate needs of the population estimates for the existing Urban land and within the contribution timeframe; - The plan is set up to adapt to the ultimate development of the wider Mandogalup precinct over time; and - The sharing of those costs is over all owners that have existing and future development potential. <p>Qube is therefore opposed to the proposed items and structure of cost sharing contained in the Amendments.</p> <p>It is Qube's preference that given the current ambiguity around the nature and timing of future land use that the infrastructure and cost sharing issues be dealt with over two clear timeframes and as follows:</p> <p><u>Interim Scenario (existing urban zoned land only):</u></p> <ol style="list-style-type: none"> 1. Costs can be managed through the LSP and subdivision process without the need for a specific DCP. 2. Formal active recreation needs can be met by a smaller shared junior oval adjacent to the proposed Primary School, on the basis that the population estimates by the City at 3,780 people, is well short of the 5,000 people required. This provision would be: <ul style="list-style-type: none"> - Shared pro-rata between the two current landowners; - Located within the urban deferred land; and - Be provided as part of the 10% POS contribution. 3. The contribution towards the Frankland Avenue extension should be apportioned over a broader catchment on the eastern and western sides of Frankland Ave to include land that will ultimately benefit from the road, including the Residue Disposal Areas, which will have development potential once the buffer is resolved. The contribution towards the Frankland Ave extension upgrade by the two major developers should therefore be approximately 20% of the cost, based on land area. 4. There is no contribution to the connect portion of road through Lot 2 to Frankland Ave on the basis it is not required in the planning timeframe, as Rowley Road will not be extended by this time. It is also an internal subdivision road that should be provided by the landowner at the time of development. 	<p>18.1 The submitter's points 1 – 4 relate to Amendment 100A and have been addressed via the gazettal of Amendment 100A and introduction of DCPs 2-7 into LPS2.</p> <p>With regard to point 5, the projected population for DCA8 – Mandogalup is based on the existing Urban zoned land. As discussed in the City's Response to point 17.1 above, Lots 2 and Part Lot 10 are not included in the projected population due to the uncertainty and potential future timing in relation to this land being rezoned for Urban purposes. Any proposed future population, via re-zoning of the land to Urban, will trigger a review of the DCP and CIP and would likely include expanded or new community infrastructure facilities to take account of the additional population.</p> <p>Submission not supported.</p>

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			<p>5. The whole of District Development Contributions should include an allowance for the ultimate development in the wider Mandogalup cell so that the cost of these items is reduced for the existing landowners with zoned land.</p>	
			<p>18.2 <u>Ultimate scenario (upon finalisation of Perth and Peel @ 3.5m and associated rezonings)</u></p> <ol style="list-style-type: none"> Any increase in residential land that meets the 5000 lot trigger for the provision of a Local Playing Field be met through an expansion of the interim shared junior oval space. At that time, the DCP for Mandogalup should be re-introduced to ensure additional urban landowners reimburse QUBE and other developers for the cost impact of this increase; and The new DCP ensures all developers between Rowley Road, Anketell Road, Kwinana Freeway and the RDAs (including any development over the RDAs) contribute to the balance cost of the Frankland Ave extension. <p>We believe this approach provides a pragmatic and fair resolution of the special circumstances at Mandogalup and meets the requirements of SPP3.6, particularly the key principles in relation to need, nexus and equity.</p>	<p>18.2 Should more land be made available for Urban development within Mandogalup (i.e. through the re-zoning process), the City will review the CIP and associated DCPs at that time, as discussed in the preceding point 18.1. Therefore the provision of community infrastructure and the cost apportionment schedule are based on the existing Urban land.</p> <p>Submission noted.</p>
19	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>Property affected by Amendment: Lot 13 (548) Lyon Road, Wandi – DCA9</p>	Object	<p>19.1 Supports the City's intention for the DCP9 cost apportionment schedule to be reviewed and updated annually. Landowner requests that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule. Landowner requests the wording in DCP9, Section 7.2 Transparency be amended as follows:</p> <p><i>'The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available.'</i></p> <p>19.2 The DCP contributions should also not be applicable for maintenance and running costs of infrastructure, facilities and services. DCP9, Section 7.5 Efficiency states:</p> <p><i>'Development contributions reflect the whole of life capital cost, but exclude running costs.'</i></p> <p>To avoid confusion, the wording should be amended as per SPP3.6, clause 5.1 which states:</p> <p><i>'The contributions are for the initial capital requirements only and not for ongoing maintenance and / operating costs of the infrastructure.'</i></p> <p>Landowner requests that the cost schedule estimates are reviewed to ensure that any maintenance costs are removed from the cost estimates, and that the contributions are only applicable for the initial capital requirements.</p>	<p>19.1 LPS2 already requires estimated costs to be <i>'independently certified by appropriate qualified persons and must provide such independent certification to an Owner when requested to do so,'</i> (cl. 6.16.5.11.3). This provision is considered appropriate as it does not restrict the review to a Quantity Surveyor, but also allows for other appropriately qualified persons – for example, engineers, landscape architects etc.</p> <p>Submission not supported.</p> <p>19.2 Section 7.5 of the draft DCP Reports has been worded in accordance with Attachment 3.2 of SPP3.6, which is an example of a Development Contribution Plan Report. Notwithstanding, DCPs fund only the initial capital costs of infrastructure items as per clause 5.1 of SPP3.6 and for the sake of clarity, the DCP Reports will be modified to clarify that only the initial capital costs are funded through the DCP.</p> <p>Submission partly supported.</p>
			19.3	19.3

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			<p><u>Community Infrastructure – City of Kwinana Standard and Level of Service</u></p> <p>Landowner queries the justification for the City of Kwinana's Community Infrastructure standards being higher than those of adjoining local governments (Cities of Rockingham and Cockburn). The draft CIP 2015 is not clear (nor transparent) as to which proposed community infrastructure items are intended to be delivered to a higher standard, compared with the rationale used by CoC and CoR to satisfy community infrastructure supply versus population demand. Draft CIP 2015 should set a clear demonstration (or comparison) for CoK residents to see how development contributions are working towards achieving CoK's goal.</p> <p>Request that the draft CIP 2015 clearly verifies that the level of proposed DCA8 – DCA15 infrastructure items and associated developer contributions are deemed as adequate and only necessary to satisfy the acceptable and relevant supply of public infrastructure and facilities to meet new growth and development, without having negative impact on housing affordability.</p> <p>19.4 <u>DCA9 – District Facilities</u> <i>Item 2 – District Sporting Ground (serves Districts A and B) – to be located within District B Local Sports Ground with Community Sports Facility Building B</i></p> <p>Strong objection Landowner questions the need for a multi sporting facility to serve District A when there are 3 local facilities proposed within District A for a population of 8,349. The three facilities in District A are shared use facilities with the Wandi Primary School, Wandi High School and Anketell North Primary School.</p> <p>Landowner strongly objects to the District Sporting Ground (serves Districts A and B) for the following reasons:</p> <ol style="list-style-type: none"> 1. Duplication and excessive provision of recreational facilities for DCA9. 2. Unequitable cost apportionment across DCPs. <p><u>1 Duplication and excessive provision of recreational facilities for DCA9</u> Landowner is committed to contributing towards the delivery of the Wandi Playing Fields. Landowner contends that the level and standard of facilities at Wandi Playing Fields is of comparable district level.</p> <p>The 2009 CIP showed the Wandi Playing Fields as not having a pavilion. With the removal of the District Sporting Ground in Mandogalup, the draft CIP 2015 has included a pavilion at the Wandi Playing Fields. The size of the Wandi Playing Fields (6.76ha) is comparable to a district facility, and conceptual designs for the Wandi Playing Fields show district level facilities proposed to be provided.</p> <p>Cost of providing the Wandi Playing Fields is higher than comparable local sporting grounds, and is comparable to a district level facility, as the Wandi Playing Fields as</p>	<p>The Community Infrastructure Standards (standards) that underpin the Community Infrastructure Plan were established with the 2009 CIP. Fundamentally these standards have not changed with the revised 2015 CIP and adopted 2018 CIP. These standards were developed in consultation with Community Perspectives, specialist consultants in community planning, and were designed for Kwinana's current and projected demographic profile. Comparisons with adjacent local governments community planning was undertaken during this process.</p> <p>Submission noted.</p> <p>19.4 The District Sporting Ground (serves Districts A and B) is a 3ha facility to provide 10-12 multi-purpose hard courts (netball, tennis) and a pavilion for district scale use. Whilst there are hard courts (2-4 courts) at each of the local sporting grounds, these are not sufficient to hold district scale sporting functions.</p> <p>There is no grassed area provided at the District Sporting Ground (serves Districts A and B). Playing fields will be provided at the local sporting grounds and, whilst not ideal in terms of providing combined ovals for district sporting purposes, is considered the realistic and pragmatic way of catering for the future population.</p> <p>The land acquisition and improvement costs for the Wandi Playing Fields are collected through DCP5 (standard infrastructure), as introduced via Amendment 100A, which was gazetted on 3 October 2017.</p> <p>The 2009 CIP did not have a pavilion at the Wandi Playing Fields, however there was a pavilion at the local sporting ground to be provided in Anketell North, which is still within DCA9. The local sporting pavilion is now proposed at the Wandi Playing Fields given its more central location within the DCA, and due to the removal of the District Sporting Pavilion from District A.</p> <p>The Small Facility Building (formerly referred to as the Community Sports Facility Building B) is a simple amenity building comprising of toilets, small kitchen/kiosk, changerooms</p>

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			<p>located on land above the standard 10% public open space requirement for residential development.</p> <p>Submitter also objects to the Local Sports Ground with Community Sports Facility Building B on the basis that there are sufficient local sporting facilities within DCA9 to cater for the projected population. The projected population for DCA9 is 8,349 persons which would require up to 2 local sporting grounds. 3 local sporting grounds are provided – 2 in Wandi and 1 in Anketell North.</p> <p>Landowner requests that DCA9 or District A infrastructure be amended by:</p> <ul style="list-style-type: none"> a) Removing the item <i>District Sporting Ground (serves District A and B)</i> from the DCA9 or District A cost contributions for community infrastructure, given that there would be a high degree of duplication and excessive supply of district sporting infrastructure as stated above; and b) Removing the item 'Local Sports Ground with Community Sports Facility Building B' (to be shared with Wandi High School) from the DCA9 or District A infrastructure items, given there is sufficiently planned local and district level sporting facilities within DCA9 and District A as set out above. <p><u>2 Unequitable cost apportionment across DCPs</u></p> <p>The costs for local sporting facilities within DCA9 exceed the equivalent cost per person in the other DCAs 8, and 10-14.</p> <p>Also the average costs for local sporting facilities for the DCAs within District A exceed those of District B - \$370.60 per person compared with \$139.82 per person.</p> <p>The residents in District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is clearly an inequitable cost apportionment for delivery of local sporting infrastructure between District A compared with District B.</p> <p>The Landowner strongly considers and requests that:</p> <ul style="list-style-type: none"> a) The DCP item <i>District Sporting Ground (serves Districts A and B)</i> be removed from DCA9 (and DCA8) DCP contributions on the basis as demonstrated above by the significantly higher costs per person in DCA9 (and District A) for contributions towards sporting infrastructure; b) That the DCA8 development contributions proposed to be used towards the <i>District Sporting Ground (serves Districts A and B)</i> be re-directed to the Wandi Playing Fields, given DCA8 residents are more likely to benefit from the district level facilities of Wandi Playing Fields; and c) That DCA8 – DCA14 reports should be modified accordingly. 	<p>and storage, with an area of approximately 180m². This facility is considered integral and necessary for a local sporting ground and is a relatively low cost facility.</p> <p>In response to the Submitters points a) and b), the City does not consider there to be duplication or an excessive supply of district sporting infrastructure and therefore does not support the removal of these items. This is backed up by the community needs assessment contained within the 2018 CIP.</p> <p>However, the City has reviewed the approach to the apportionment of the costs of district level infrastructure.</p> <p>The initial CIP 2015 included a District Sporting Ground to serve both Districts A and B, to be located in DCA10 Casuarina /Anketell South, comprising 15 hectares. It became apparent however in finalising the CIP 2015, that it was not possible to secure the large site area required and hence, this large District Sporting Ground was removed from the final CIP 2015.</p> <p>To compensate for the loss of this large District Sporting Ground, a strategy was adopted in the CIP 2015 to seek to address the district sporting needs by acquiring additional Local Sports Grounds via joint provision and use with the Education Department (shared use of the ovals), and the retention of a smaller District Sporting Ground (3 hectares) comprising of hard courts and pavilion. This strategy involved the provision of additional infrastructure (3 Local Sporting Ground with Small Facility Buildings) in DCA's 9 and 10 to meet the need of districts A and B.</p> <p>In this respect, it is considered equitable that the cost of the provision of this district level infrastructure be apportioned across Districts A and B rather than be borne by the individual DCA's within which they are located.</p> <p>Submission partly supported.</p>
			<p>19.5 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Community Sports Facility Building B</i> (to be shared with Wandi High School)</p>	<p>19.5 The shared use of the senior oval at the future Wandi High School as a local sporting ground is in part to compensate for the loss of the district sporting ground in Mandogalup due to the reduced population projected for District A. The proposed Small</p>

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			<p>Strong objection.</p> <p>There are 3 proposed local sporting facilities within DCA9 for 8,349 persons – Wandi Playing Fields, Local Sporting Ground with Wandi High School, and Local Sporting Ground in Anketell North. This exceeds the 1:5000 person ratio stated. Given the close proximity of Local Sporting Ground with Community Sports Facility Building B to the Wandi Playing Fields, it is not considered to be critically relevant or necessary to support new growth in DCA9.</p> <p>The Landowner request that the DCA9 infrastructure be amended by:</p> <ul style="list-style-type: none"> a) Removing the item 'Local Sports Ground with Community Sports Facility Building B' from the DCA9 cost contributions for community infrastructure, given there is sufficiently planned local sporting facilities within DCA9. 	<p>Facility Building (formerly Community Sports Facility Building B) is a relatively low cost infrastructure item that provides basic needs for the local sporting ground.</p> <p>Submission not supported.</p>
			<p>19.6 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Pavilion</i></p> <p>Submitter contends that the residents of DCA8 Mandogalup should also contribute to the Wandi Playing Fields as the level of service of the facility is commensurate with that of a district facility and that in all likelihood, the residents of Mandogalup will use the facility to supplement the Local Sporting Ground to be provided within Mandogalup.</p> <p>The Landowner requests that the DCA8 be amended by:</p> <ul style="list-style-type: none"> a) Including the item 'Local Sports Ground with Pavilion – Wandi' in DCA8 'Local Facilities' infrastructure items; and b) Re-calculating the DCP8 cost apportionment schedule to include equitable cost per dwelling for contribution towards the DCA9 'Local Sports Ground with Pavilion – Wandi'. 	<p>19.6</p> <p>The Wandi Playing Fields is a local sporting ground, not a district sporting ground. The land area for the facility is larger than other local sporting grounds due to the site's topography and natural features more so than the facility being of district scale.</p> <p>DCA8 Mandogalup is provided with a local sporting ground as part of the public open space required for the two adopted local structure plans. Developers within DCA8 will contribute to a sport amenity building to be located at this local sporting ground (that is, a Small Facility Building).</p> <p>Submission not supported.</p>
			<p>19.7 <u>DCA9 – Local Facilities</u> <i>Local Community Centre Large Scale</i></p> <p>Submitter suggests that there will be an oversupply of community centres in District A and therefore duplication of facilities, when taking into consideration the existing Mandogalup community centre that provides urban type functions – Fire Station, public toilets and tennis courts. It may be likely in the future that the City may close and dispose of the existing Mandogalup Community Centre to avoid unnecessary duplication of services and associated maintenance / running costs of this facility, when the other (2) new community centre facilities are established (Wandi Local Community Centre Large Scale and Mandogalup Local Community Centre). Potentially the City should investigate the closure and disposal of this facility and re-locate / re-direct disposal funds towards either the establishment of the new DCA8 - Mandogalup Local Community Centre or DCA9 – Wandi/Anketell Local Community Centres (large scale).</p>	<p>19.7</p> <p>The existing Mandogalup Community Centre is not sufficient to fully serve the role of a Local Community Centre for the future population of Mandogalup. The facility is designated for bush fire operations and the buildings, hard courts and surrounds are used by the Mandogalup Volunteer Bush Fire Brigade. The facility is not available for general public use or bookings and the City has no current intention of disposing of the facility.</p> <p>Also, the Mandogalup Community Centre is not appropriately located for a local community centre of an urban area given its distance from the Urban zone.</p> <p>Submission not supported.</p>
			<p>19.8 <u>Concluding comments</u></p>	<p>19.8</p> <p>As outlined in the preceding City responses, the City does not</p>

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			<p>This submission lays down some foundational matters of concern and issues that need to be addressed before the DCPs are finalised. There is clearly more investigation and discussion of the issues that needs to occur. Primarily, these need to occur in order to satisfactorily address the principles of SPP3.6.</p> <p>Landowner requests further consultation with the City.</p> <p>A particular DCP infrastructure item for further discussion is the Wandi Playing Fields which is of major concern to the Landowner. This piece of DCP infrastructure bears significant DCP cost to DCA5 and DCA9. The overriding need for this DCP infrastructure item is highly questionable.</p> <p>Landowner contends that DCA9 is oversupplied with local sports grounds for its population. Further the Landowner contends that the scale and characteristics of the Wandi Playing Fields are more commensurate to a facility of district scale, which could potentially service at least 10,000 persons. Therefore the above Wandi Playing Fields and other 3 local sporting ground facilities (shared use Wandi High School, Anketell North Local Sports Ground and Mandogalup Local Sports Ground) is an excessive provision of sporting infrastructure, potentially servicing over 22,000 persons, which is well above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>On this basis, given that the Wandi Playing Fields is largely outside of the DCA area and Wandi North Local Structure Plan area, it is questionable as to whether this DCP infrastructure item is justifiable. The SPP3.6 'Need and nexus' principle would suggest that the Wandi Playing Fields is not justifiable and should be removed.</p> <p>A revised provision of Local Sports Grounds (and associated sporting facilities) could be as follows:</p> <ul style="list-style-type: none"> - Local Sports Ground without pavilion in DCA8 – Mandogalup; - Local Sports Ground with Community Sports Facility Building B (co-shared at Wandi High School); - Local Sports Ground with Pavilion in North Anketell. The retention of the pavilion for the North Anketell local sports ground is consistent with the current 2009 CIP and could be carried forward into the 2015 CIP, with the removal of the Wandi Playing Fields (with pavilion). <p>The above (3) Local Sports Ground infrastructure excessively services up to 15,000 persons, which is above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>The removal of the associated DCP contributions for the Wandi Playing Fields from DCA5 and DCA9 would significantly reduce DCP contributions. This would provide some relief to landowners in DCA5 and DCA9, particularly as it would smooth out the spike relating to DCA5 and DCA9 DCP contributions, compared with other DCPs. Under this scenario, the Casuarina District Sports Ground (and associated DCP contributions) would remain, given</p>	<p>consider the community infrastructure provided for DCP9 Wandi to be excessive or a duplication of other infrastructure.</p> <p>The Wandi Playing Fields were to be included in the credited public open space for the Wandi cell, as intended by ERIC. However the WAPC did not agree to this approach when approving the Wandi North and South Local Structure Plans. Notwithstanding, the Wandi Playing Fields have been shown on both of these LSPs and are required as a community facility for Wandi as well as to provide playing fields for the adjacent primary school. In addition, the WAPC has required that land for a portion of the playing fields be ceded free of cost as a condition of subdivision (approximately 2.1 hectares) (WAPC144305). The subdivision approval further referenced the proposed Development Contribution Plan as a mechanism for acquiring or reimbursing the land.</p> <p>Submission not supported.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>the Casuarina District Sports Ground would provide the district recreational facilities serving District A.</p> <p>It would be the Landowner's first and foremost strong request that the Wandi Playing Fields be removed from DCA5 and DCA9. The Landowners other requested modifications to the DCPs, relating to the Wandi Playing Fields and Casuarina District Open Space DCP items in this submission, only stems from the possibility that the City's preference might be to retain the Wandi Playing Fields.</p>	
20	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>Property affected by Amendment: Lot 7 (734) Anketell Road, Anketell – DCA9</p>	Object	<p>20.1 Supports the City's intention for the DCP9 cost apportionment schedule to be reviewed and updated annually. Landowner requests that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule. Landowner requests the wording in DCP9, Section 7.2 Transparency be amended as follows:</p> <p><i>'The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available.'</i></p>	<p>20.1 Refer to the City's Response to point 19.1.</p> <p>Submission not supported.</p>
			<p>20.2 The DCP contributions should also not be applicable for maintenance and running costs of infrastructure, facilities and services. DCP9, Section 7.5 Efficiency states:</p> <p><i>'Development contributions reflect the whole of life capital cost, but exclude running costs.'</i></p> <p>To avoid confusion, the wording should be amended as per SPP3.6, clause 5.1 which states:</p> <p><i>'The contributions are for the initial capital requirements only and not for ongoing maintenance and / operating costs of the infrastructure.'</i></p> <p>Landowner requests that the cost schedule estimates are reviewed to ensure that any maintenance costs are removed from the cost estimates, and that the contributions are only applicable for the initial capital requirements.</p>	<p>20.2 Refer to the City's Response to point 19.2.</p> <p>Submission partly supported.</p>
			<p>20.3 <u>Community Infrastructure – City of Kwinana Standard and Level of Service</u></p> <p>Landowner queries the justification for the City of Kwinana's Community Infrastructure standards being higher than those of adjoining local governments (Cities of Rockingham and Cockburn). The draft CIP 2015 is not clear (nor transparent) as to which proposed community infrastructure items are intended to be delivered to a higher standard, compared with the rationale used by CoC and CoR to satisfy community infrastructure supply versus population demand. Draft CIP 2015 should set a clear demonstration (or comparison) for CoK residents to see how development contributions are working towards achieving CoK's goal.</p>	<p>20.3 Refer to the City's Response to point 19.3.</p> <p>Submission noted.</p>

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			<p>Request that the draft CIP 2015 clearly verifies that the level of proposed DCA8 – DCA15 infrastructure items and associated developer contributions are deemed as adequate and only necessary to satisfy the acceptable and relevant supply of public infrastructure and facilities to meet new growth and development, without having negative impact on housing affordability.</p> <p>20.4 <u>DCA9 – District Facilities</u> <i>Item 2 – District Sporting Ground (serves Districts A and B) – to be located within District B</i></p> <p>Strong objection Landowner questions the need for a multi sporting facility to serve District A when there are 3 local facilities proposed within District A for a population of 8,349. The three facilities in District A are shared use facilities with the Wandi Primary School, Wandi High School and Anketell North Primary School.</p> <p>Landowner strongly objects to the District Sporting Ground (serves Districts A and B) for the following reasons:</p> <ol style="list-style-type: none"> 3. Duplication and excessive provision of recreational facilities for DCA9. 4. Unequitable cost apportionment across DCPs. <p><u>1 Duplication and excessive provision of recreational facilities for DCA9</u> Landowner is committed to contributing towards the delivery of the Wandi Playing Fields. Landowner contends that the level and standard of facilities at Wandi Playing Fields is of comparable district level.</p> <p>The 2009 CIP showed the Wandi Playing Fields as not having a pavilion. With the removal of the District Sporting Ground in Mandogalup, the draft CIP 2015 has included a pavilion at the Wandi Playing Fields. The size of the Wandi Playing Fields (6.76ha) is comparable to a district facility, and conceptual designs for the Wandi Playing Fields show district level facilities proposed to be provided.</p> <p>Cost of providing the Wandi Playing Fields is higher than comparable local sporting grounds, and is comparable to a district level facility, as the Wandi Playing Fields as located on land above the standard 10% public open space requirement for residential development.</p> <p>Submitter also objects to the Local Sports Ground with Community Sports Facility Building B on the basis that there are sufficient local sporting facilities within DCA9 to cater for the projected population. The projected population for DCA9 is 8,349 persons which would require up to 2 local sporting grounds. 3 local sporting grounds are provided – 2 in Wandi and 1 in Anketell North.</p> <p>Landowner requests that DCA9 or District A infrastructure be amended by:</p> <ol style="list-style-type: none"> c) Removing the item <i>District Sporting Ground (serves District A and B)</i> from the DCA9 or District A cost contributions for community infrastructure, given that there 	<p>20.4 Refer to the City's Response to point 19.4.</p> <p>Submission partly supported.</p>

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			<p>would be a high degree of duplication and excessive supply of district sporting infrastructure as stated above; and</p> <p>d) Removing the item 'Local Sports Ground with Community Sports Facility Building B' (to be shared with Wandi High School) from the DCA9 or District A infrastructure items, given there is sufficiently planned local and district level sporting facilities within DCA9 and District A as set out above.</p> <p><u>2 Unequitable cost apportionment across DCPs</u> The costs for local sporting facilities within DCA9 exceed the equivalent cost per person in the other DCAs 8, and 10-14.</p> <p>Also the average costs for local sporting facilities for the DCAs within District A exceed those of District B - \$370.60 per person compared with \$139.82 per person.</p> <p>The residents in District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is clearly an inequitable cost apportionment for delivery of local sporting infrastructure between District A compared with District B.</p> <p>The Landowner strongly considers and requests that:</p> <p>a) The DCP item <i>District Sporting Ground (serves Districts A and B)</i> be removed from DCA9 (and DCA8) DCP contributions on the basis as demonstrated above by the significantly higher costs per person in DCA9 (and District A) for contributions towards sporting infrastructure;</p> <p>b) That the DCA8 development contributions proposed to be used towards the <i>District Sporting Ground (serves Districts A and B)</i> be re-directed to the Wandi Playing Fields, given DCA8 residents are more likely to benefit from the district level facilities of Wandi Playing Fields; and</p> <p>c) That DCA8 – DCA14 reports should be modified accordingly.</p>	
			<p>20.5 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Community Sports Facility Building B</i> (to be shared with Wandi High School)</p> <p>Strong objection. There are 3 proposed local sporting facilities within DCA9 for 8,349 persons – Wandi Playing Fields, Local Sporting Ground with Wandi High School, and Local Sporting Ground in Anketell North. This exceeds the 1:5000 person ratio stated. Given the close proximity of Local Sporting Ground with Community Sports Facility Building B to the Wandi Playing Fields, it is not considered to be critically relevant or necessary to support new growth in DCA9.</p> <p>The Landowner request that the DCA9 infrastructure be amended by:</p> <p>a) Removing the item 'Local Sports Ground with Community Sports Facility Building B' from the DCA9 cost contributions for community infrastructure, given there is sufficiently planned local sporting facilities within DCA9.</p>	<p>20.5 Refer to the City's Response to point 19.5.</p> <p>Submission not supported.</p>

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			<p>20.6 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Pavilion</i></p> <p>Submitter contends that the residents of DCA8 Mandogalup should also contribute to the Wandi Playing Fields as the level of service of the facility is commensurate with that of a district facility and that in all likelihood, the residents of Mandogalup will use the facility to supplement the Local Sporting Ground to be provided within Mandogalup.</p> <p>The Landowner requests that the DCA8 be amended by:</p> <ul style="list-style-type: none"> a) Including the item 'Local Sports Ground with Pavilion – Wandi' in DCA8 'Local Facilities' infrastructure items; and b) Re-calculating the DCP8 cost apportionment schedule to include equitable cost per dwelling for contribution towards the DCA9 'Local Sports Ground with Pavilion – Wandi'. 	<p>20.6 Refer to the City's Response to point 19.6.</p> <p>Submission not supported.</p>
			<p>20.7 <u>DCA9 – Local Facilities</u> <i>Local Community Centre Large Scale</i></p> <p>Submitter suggests that there will be an oversupply of community centres in District A and therefore duplication of facilities, when taking into consideration the existing Mandogalup community centre that provides urban type functions – Fire Station, public toilets and tennis courts. It may be likely in the future that the City may close and dispose of the existing Mandogalup Community Centre to avoid unnecessary duplication of services and associated maintenance / running costs of this facility, when the other (2) new community centre facilities are established (Wandi Local Community Centre Large Scale and Mandogalup Local Community Centre). Potentially the City should investigate the closure and disposal of this facility and re-locate / re-direct disposal funds towards either the establishment of the new DCA8 - Mandogalup Local Community Centre or DCA9 – Wandi/Anketell Local Community Centres (large scale)</p>	<p>20.7 Refer to the City's Response to point 19.7.</p> <p>Submission not supported.</p>
			<p>20.8 <u>Concluding comments</u></p> <p>This submission lays down some foundational matters of concern and issues, that need to be addressed before the DCPs are finalised. There is clearly more investigation and discussion of the issues that needs to occur. Primarily, these need to occur in order to satisfactorily address the principles of SPP3.6.</p> <p>Landowner requests further consultation with the City.</p> <p>A particular DCP infrastructure item for further discussion is the Wandi Playing Fields which is of major concern to the Landowner. This piece of DCP infrastructure bears significant DCP cost to DCA5 and DCA9. The overriding need for this DCP infrastructure item is highly questionable.</p>	<p>20.8 Refer to the City's Response to point 19.8.</p> <p>Submission not supported.</p>

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			<p>Landowner contends that DCA9 is oversupplied with local sports grounds for its population. Further the Landowner contends that the scale and characteristics of the Wandi Playing Fields are more commensurate to a facility of district scale, which could potentially service at least 10,000 persons. Therefore the above Wandi Playing Fields and other 3 local sporting ground facilities (shared use Wandi High School, Anketell North Local Sports Ground and Mandogalup Local Sports Ground) is an excessive provision of sporting infrastructure, potentially servicing over 22,000 persons, which is well above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>On this basis, given that the Wandi Playing Fields is largely outside of the DCA area and Wandi North Local Structure Plan area, it is questionable as to whether this DCP infrastructure item is justifiable. The SPP3.6 'Need and nexus' principle would suggest that the Wandi Playing Fields is not justifiable and should be removed.</p> <p>A revised provision of Local Sports Grounds (and associated sporting facilities) could be as follows:</p> <ul style="list-style-type: none"> - Local Sports Ground without pavilion in DCA8 – Mandogalup; - Local Sports Ground with Community Sports Facility Building B (co-shared at Wandi High School); - Local Sports Ground with Pavilion in North Anketell. The retention of the pavilion for the North Anketell local sports ground is consistent with the current 2009 CIP and could be carried forward into the 2015 CIP, with the removal of the Wandi Playing Fields (with pavilion). <p>The above (3) Local Sports Ground infrastructure in excessively services up to 15,000 persons, which is above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>The removal of the associated DCP contributions for the Wandi Playing Fields from DCA5 and DCA9 would significantly reduce DCP contributions. This would provide some relief to landowners in DCA5 and DCA9, particularly as it would smooth out the spike relating to DCA5 and DCA9 DCP contributions, compared with other DCPs. Under this scenario, the Casuarina District Sports Ground (and associated DCP contributions) would remain, given the Casuarina District Sports Ground would provide the district recreational facilities serving District A.</p> <p>It would be the Landowner's first and foremost strong request that the Wandi Playing Fields be removed from DCA5 and DCA9. The Landowners other requested modifications to the DCPs, relating to the Wandi Playing Fields and Casuarina District Open Space DCP items in this submission, only stems from the possibility that the City's preference might be to retain the Wandi Playing Fields.</p>	
21	Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915	Object	<p>21.1 Supports the City's intention for the DCP9 cost apportionment schedule to be reviewed and updated annually. Landowner requests that a Quantity Surveyor be appointed to undertake</p>	<p>21.1 Refer to the City's Response to point 19.1.</p> <p>Submission not supported.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
	Property affected by Amendment: Lot 3 Anketell Road, Anketell – DCA9		the necessary review and audit of the cost apportionment schedule. Landowner requests the wording in DCP9, Section 7.2 Transparency be amended as follows: <i>'The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available.'</i>	
			21.2 The DCP contributions should also not be applicable for maintenance and running costs of infrastructure, facilities and services. DCP9, Section 7.5 Efficiency states: <i>'Development contributions reflect the whole of life capital cost, but exclude running costs.'</i> To avoid confusion, the wording should be amended as per SPP3.6, clause 5.1 which states: <i>'The contributions are for the initial capital requirements only and not for ongoing maintenance and / operating costs of the infrastructure.'</i> Landowner requests that the cost schedule estimates are reviewed to ensure that any maintenance costs are removed from the cost estimates, and that the contributions are only applicable for the initial capital requirements.	21.2 Refer to the City's Response to point 19.2. Submission partly supported.
			21.3 <u>Community Infrastructure – City of Kwinana Standard and Level of Service</u> Landowner queries the justification for the City of Kwinana's Community Infrastructure standards being higher than those of adjoining local governments (Cities of Rockingham and Cockburn). The draft CIP 2015 is not clear (nor transparent) as to which proposed community infrastructure items are intended to be delivered to a higher standard, compared with the rationale used by CoC and CoR to satisfy community infrastructure supply versus population demand. Draft CIP 2015 should set a clear demonstration (or comparison) for CoK residents to see how development contributions are working towards achieving CoK's goal. Request that the draft CIP 2015 clearly verifies that the level of proposed DCA8 – DCA15 infrastructure items and associated developer contributions are deemed as adequate and only necessary to satisfy the acceptable and relevant supply of public infrastructure and facilities to meet new growth and development, without having negative impact on housing affordability.	21.3 Refer to the City's Response to point 19.3. Submission noted.
			21.4 <u>DCA9 – District Facilities</u> <i>Item 2 – District Sporting Ground (serves Districts A and B) – to be located within District B</i> Strong objection	21.4 Refer to the City's Response to point 19.4. Submission partly supported.

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>Landowner questions the need for a multi sporting facility to serve District A when there are 3 local facilities proposed within District A for a population of 8,349. The three facilities in District A are shared use facilities with the Wandi Primary School, Wandi High School and Anketell North Primary School.</p> <p>Landowner strongly objects to the District Sporting Ground (serves Districts A and B) for the following reasons:</p> <ol style="list-style-type: none"> 1. Duplication and excessive provision of recreational facilities for DCA9. 2. Unequitable cost apportionment across DCPs. <p><u>1 Duplication and excessive provision of recreational facilities for DCA9</u> Landowner is committed to contributing towards the delivery of the Wandi Playing Fields. Landowner contends that the level and standard of facilities at Wandi Playing Fields is of comparable district level.</p> <p>The 2009 CIP showed the Wandi Playing Fields as not having a pavilion. With the removal of the District Sporting Ground in Mandogalup, the draft CIP 2015 has included a pavilion at the Wandi Playing Fields. The size of the Wandi Playing Fields (6.76ha) is comparable to a district facility, and conceptual designs for the Wandi Playing Fields show district level facilities proposed to be provided.</p> <p>Cost of providing the Wandi Playing Fields is higher than comparable local sporting grounds, and is comparable to a district level facility, as the Wandi Playing Fields is located on land above the standard 10% public open space requirement for residential development.</p> <p>Submitter also objects to the Local Sports Ground with Community Sports Facility Building B on the basis that there are sufficient local sporting facilities within DCA9 to cater for the projected population. The projected population for DCA9 is 8,349 persons which would require up to 2 local sporting grounds. 3 local sporting grounds are provided – 2 in Wandi and 1 in Anketell North.</p> <p>Landowner requests that DCA9 or District A infrastructure be amended by:</p> <ol style="list-style-type: none"> a) Removing the item <i>District Sporting Ground (serves District A and B)</i> from the DCA9 or District A cost contributions for community infrastructure, given that there would be a high degree of duplication and excessive supply of district sporting infrastructure as stated above; and b) Removing the item 'Local Sports Ground with Community Sports Facility Building B' (to be shared with Wandi High School) from the DCA9 or District A infrastructure items, given there is sufficiently planned local and district level sporting facilities within DCA9 and District A as set out above. <p><u>2 Unequitable cost apportionment across DCPs</u> The costs for local sporting facilities within DCA9 exceed the equivalent cost per person in the other DCAs 8, and 10-14.</p>	

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>Also the average costs for local sporting facilities for the DCAs within District A exceed those of District B - \$370.60 per person compared with \$139.82 per person.</p> <p>The residents in District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is clearly an inequitable cost apportionment for delivery of local sporting infrastructure between District A compared with District B.</p> <p>The Landowner strongly considers and requests that:</p> <ul style="list-style-type: none"> a) The DCP item <i>District Sporting Ground (serves Districts A and B)</i> be removed from DCA9 (and DCA8) DCP contributions on the basis as demonstrated above by the significantly higher costs per person in DCA9 (and District A) for contributions towards sporting infrastructure; b) That the DCA8 development contributions proposed to be used towards the <i>District Sporting Ground (serves Districts A and B)</i> be re-directed to the Wandi Playing Fields, given DCA8 residents are more likely to benefit from the district level facilities of Wandi Playing Fields; and c) That DCA8 – DCA14 reports should be modified accordingly. 	
			<p>21.5 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Community Sports Facility Building B</i> (to be shared with Wandi High School)</p> <p>Strong objection.</p> <p>There are 3 proposed local sporting facilities within DCA9 for 8,349 persons – Wandi Playing Fields, Local Sporting Ground with Wandi High School, and Local Sporting Ground in Anketell North. This exceeds the 1:5000 person ratio stated. Given the close proximity of Local Sporting Ground with Community Sports Facility Building B to the Wandi Playing Fields, it is not considered to be critically relevant or necessary to support new growth in DCA9.</p> <p>The Landowner request that the DCA9 infrastructure be amended by:</p> <ul style="list-style-type: none"> b) Removing the item 'Local Sports Ground with Community Sports Facility Building B' from the DCA9 cost contributions for community infrastructure, given there is sufficiently planned local sporting facilities within DCA9. 	<p>21.5 Refer to the City's Response to point 19.5.</p> <p>Submission not supported.</p>
			<p>21.6 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Pavilion</i></p> <p>Submitter contends that the residents of DCA8 Mandogalup should also contribute to the Wandi Playing Fields as the level of service of the facility is commensurate with that of a district facility and that in all likelihood, the residents of Mandogalup will use the facility to supplement the Local Sporting Ground to be provided within Mandogalup.</p> <p>The Landowner requests that the DCA8 be amended by:</p>	<p>21.6 Refer to the City's Response to point 19.6.</p> <p>Submission not supported.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>c) Including the item 'Local Sports Ground with Pavilion – Wandí' in DCA8 'Local Facilities' infrastructure items; and</p> <p>d) Re-calculating the DCP8 cost apportionment schedule to include equitable cost per dwelling for contribution towards the DCA9 'Local Sports Ground with Pavilion – Wandí'.</p>	
			<p>21.7 <u>DCA9 – Local Facilities</u> <i>Local Community Centre Large Scale</i></p> <p>Submitter suggests that there will be an oversupply of community centres in District A and therefore duplication of facilities, when taking into consideration the existing Mandogalup community centre that provides urban type functions – Fire Station, public toilets and tennis courts. It may be likely in the future that the City may close and dispose of the existing Mandogalup Community Centre to avoid unnecessary duplication of services and associated maintenance / running costs of this facility, when the other (2) new community centre facilities are established (Wandi Local Community Centre Large Scale and Mandogalup Local Community Centre). Potentially the City should investigate the closure and disposal of this facility and re-locate / re-direct disposal funds towards either the establishment of the new DCA8 - Mandogalup Local Community Centre or DCA9 – Wandí/Anketell Local Community Centres (large scale)</p>	<p>21.7 Refer to the City's Response to point 19.7.</p> <p>Submission not supported.</p>
			<p>21.8 <u>Concluding comments</u></p> <p>This submission lays down some foundational matters of concern and issues, that need to be addressed before the DCPs are finalised. There is clearly more investigation and discussion of the issues that needs to occur. Primarily, these need to occur in order to satisfactorily address the principles of SPP3.6.</p> <p>Landowner requests further consultation with the City.</p> <p>A particular DCP infrastructure item for further discussion is the Wandí Playing Fields which is of major concern to the Landowner. This piece of DCP infrastructure bears significant DCP cost to DCA5 and DCA9. The overriding need for this DCP infrastructure item is highly questionable.</p> <p>Landowner contends that DCA9 is oversupplied with local sports grounds for its population. Further the Landowner contends that the scale and characteristics of the Wandí Playing Fields are more commensurate to a facility of district scale, which could potentially service at least 10,000 persons. Therefore the above Wandí Playing Fields and other 3 local sporting ground facilities (shared use Wandí High School, Anketell North Local Sports Ground and Mandogalup Local Sports Ground) is an excessive provision of sporting infrastructure, potentially servicing over 22,000 persons, which is well above the forecast ultimate 2031 population of 12,129 persons for District A.</p>	<p>21.8 Refer to the City's Response to point 19.8.</p> <p>Submission not supported.</p>

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			<p>On this basis, given that the Wandi Playing Fields is largely outside of the DCA area and Wandi North Local Structure Plan area, it is questionable as to whether this DCP infrastructure item is justifiable. The SPP3.6 'Need and nexus' principle would suggest that the Wandi Playing Fields is not justifiable and should be removed.</p> <p>A revised provision of Local Sports Grounds (and associated sporting facilities) could be as follows:</p> <ul style="list-style-type: none"> - Local Sports Ground without pavilion in DCA8 – Mandogalup; - Local Sports Ground with Community Sports Facility Building B (co-shared at Wandi High School); - Local Sports Ground with Pavilion in North Anketell. The retention of the pavilion for the North Anketell local sports ground is consistent with the current 2009 CIP and could be carried forward into the 2015 CIP, with the removal of the Wandi Playing Fields (with pavilion). <p>The above (3) Local Sports Ground infrastructure excessively services up to 15,000 persons, which is above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>The removal of the associated DCP contributions for the Wandi Playing Fields from DCA5 and DCA9 would significantly reduce DCP contributions. This would provide some relief to landowners in DCA5 and DCA9, particularly as it would smooth out the spike relating to DCA5 and DCA9 DCP contributions, compared with other DCPs. Under this scenario, the Casuarina District Sports Ground (and associated DCP contributions) would remain, given the Casuarina District Sports Ground would provide the district recreational facilities serving District A.</p> <p>It would be the Landowner's first and foremost strong request that the Wandi Playing Fields be removed from DCA5 and DCA9. The Landowners other requested modifications to the DCPs, relating to the Wandi Playing Fields and Casuarina District Open Space DCP items in this submission, only stems from the possibility that the City's preference might be to retain the Wandi Playing Fields.</p>	
22	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>On behalf of Wandi Developments Pty Ltd</p> <p>Property affected by Amendment: Whistling Grove Estate (Honeywood Avenue, Wandi) – DCA9</p>	Object	<p><u>22.1 Contributions paid to DCA9 by proponent</u></p> <p>Landowner requests refund of DCA9 contributions paid for items that are proposed to be removed by Amendment 145, including any interest earned on those contributions. Specifically, the <i>District A Sports Pavilion</i> that was to be located within Mandogalup.</p> <p>Furthermore the proponent requests that the City refund the difference between the paid DCA9 contributions and the final DCA9 contributions after Amendment 145 is finalised.</p>	<p>22.1</p> <p>The relevant development contributions clauses in LPS2 and the provisions of SPP3.6 do not specifically address the situation where an Amendment to the Scheme is made that removes an infrastructure item that has already been collected for. Nonetheless the City's intention is to refund or credit developers who have paid a contribution for an infrastructure item that is deleted by Amendment 145 directly in relation to community need and no longer included in the 2018 CIP, and where no equivalent item is proposed, following gazettal of Amendment 145 and the adoption of the cost apportionment schedule.</p> <p>Submission noted and partially upheld.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>The Proponent strongly requests that:</p> <ol style="list-style-type: none"> 1. The City credit the Proponent with any surplus DCP contributions, after finalising the DCA9 infrastructure and cost estimates, as any retention by the City of DCP overpayments is unjust enrichment. This should include any adjustments associated with maintenance costs that may be provided for in DCP estimates. 	<p>The payment of a cost contribution constitutes a <i>full and final discharge of the owner's liability</i>. Should the development contribution change over the life of a DCP, either by a review of the cost apportionment schedule or an amendment to the Scheme, there is no requirement or ability for the LG to refund or seek additional funds once the landowner's liability has been extinguished. Therefore no refund of the difference between the (potentially) reduced cost contributions under Amendment 145 will be paid. However, as discussed in the previous point, the City will refund contributions for items that are no longer required by the DCP, following gazettal of Amendment 145.</p>
			<p>22.2 Supports the City's intention for the DCP9 cost apportionment schedule to be reviewed and updated annually. Landowner requests that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule. Landowner requests the wording in DCP9, Section 7.2 Transparency be amended as follows:</p> <p><i>'The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available.'</i></p>	<p>22.2 Refer to the City's Response to point 19.1.</p> <p>Submission not supported.</p>
			<p>22.3 The DCP contributions should also not be applicable for maintenance and running costs of infrastructure, facilities and services. DCP9, Section 7.5 Efficiency states:</p> <p><i>'Development contributions reflect the whole of life capital cost, but exclude running costs.'</i></p> <p>To avoid confusion, the wording should be amended as per SPP3.6, clause 5.1 which states:</p> <p><i>'The contributions are for the initial capital requirements only and not for ongoing maintenance and / operating costs of the infrastructure.'</i></p> <p>Landowner requests that the cost schedule estimates are reviewed to ensure that any maintenance costs are removed from the cost estimates, and that the contributions are only applicable for the initial capital requirements.</p>	<p>22.3 Refer to the City's Response to point 19.2.</p> <p>Submission partly supported.</p>
			<p>22.4 <u>Community Infrastructure – City of Kwinana Standard and Level of Service</u></p> <p>Landowner queries the justification for the City of Kwinana's Community Infrastructure standards being higher than those of adjoining local governments (Cities of Rockingham and Cockburn). The draft CIP 2015 is not clear (nor transparent) as to which proposed community infrastructure items are intended to be delivered to a higher standard,</p>	<p>22.4 Refer to the City's Response to point 19.3.</p> <p>Submission noted.</p>

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			<p>compared with the rationale used by CoC and CoR to satisfy community infrastructure supply versus population demand. Draft CIP 2015 should set a clear demonstration (or comparison) for CoK residents to see how development contributions are working towards achieving CoK's goal.</p> <p>Request that the draft CIP 2015 clearly verifies that the level of proposed DCA8 – DCA15 infrastructure items and associated developer contributions are deemed as adequate and only necessary to satisfy the acceptable and relevant supply of public infrastructure and facilities to meet new growth and development, without having negative impact on housing affordability.</p> <hr/> <p>22.5 <u>DCA9 – District Facilities</u> <i>Item 2 – District Sporting Ground (serves Districts A and B) – to be located within District B</i></p> <p>Strong objection Landowner questions the need for a multi sporting facility to serve District A when there are 3 local facilities proposed within District A for a population of 8,349. The three facilities in District A are shared use facilities with the Wandi Primary School, Wandi High School and Anketell North Primary School.</p> <p>Landowner strongly objects to the District Sporting Ground (serves Districts A and B) for the following reasons:</p> <ol style="list-style-type: none"> 1. Duplication and excessive provision of recreational facilities for DCA9. 2. Unequitable cost apportionment across DCPs. <p><u>1 Duplication and excessive provision of recreational facilities for DCA9</u> Landowner is committed to contributing towards the delivery of the Wandi Playing Fields. Landowner contends that the level and standard of facilities at Wandi Playing Fields is of comparable district level.</p> <p>The 2009 CIP showed the Wandi Playing Fields as not having a pavilion. With the removal of the District Sporting Ground in Mandogalup, the draft CIP 2015 has included a pavilion at the Wandi Playing Fields. The size of the Wandi Playing Fields (6.76ha) is comparable to a district facility, and conceptual designs for the Wandi Playing Fields show district level facilities proposed to be provided.</p> <p>Cost of providing the Wandi Playing Fields is higher than comparable local sporting grounds, and is comparable to a district level facility, as the Wandi Playing Fields as located on land above the standard 10% public open space requirement for residential development.</p> <p>Submitter also objects to the Local Sports Ground with Community Sports Facility Building B on the basis that there are sufficient local sporting facilities within DCA9 to cater for the projected population. The projected population for DCA9 is 8,349 persons which would require up to 2 local sporting grounds. 3 local sporting grounds are provided – 2 in Wandi and 1 in Anketell North.</p>	<p></p> <hr/> <p>22.5 Refer to the City's Response to point 19.4.</p> <p>Submission partly supported.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>Landowner requests that DCA9 or District A infrastructure be amended by:</p> <ul style="list-style-type: none"> a) Removing the item <i>District Sporting Ground (serves District A and B)</i> from the DCA9 or District A cost contributions for community infrastructure, given that there would be a high degree of duplication and excessive supply of district sporting infrastructure as stated above; and b) Removing the item 'Local Sports Ground with Community Sports Facility Building B' (to be shared with Wandi High School) from the DCA9 or District A infrastructure items, given there is sufficiently planned local and district level sporting facilities within DCA9 and District A as set out above. <p><u>2 Unequitable cost apportionment across DCPs</u> The costs for local sporting facilities within DCA9 exceed the equivalent cost per person in the other DCAs 8, and 10-14.</p> <p>Also the average costs for local sporting facilities for the DCAs within District A exceed those of District B - \$370.60 per person compared with \$139.82 per person.</p> <p>The residents in District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is clearly an inequitable cost apportionment for delivery of local sporting infrastructure between District A compared with District B.</p> <p>The Landowner strongly considers and requests that:</p> <ul style="list-style-type: none"> a) The DCP item <i>District Sporting Ground (serves Districts A and B)</i> be removed from DCA9 (and DCA8) DCP contributions on the basis as demonstrated above by the significantly higher costs per person in DCA9 (and District A) for contributions towards sporting infrastructure; b) That the DCA8 development contributions proposed to be used towards the <i>District Sporting Ground (serves Districts A and B)</i> be re-directed to the Wandi Playing Fields, given DCA8 residents are more likely to benefit from the district level facilities of Wandi Playing Fields; and c) That DCA8 – DCA14 reports should be modified accordingly. 	
			<p>22.6 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Community Sports Facility Building B</i> (to be shared with Wandi High School)</p> <p>Strong objection. There are 3 proposed local sporting facilities within DCA9 for 8,349 persons – Wandi Playing Fields, Local Sporting Ground with Wandi High School, and Local Sporting Ground in Anketell North. This exceeds the 1:5000 person ratio stated. Given the close proximity of Local Sporting Ground with Community Sports Facility Building B to the Wandi Playing Fields, it is not considered to be critically relevant or necessary to support new growth in DCA9.</p>	<p>22.6 Refer to the City's Response to point 19.5.</p> <p>Submission not supported.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>The Landowner request that the DCA9 infrastructure be amended by:</p> <p>a) Removing the item 'Local Sports Ground with Community Sports Facility Building B' from the DCA9 cost contributions for community infrastructure, given there is sufficiently planned local sporting facilities within DCA9.</p>	
			<p>22.7 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Pavilion</i></p> <p>Submitter contends that the residents of DCA8 Mandogalup should also contribute to the Wandi Playing Fields as the level of service of the facility is commensurate with that of a district facility and that in all likelihood, the residents of Mandogalup will use the facility to supplement the Local Sporting Ground to be provided within Mandogalup.</p> <p>The Landowner requests that the DCA8 be amended by:</p> <p>a) Including the item 'Local Sports Ground with Pavilion – Wandi' in DCA8 'Local Facilities' infrastructure items; and</p> <p>b) Re-calculating the DCP8 cost apportionment schedule to include equitable cost per dwelling for contribution towards the DCA9 'Local Sports Ground with Pavilion – Wandi'.</p>	<p>22.7 Refer to the City's Response to point 19.6.</p> <p>Submission not supported.</p>
			<p>22.8 <u>DCA9 – Local Facilities</u> <i>Local Community Centre Large Scale</i></p> <p>Submitter suggests that there will be an oversupply of community centres in District A and therefore duplication of facilities, when taking into consideration the existing Mandogalup community centre that provides urban type functions – Fire Station, public toilets and tennis courts. It may be likely in the future that the City may close and dispose of the existing Mandogalup Community Centre to avoid unnecessary duplication of services and associated maintenance / running costs of this facility, when the other (2) new community centre facilities are established (Wandi Local Community Centre Large Scale and Mandogalup Local Community Centre). Potentially the City should investigate the closure and disposal of this facility and re-locate / re-direct disposal funds towards either the establishment of the new DCA8 - Mandogalup Local Community Centre or DCA9 – Wandi/Anketell Local Community Centres (large scale)</p>	<p>22.8 Refer to the City's Response to point 19.7.</p> <p>Submission not supported.</p>
			<p>22.9 <u>Concluding comments</u></p> <p>This submission lays down some foundational matters of concern and issues that need to be addressed before the DCPs are finalised. There is clearly more investigation and discussion of the issues that needs to occur. Primarily, these need to occur in order to satisfactorily address the principles of SPP3.6.</p> <p>Landowner requests further consultation with the City.</p>	<p>22.9 Refer to the City's Response to point 19.8.</p> <p>Submission not supported.</p>

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	Submitter and property affected by amendment (where applicable)	Overall object / support / neutral	Summary of Submission	City response
			<p>A particular DCP infrastructure item for further discussion is the Wandi Playing Fields which is of major concern to the Landowner. This piece of DCP infrastructure bears significant DCP cost to DCA5 and DCA9. The overriding need for this DCP infrastructure item is highly questionable.</p> <p>Landowner contends that DCA9 is oversupplied with local sports grounds for its population. Further the Landowner contends that the scale and characteristics of the Wandi Playing Fields are more commensurate to a facility of district scale, which could potentially service at least 10,000 persons. Therefore the above Wandi Playing Fields and other 3 local sporting ground facilities (shared use Wandi High School, Anketell North Local Sports Ground and Mandogalup Local Sports Ground) is an excessive provision of sporting infrastructure, potentially servicing over 22,000 persons, which is well above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>On this basis, given that the Wandi Playing Fields is largely outside of the DCA area and Wandi North Local Structure Plan area, it is questionable as to whether this DCP infrastructure item is justifiable. The SPP3.6 'Need and nexus' principle would suggest that the Wandi Playing Fields is not justifiable and should be removed.</p> <p>A revised provision of Local Sports Grounds (and associated sporting facilities) could be as follows:</p> <ul style="list-style-type: none"> - Local Sports Ground without pavilion in DCA8 – Mandogalup; - Local Sports Ground with Community Sports Facility Building B (co-shared at Wandi High School); - Local Sports Ground with Pavilion in North Anketell. The retention of the pavilion for the North Anketell local sports ground is consistent with the current 2009 CIP and could be carried forward into the 2015 CIP, with the removal of the Wandi Playing Fields (with pavilion). <p>The above (3) Local Sports Ground infrastructure excessively services up to 15,000 persons, which is above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>The removal of the associated DCP contributions for the Wandi Playing Fields from DCA5 and DCA9 would significantly reduce DCP contributions. This would provide some relief to landowners in DCA5 and DCA9, particularly as it would smooth out the spike relating to DCA5 and DCA9 DCP contributions, compared with other DCPs. Under this scenario, the Casuarina District Sports Ground (and associated DCP contributions) would remain, given the Casuarina District Sports Ground would provide the district recreational facilities serving District A.</p> <p>It would be the Landowner's first and foremost strong request that the Wandi Playing Fields be removed from DCA5 and DCA9. The Landowners other requested modifications to the DCPs, relating to the Wandi Playing Fields and Casuarina District Open Space DCP items in this submission, only stems from the possibility that the City's preference might be to retain the Wandi Playing Fields.</p>	

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23	<p>Whelans Town Planning PO Box 99 Mount Hawthorn WA 6915</p> <p>On behalf of Mincha Pty Ltd</p> <p>Property affected by Amendment: Lot 90 (758) Anketell Road, Anketell – DCA9</p>	Object	<p>23.1 Supports the City's intention for the DCP9 cost apportionment schedule to be reviewed and updated annually. Landowner requests that a Quantity Surveyor be appointed to undertake the necessary review and audit of the cost apportionment schedule. Landowner requests the wording in DCP9, Section 7.2 Transparency be amended as follows:</p> <p><i>'The cost apportionment schedule will be reviewed and updated annually as per the TPS provisions. This process will include a review of the infrastructure costs, based on concept designs, against current industry standards by an independent qualified Quantity Surveyor and will be publically available.'</i></p>	<p>23.1 Refer to the City's Response to point 19.1.</p> <p>Submission not supported.</p>
			<p>23.2 The DCP contributions should also not be applicable for maintenance and running costs of infrastructure, facilities and services. DCP9, Section 7.5 Efficiency states:</p> <p><i>'Development contributions reflect the whole of life capital cost, but exclude running costs.'</i></p> <p>To avoid confusion, the wording should be amended as per SPP3.6, clause 5.1 which states:</p> <p><i>'The contributions are for the initial capital requirements only and not for ongoing maintenance and / operating costs of the infrastructure.'</i></p> <p>Landowner requests that the cost schedule estimates are reviewed to ensure that any maintenance costs are removed from the cost estimates, and that the contributions are only applicable for the initial capital requirements.</p>	<p>23.2 Refer to the City's Response to point 19.2.</p> <p>Submission partly supported.</p>
			<p>23.3 <u>Community Infrastructure – City of Kwinana Standard and Level of Service</u></p> <p>Landowner queries the justification for the City of Kwinana's Community Infrastructure standards being higher than those of adjoining local governments (Cities of Rockingham and Cockburn). The draft CIP 2015 is not clear (nor transparent) as to which proposed community infrastructure items are intended to be delivered to a higher standard, compared with the rationale used by CoC and CoR to satisfy community infrastructure supply versus population demand. Draft CIP 2015 should set a clear demonstration (or comparison) for CoK residents to see how development contributions are working towards achieving CoK's goal.</p> <p>Request that the draft CIP 2015 clearly verifies that the level of proposed DCA8 – DCA15 infrastructure items and associated developer contributions are deemed as adequate and only necessary to satisfy the acceptable and relevant supply of public infrastructure and facilities to meet new growth and development, without having negative impact on housing affordability.</p>	<p>23.3 Refer to the City's Response to point 19.3.</p> <p>Submission noted.</p>
			<p>23.4 <u>DCA9 – District Facilities</u></p>	<p>23.4 Refer to the City's Response to point 19.4.</p>

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			<p><i>Item 2 – District Sporting Ground (serves Districts A and B) – to be located within District B</i></p> <p>Strong objection</p> <p>Landowner questions the need for a multi sporting facility to serve District A when there are 3 local facilities proposed within District A for a population of 8,349. The three facilities in District A are shared use facilities with the Wandi Primary School, Wandi High School and Anketell North Primary School.</p> <p>Landowner strongly objects to the District Sporting Ground (serves Districts A and B) for the following reasons:</p> <ol style="list-style-type: none"> 1. Duplication and excessive provision of recreational facilities for DCA9. 2. Unequitable cost apportionment across DCPs. <p><u>1 Duplication and excessive provision of recreational facilities for DCA9</u></p> <p>Landowner is committed to contributing towards the delivery of the Wandi Playing Fields. Landowner contends that the level and standard of facilities at Wandi Playing Fields is of comparable district level.</p> <p>The 2009 CIP showed the Wandi Playing Fields as not having a pavilion. With the removal of the District Sporting Ground in Mandogalup, the draft CIP 2015 has included a pavilion at the Wandi Playing Fields. The size of the Wandi Playing Fields (6.76ha) is comparable to a district facility, and conceptual designs for the Wandi Playing Fields show district level facilities proposed to be provided.</p> <p>Cost of providing the Wandi Playing Fields is higher than comparable local sporting grounds, and is comparable to a district level facility, as the Wandi Playing Fields as located on land above the standard 10% public open space requirement for residential development.</p> <p>Submitter also objects to the Local Sports Ground with Community Sports Facility Building B on the basis that there are sufficient local sporting facilities within DCA9 to cater for the projected population. The projected population for DCA9 is 8,349 persons which would require up to 2 local sporting grounds. 3 local sporting grounds are provided – 2 in Wandi and 1 in Anketell North.</p> <p>Landowner requests that DCA9 or District A infrastructure be amended by:</p> <ol style="list-style-type: none"> a) Removing the item <i>District Sporting Ground (serves District A and B)</i> from the DCA9 or District A cost contributions for community infrastructure, given that there would be a high degree of duplication and excessive supply of district sporting infrastructure as stated above; and b) Removing the item 'Local Sports Ground with Community Sports Facility Building B' (to be shared with Wandi High School) from the DCA9 or District A infrastructure items, given there is sufficiently planned local and district level sporting facilities within DCA9 and District A as set out above. <p><u>2 Unequitable cost apportionment across DCPs</u></p>	<p>Submission partly supported.</p>

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			<p>The costs for local sporting facilities within DCA9 exceed the equivalent cost per person in the other DCAs 8, and 10-14.</p> <p>Also the average costs for local sporting facilities for the DCAs within District A exceed those of District B - \$370.60 per person compared with \$139.82 per person.</p> <p>The residents in District A are contributing on a significantly greater scale and disproportional basis, in terms of cost per person, for local sporting infrastructure. There is clearly an inequitable cost apportionment for delivery of local sporting infrastructure between District A compared with District B.</p> <p>The Landowner strongly considers and requests that:</p> <ul style="list-style-type: none"> a) The DCP item <i>District Sporting Ground (serves Districts A and B)</i> be removed from DCA9 (and DCA8) DCP contributions on the basis as demonstrated above by the significantly higher costs per person in DCA9 (and District A) for contributions towards sporting infrastructure; b) That the DCA8 development contributions proposed to be used towards the <i>District Sporting Ground (serves Districts A and B)</i> be re-directed to the Wandi Playing Fields, given DCA8 residents are more likely to benefit from the district level facilities of Wandi Playing Fields; and c) That DCA8 – DCA14 reports should be modified accordingly. 	
			<p>23.5 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Community Sports Facility Building B</i> (to be shared with Wandi High School)</p> <p>Strong objection. There are 3 proposed local sporting facilities within DCA9 for 8,349 persons – Wandi Playing Fields, Local Sporting Ground with Wandi High School, and Local Sporting Ground in Anketell North. This exceeds the 1:5000 person ratio stated. Given the close proximity of Local Sporting Ground with Community Sports Facility Building B to the Wandi Playing Fields, it is not considered to be critically relevant or necessary to support new growth in DCA9.</p> <p>The Landowner requests that the DCA9 infrastructure be amended by:</p> <ul style="list-style-type: none"> a) Removing the item 'Local Sports Ground with Community Sports Facility Building B' from the DCA9 cost contributions for community infrastructure, given there is sufficiently planned local sporting facilities within DCA9. 	<p>23.5 Refer to the City's Response to point 19.5.</p> <p>Submission not supported.</p>
			<p>23.6 <u>DCA9 – Local Facilities</u> <i>Local Sporting Ground with Pavilion</i></p> <p>Submitter contends that the residents of DCA8 Mandogalup should also contribute to the Wandi Playing Fields as the level of service of the facility is commensurate with that of a</p>	<p>23.6 Refer to the City's Response to point 19.6.</p> <p>Submission not supported.</p>

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			<p>district facility and that in all likelihood, the residents of Mandogalup will use the facility to supplement the Local Sporting Ground to be provided within Mandogalup.</p> <p>The Landowner requests that the DCA8 be amended by:</p> <ul style="list-style-type: none"> a) Including the item 'Local Sports Ground with Pavilion – Wandí' in DCA8 'Local Facilities' infrastructure items; and b) Re-calculating the DCP8 cost apportionment schedule to include equitable cost per dwelling for contribution towards the DCA9 'Local Sports Ground with Pavilion – Wandí'. 	
			<p>23.7 <u>DCA9 – Local Facilities</u> <i>Local Community Centre Large Scale</i></p> <p>Submitter suggests that there will be an oversupply of community centres in District A and therefore duplication of facilities, when taking into consideration the existing Mandogalup community centre that provides urban type functions – Fire Station, public toilets and tennis courts. It may be likely in the future that the City may close and dispose of the existing Mandogalup Community Centre to avoid unnecessary duplication of services and associated maintenance / running costs of this facility, when the other (2) new community centre facilities are established (Wandí Local Community Centre Large Scale and Mandogalup Local Community Centre). Potentially the City should investigate the closure and disposal of this facility and re-locate / re-direct disposal funds towards either the establishment of the new DCA8 - Mandogalup Local Community Centre or DCA9 – Wandí/Anketell Local Community Centres (large scale)</p>	<p>23.7 Refer to the City's Response to point 19.7.</p> <p>Submission not supported.</p>
			<p>23.8 <u>Concluding comments</u></p> <p>This submission lays down some foundational matters of concern and issues, that need to be addressed before the DCPs are finalised. There is clearly more investigation and discussion of the issues that needs to occur. Primarily, these need to occur in order to satisfactorily address the principles of SPP3.6.</p> <p>Landowner requests further consultation with the City.</p> <p>A particular DCP infrastructure item for further discussion is the Wandí Playing Fields which is of major concern to the Landowner. This piece of DCP infrastructure bears significant DCP cost to DCA5 and DCA9. The overriding need for this DCP infrastructure item is highly questionable.</p> <p>Landowner contends that DCA9 is oversupplied with local sports grounds for its population. Further the Landowner contends that the scale and characteristics of the Wandí Playing Fields are more commensurate to a facility of district scale, which could potentially service at least 10,000 persons. Therefore the above Wandí Playing Fields and other 3 local sporting ground facilities (shared use Wandí High School, Anketell North Local Sports Ground and Mandogalup Local Sports Ground) is an excessive provision of sporting</p>	<p>23.8 Refer to the City's Response to point 19.8.</p> <p>Submission not supported.</p>

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			<p>infrastructure, potentially servicing over 22,000 persons, which is well above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>On this basis, given that the Wandi Playing Fields is largely outside of the DCA area and Wandi North Local Structure Plan area, it is questionable as to whether this DCP infrastructure item is justifiable. The SPP3.6 'Need and nexus' principle would suggest that the Wandi Playing Fields is not justifiable and should be removed.</p> <p>A revised provision of Local Sports Grounds (and associated sporting facilities) could be as follows:</p> <ul style="list-style-type: none"> - Local Sports Ground without pavilion in DCA8 – Mandogalup; - Local Sports Ground with Community Sports Facility Building B (co-shared at Wandi High School); - Local Sports Ground with Pavilion in North Anketell. The retention of the pavilion for the North Anketell local sports ground is consistent with the current 2009 CIP and could be carried forward into the 2015 CIP, with the removal of the Wandi Playing Fields (with pavilion). <p>The above (3) Local Sports Ground infrastructure excessively services up to 15,000 persons, which is above the forecast ultimate 2031 population of 12,129 persons for District A.</p> <p>The removal of the associated DCP contributions for the Wandi Playing Fields from DCA5 and DCA9 would significantly reduce DCP contributions. This would provide some relief to landowners in DCA5 and DCA9, particularly as it would smooth out the spike relating to DCA5 and DCA9 DCP contributions, compared with other DCPs. Under this scenario, the Casuarina District Sports Ground (and associated DCP contributions) would remain, given the Casuarina District Sports Ground would provide the district recreational facilities serving District A.</p> <p>It would be the Landowner's first and foremost strong request that the Wandi Playing Fields be removed from DCA5 and DCA9. The Landowners other requested modifications to the DCPs, relating to the Wandi Playing Fields and Casuarina District Open Space DCP items in this submission, only stems from the possibility that the City's preference might be to retain the Wandi Playing Fields.</p>	
24	<p>Main Roads Western Australia PO Box 6202 East Perth WA 6892</p> <p>Property affected by Amendment: Nil</p>	Neutral	Main Roads has no comments on these community infrastructure DCAs.	Submission noted.
25	<p>Urban Development Institute of Australia – Western Australia Unit 26, Level 1</p>	Neutral	<p>25.1 This submission does not seek to unpack the implications of the Amendments for individual landholders, rather to provide a response in relation to the appropriateness of the changes against the intent of SPP3.6 which was developed through a process led by the Western</p>	<p>25.1 Submission noted.</p>

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	3 Wexford Street Subiaco WA 6008		Australian Local Government Association and supported by UDIA WA and the Department of Planning.	
	Property affected by Amendment: Nil		<p>25.2 <u>Delivery of infrastructure</u> The Amendment proposes to extend the timing of infrastructure delivery from 50% of the population catchment being achieved to at least 75% and up to 100% of the population within a catchment being achieved. This will allow the City to defer the provision of infrastructure as the new provision will require a <i>minimum of 50% increase</i> in the population numbers to trigger the provision of infrastructure. This will create a large divide between the time of the contribution payment and when the infrastructure is delivered.</p> <p>SPP3.6 is based on providing funds for the <u>early</u> provision of infrastructure, not as an alternative to the normal process of revenue collected over time through the rates process and the applications for grants. Whilst it is recognised that the delivery of the infrastructure may be triggered by a critical population mass, it is inappropriate that this threshold is set at 75% as it does not reflect the early provision of infrastructure for new communities.</p>	<p>25.2 Refer to the City Response to point 2.6.</p> <p>Submission noted.</p>
			<p>25.3 <u>Population estimates</u></p> <p>UDIA fails to see the justification for the upgrade of services where the population estimates are below those that were identified in the original DCP, For example, the Thomas Oval was not identified as requiring upgrade in the 2010 CIP when the population forecast was 75,000. The current population forecast is actually lower than the 2010 forecast so there is no justification as to the inclusion of this infrastructure upgrade. This is not an isolated example, indeed there are multiple instances, including the Wellard Community Pavilion and Oval.</p> <p>UDIA requests a review of new infrastructure inclusions when independent population forecasts do not show an increase.</p>	<p>25.3</p> <p>SPP3.6 and the DCP provisions of LPS2 allow for, and in fact require, a review of the DCP. The review of the provision of community infrastructure undertaken during 2015, and more recently in 2018, has identified the need for additional infrastructure that was not previously identified or not considered necessary. This need has been demonstrated by the demand on existing facilities from sporting groups, and from on-going feedback from these groups. The demand generated by the existing population and projected population has necessitated a need for additional infrastructure at this Sub-regional facility, with the costs being apportioned accordingly.</p> <p>Despite what was stated in the 2009 CIP, the revised 2015 CIP and updated 2018 CIP identify and justify the need for this proposed infrastructure.</p> <p>Submission noted.</p>
			<p>25.4 <u>End of economic life infrastructure – relocation of infrastructure</u></p> <p>UDIA believes the inclusion of infrastructure that is being replaced at the end of its economic life is inappropriate. The City should have been, within their own financial management, depreciating this asset and making allocations for replacement. Replacement should not be included in a development contribution scheme at any time.</p>	<p>25.4 Clause 5.1 of SPP3.6 states: <i>'Development contributions can be sought for ... the total replacement of infrastructure once it has reached the end of its economic life.'</i> It was on this basis that infrastructure items needing replacement were included in the proposed DCPs. However, the City would be responsible for the replacement costs proportionate to the existing population, with developers responsible for costs proportionate to the projected population.</p>

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			<p>Where replacement occurs in conjunction with an expansion of a facility (increased capacity), only the portion of the facility that is greater than the existing infrastructure should be considered with need and nexus then applied to determine if any contribution is required from new residents.</p> <p>No developer contribution should be applied where existing infrastructure is relocated but no additional capacity is available to the community. In circumstances where greater capacity is provided, the end use of the existing site should be taken into consideration and only the net shortfall in the transition considered with the need and nexus then applied to determine if any contribution is required from new residents.</p> <p>UDIA believes that there have been significant inclusions outside of the scope intended for developer contributions and they should be removed.</p>	<p>The City has reviewed this position in light of the submission received and have revised the apportionment of costs for replacement infrastructure so that the City will be responsible for the replacement of infrastructure that services the current population, and that the DCPs will collect for new and additional infrastructure required for the projected population. The City considers this approach to be consistent with the principles of SPP3.6.</p> <p>Submission partly supported.</p>
			<p><u>25.5 Timeframes</u></p> <p>The intent of SPP3.6 was to confine developer contributions to the notional first owners of any property. That was intended to be infrastructure that was provided in the first ten years of residency that may not have otherwise have been provided through a rates/grants only approach to funding. It is not acceptable for developer contributions to be used to fund infrastructure that is unlikely to be used within the timeframe of those residents i.e. 10 years.</p> <p>The identification of infrastructure requirements for a horizon up to ten years is considered acceptable by UDIA to ensure there is relevance between the levy paid and when the infrastructure is delivered. At all times need and nexus must be applied and only additional capacity considered for inclusion. This is consistent with Planning Bulletin 100 issued by the Western Australian Planning Commission.</p>	<p>25.5 The timeframe for the community infrastructure DCPs is currently 20 years from 2011-2031 and this is proposed to change to 15 years from the date of gazettal of Amendment 145.</p> <p>Refer to the City's Response to point 2.6 for further discussion on the delivery timing of infrastructure.</p> <p>Submission noted.</p>
			<p><u>25.6 Potential infrastructure revenue sources</u></p> <p>It was always the intent of SPP3.6 that developer contributions were not to be used to replace the use of rates and grants, rather to facilitate the early provision of infrastructure in growth areas. It is noted by UDIA members that grants have only been factored into the Cost Apportionment Schedule for previously identified infrastructure. Indeed, much of that infrastructure has now been completed. Grants in relation to new infrastructure have not been included in the calculations. This is flawed and is not consistent with the intent of SPP3.6.</p> <p>UDIA recommends that traditional funding programs via Department of Sport and Recreation, Lotterywest and the like are recognised as future sources of capital rather than solely rely on developer contributions. From the industry's perspective it is essential that this occurs in order to take full advantage of any funds that will ultimately increase housing affordability within a community.</p>	<p>25.6 It is unreasonable to assume that future grant or other sources of income will be available or awarded to the community infrastructure outlined in the DCPs. Making such an assumption could leave the DCP short of funds for the infrastructure. Where grant funding has been awarded, this is included in the Capital Expenditure Plan – for example the Multipurpose sub-regional Park (Calista).</p> <p>Submission not supported.</p>

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			<p>25.7 <u>Other concerns</u></p> <p>UDIA members also recommend that:</p> <ul style="list-style-type: none"> - The Cost Apportionment Schedule be updated to detail the existing and proposed number of dwellings per landowner within a specific DCP area to allow for the calculation of yields and costs attributed to each landowner. - The respective cost of the infrastructure items need to be thoroughly reviewed for consistency. - There should be justification provided that there is no 'double up' on infrastructure items and/or costs between Amendment 100A and Amendment 145. 	<p>25.7</p> <p>The suggestions for the format and detail of the cost apportionment schedule are currently being factored into the preparation of the schedule following gazettal of Amendment 145.</p> <p>The infrastructure costings and designs will be made available as part of the cost apportionment schedule preparation process.</p> <p>There is not 'double up' of infrastructure charging between the community and standard infrastructure related DCPs – they are for two quite separate components of infrastructure provision. For example, items included in DCPs 2-7 (introduced via Amendment 100A) relate to the land component of, say, the public open space, whereas Amendment 145 would collect DCP funds for the built form (community centres and the like) to be constructed on the site.</p> <p>Submission noted.</p>
			<p>25.8 <u>Infrastructure pricing schedule over time</u></p> <p>UDIA believes there should be greater transparency of the pricing schedule of infrastructure items over time. The ability of the cost of infrastructure assets to change arbitrarily between scheme reviews, and without sufficient justification by local authorities, causes concern for developers and it is unexpected cost increases.</p> <p>UDIA asks that any increases in the costs of particular items within a schedule greater than CPI be subject to a separate review process to ensure that there is transparency and consistency applied, rather than bracket creep of the under pinning infrastructure.</p>	<p>25.8</p> <p>The City intends to implement a consultative process for the initial review and preparation of the cost apportionment schedule, which will involve making the infrastructure costs available for review including any justification for changes. The City will engage with landowners prior to adopting the DCP Reports and cost apportionment schedule.</p> <p>Submission noted.</p>
			<p>25.9 <u>Efficient infrastructure provision</u></p> <p>Efficient delivery of infrastructure is critical to mitigate the cost to new home buyers. This may include shared facilities such as joint school / community ovals. There should also be consideration of fit-for-purpose infrastructure with junior ovals being appropriate in some circumstances.</p>	<p>25.9</p> <p>A number of sporting grounds are proposed to be shared with adjacent schools. The City continues to seek shared use arrangements where appropriate in the interests of land use and cost efficiencies as evidenced in the recent planning work for new primary schools in Wandi and Wellard West.</p> <p>Submission noted.</p>
26	<p>Cedar Woods Pty Ltd PO Box 788 West Perth WA 6872</p> <p>Property affected by Amendment: Emerald Park Estate – DCA12</p>	Neutral	<p>26.1</p> <p>Cedar Woods (CW) strongly contends that it has no obligations for contributions towards any new infrastructure that is proposed by the Amendment (and Amendment 100A).</p>	<p>26.1</p> <p>Contributions towards Amendment 145 and infrastructure items proposed therein will be required for Stages of the Estate which were created post the seriously entertained date for Amendment 145 – therefore Stages from 24 June 2015. Any Stages created prior to 24 June 2015 would have been liable to contribute towards those items of infrastructure gazetted under Amendment 115.</p>

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			<p>26.2 Insufficient information has been provided to determine the appropriateness of the contribution or a proper assessment of the City's cost estimates to be undertaken.</p> <p>For example, the District Sporting Ground to serve both Districts A and B is smaller in size than the current District Sporting Ground to serve District B only, however the costs suggested by Amendment 145 for this infrastructure has actually increased. A lack of supporting plans makes this information difficult to reconcile.</p>	<p>26.2 The information made available during the advertising of Amendment 145 was consistent with that required by SPP3.6.</p> <p>The current costing for the District Sporting Ground to serve District B is for a pavilion building and some ancillary facilities. The cost does not include works to the ovals or grounds.</p> <p>The costing for the District Sporting Ground (serves District A and B) is for a pavilion, ancillary facilities and hard courts.</p> <p>Submission noted.</p>
			<p>26.3 CW does not support the inclusion of a Community Centre on the southern extent of our landholding due to previous concerns about accessibility, and the addition of further infrastructure will only serve to further compromise this.</p>	<p>26.3 The City's planning for the Wellard West local sporting ground shows that the combined local community centre and sporting pavilion can be located at this site. The City has prepared site specific designs for this facility to further refine the costs.</p> <p>Submission not supported.</p>
27	<p>Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003</p> <p>On behalf of Anketell Holdings Pty Ltd</p> <p>Property affected by Amendment: Lot 313 Anketell Road, Anketell – DCA9</p>	Support with comments	<p>27.1 <u>General comments</u></p> <ul style="list-style-type: none"> - Note approximately 2.15ha has been identified for residential development under the DCP. - Understood that the DCP assumes additional commercial land north of the western power easement, as per previous discussion regarding the District Centre. - The Sub Regional Facilities are generally supported. - Notwithstanding the above, query the need and apportionment of costs to District A for additional Sub Regional Facilities given the City's desire to have multipurpose local sports grounds with facilities. - Opportunities for multipurpose community sites combining Community and Youth Centres as well as the Branch Library should be pursued to minimise costs. <p>27.2 <u>District Sporting Ground (serves A and B)</u></p> <ul style="list-style-type: none"> - District sporting facilities have been reduced from 1 per district to a combined facility. - Supported. <p>27.3 <u>District A Youth Centre</u></p> <ul style="list-style-type: none"> - Located in District Centre, land component not specifically accounted for in Amendment 100A. - Potential costs saving opportunities in combining the District facilities at this location, as well as an improved built form. 	<p>27.1 The community needs assessment still identifies the need for both District and Sub-Regional facilities within the City. The multi-purpose facilities planned for District B are of a district scale supporting a population up to 25,000, whereas the Sub-Regional facilities are supporting the broader Kwinana population up to 75,000.</p> <p>The comment about a combined facility is addressed in point 27.3 below.</p> <p>Submission noted.</p> <p>27.2 Submission noted.</p> <p>27.3 The land component has been accounted for via Amendment 100A, which was gazetted in October 2017. All new development within District A will be contributing to this.</p> <p>The City will be engaging an architect to design a combined or co-located community facility for the Wandi District Centre during early 2019 in order to reduce the land area requirement and to provide a consolidated facility with better built form outcomes.</p>

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				Submission supported.
			27.4 <u>Dry Recreation Centre (A and B)</u> - Supported.	27.4 Submission noted.
			27.5 <u>Branch Library (A and B)</u> - Located in District Centre, land component not specifically accounted for in Amendment 100A.	27.5 Amendment 100A was adopted by Council in November 2016 and gazetted in October 2017. The amendment was modified to include land acquisition for the community facilities to be located within the Wandi District Centre. Submission noted.
			27.6 <u>Local Community Centre Large</u> - Two previous local community centres in District A have been consolidated into one. - Supported.	27.6 Submission noted.
			27.7 <u>Local Sporting Ground with Pavilion – Wandi</u> - The CIP notes a land area requirement of 7.2ha whereas the agreed site is approximately 6.2ha. Documents to be updated to reflect the progression of the site design and layout.	27.7 The updated 2018CIP notes the approved land requirement. Submission supported.
			27.8 <u>Local Sporting Ground with Building B</u> - Recommend that the City consult further with DoE in regard to the shared use facility proposed with the High School site. The size and amenities proposed by the City may not be possible – particularly the 7.2ha requirement noted in the CIP.	27.8 Further consultation will occur between the City and the Department of Education for the shared use of the senior sized oval at the future Wandi High School site. The approved Wandi South Local Structure Plan identifies a 10 hectare site for the High School and future planning of this site, including the Local Sporting Ground, will need to take this into account. Submission noted.
28	Rowe Group Level 3, 369 Newcastle Street Northbridge WA 6003 On behalf of Mandogalup Unit Trust Pty Ltd Property affected by Amendment: Lot 2 Anketell Road, Anketell – DCA9	Support, with comments	28.1 <u>General comments</u> - The Sub Regional Facilities are generally supported. - Notwithstanding the above, query the need and apportionment of costs to District A for additional Sub Regional Facilities given the City's desire to have multipurpose local sports grounds with facilities. - Opportunities for multipurpose community sites combining Community and Youth Centres as well as the Branch Library should be pursued to minimise costs.	28.1 The community needs assessment still identifies the need for both District and Sub-Regional facilities within the City. The multi-purpose facilities planned for District B are of a district scale supporting a population up to 25,000, whereas the Sub-Regional facilities are supporting the broader Kwinana population up to 75,000. The comment about a combined facility is addressed in point 28.3 below. Submission noted.
			28.2 <u>District Sporting Ground (serves A and B)</u> - District sporting facilities have been reduced from 1 per district to a combined facility.	28.2 Submission noted.

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			- Supported.	
			28.3 <u>District A Youth Centre</u> - Located in District Centre, land component not specifically accounted for in Amendment 100A. - Potential costs saving opportunities in combining the District facilities at this location, as well as an improved built form.	28.3 The City will be engaging an architect to consider designing a combined or co-located community facility for the Wandi District Centre during early 2019 in order to reduce the land area requirement and to provide a consolidated facility with better built form outcomes. Submission noted.
			28.4 <u>Dry Recreation Centre (A and B)</u> - Supported.	28.4 Submission noted.
			28.5 <u>Branch Library (A and B)</u> - Located in District Centre, land component not specifically accounted for in Amendment 100A.	28.5 Amendment 100A was adopted by Council in November 2016 and gazetted in October 2017. The amendment was modified to include land acquisition for the community facilities to be located within the Wandi District Centre. Submission noted.
			28.6 <u>Local Community Centre Large</u> - Two previous local community centres in District A have been consolidated into one. - Supported.	28.6 Submission noted.
			28.7 <u>Local Sporting Ground with Pavilion – Wandi</u> - The CIP notes a land area requirement of 7.2ha whereas the agreed site is approximately 6.2ha. Documents to be updated to reflect the progression of the site design and layout.	28.7 The updated 2018 CIP notes the approved land requirement. Submission supported.
			28.8 <u>Local Sporting Ground with Building B</u> - Recommend that the City consult further with DoE in regard to the shared use facility proposed with the High School site. The size and amenities proposed by the City may not be possible – particularly the 7.2ha requirement noted in the CIP.	28.8 Further consultation will occur between the City and the Department of Education for the shared use of the senior sized oval at the future Wandi High School site. The approved Wandi South Local Structure Plan identifies a 10 hectare site for the High School and future planning of this site, including the Local Sporting Ground, will need to take this into account. Submission noted.

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMO 115GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 8
Area Name:	Mandogalup-Community Infrastructure
Map reference on scheme map	DCA8
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 8 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre (serves District A) – to be located within DCA9 - Dry Recreation Centre (serves Districts A and B) - to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Small Facility Building <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

ATTACHMENT C

Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none">- demand for a facility that is generated by the current population;- demand created by external usage—the proportion of use drawn from outside of the main catchment area; and- future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	<p>The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.</p>
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 8 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 9
Area Name:	Wandi / Anketell – Community Infrastructure
Map reference on scheme map	DCA9
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 9 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre(serves District A) – to be located within DCA9 - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre (Large Scale) - Two Local Sporting Grounds with Small Facility Buildings - Local Sporting Ground with Clubroom <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

ATTACHMENT C

Method for calculating contributions:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none">- demand for a facility that is generated by the current population;- demand created by external usage—the proportion of use drawn from outside of the main catchment area; and- future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	<p>The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.</p>
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 9 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 10
Area Name:	Casuarina / Anketell Community Infrastructure
Map reference on scheme map	DCA10
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 10 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Small Facility Building - Local Sporting Ground with Clubroom <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

ATTACHMENT C

Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none">- demand for a facility that is generated by the current population;- demand created by external usage—the proportion of use drawn from outside of the main catchment area; and- future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	<p>The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.</p>
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 10 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 11
Area Name:	Wellard (East) Community Infrastructure
Map reference on scheme map	DCA11
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 11 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.

ATTACHMENT C

Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 11 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 12
Area Name:	Wellard (West) Community Infrastructure
Map reference on scheme map:	DCA12
Relationship to other planning	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administration Items to be funded:	<p>Land developers within DCA 12 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Sporting Ground with Clubroom/Community Centre <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.

ATTACHMENT C

Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 12 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 13
Area Name:	Bertram – Community Infrastructure
Map reference on scheme map:	DCA13
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 13 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Small Facility Building <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.

ATTACHMENT C

Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 13 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 14
Area Name:	Wellard / Leda Community Infrastructure
Map reference to scheme map:	DCA14
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 14 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> - District Youth Centre - District C Sporting Ground (Medina Oval Upgrade/Extension) <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Pavilion extension - Local Sporting Ground with Small Facility Building <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The Development Contribution Plan shall operate for a period of 15 years from the date of gazettal of Amendment 145.

ATTACHMENT C

Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 14 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 15
Area Name:	Town Centre (Medina, Calista, Orelia, Parmelia) – Community Infrastructure
Map reference in scheme map:	DCA15
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 15 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> - District Youth Centre - District C Sporting Ground (Medina Oval Upgrade/Extension) <p>3. Administrative costs including—</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.

ATTACHMENT C

Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 15 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

CITY OF KWINANA
LOCAL PLANNING SCHEME NO. 2
AMENDMENT NO. 145

Planning and Development Act 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

City of Kwinana

Town Planning Scheme No. 2

Amendment No. 145

RESOLVED that the Council, in pursuance of section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

- Replacing Development Contribution Plans 8 – 15 inclusive from Schedule 5 of Town Planning Scheme No. 2 with the following:

AMO 115GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 8
Area Name:	Mandogalup-Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan .
Infrastructure and Administrative Items to be funded:	<p>Purpose-</p> <p>Land developers within DCA 8 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre - Dry Recreation Centre (serves Districts A and B) - to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Community Sports Facility Building A <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.

Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City. The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 9
Area Name:	Wandi / Anketell – Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan .
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 9 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre Large Scale - Local Sporting Ground with Pavilion - Local Sporting Ground with Community Sports Facility Building A - Local Sporting Ground with Community Sports Facility Building B <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 10
Area Name:	Casuarina / Anketell Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 10 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Community Sports Facility Building B <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculation contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 11
Area Name:	Wellard (East) Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 11 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 12
Area Name:	Wellard (West) Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administration Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 12 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Sporting Ground with Community Centre / Pavilion <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 13
Area Name:	Bertram – Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 13 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Community Sports Facility Building A <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 14
Area Name:	Wellard / Leda Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 14 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> - Community Centre (proportionate to Regional Centre) - District Youth Centre - District Sporting Ground (Medina Oval extension/upgrade) <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Pavilion extension - Local Sporting Ground with Community Sports Facility Building A <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 15
Area Name:	Town Centre (Medina, Calista, Orelia, Parmelia) – Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose —</p> <p>Land developers within DCA 15 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - District Youth Centre - District Sporting Ground (Medina Oval extension/upgrade) <p>3. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculation contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

Dated this _____ day of _____ 2015

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Chief Executive Officer

REPORT ON SCHEME AMENDMENT NO. 145

TOWN PLANNING SCHEME NO. 2

CITY OF KWINANA

1.0 SUMMARY

WAPC REF: *to be inserted*

Proposal: To update the Development Contribution Plans for Community Infrastructure in Town Planning Scheme No. 2 (DCPs 8-15) to reflect the revised Community Infrastructure Plan prepared by the City of Kwinana

2.0 BACKGROUND

The City of Kwinana Community Infrastructure Plan 2011 - 2031 (2009 CIP) was prepared in 2009 to guide the provision of community infrastructure necessary to support the growth of the City. The 2009 CIP was prepared in association with Local Planning Scheme No. 2 (LPS2) Amendment No. 115 (Amendment 115), which established a mechanism to partially or wholly fund the community infrastructure items required by the current CIP through the payment of development contributions from land developers.

Amendment 115 was gazetted in June 2012 and the City has been collecting development contributions in accordance with the eight Development Contribution Plans (DCPs) established by that amendment. Some notable community infrastructure items partially funded by these DCPs have recently been constructed, namely the William Bertram Community Centre, the Zone Youth Centre Pavilion, the Darius Wells Knowledge and Resource and Wells Beach Foreshore Upgrade (Stage 1 of 4).

The community infrastructure items contained in the various DCPs under Amendment 115 were based upon the recommendations of the 2009 CIP, which was prepared by community planning consultants, Community Perspectives, in association with City staff (refer to Attachment 1 for the 2009 CIP map). The 2009 CIP analysed current and future growth and population trends within the City, based upon relevant Census data and strategic planning documents such as the Jandakot Structure Plan and the (draft) Eastern Residential Intensification Concept plan (ERIC). Community infrastructure items were recommended at Sub-Regional, District, Local and Neighbourhood levels.

Changes to the planning context

Since the gazettal of Amendment 115 in June 2012 and the preparation of the CIP, there are a number of factors that support a review of the 2009 CIP and associated LPS2 provisions provided by Amendment 115. Furthermore, the LPS2 provides for a review of each DCP within 5 years, however this may be reviewed more frequently if considered necessary by the City.

The following changes to the planning context are discussed as follows.

1. *Amendments to the Metropolitan Region Scheme ('MRS') to facilitate ERIC and the Jandakot Structure Plan*

The population projections of the 2009 CIP were based largely on the draft ERIC plan, which projected development over large areas of former rural land. Since that time, a number of amendments to the MRS to rezone this land to either Urban or Urban Deferred have occurred and therefore the City now has a much clearer picture of the likely development over the next twenty years, particularly within the ERIC plan area and located adjacent to the Kwinana Freeway.

2. *Recent amendments to the MRS within Wellard West*

Since the preparation of the CIP and associated DCPs, significant portions of land within Wellard have been rezoned from Rural to Urban or Urban Deferred by the Western Australian Planning Commission (WAPC) thereby allowing for urban development. These areas were not anticipated for development during the preparation of the 2009 CIP given the constraints on the land. Such land includes:-

- The southern land and small northern portion of land adjoining the Bollard Bulrush wetlands – MRS 1224/27, lifting of Urban Deferred;
- The eastern land adjoining the Bollard Bulrush wetlands – MRS 1296/27, lifting of Urban Deferred;
- The western land adjoining the Bollard Bulrush wetlands – MRS1189/57, rezoning from Rural to Urban Deferred.

These new areas capable of residential development have affected the original dwelling and population projections undertaken during 2009. For example, the population projection to 2031 for Development Contribution Area 12 – Wellard West was 3,080 in 2009, however due to the MRS amendments, this dwelling projection to 2031 was revised to 8,345 in the adopted 2018 CIP as a result of approximately 110 additional hectares of land being made available for residential development.

3. *Reduced residential developable area of the Mandogalup Cell (DCA8)*

The portion of the Mandogalup Cell closest to the Kwinana Freeway was zoned Urban in February 2014, however the area of developable land is significantly less than that originally envisaged by the ERIC plan and the area accounted for in the current CIP. These plans anticipated the decommissioning of ALCOA's residue disposal area and the consequential reduction in the required air quality buffer surrounding these facilities within the short to mid term. However, during the lifting of the urban deferment zone at Mandogalup in early 2016, it became clear that ALCOA's operations in the residue disposal area would continue in the medium term and therefore the urban deferment lifting applied only to land outside of a 1.5km buffer from the disposal area. Until this issue is resolved or at least progressed further, planning for residential development in this area will be based upon the current Urban zoned land only.

The 2009 CIP projected for an ultimate population of 13,331 persons in Mandogalup, however under the current Urban zoning and as per the adopted 2018 CIP, the likely ultimate population is estimated at 5,265 persons (which is projected to occur by 2029). As a result, and in recognition that the ALCOA air quality buffer is unlikely to be significantly reduced/removed (if at all) in the near future (20 years), the projected dwelling yields for Mandogalup have reduced, thereby reducing the demand for a number of community infrastructure items.

4. *Reduced residential developable area of the Wellard East cell (DCA12)*

The current CIP projects a population within DCA12 by 2031 of 4,125 persons (1,468 lots). However this projection was based on the entire area of DCA12 being zoned 'Urban' under the MRS, as was intended by the ERIC plan. Currently, the south-eastern corner of DCA12 is still zoned 'Urban Deferred' as a result of its close proximity to the livestock holding facility on Telephone Lane within the City of Rockingham. There are restrictions on residential land uses within a 1km buffer distance from the holding facility and it is unlikely that this buffer distance or the land use restrictions will be reviewed in the medium to longer term (10-20 years). It should also be noted that the WAPC recently refused a request by landowners in the Livestock Holding buffer area to rezone the land to Urban. As a consequence, the likely yield from DCA12 in the medium future will be approximately 1,249 lots – a population of 3,372 persons.

5. The varied rate of development uptake within the urban development cells

Development within the urban development cells, particularly Wandi, Wellard East and Wellard West, has generally progressed ahead of the forecasts contained in the 2009 CIP, however infill development has not occurred as rapidly as expected within the established areas of Kwinana (primarily District C). The varying rate of development needs to be reflected in a revised CIP as this will impact on the planning and construction dates for each facility. This has been appropriately captured within the adopted 2018 CIP.

Community consultation and updated Scheme Report

This Scheme Report has been updated to include discussion about the community consultation undertaken on the Amendment and whether any modifications are proposed. This discussion has been included as 'Part 6 – Community Consultation and Modifications to Amendment 145'.

3.0 REVISED COMMUNITY INFRASTRUCTURE PLAN

On 24 June 2015, Council resolved to adopt a revised Community Infrastructure Plan 2011-2031 (2015 CIP) and to initiate Amendment 145 to Local Planning Scheme No. 2 (LPS2). The 2015 CIP was a revision of the Community Infrastructure Plan prepared in 2009 (2009 CIP) to address a number of changes in the planning context and the dwelling projections, and Amendment 145 was prepared to align the community infrastructure Development Contribution Plans (DCPs) with the context of the revised 2015 CIP.

Both proposals were advertised between 16 October 2015 and 30 November 2015, though the City accepted submissions until 24 December 2015. A total of 28 written submissions were received. A number of issues were raised that have resulted in the City recommending modifications to the advertised version of the 2015 CIP and Amendment 145. These modifications are discussed at length in the body of this report.

In early 2017, City Officers determined that the 2015 CIP should undergo an additional review to reflect 2016 Census data and to ensure, once updated demographic data had been analysed in the context of community need, that the subsequent recommended community infrastructure provision was appropriate. The reviewed Community Infrastructure Plan 2011-2031 (2018 CIP) process has now been completed and the 2018 CIP was adopted by Council at its 12 December 2018 Ordinary Council Meeting.

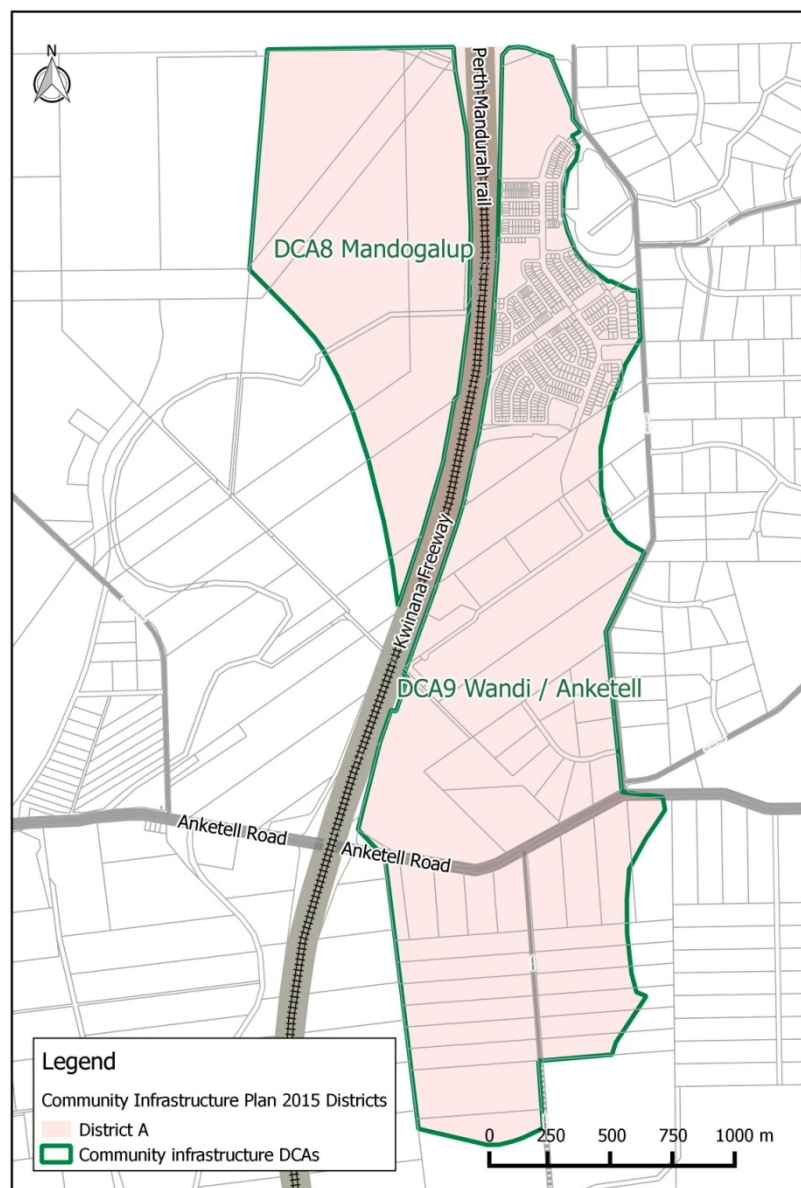
The 2018 CIP incorporates the revised dwelling and projected population discussed above (Refer to Attachment 2 for the updated 2018 CIP map. The adopted 2018 CIP report is available as a separate document). This review has used the same methodology and processes for assessing community need and community provision as it did in 2009 as supported by the WAPC and again in the revised 2015 CIP (as advertised). It also applies to the same twenty year time period, 2011 to 2031 which is established in the City's Local Planning Scheme No.2 and to which this amendment applies (which at this point meets the

build out scenario for the City for community infrastructure). As in 2009 and 2015, the City used Community Perspectives, specialist consultants in this field to assist in this review.

This section of the report highlights the changes between the current 2009 CIP, the revised 2015 CIP and the adopted 2018 CIP for each of the three districts and sub-region.

District A

District A comprises of two development contribution areas – DCA8 – Mandogalup and DCA9 – Wandi / Anketell North (see map below). Development is well advanced in DCA9, particularly in the Wandi areas (eg. Honeywood estate). Development is expected to commence in Mandogalup over the next 6-12 months subject to subdivision approvals.



The changes in the projected population between the 2009 CIP, the revised 2015 CIP and the adopted 2018 CIP are shown in the following table:

Area	2009 CIP - projected population	2015 Draft revised CIP - projected	Adopted 2018 CIP - projected	Change between 2009 and 2018
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	at 2031	population at 2031	population at 2031	
District A	20,723	12,129	13,792	↓ 6,931 (-66.55%)
DCA8 Mandogalup	13,331	3,780	5,265	↓ 8,066 (-39.49%)
DCA9 Wandi / Anketell North	7,392	8,349	8,527	↑ 1,135 (15.35%)

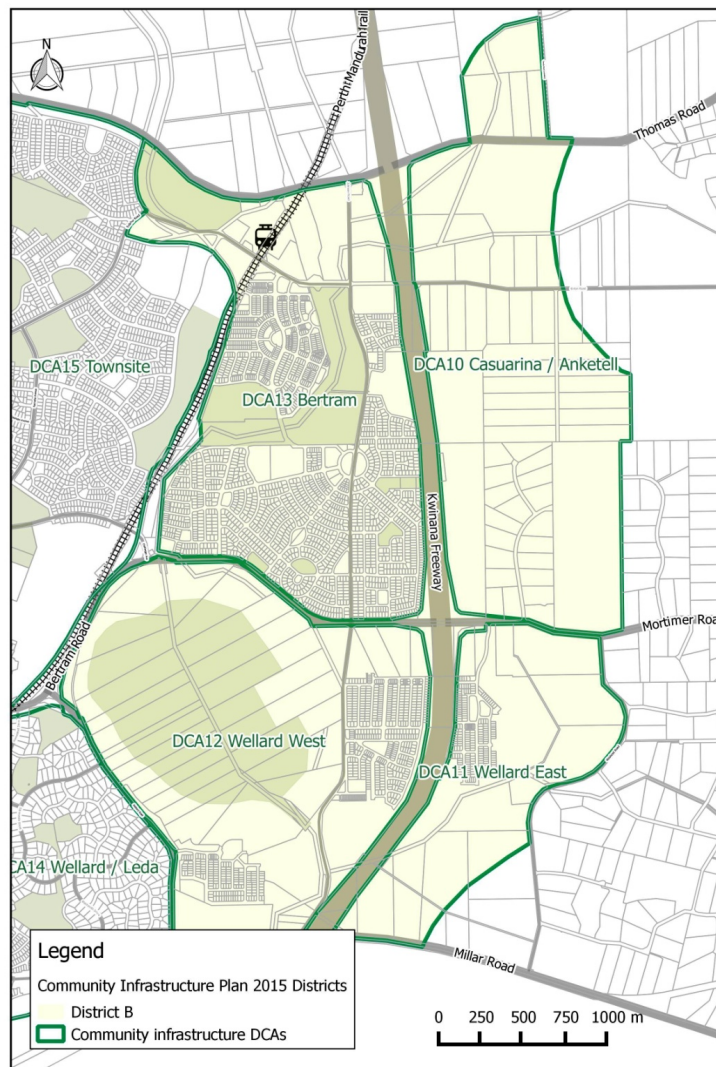
The resultant modifications to the community infrastructure items recommended in the 2009 CIP, revised 2015 CIP (as advertised) and adopted 2018 CIP are discussed as follows:

District A: Consists of DCA8 – Mandogalup and DCA9 – Wandi / Anketell			
CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) Item	Comment
1 District Sports Ground located within District A – Mandogalup	1 District Sporting Ground that serves Districts A and B	1 District Sporting Ground (serves Districts A and B)	A district level sports ground is required for a population of 25,000 people. Due to the reduction in the projected developable area for the Mandogalup cell, the population projection for District A has reduced to approximately 13,000 people, thereby removing the need for a stand alone facility within District A. However there is still a need for residents within District A to have access to district level sporting facilities, particularly hard courts for tennis, netball and basketball, and a pavilion. It is recommended that a District Sporting Ground that serves both Districts A and B be provided, and that the facility be located within District B. The District Sporting Ground will provide 10-12 multi purpose hard courts for tennis, basketball and netball, as well as a pavilion, parking and landscaping. The likely location of the District Sporting Ground in District B means that residents in District A will be within the 6km catchment of the facility. This facility would be developed in conjunction with an accompanying strategy of shared use of sporting grounds and facilities, particularly grassed playing fields, with the Department of Education within the District. The City already has shared use arrangements for sporting fields in District C (Gilmore College) and similar agreements would be applied to local sporting grounds within Districts A and B.
1 District Community Centre	No District Community Centre	No District Community Centre	A district level community centre is required for a population of 25,000 people. The reduced population projected for District A no longer warrants a stand alone facility and therefore a larger scale local community centre is recommended. This is proposed at the Wandi District Centre.

DCA8 Mandogalup - local items:			
2 Local Community Centres	1 Local Community Centre	1 Local Community Centre	Due to the reduced population projected for the Mandogalup cell, there is now only demand for one Local Community Centre to be located within Mandogalup.
1 Local Sports Ground without Pavilion	1 Local Sports Ground with Community Sporting Facility Building A (shared use)	1 Local Sporting Ground with Small Facility Building (shared use)	It is proposed that a Local Sporting Ground with Small Facility Building (the same as proposed in the draft 2015 CIP, but a change in name only) be provided for the Local Sports Ground in Mandogalup. This facility will likely be shared with the planned Primary School in Mandogalup. The Local Sporting Ground with Small Facility Building will provide toilets.
DCA9 Wandii / Anketell – local items:			
1 Local Community Centre (located within close proximity to DCA8 Mandogalup)	1 Local Community Centre Large Scale. A change in the size of the centre.	1 Local Community Centre Large Scale. A change in the size of the centre.	A large scale facility is justified in this location as the facility will serve approximately 8,351 people, which is greater than the recommended ratio of 1:5000 people for a Local Community Centre.
	1 Local Sporting Ground with Community Sports Facility Building B (shared use)	1 Local Sporting Ground with Small Facility Building (shared use)	It is proposed that the City seek to utilise the senior oval to be provided with the future High School within DCA9 as a second senior oval within DCA9 through a formalised arrangement with the Department of Education. The City will also seek to share the use of other facilities associated with the High School however sees the need to provide a stand-alone Local Sporting Small Facility Building (the same as proposed in the draft 2015 CIP, but a change in name only) that consists of toilets, small kiosk and storeroom.
1 Local Sports Ground without Pavilion	1 Local Sporting Ground with a Community Sports Facility Building A	1 Local Sporting Ground with Small Facility Building	It is proposed that a Community Sports Small Facility Building (the same as proposed in the draft 2015 CIP, but a change in name only) be provided for the local sports ground in the Anketell North Local Structure Plan area.

District B

District B comprises of four development contribution areas – DCA10 Casuarina, DCA11 Wellard East, DCA12 Wellard West and DCA13 Bertram (see map below).



The changes in the projected population between the 2009 CIP, the revised 2015 CIP and the adopted 2018 CIP are shown in the following table:

Area	CIP (2009) projected population at 2031	Draft CIP (2015) projected population at 2031	2018 adopted CIP - projected population at 2031	Change
District B	22,783	24,459	25,709	↑ 2,926 (12.84%)
DCA10 Casuarina / Anketell South	6,799	6,534	7,530	↑ 731 (10.75%)
DCA11 Wellard East	4,110	3,381	3,372	↓ 738 (18%)
DCA12 Wellard West	3,080	8,043	8,354	↑ 5,274 (271.2%)
DCA13 Bertram	8,036	6,564	6,453	↓ 1,583 (-19.7%)

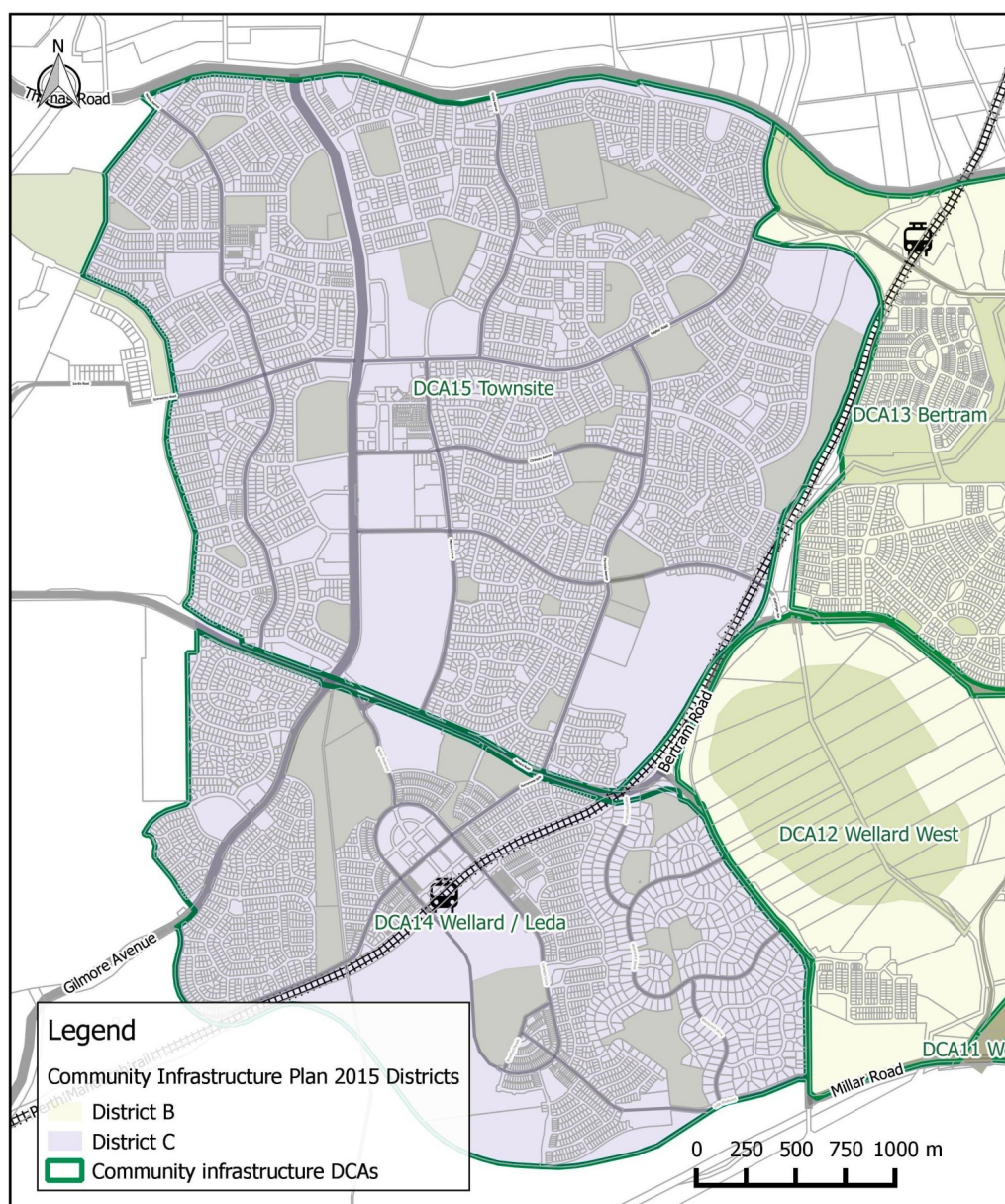
The resultant modifications to the community infrastructure items recommended in the 2009 CIP, revised 2015 CIP (as advertised) and adopted 2018 CIP are discussed as follows:

District B: Consists of DCA10 Casuarina/Anketell South, DCA11 Wellard East, DCA12

Wellard West and DCA13 Bertram			
CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
1 District Sports Ground	1 District Sporting Ground (serves Districts A and B)	1 District Sporting Ground (serves Districts A and B)	The 2009 CIP requires a District Sports Ground to be provided within District B, specifically within the Casuarina cell of District B. Due to the reduced population of District A, but still recognising the need for residents of District A to have access to a District Sporting Ground, this facility will now serve Districts A and B. The facility will comprise of hard courts for tennis, basketball and netball as well as a pavilion building, associated parking and landscaping.
DCA10 Casuarina - local items:			
CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
1 Local Sports Ground without Pavilion	1 Local Sporting Ground with Community Sports Facility Building B Plus, the City would seek to utilise shared use arrangements with other school sites in the District, where possible.	1 Local Sporting Ground with Small Facility Building	It was proposed in the draft revised 2015 CIP that the City seek to utilise the Local Sporting Grounds to be provided with the future High School and future Primary School sites through a formalised shared use arrangement with the Department of Education. This is further referenced in the City's Local Planning Policy for the Casuarina Cell. Through preliminary local structure planning in the Cell and in recognition of the significantly reduced land area of the District Sports Ground (which now no longer includes sports fields), a local sporting ground with small facility building is proposed to be located with the future Primary School site in the central precinct of the Casuarina Cell.
DCA11 Wellard East - local items:			
CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
1 Local Sports Ground with Pavilion	No Local Sports Ground	No Local Sports Ground	A Local Sporting Ground should be provided for every 5,000 persons, and therefore, whilst a Local Sporting Ground within Wellard East better reflected the originally projected population (3,964 persons). The likely reduced population (2,970) means such a facility is not warranted particularly if a comparable facility is located close by. Further, the Local Sporting Ground identified in the 2009 CIP conceptually anticipated that sufficient space would be available for a senior sporting ground. More detailed

			<p>analysis of the site and its land form constraints as part of recent planning work indicates that the size of playing fields originally envisaged is unable to be achieved at the site.</p> <p>Related to this, both the draft revised 2015 CIP and adopted 2018 recommend that a Local Sports Ground be located in the adjoining Casuarina cell (DCA10) to the north, with the Local Sports Ground likely to be provided in the southern portion of the cell in conjunction with the future High School. This detail is being progressed by the City during the preparation of local structure planning for the Cell.</p> <p>It is the City's Community Planning Consultant and the Planning and Community Development teams' view that, given the constraints and uncertainty with the Livestock Holding facility and reduced lot yield within DCA12, the land form constraints on the size of the local sports ground and the likelihood that a senior sports ground will be located close by in the Casuarina cell, the need for this Local Sporting Ground in DCA11 is diminished and is no longer required.</p>
DCA12 Wellard West – local items:			
1 Local Sports Ground with Pavilion	1 Local Sporting ground with combined Local Community Centre / Pavilion	1 Local Sporting ground with combined Local Community Centre / Pavilion	<p>Due to a projected increase in population within this cell resulting from the recent rezoning of Rural land to Urban/Urban Deferred, there is the need for an additional Local Community Centre. However as there is limited land available within the Wellard West local structure plan area (comprising Emerald Park Estate), it is necessary for the Local Community Centre to be combined and co-located with the Local Sporting Ground with Pavilion.</p>
DCA13 Bertram – local items:			
	1 Local Sporting Ground with Community Sports Facility Building A	1 Local Sporting Ground with Small Facility Building	<p>It must be noted that the only change to this item from that proposed in the draft revised 2015 CIP is the terminology used. The City has a current shared use arrangement with Bertram Primary School to use the senior playing field as a Local Sporting Ground, however there are no public toilet facilities. The population of Bertram is still growing and there is a need to provide public toilets at this ground and therefore a Local Sporting Ground with Small Facility Building is proposed.</p>

District C comprises of two development contribution areas – DCA14 Wellard / Leda, and DCA15 Townsite (Medina, Calista, Orelia, Parmelia).



The changes in the projected population between the 2009 CIP, the revised 2015 CIP and the adopted 2018 CIP are shown in the following table:

Area	CIP (2009) projected population at 2031	Draft CIP (2015) projected population at 2031	Adopted CIP (2018) projected population at 2031	Change
District C	36,207	32,000	35,000	↓ 1,207 (-3.33%)
DCA14 Wellard / Leda	13,398	11,436	12,558	↓ 840 (-6.27%)
DCA15 Medina / Orelia /	22,809	20,564	22,442	↓ 367 (-1.61%)

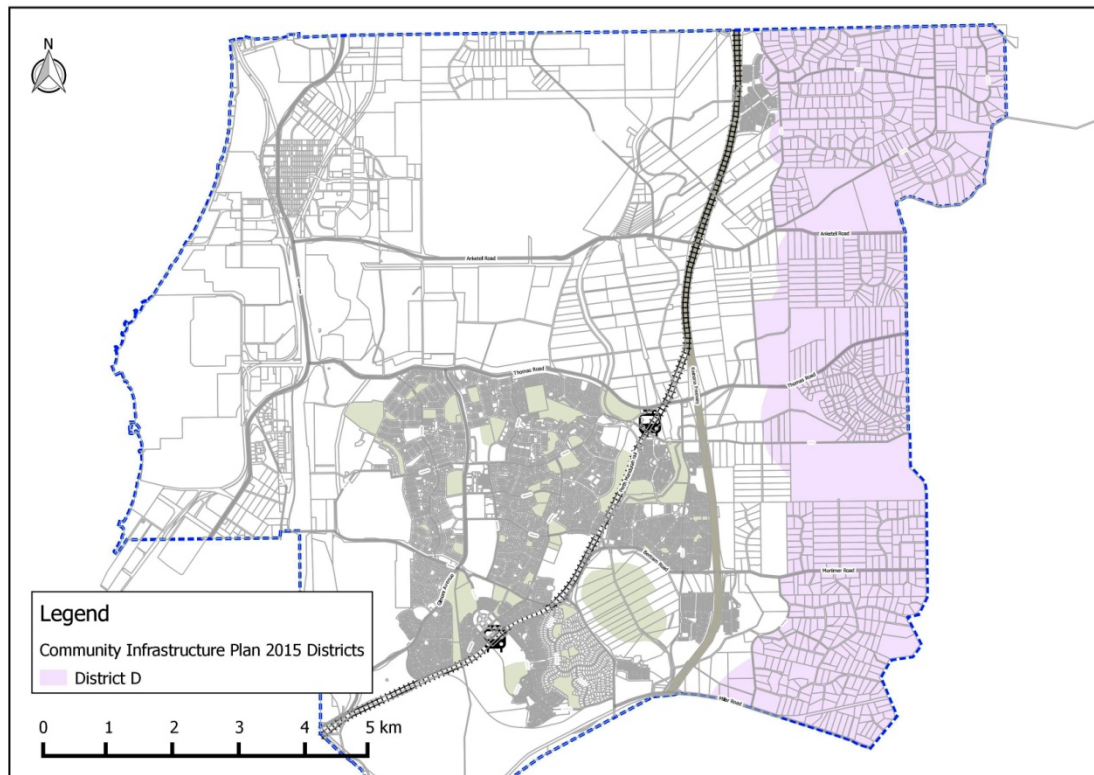
Parmelia / Calista				
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The resultant modifications to the community infrastructure items recommended in the 2009 CIP, revised 2015 CIP (as advertised) and adopted 2018 CIP are discussed as follows:

District C: Consists of DCA14 – Wellard / Leda and DCA15 – Medina / Orelia / Parmelia / Calista			
CIP (2009) item	Revised CIP (2015) item	Adopted CIP (2018) item	Comment
	1 District Sporting Ground (Medina Oval extension/upgrade)	1 District Sporting Ground (Medina Oval extension/upgrade)	District C is currently serviced by the recently upgraded Orelia Oval for district sporting playing fields. However other district level facilities such as tennis courts, netball/basketball courts, lawn bowl greens and necessary club infrastructure are provided at various locations within District C and all these facilities are nearing the end of their economic life. It is proposed that these facilities be combined in an upgraded multi-purpose shared facility at Medina Oval to cater for the existing and projected infill population within District C.
DCA14 – Wellard / Leda - local items:			
	1 Local Sporting Ground with Pavilion extension	1 Local Sporting Ground with Pavilion extension	There exists a Local Sporting Ground with a Pavilion in Wellard however due to the demand on the Pavilion and the projected increase in population, an extension to the existing Pavilion is necessary. The extension will provide additional storage space for sporting groups to cater for the volume of equipment required at this facility.
1 Local Sports Ground	1 Local Sports Ground with Community Sporting Facility Building A	1 Local Sporting Ground with Small Facility Building	A shared use Local Sporting Ground is planned for the future High School site in Wellard. There is a need for public toilets to be provided at this site for the projected population of DCA14 and therefore a Small Facility Building (change in name only from that proposed in the 2015 CIP) is proposed in association with the Local Sporting Ground.

District D

The draft revised CIP 2015 introduced a new district for the primarily rural areas east of the Kwinana Freeway (see map below). Whilst not part of the contribution plan and with no new items for community infrastructure proposed by the revised CIP for District D, the purpose of this new district, District D, is to incorporate the projected population for this district in the CIP and to then assess and plan for community infrastructure accordingly, particularly during future reviews of the CIP. The recommendations of the CIP will also inform future long term financial planning by the City. As no community facilities are required for this area, no new development contribution area is proposed by the accompanying Scheme Amendment. This has been retained and confirmed in the adopted 2018 CIP.



Sub-Regional Infrastructure

There is one proposed change to the Sub-Regional Community Infrastructure items in both the draft revised CIP 2015 and updated CIP 2018 from the CIP 2009. Thomas Oval / Kelly Park provides sub-regional sporting facilities to the broader population of the City and a new multi-purpose pavilion at Thomas Oval / Kelly Park was recently constructed. However, further works are necessary to create a fully functional sub-regional sports facility. These works include the redevelopment of the hard court area, construction of a set of change rooms on the eastern side of the ground and upgrade of the original pavilion. It is therefore proposed that a new Sub-Regional Infrastructure item be included for Thomas Oval / Kelly Park extension/upgrade.

Timing of infrastructure items

Currently under LPS2, each community infrastructure item will *'generally be provided when 50% of the population catchment for the facility is achieved.'* However, whilst reviewing the CIP, and in particular, the Capital Expenditure Plan (which is discussed again later in this report), it became apparent that, primarily due to the different growth rates of population being experienced than that anticipated in 2009, providing the facilities at the 50% point of the population growth would place considerable strain on the City finances as the City

would need to pre-fund half of each infrastructure item through borrowing. Further, it means that the bulk of the infrastructure would need to be 'delivered' over a short period of time.

Hence, the 2015 CIP revised the trigger point for provision from 50% of the predicted 2031 population, to 75% to enable the City to collect a greater proportion of the funds from developers, and to reduce borrowing costs and liabilities. While this would result in facilities being delivered to the community at a later stage of development, this change was considered necessary given the City's desire to deliver the community infrastructure facilities in a realistic and fiscally responsible and sustainable manner.

The change has been effective to some extent, however, an unqualified trigger point of this nature is still problematic given that, for example, all local level infrastructure items in a DCA would be required in the same year, as would all district level infrastructure items. While the 75% trigger point allows the City to collect a greater proportion of funds from developers, the staff resources required to simultaneously plan, construct and achieve the operation of a large number of facilities at the same time could prove to be beyond the City's staff resources.

To address this, the adopted CIP 2018 has involved the development of a more complex set of criteria to determine the timing for planning and providing community infrastructure items. The criteria take into account a number of factors beyond a population point, such as the proximity and capacity of any existing facilities. This has resulted in a revised timing schedule for the planning and provision of infrastructure, and which is now more evenly distributed across the years. This schedule is also integrated with the City's Long Term Financial Plan.

4.0 PROPOSED AMENDMENT 145 TO LOCAL PLANNING SCHEME NO. 2

The eight Development Contribution Plans – being Development Contribution Plans 8-15 - included in Local Planning Scheme No. 2 provide the local government with the statutory authority to collect contributions from developers for the items of community infrastructure required by the CIP. Due to the review of the CIP, it is necessary to amend the Local Planning Scheme to align with the community infrastructure items required by the revised CIP.

To reiterate the discussion of community infrastructure items above and for clarification, the changes proposed by Amendment 145 (that is, between the original 2009 CIP and the 2015 CIP / 2018 CIP) are:

1. Replacement of a stand-alone District Sporting Ground in District A (DCA8 Mandogalup and DCA9 Wandii/Anketell) with a District Sporting Ground that serves Districts A and B. This is in association with a strategy of shared use of sporting facilities with the Department of Education at Primary and High School sites;
2. Removal of a District Community Centre in District A (DCA8 Mandogalup and DCA9 Wandii/Anketell);
3. Removal of a Local Community House/Centre in DCA8 Mandogalup;
4. Addition of a Small Facility Building to the Local Sporting Ground in DCA8 Mandogalup;
5. Increase in the size of the Local Community Centre in DCA9 Wandii/Anketell to Local Community Centre Large Scale;
6. Shared use of the senior oval with the future High School in Wandii and to provide the oval with Small Facility Building – located within DCA9 Wandii / Anketell;
7. Addition of a Small Facility Building to the Local Sporting Ground in DCA9 Wandii/Anketell (located in Anketell North Local Structure Plan area);
8. Shared use of the senior oval with the future High School in Casuarina and to provide the oval with a Clubroom – located within DCA10 Casuarina;

9. Removal of a Local Sports Pavilion in DCA11 Wellard East;
10. Addition of a Local Community Centre to DCA12 Wellard West to provide a Local Sporting Ground with combined Community Centre / Pavilion.
11. Addition of a Small Facility Building to the existing Local Sporting Ground in DCA13 Bertram (shared use with Bertram Primary School).
12. Addition of a District Sporting Ground (Medina Oval extension/upgrade) as a district contribution item for District C.
13. Addition of an extension to the existing Pavilion at the Local Sporting Ground in Wellard as a local contribution item for DCA14 Wellard / Leda.
14. Addition of a Small Facility Building to the future Local Sporting Ground in DCA14 Wellard / Leda (shared use with the High School).
15. Addition of a Sub-Regional Infrastructure item for the extension/upgrade to Thomas Oval / Kelly Park to be a contribution item for DCAs 8-15 inclusive.
16. Change of the 'trigger points' for the delivery of community infrastructure items from 50% to a more comprehensive set of criteria, aligned with the City's Long Term Financial Plan.

In the interests of transparency and accountability, it must be noted that the only changes to infrastructure items proposed in the CIP between the advertised 2015 CIP and the updated 2018 CIP are as follows:

1. Shared use of the oval with the future Primary School in Casuarina and to provide the oval with a Small Facility Building – located within DCA10 Casuarina. The need for this 'dispersion' of local sporting grounds across the District is to account for the significantly reduced District Sporting Ground (serving Districts A and B) and the subsequent community need for active playing fields associated with Department of Education Primary and High School sites. This was well-documented within the draft revised 2015 CIP and has been the subject of consultation with landowners/developers within DCA10 through the preliminary local structure planning process;
2. The removal of the Local Community Centre in DCA11, due to the reduced population between the 2009 and 2018 CIPs as a result of land use planning constraints and the close proximity of the District Community Centre for District B, to be provided in DCA 10 Casuarina/Anketell South; and
3. Definition changes to Local Sporting Ground small facility building infrastructure, such that 'Facility Building A' is now referenced as 'Small Facility Building', and 'Facility Building B/Pavilion' is now referenced as 'Clubroom'.

The opportunity has also been taken to rectify minor discrepancies in the DCPs, including aligning the content and format of the proposed Scheme text with other DCP Amendments recently gazetted or nearing gazettal. These changes do not alter the intent of the DCPs and are proposed to ensure the Scheme text remains clear and up to date. For example, references to plans or clauses of the Scheme that are no longer relevant or are now named differently have been updated or removed and the operational timeframe of the DCPs has been amended to reflect other DCPs within the Scheme with reference to the timeframe being 15 years from the date of gazettal rather than 20 years: 2011-2031. These changes can be seen in the revised LPS2 text for DCPs 8-15.

5.0 COMPLIANCE WITH STATE PLANNING POLICY 3.6: DEVELOPMENT CONTRIBUTIONS FOR INFRASTRUCTURE

State Planning Policy 3.6: Development Contributions for Infrastructure (SPP3.6) is the policy document that sets out the principles and considerations that apply to development contributions for the provision of infrastructure in new and established urban areas.

DCPs 8-15 were prepared in accordance with SPP3.6; as are the changes proposed by Amendment 145. The following discussion is provided to reiterate compliance with the eight principles contained in SPP3.6.

5.1 Need and the nexus

The need for the community infrastructure is demonstrated in the City of Kwinana Community Infrastructure Plan 2011-2031 (2018 Revision). The adopted CIP is based upon the City's Community Infrastructure Standards (appended to the CIP) and applied to the projected development within the City. Only new development that contributes to the need for community infrastructure items is liable for development contributions.

5.2 Transparency

The following comments explain the City's approach to providing transparency for the community infrastructure DCP.

- The adopted 2018 CIP details the projected population for the period in which the DCP operates (until 2031). The projected population is derived using data from id Consulting, Community Perspectives and current local structure planning within the City.
- The adopted 2018 CIP describes the required community infrastructure for which DCA contributions are required.
- The Long Term Financial Plan (LTFP) details the projected expenditure and timing of the development contributions to deliver the community infrastructure.
- The cost apportionment schedule (CAS), the draft of which was advertised in late 2015 and will be the subject of a consultation discussion with affected landowners/developers prior to any future adoption of the CAS following gazettal of Amendment 145, details the infrastructure and apportionment attributed to that.

5.3 Equity

The development contribution is calculated on the current and projected population growth and lot yield of the development areas within the City, based on the most current information. This information is reviewed regularly to ensure that each landowner's contribution is calculated on an equitable basis. The cost apportionment schedule is reviewed annually to ensure that the projected dwelling/lot yields remain up to date and that the estimated costs of the community infrastructure are valid.

The cost of the infrastructure items is calculated in the following manner:

1. $\text{\$Capital Cost of Facility} - (\text{minus}) \text{\$Capital Grants/External Funding/City Contribution} - (\text{minus}) \text{any \$Components outside the scope of SPP3.6 (eg. leasable commercial floor space)} = \text{\$Total Cost to be Recovered.}$
2. $\text{\$Total Cost to be Recovered} / (\text{divided by}) \text{the projected Total Dwellings for the relevant Catchment} = \text{\$Cost per dwelling.}$
3. $\text{Cost per dwelling} \times (\text{multiplied by}) \text{either (a) Number of Lots to be created OR (b) Additional number of strata dwellings (above existing lot)} = \text{\$Land Owner (Developer) Contribution.}$

5.4 Certainty

The DCPs, adopted 2018 CIP and Long Term Financial Plan clearly set out the items to which subdivision/development contributes towards. Contributions received will be held in a

reserve account set up in accordance with the *Local Government Act 1995*. Funds from this account will only be expended on items relevant to the DCP.

The Capital Expenditure Schedule appended to the adopted 2018 CIP indicates the delivery times for each of the items, thereby providing certainty that the items will be provided.

5.5 Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs. Amendment 145 has been prepared to provide greater efficiency around the contributions required, without the need for agreement and contingencies, as is presently required.

5.6 Consistency

Development contributions for each DCA will be applied uniformly across the whole DCA on a per dwelling basis, using the methodology outlined in point 5.3.

5.7 Right of consultation and arbitration

Amendment 145 to LPS2 and the revised 2015 CIP were advertised concurrently in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* thus ensuring that landowners and developers have the opportunity to comment.

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

The 2018 CIP and Amendment 145 as presented have responded accordingly to all matters raised through the consultation process.

5.8 Accountability

The costs for each infrastructure item are to be reviewed annually by an independent QS 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.

6.0 COMMUNITY CONSULTATION AND MODIFICATIONS TO AMENDMENT 145

Community consultation

Public advertising of the 2015 CIP and Amendment 145 occurred between 16 October 2015 and 30 November 2015 (45 days), though the City accepted submissions until 24 December 2015.

Advertising consisted of the following:

- Public notice published in the local newspaper, Weekend Courier, on 16 October 2015 and 23 October 2015;
- Public notice displayed on the City's website;
- Publication of a dedicated 'Development Contributions' webpage with relevant information downloadable. The website attracted 358 independent visits during the advertising period – an average of 12 visits per business day;
- Letters to service providers, government agencies and authorities;
- Letters to community groups;

- Letters to landowners and occupiers affected by the Amendment;
- Promotion of the 2015 CIP on the City's Facebook site.

A total of 28 written submissions were received. The general nature of the submissions is summarised in the table below:

Submission	Support with comments	Neutral / not stated	Object	Total
Landowner (or on behalf of landowner)	5	1	10	16
Government agency or service provider		11		11
Industry representative group		1		1
Total	5	13	10	28

The Schedule of Submissions presented to Council is included in the package of documents supporting this amendment. The Schedule summarises each of the issues raised by the submitters and provides a recommended response to these issues. There are a number of common issues, or more complicated matters, that are discussed in the body of this report. These issues are:

1. Timing of infrastructure delivery;
2. District C Sporting Ground (Medina Oval extension / upgrade);
3. Wellard East Local Community Centre;
4. Inclusion of additional community infrastructure items in the DCPs;
5. Local Sporting Pavilion – Wandí;
6. Renaming of Community Sports Facility Buildings A and B to Small Facility Building and Clubroom;
7. Redistribution of funds collected to modified items or refund of deleted items;
8. Combining of facilities into a consolidated building;
9. On-going review of population projections and growth rates; and
10. Wells Beach Park Foreshore Upgrade.

DISCUSSION:

This section considers the points raised by submitters on the key issues identified above and provides a recommended response as to whether the amendment should be modified or not.

1. Timing of Infrastructure Delivery

Submissions

Four submissions (Nos. 2, 3, 7 and 25) expressed concern about the proposed change to the trigger point whereby the City would deliver the community infrastructure – from 50% of the projected catchment population to 75%. The comments received included:

- Concern that residents who contribute to the infrastructure won't receive any benefit.
- Council has an obligation to provide the infrastructure in a reasonable period of time to benefit those residents who pay for it.
- A mechanism should be introduced to allow Council to bring certain items forward.
- It is inequitable that the community may not benefit from community infrastructure until potentially 100% of the population is achieved.
- SPP3.6 is based on providing funds for the early provision of infrastructure.

Discussion

The proposed change in the delivery timeframe from 50% of the projected population being reached to 75% is due primarily to a number of infrastructure items being 'triggered' within a relatively short period of time and the impact that this would place on the City's borrowing capacity and ability to deliver the infrastructure. The delivery of community infrastructure needs to be planned in consideration of the City's other long term financial objectives and whilst it is certainly desirable to deliver the infrastructure earlier rather than later, such expenditure needs a responsible and considered approach.

Residents of the communities will still benefit from the infrastructure however it will be at a time that is financially responsible for the City to deliver it.

Under the current LPS2 provisions, Council has the ability to bring forward community infrastructure expenditure where necessary. In fact, the City is recommending that the combined Local Community Centre / Local Sporting Pavilion at Wellard West be brought forward for site specific reasons. This is discussed later in this report.

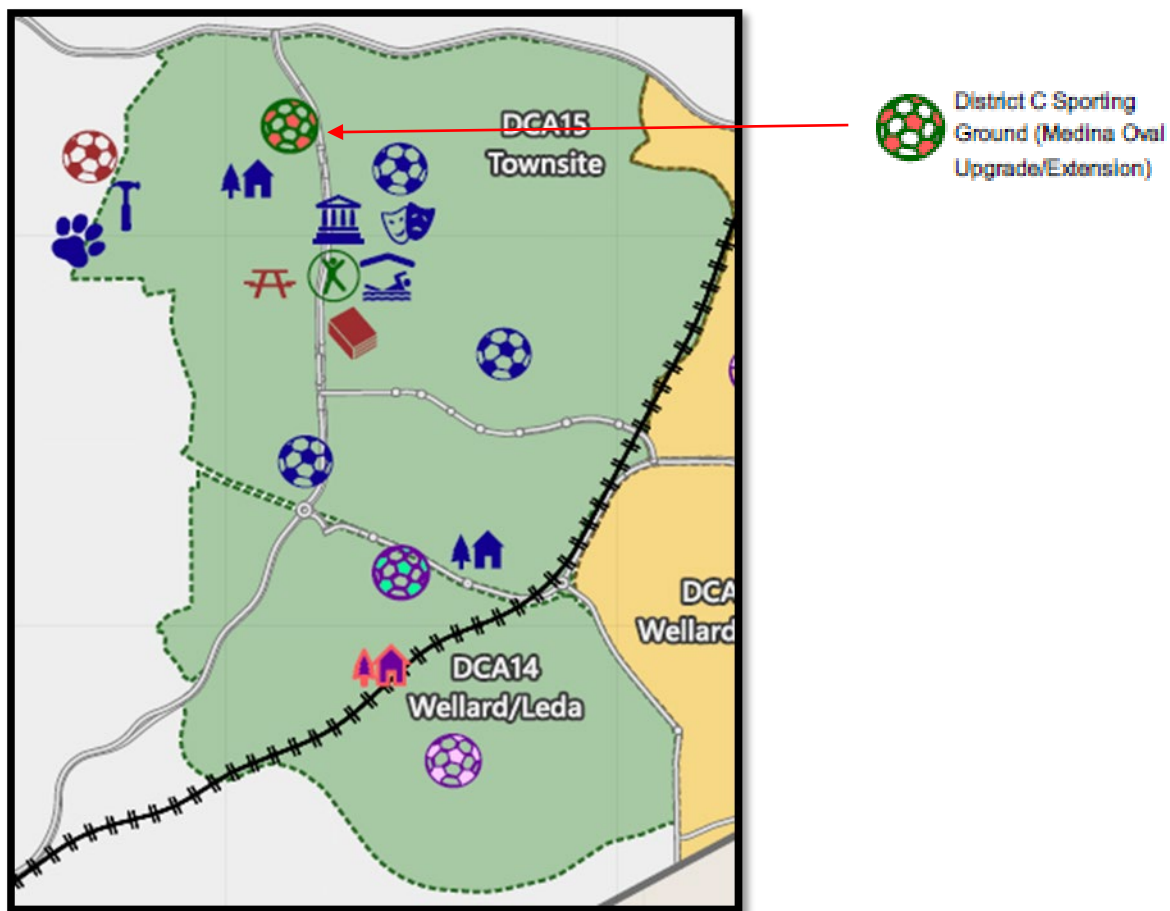
Recommendation

While the 75% 'trigger' point for the delivery of infrastructure was considered to be appropriate by City Officers following advertising of the Amendment in 2015, subsequent reviews of this trigger in the context of submissions received have resulted in a more comprehensive and rigorous approach being applied to the provision of community infrastructure, as follows:

- The planning and design of local, district and sub-regional level community facilities will generally occur two years prior to the estimated population catchment reaching 5,000, 20,000 – 40,000 and 75,000 people, respectively, with provision occurring when the population has reached 5,000, 20,000 – 40,000 or 75,000.
- The anticipated level of Developer Contributions funds collected (this is tied to the rate of development in an area).
- The proximity and capacity of any existing local community facilities within and outside the relevant DCA.
- Maximising opportunities for the co-location and joint provision of local community facilities.
- The location and timing of new district and sub-regional level community facilities.
- The City of Kwinana's organisational capacity to plan, manage and operate existing and new community facilities. While the organisational capacity to operate community facilities is not something that falls within the scope of development contributions, the broader consideration of the City to act in a financially responsible manner vis a vis expenditure of funds on community facilities is a matter that requires balanced consideration.

The provision of each community facility is further identified within the City's Long Term Financial Plan (LTFP).

2. District C Sporting Ground (Medina Oval Extension / Upgrade)



Submissions

Two submitters (Nos. 7 and 25) objected to the inclusion of the District C Sporting Ground (Medina Oval Extension / Upgrade) stating that:

- The need and nexus for the infrastructure has not been demonstrated;
- Replacement works are inconsistent with the principles of State Planning Policy 3.6: Development Contributions for Infrastructure (SPP3.6);
- Other funding opportunities should be explored; and
- The need for the infrastructure was not identified in the 2009 CIP.

Discussion

This infrastructure item is considered necessary to service the existing and future needs of the City's residents and is to be retained in the revised 2018 CIP.

SPP3.6 and the DCP provisions of LPS2 allow for, and in fact require, a review of the DCP. The review of the provision of community infrastructure undertaken during 2015 identified the need for additional infrastructure that was not previously identified or not considered necessary. The demand generated by the existing population and projected population has necessitated a need for an extension and upgrade of the District C Local Sporting Ground (Medina Oval extension/upgrade).

Clause 5.1 of SPP3.6 states *'Development contributions can be sought for ... an upgrade in the standard of provision of an existing item of infrastructure; (and) an extension to existing infrastructure.'* It was on this basis that infrastructure items needing an upgrade or extension were included in the proposed DCPs.

The City has reviewed this position in light of the submissions received and will revise the apportionment of costs for the item of infrastructure so that the City will be responsible for the extension/upgrade of infrastructure that services the current population (as at 2015, being 24,747), and that the DCPs will collect for the extension/upgrade of infrastructure required for the difference between the 2015 figure and the projected population to 2031, being 35,000. Thus the DCPs would proportionately contribute just over 28% (representing a population increase of 9,898). The City considers this approach to be consistent with the principles of SPP3.6.

Despite what was stated in the 2009 CIP, the revised 2015 CIP and 2018 CIP have both identified and justified the need for this proposed infrastructure.

Recommendation

That the District C Sporting Ground (Medina Oval Extension / Upgrade) be retained in DCPs 14 and 15.

3. Wellard East Local Community Centre



Submissions

Two submitters (Nos. 2 and 16) requested that the local community centre for DCA11 be removed from the DCP. The following comments were made:

- The projected population for DCA11 does not meet the threshold requirement for a local community centre (projected population of 3,318 as per draft 2015 CIP/ threshold requirement 5,000).
- Both submitters suggested that the proposed District Community Centre to be located in District B (DCA10) near Mortimer Road could serve the function of local community centre for DCA11's population.
- Removal of the local community centre was 'flagged' in the initiation report for Amendment 100A in December 2014 where the reduced population projection was one of the reasons to remove the local sporting ground from the standard infrastructure DCP (DCP2). A comment in the report implied the reduced population projection for DCA11 also reduced the need for a local community centre.
- Suggestion that there are many opportunities for linear pathways through DCA11 for dual use paths to link to the District Community Centre.

Discussion

The projected population for Wellard East (DCA11) is 3,372 as per the adopted 2018 CIP which is less than the 5,000 person threshold for a local community centre. This is due to the reduction in developable Urban land in Wellard East due to the odour buffer associated with the livestock holding facility on Telephone Lane in the City of Rockingham to the south.

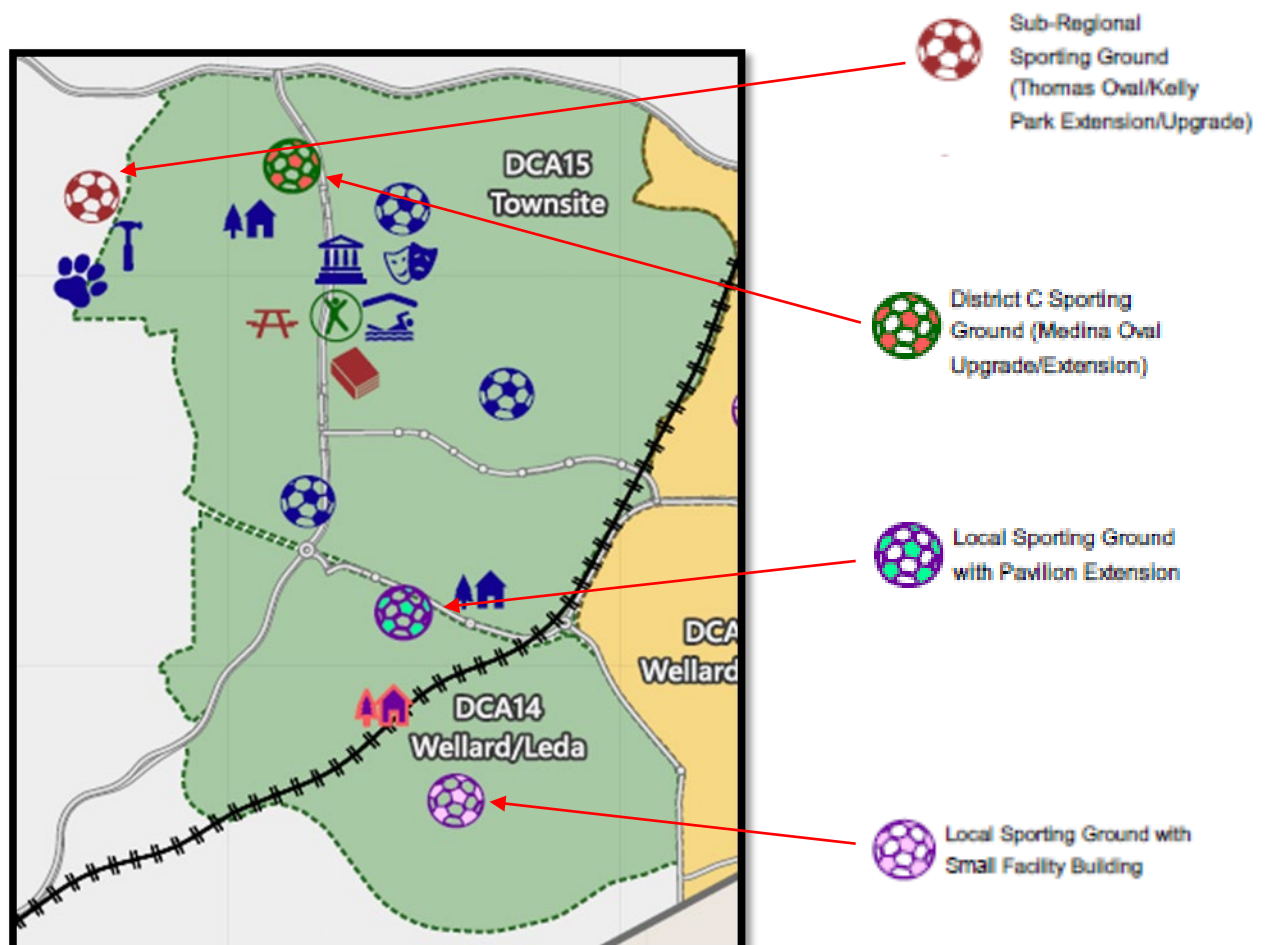
The City agrees with the points raised by the submitters that the infrastructure item is no longer needed for the projected population. It is also noted that the District Community Centre for District B (which includes DCA11) is planned to be located near Mortimer Road in Casuarina and thus within relatively close proximity to the residents of DCA11.

The adopted 2018 CIP is consistent with the above sentiments and does not identify a local community centre within DCA11.

Recommendation

That the Wellard East Local Community Centre be removed from DCP11.

4. Inclusion of additional community infrastructure items in the DCPs



Submissions

Three submissions (Nos. 6, 7 and 25) objected to the inclusion of additional community infrastructure items that were not identified in the 2009 CIP, notably:

- Sub-Regional Sporting Ground (Thomas Oval / Kelly Park Extension / Upgrade);
- District C Sporting Ground (Medina Oval Extension / Upgrade);
- Local Sporting Ground with Pavilion Extension – Wellard / Leda; and
- Local Sporting Ground with Small Facility Building – Wellard / Leda.

Comments made by the submitters were:

- Population projections to 2031 have reduced;
- Items were not identified in the 2009 CIP; and
- Current demand on a facility does not justify an extension or upgrade.

Discussion

SPP3.6 and the DCP provisions of LPS2 allow for, and in fact require, a review of the DCP. The review of the provision of community infrastructure undertaken during 2015 had identified the need for additional infrastructure that was not previously identified or not considered necessary at that time. It has also identified infrastructure no longer considered necessary. The demand generated by the existing population and projected population has necessitated a need for additional infrastructure at the Sub-regional Sporting Ground, with the costs being apportioned accordingly.

Clause 5.1 of SPP3.6 states *'Development contributions can be sought for ... the total replacement of infrastructure once it has reached the end of its economic life.'* It was on this basis that infrastructure items needing replacement were included in the proposed DCPs. However the City would be responsible for the replacement costs proportionate to the existing population, with developers responsible for costs proportionate to the projected population.

The City has reviewed this position in light of the submissions received and has revised the apportionment of costs for replacement infrastructure so that the City will be responsible for the replacement of infrastructure that services the current population, and that the DCPs will collect for new and additional infrastructure required for the projected population. The City considers this approach to be consistent with the principles of SPP3.6.

The projected population for the Sub-regional facility was projected to be approximately 71,500 persons by 2031 in the revised 2015 CIP and approximately 75,270 by 2031 in the adopted 2018 CIP. This is considered to be commensurate with the 75,000 population threshold for such a facility.

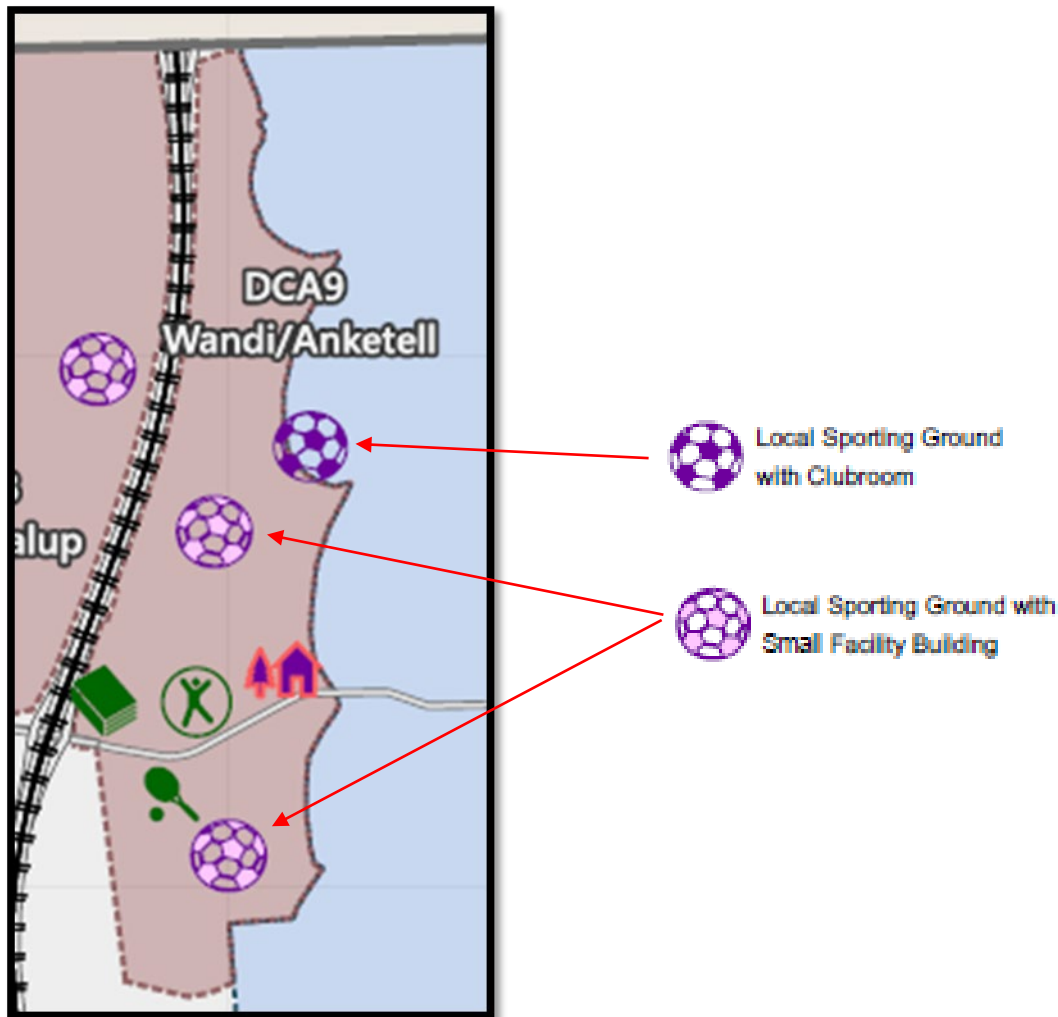
Despite what was stated in the 2009 CIP, the revised 2015 CIP and adopted 2018 CIP are considered to appropriately identify and justify the need for this proposed infrastructure.

Recommendation

That:

1. District C Sporting Ground (Medina Oval Extension / Upgrade) is retained in DCPs 14 and 15);
2. The costs for Sub-Regional Sporting Ground (Thomas Oval / Kelly Park Extension / Upgrade) for only new infrastructure be apportioned to DCPs 8-15 (inclusive);
3. No change to the Local Sporting Ground with Pavilion Extension – Wellard / Leda; and
4. No change to the Local Sporting Ground with Community Sports Facility Building – Wellard / Leda (the change is represented in name only, as per the adopted 2018 CIP, being 'Small Facility Building').

5. Local Sporting Ground with Pavilion – Wandri



Submission

Five submissions (Nos. 19 – 23) objected to the inclusion of this infrastructure item, whilst two submissions (Nos. 27 and 28) raised no objection to the item. The objecting comments received included:

- Duplication and excessive provision of recreation facilities for DCA9 – 3 local sporting grounds are to be provided within DCA9 (1 in Anketell North and 2 in Wandu) for a projected population of 8,349;
- Wandu Playing Fields are equivalent to a district level facility and suggests that DCA8 landowners should also contribute;
- Inequitable costs across the DCAs – DCA9 has considerably higher costs for local sporting facilities than DCAs within District B.

Discussion

The Wandu Playing Fields have been approved by the WAPC through the local structure planning process for the Wandu cell and are also being used by the Honeywood Primary School that opened in early 2018. As the land for the Wandu Playing Fields sits outside of the Urban zoned area, it was not provided as part of the public open space for Wandu and therefore is to be acquired through the development contribution plan for standard infrastructure (Amendment 100A – DCA5). This facility will be the primary local sporting ground for the Wandu area and therefore is justified in being provided with a Pavilion. It must be noted that the 2018 CIP has consolidated the naming of three of its Local Sporting Grounds (formerly Local Sporting Ground with Facility Building, Local Sporting Ground with

Facility Building and Kiosk and Local Sporting Ground with Pavilion) to 'Local Sporting Ground with Small Facility Building' and 'Local Sporting Ground with Clubroom'. This simplifies the designation of the type of building associated with a local sporting ground to small scale (Small Facility Building – comprising approximately 180m²) and large scale (Clubroom – comprising approximately 650m²).

The community infrastructure proposed for the two other local sporting grounds within DCA9 (one co-located with the future High School and one on a stand-alone local sporting ground in Anketell North) are considered basic amenity requirements for community use. In the context of the 2018 CIP, the Wandi Playing Fields would be identified as a 'Local Sporting Ground with Clubroom' and both the future Wandi High School and Anketell North sites would be identified as 'Local Sporting Ground with Small Facility Building'. Further, as identified in the 2018 CIP, given the District Sporting Ground for Districts A and B (which DCA9 falls within) is proposed to comprise of hard courts and a large-scale clubroom with no playing fields (which were originally envisaged through the 2009 CIP and community needs assessment), additional Local Sporting Grounds within Districts A and B are required to account for this community facility requirement.

The Wandi Playing Fields is a local sporting ground, not a district sporting ground. Whilst the land area for the facility is larger than other local sporting grounds, this is due to the site's topography and natural features more so than the facility being of district scale.

DCA8 Mandogalup is provided with a local sporting ground as part of the approved local structure plan. Developers within DCA8 will contribute to a Small Facility Building to be located at this local sporting ground.

The overall per dwelling contribution for DCA9 is comparable to other DCAs.

Recommendation

No change to the Local Sporting Ground with Clubroom – Wandi (change in name only).

6. Renaming of Community Sports Facility Buildings A and B and Pavilion to Small Facility Building and Clubroom

Whilst not explicitly raised in the written submissions, a number of verbal discussions with landowners and their representatives commented that the naming of the Community Sports Facility Buildings A and B, and Pavilion was confusing and lengthy. The City agrees with these comments and also notes that the names give the perception that the infrastructure is more significant than basic amenities, storage and kiosk. The 2018 CIP adopted by Council reflects the following changes:

1. Community Sports Facility Building A to Small Facility Building. The size of the Facility Building remains the same, at 180m² and includes change areas, kiosk/kitchenette, storage space, small meeting space, public toilets and a verandah/spectator shaded area; and
2. Community Sports Facility Building B / Pavilion to Clubroom. The size of the Clubroom remains the same at 650m² and includes change rooms/showers, large multipurpose/function space, bar and meeting room, commercial level kitchen with kiosk, umpire change rooms, first aid room, general storage space and sports equipment storage, internal toilets and public toilets, and verandah/spectator shaded area.

Recommendation

That the Amendment 145 documentation be modified to change the names of:

1. Community Sports Facility Building A to Small Facility Building; and
2. Community Sports Facility Building B / Pavilion to Clubroom

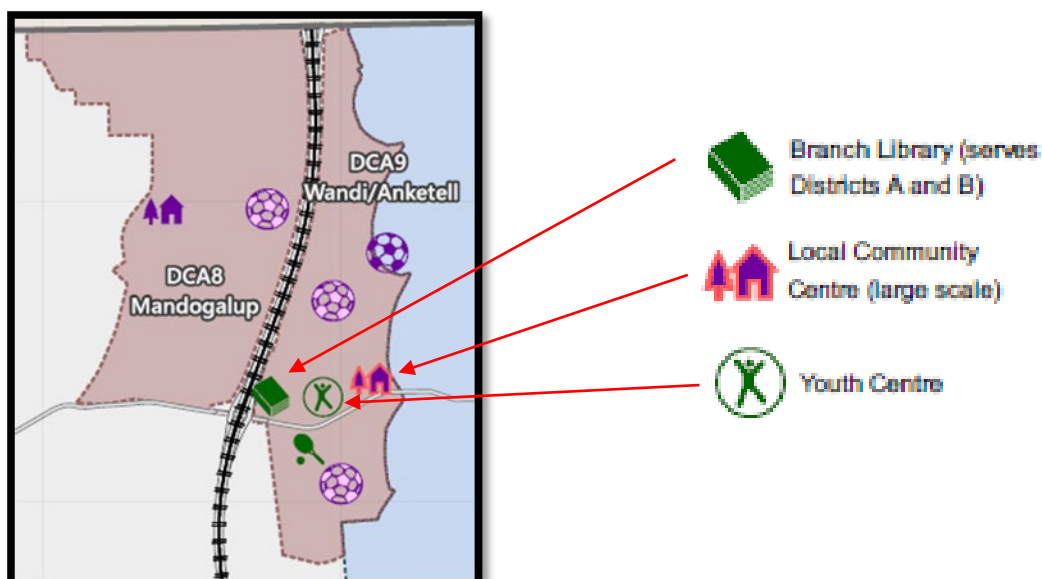
7. Redistribution of funds collected to modified items or refund of deleted items

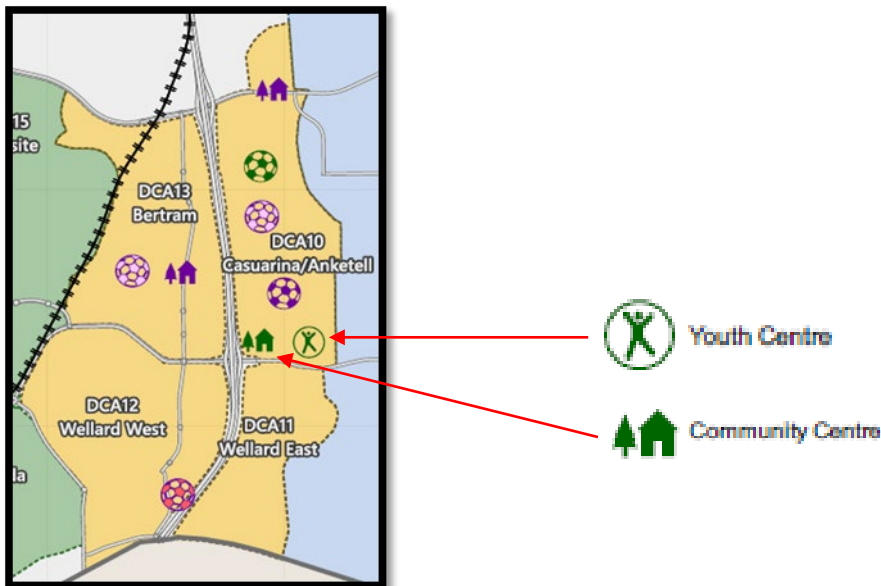
A number of community infrastructure items have been modified between the 2009 CIP and 2015 CIP / 2018 CIP, and in fact three items are to be removed entirely. This raises the question of what occurs to the contributions that have been collected for items that either change or are removed. The City has sought legal advice regarding this and proposes to adopt the following approach:

- a) For items that are removed as a direct result of the community needs assessment undertaken as part of the 2018 CIP and there is no equivalent replacement item, contributions will be refunded. This will apply for the Local Sporting Pavilion and Local Community Centre in DCA11, however landowners/developers will still need to contribute towards district level facilities.
- b) For items that have been removed, but an equivalent replacement item is proposed, cost apportionment will be recalculated and reallocated to the replacement item and catchment. There may be a refund of contributions. This situation will apply to the District Sporting Ground with Pavilion serving District A – funds will be recalculated and reallocated to the District Sporting Ground (serving Districts A and B).
- c) For items that have changed in their description or scope, but still serve the same function, the contributions received will be allocated to the modified item. For example, contributions collected for the Local Community Centre in DCA9 will be allocated to the Local Community Centre – Large Scale in DCA9 as it serves the same function.

All of the above contribution adjustments will occur after the gazettal of Amendment 145 and the subsequent adoption of the Cost Apportionment Schedule.

8. Co-location of facilities into a consolidated building





Submissions

Four submissions (Nos. 16, 17, 27 and 28) raised the opportunity for combined facility buildings to be designed and built where multiple community infrastructure facilities are proposed, specifically:

1. (Future) Wandu District Centre – Branch Library (serves Districts A and B), District Youth Centre and Local Community Centre (large scale); and
2. (Future) Casuarina Neighbourhood Centre – District Community Centre and District Youth Centre.

The submissions noted the potential for a reduced land area requirement and the opportunity to provide a community focal point for the centres.

Discussion

The City agrees that there is merit, both financial and social, in co-locating the facilities into a single community purpose building, with design features such as separate entrances and areas where necessary. DCPs 2-7 are required to contribute towards the land acquisition for a combined facility in the Wandu Anketell District Centre, for example.

The 2018 CIP refers to these facilities as likely to be provided within a combined or co-located facility. The City is currently in the process of engaging an architectural firm to conceptually design and cost the co-located facility buildings so that up to date plans and costings are included in future reviews of the cost apportionment schedule, as well as providing the accurate land area configuration for local structure planning of the Wandu Anketell District Centre and Casuarina Neighbourhood Centre along Mortimer Road.

Recommendation

That the draft Cost Apportionment Schedule and DCP Reports for DCAs 9 and 10 reference combined facilities or co-located sites for the:

1. (Future) Wandu Anketell District Centre – Branch Library (serves Districts A and B), District Youth Centre and Local Community Centre (large scale); and
2. (Future) Casuarina Neighbourhood Centre – District Community Centre and District Youth Centre.

9. On-going review of population projections and growth rates

A number of submitters commented on the methodology for population projections and requested further detail about population and growth rates. The 2015 CIP was prepared to address significant changes in the population projections notably in Mandogalup, Wellard East and Wellard West, as well as to address emerging issues in the provision of community infrastructure in the established urban areas due to new growth. As noted earlier in this report, in early 2017, City Officers determined that the 2015 CIP should undergo an additional review to reflect 2016 Census data and to ensure, once updated demographic data had been analysed in the context of community need, that the subsequent recommended community infrastructure provision was appropriate. This review included revised population projections and growth rates.

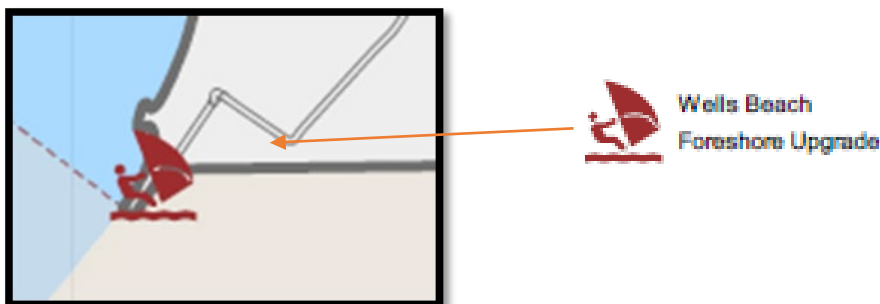
The City will continue to review and monitor the projected population and growth rates for the purpose of the CIP, but more importantly, for the purpose of reviewing and adopting the cost apportionment schedule annually as such numbers have an impact on the development contribution.

On-going review and monitoring of projected population and growth rates will ensure that sufficient and equitable development contributions are collected for the implementation of the 2018 CIP.

Recommendation

The review and monitoring process has been included in the proposed Amendment 145 Scheme text, in line with SPP 3.6.

10. Wells Beach Park Foreshore Upgrade



In the period following public advertising of Amendment 145 in late 2015, the WAPC published a revised draft SPP 3.6 and Guidelines to accompany SPP 3.6. Schedule 1 of the Guidelines sets out the categorisation of infrastructure items and identifies those items which can and cannot be included as DCP items. Item No.24 'Boating facilities (such as jetties, boat ramps etc)' states that this item is not suitable for inclusion within a DCP.

Given that the 'boating facilities' component of the Wells Beach Park Foreshore Upgrade has been included since the DCPs' inception and prior to this Policy change, the City sought legal advice on whether development contribution funds received to date can be expended on the 'boating facilities' component of this item (in addition to the broader item). The advice received was that funds may be expended on the 'boating facilities' component of this item up until Amendment 145 became a seriously entertained planning document, but that the 'boating facilities' component of this item should be removed from inclusion in the revised DCPs moving forward.

Recommendation

That the 'boating facilities' component of the Wells Beach Park Foreshore Upgrade be removed from the community infrastructure item, in line with the Council adopted Community

Infrastructure Plan 2018. Existing funds collected in line with gazetted Amendment 115 up until Amendment 145 became a seriously entertained planning document may be expended on the 'boating facilities' component of this item.

CONCLUSION

Amendment 145 to LPS2 has been prepared to align the City's adopted 2018 Community Infrastructure Plan with the development contribution mechanisms of LPS2.

Various documents have been prepared and were advertised as part of Amendment 145 to allow the public and development industry to be fully informed of this proposal. These documents included:

- Draft Cost Apportionment Schedule detailing indicative costs for each Development Contribution Area;
- Architectural designs of the community infrastructure items;
- Construction costs of infrastructure items that have been independently verified by a Quantity Surveyor;
- Draft Capital Expenditure Plan;
- Draft Development Contribution Plan Reports for each Development Contribution Area.

The existing Development Contribution Plans 8-15 in LPS2 have been successful in enabling the City to plan and provide for community infrastructure for its growing population. The revision of the Community Infrastructure Plan ensures that this level of provision and planning is maintained in light of recent changes in the planning context and to take account of the 2016 Census data. Amendment 145 is required to ensure that the revisions to the CIP are reflected in the statutory Development Contribution Plans in LPS2.

Planning and Development Act 2005

City of Kwinana

Town Planning Scheme No. 2

Amendment No. 145

The City of Kwinana under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends the above local planning scheme by:

1. Replacing Development Contribution Plans 8 – 15 inclusive from Schedule 5 of Town Planning Scheme No. 2 with the following:

AMO 115GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 8
Area Name:	Mandogalup-Community Infrastructure
Map reference on scheme map	DCA8
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 8 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none">- Community Knowledge and Resource Centre (excluding leasable office space and cafe' component)- Multipurpose Sub-Regional Park (Calista)- Wells Beach Foreshore Upgrade- Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none">- District Sporting Ground (serves Districts A and B) - to be located within District B- District Youth Centre (serves District A) – to be located within DCA9- Dry Recreation Centre (serves Districts A and B) - to be located within District A- Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none">- Local Community Centre- Local Sporting Ground with Small Facility Building <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none">• Legal and accounting fees;• Community infrastructure design costs allocated to specific items under the DCP;• Other directly related technical and professional costs;

	<ul style="list-style-type: none"> • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 8 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 9
Area Name:	Wandi / Anketell – Community Infrastructure
Map reference on scheme map	DCA9
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 9 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre (serves District A) – to be located within DCA9 - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre (Large Scale) - Two Local Sporting Grounds with Small Facility Buildings - Local Sporting Ground with Clubroom <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

Method for calculating contributions:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 9 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 10
Area Name:	Casuarina / Anketell Community Infrastructure
Map reference on scheme map	DCA10
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 10 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Small Facility Building - Local Sporting Ground with Clubroom <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 10 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 11
Area Name:	Wellard (East) Community Infrastructure
Map reference on scheme map	DCA11
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 11 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.

Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 11 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 12
Area Name:	Wellard (West) Community Infrastructure
Map reference on scheme map:	DCA12
Relationship to other planning	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administration Items to be funded:	<p>Land developers within DCA 12 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Sporting Ground with Clubroom/Community Centre <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 12 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 13
Area Name:	Bertram – Community Infrastructure
Map reference on scheme map:	DCA13
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 13 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Small Facility Building <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).

Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.
Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 13 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 14
Area Name:	Wellard / Leda Community Infrastructure
Map reference to scheme map:	DCA14
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 14 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> - District Youth Centre - District C Sporting Ground (Medina Oval Upgrade/Extension) <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Pavilion extension - Local Sporting Ground with Small Facility Building <p>4. Administrative costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The Development Contribution Plan shall operate for a period of 15 years from the date of gazettal of Amendment 145.

Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 14 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 15
Area Name:	Town Centre (Medina, Calista, Orelia, Parmelia) – Community Infrastructure
Map reference in scheme map:	DCA15
Relationship to other planning instruments:	The Development Contribution Plan (DCP) generally conforms to the City of Kwinana's Strategic Community Plan, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Land developers within DCA 15 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Multipurpose Sub-Regional Park (Calista) - Wells Beach Foreshore Upgrade - Sub-Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> - District Youth Centre - District C Sporting Ground (Medina Oval Upgrade/Extension) <p>3. Administrative costs including—</p> <p>All expended and estimated future costs associated with administration, planning and development of the DCP and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Community infrastructure design costs allocated to specific items under the DCP; • Other directly related technical and professional costs; • Borrowing costs on all outstanding contribution credits; and • DCP management costs (including Report preparation and review, ongoing administration and management of the DCP by City staff in accordance with SPP 3.6).
Cost Contribution Methodology:	<p>The contributions outlined in this DCP have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	The DCP shall operate for a period of 15 years from the date of gazettal of Amendment 145.

Priority and timing:	<p>In accordance with the City of Kwinana Community Infrastructure Plan and Long Term Financial Plan (as amended from time to time).</p> <p>The Development Contribution Plan 15 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 DCP.</p>
Review Process:	<p>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.</p> <p>The estimated capital infrastructure costs contained in the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

EVIDENCE OF ADOPTION

Adopted by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the ____ day of _____ 2015.

MAYOR

CHIEF EXECUTIVE OFFICER

EVIDENCE OF ADOPTION OF
FINAL APPROVAL

Adopted for final approval by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on the ____ day of _____ 2019 and the Common Seal of the City of Kwinana was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

SEAL

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED
FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF PD ACT 2005

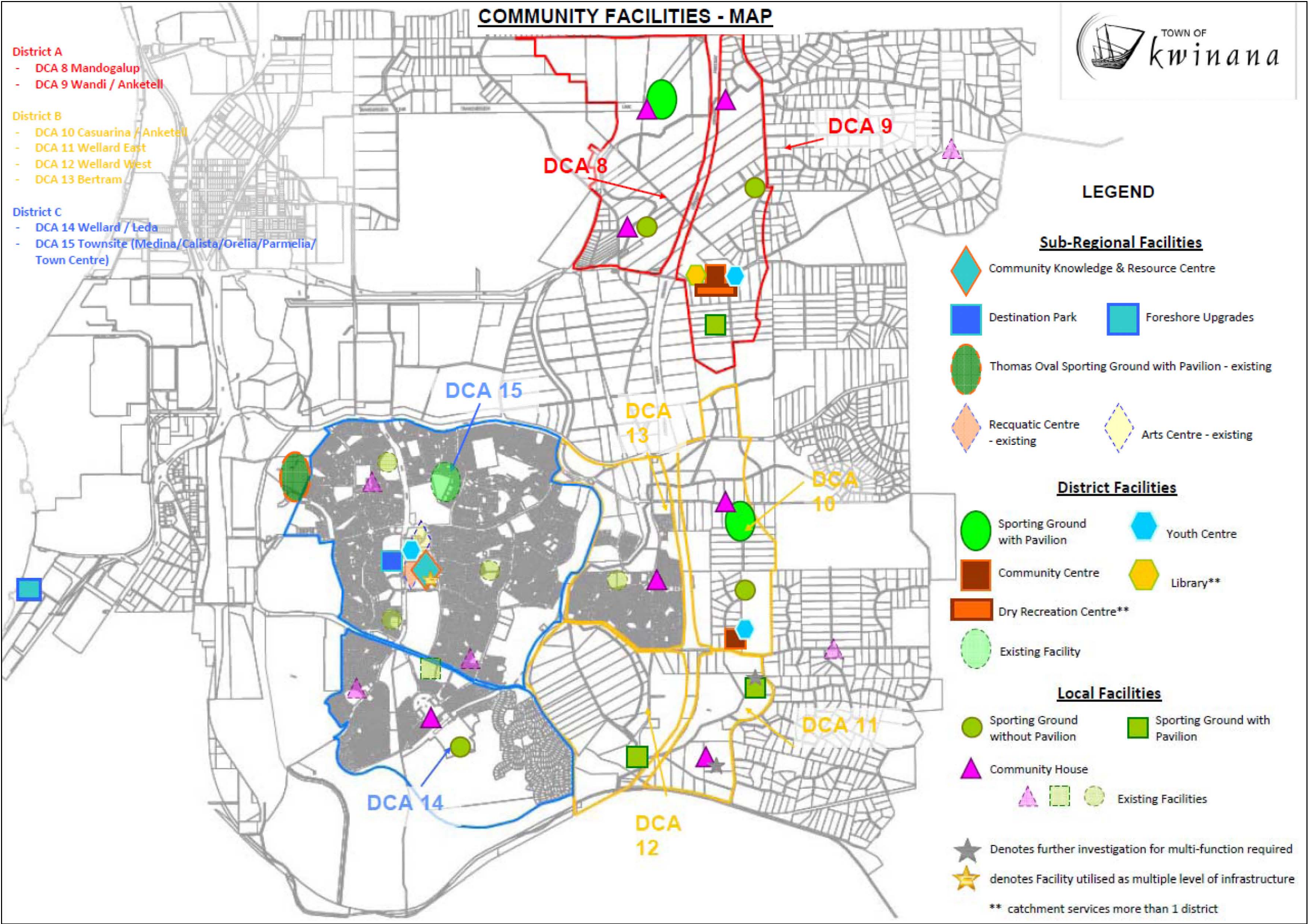
Date _____

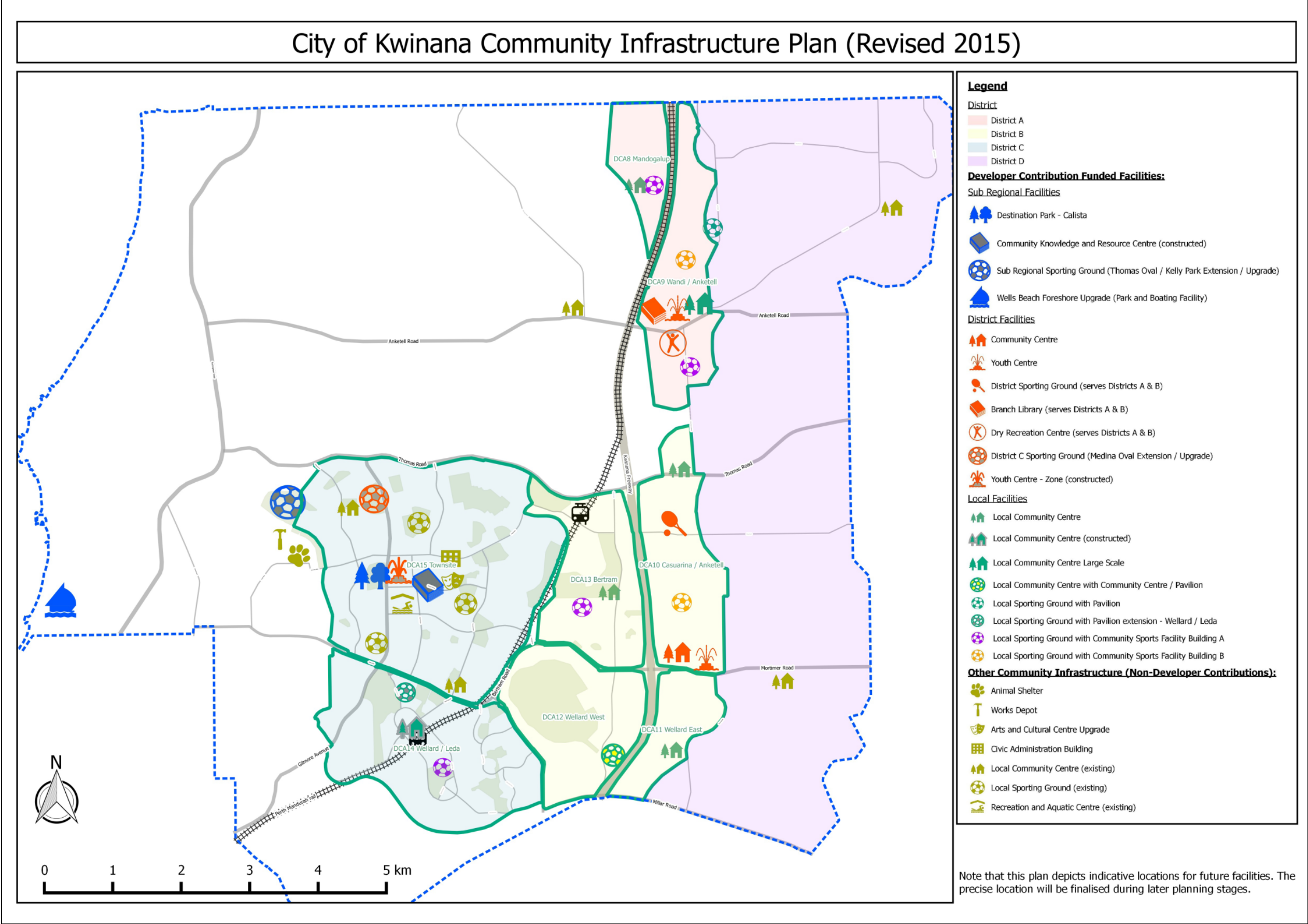
FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

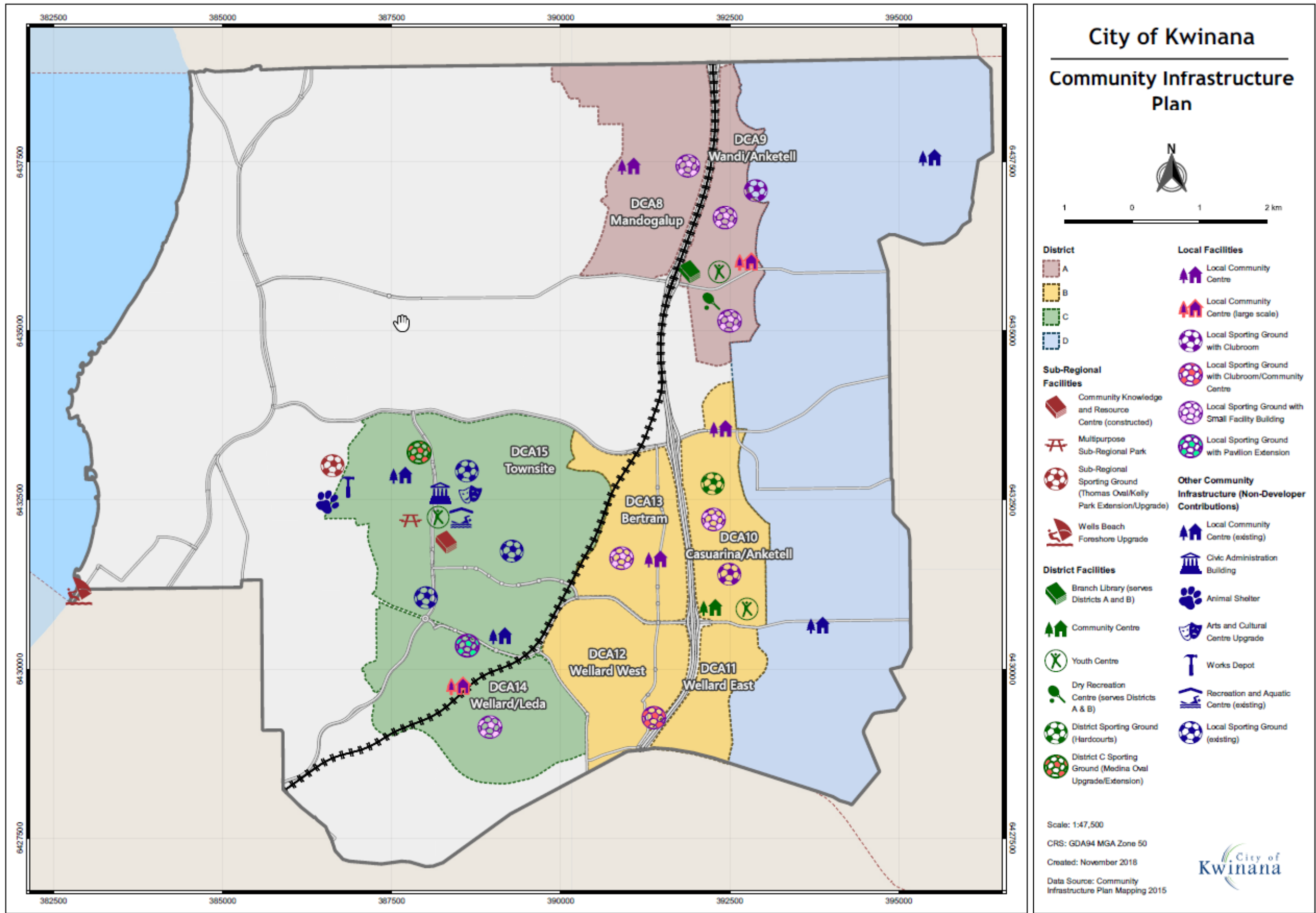
Date _____

ATTACHMENT 1 – Community Infrastructure Plan map (2009)





ATTACHMENT 3 – Adopted Community Infrastructure Plan map (2018)



ATTACHMENT 4 – Advertised version of Schedule V of TPS2 – DCPs 8-15 - 2015

AMO 115GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 8
Area Name:	Mandogalup-Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan .
Infrastructure and Administrative Items to be funded:	<p>Purpose-</p> <p>Land developers within DCA 8 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre - Dry Recreation Centre (serves Districts A and B) - to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Community Sports Facility Building A <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 9
Area Name:	Wandi / Anketell – Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan .
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 9 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) - to be located within District B - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre Large Scale - Local Sporting Ground with Pavilion - Local Sporting Ground with Community Sports Facility Building A - Local Sporting Ground with Community Sports Facility Building B <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 10
Area Name:	Casuarina / Anketell Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 10 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Community Sports Facility Building B <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculation contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 11
Area Name:	Wellard (East) Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 11 shall make contributions towards the following infrastructure items—</p> <p>1. Sub-Regional Facilities—</p> <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) <p>2. District B Facilities—</p> <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A <p>3. Local Facilities—</p> <ul style="list-style-type: none"> - Local Community Centre <p>4. Administrative costs including—</p> <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 12
Area Name:	Wellard (West) Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administration Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 12 shall make contributions towards the following infrastructure items—</p> <ol style="list-style-type: none"> 1. Sub-Regional Facilities— <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) 2. District B Facilities— <ul style="list-style-type: none"> - District Sporting Ground (serves Districts A and B) – to be located within District B - District Community Centre - District Youth Centre - Dry Recreation Centre (serves Districts A and B) – to be located within District A - Branch Library (serves Districts A and B) – to be located within District A 3. Local Facilities— <ul style="list-style-type: none"> - Local Sporting Ground with Community Centre / Pavilion 4. Administrative costs including— <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 13
Area Name:	Bertram – Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 13 shall make contributions towards the following infrastructure items—</p> <ol style="list-style-type: none"> Sub-Regional Facilities— <ul style="list-style-type: none"> Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) Destination Park—Calista Wells Beach Foreshore Upgrade (Park and Boating facility) Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) District B Facilities— <ul style="list-style-type: none"> District Sporting Ground (serves Districts A and B) – to be located within District B District Community Centre District Youth Centre Dry Recreation Centre (serves Districts A and B) – to be located within District A Branch Library (serves Districts A and B) – to be located within District A Local Facilities— <ul style="list-style-type: none"> Local Community Centre Local Sporting Ground with Community Sports Facility Building A Administrative costs including— <ul style="list-style-type: none"> costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) costs to prepare and review estimates costs to prepare the 'Cost Apportionment Schedule' valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> demand for a facility that is generated by the current population; demand created by external usage—the proportion of use drawn from outside of the main catchment area; and future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 14
Area Name:	Wellard / Leda Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 14 shall make contributions towards the following infrastructure items—</p> <ol style="list-style-type: none"> 1. Sub-Regional Facilities— <ul style="list-style-type: none"> - Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) - Destination Park—Calista - Wells Beach Foreshore Upgrade (Park and Boating facility) - Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) 2. District C Facilities— <ul style="list-style-type: none"> - Community Centre (proportionate to Regional Centre) - District Youth Centre - District Sporting Ground (Medina Oval extension/upgrade) 3. Local Facilities— <ul style="list-style-type: none"> - Local Community Centre - Local Sporting Ground with Pavilion extension - Local Sporting Ground with Community Sports Facility Building A 4. Administrative costs including— <ul style="list-style-type: none"> - costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) - costs to prepare and review estimates - costs to prepare the 'Cost Apportionment Schedule' - valuation costs
Method for calculating contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> - demand for a facility that is generated by the current population; - demand created by external usage—the proportion of use drawn from outside of the main catchment area; and - future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	<p>The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 15
Area Name:	Town Centre (Medina, Calista, Orelia, Parmelia) – Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the City of Kwinana's Strategic Plan for the Future, Long Term Financial Plan and Community Infrastructure Plan.
Infrastructure and Administrative Items to be funded:	<p>Purpose —</p> <p>Land developers within DCA 15 shall make contributions towards the following infrastructure items—</p> <ol style="list-style-type: none"> Sub-Regional Facilities— <ul style="list-style-type: none"> Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) Destination Park—Calista Wells Beach Foreshore Upgrade (Park and Boating facility) Sub Regional Sporting Ground (Thomas Oval / Kelly Park extension/upgrade) District C Facilities— <ul style="list-style-type: none"> Community Knowledge and Resource Centre (excluding leasable office space and cafe' component) District Youth Centre District Sporting Ground (Medina Oval extension/upgrade) Administrative costs including— <ul style="list-style-type: none"> costs to prepare and (for standard items only) administer the DCP during the period of operation (including but not limited to legal expenses, valuation fees, proportion of Staff salaries, computer software or hardware for purpose of administering DCP) costs to prepare and review estimates costs to prepare the 'Cost Apportionment Schedule' valuation costs
Method for calculation contributions:	<p>The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the DCA. Costs have been calculated on the 'per dwelling' demand identified for each infrastructure item within the DCA. This calculation includes any residential component of a commercial or mixed use development and excludes the—</p> <ul style="list-style-type: none"> demand for a facility that is generated by the current population; demand created by external usage—the proportion of use drawn from outside of the main catchment area; and future usage—the proportion of usage that will be generated by future development outside of the DCP timeframe.
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when at least 75% of the population catchment for the facility is achieved.
Review Process:	The DCP will be reviewed at a minimum of once every five (5) years however, may be reviewed more frequently if considered necessary by the City. The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.

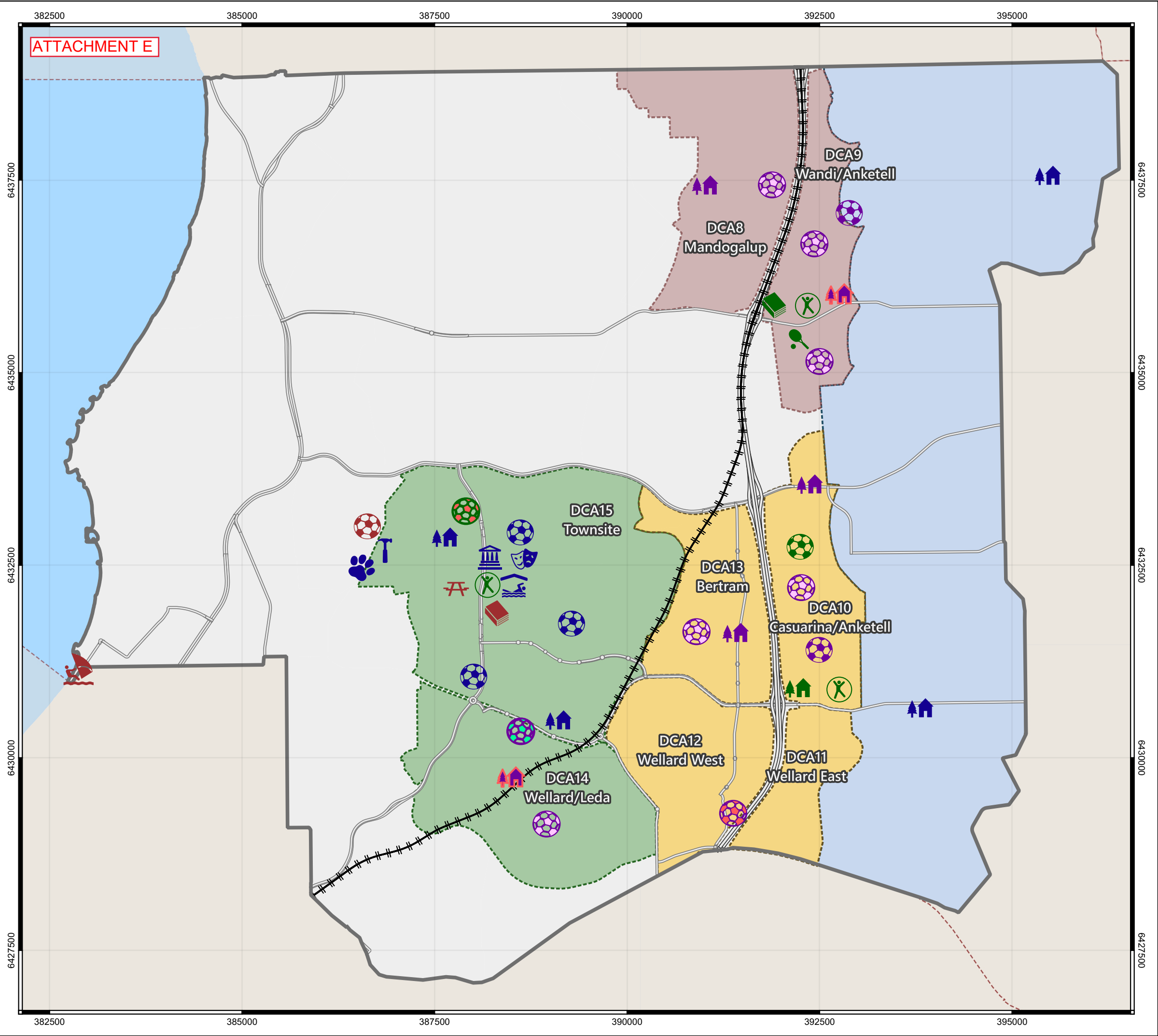
ATTACHMENT 5 – Capital Expenditure Schedule – December 2018 as adopted

Community Infrastructure Plan Appendix 2 : Capital Expenditure Schedule															
District	DCA	Infrastructure Item	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
A	8 Mandogalup	Local Community Centre						174,000	1,706,000	1,766,000					3,646,000
A	8 Mandogalup	Local Sporting Ground with Small Facility Building						46,000	457,000	473,000					976,000
A	9 Wandi-Anketell	Local Sporting Ground with Clubroom	1,010,000	1,030,000											2,040,000
A	9 Wandi-Anketell North	Local Community Centre – Large Scale			170,000	1,660,000	1,710,000								3,540,000
A	9 Wandi-Anketell North	Local Sporting Ground with Small Facility Building						43,000	457,000	473,000					973,000
A	9 Anketell North	Local Sporting Ground with Small Facility Building					45,000	441,000	457,000						943,000
A	9 Anketell North	District Youth Centre						342,000	3,363,000	3,481,000					7,186,000
B	10 Casuarina-Anketell South	Local Community Centre			159,000	1,546,000	1,593,000								3,298,000
B	10 Casuarina-Anketell South	Local Sporting Ground with Small Facility Building						46,000	457,000	473,000					976,000
B	10 Casuarina-Anketell South	Local Sporting Ground with Clubroom									135,000	1,334,000	1,370,000		2,839,000
B	12 Wellard West	Local Sporting Ground Clubroom/Community Centre		2,787,000	2,857,000										5,644,000
B	10 Casuarina-Anketell South	District Community Centre										318,000	3,129,000	3,238,000	6,685,000
B	10 Casuarina-Anketell South	District Youth Centre										392,000	3,859,000	3,994,000	8,245,000
A & B	10 Casuarina-Anketell South	Dry Recreation Centre						694,000	6,825,000	7,064,000					14,583,000
A & B	9 Anketell North	Branch Library			314,000	3,061,000	3,153,000								6,528,000
A & B	10 Casuarina-Anketell South	District Hard Courts									438,000	4,309,000	4,459,000		9,206,000
C	14 Wellard - Leda	Local Sporting Ground with Small Facility Building					45,000	441,000	457,000						943,000
C	15 Medina/Parmelia/Calista/Kwinana TC	District Sporting Ground – Medina Oval Extension/Upgrade												634,000	634,000
C	15 Medina/Parmelia/Calista/Kwinana TC	Sub-Regional Sporting Facility – Thomas Oval Extension/Upgrade			80,000	779,000	803,000								1,662,000
Other	Sub-Regional	Wells Park Kwinana Beach Foreshore Upgrade - TBA													
Other	Sub-Regional	Arts and Cultural Centre Upgrade	90,000	984,000	1,008,000										2,082,000
Other	Sub-Regional	Animal Shelter - TBA													
Other		Works Depot - TBA													
Other		Civic Administration Building – TBA													
		Total	1,100,000	4,801,000	4,588,000	7,046,000	7,349,000	2,227,000	14,179,000	13,730,000	573,000	6,353,000	12,817,000	7,866,000	82,629,000

ATTACHMENT 6 – draft Cost Apportionment Schedule (advertised version – not modified)

[illegible]

ATTACHMENT E



City of Kwinana

Community Infrastructure Plan



District

- A
- B
- C
- D

Sub-Regional Facilities

- Community Knowledge and Resource Centre (constructed)
- Multipurpose Sub-Regional Park
- Sub-Regional Sporting Ground (Thomas Oval/Kelly Park Extension/Upgrade)
- Wells Beach Foreshore Upgrade

District Facilities

- Branch Library (serves Districts A and B)
- Community Centre
- Youth Centre
- Dry Recreation Centre (serves Districts A & B)
- District Sporting Ground (Hardcourts)
- District C Sporting Ground (Medina Oval Upgrade/Extension)

Local Facilities

- Local Community Centre
- Local Community Centre (large scale)
- Local Sporting Ground with Clubroom
- Local Sporting Ground with Clubroom/Community Centre
- Local Sporting Ground with Small Facility Building
- Local Sporting Ground with Pavilion Extension

Other Community Infrastructure (Non-Developer Contributions)

- Local Community Centre (existing)
- Civic Administration Building
- Animal Shelter
- Arts and Cultural Centre Upgrade
- Works Depot
- Recreation and Aquatic Centre (existing)
- Local Sporting Ground (existing)

Scale: 1:47,500

CRS: GDA94 MGA Zone 50

Created: November 2018

Data Source: Community Infrastructure Plan Mapping 2015



16 Reports - Civic Leadership

16.1 Monthly Financial Report November 2018

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ended 30 November 2018 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council:

1. Accepts the Monthly Statements of Financial Activity for the period ended 30 November 2018, contained within Attachment A; and
2. Accepts the explanations for material variances for the period ended 30 November 2018, contained within Attachment A.

DISCUSSION:

The purpose of this report is to provide a monthly financial report, which includes rating, investment, reserve, debtor, and general financial information to Elected Members in accordance with Section 6.4 of the *Local Government Act 1995*.

The period of review is November 2018. The municipal surplus for this period is \$31,612,931 compared to a budget position of \$28,104,919. This is considered a satisfactory result for the City as the City is maintaining a healthy budget surplus position.

Income for the November 2018 period year to date is \$52,999,706. This is made up of \$50,323,579 in operating revenues and \$2,676,127 in non-operating grants, contributions and subsidies received. The budget estimated \$51,960,277 would be received for the same period. The variance to budget is \$1,039,429. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

Expenditure for the November 2018 period year to date is \$29,172,887. This is made up of \$27,672,503 in operating expenditure and \$1,500,384 in capital expenditure. The budget estimated \$31,333,406 would be spent for the same period. The variance to budget is \$2,160,519. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

LEGAL/POLICY IMPLICATIONS:

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

16.1 MONTHLY FINANCIAL REPORT NOVEMBER 2018

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications relating to the preparation of the report. Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed in the Monthly Financial Report contained within Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environment implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

COMMUNITY ENGAGEMENT:

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

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	Inadequate management of the City's provisions, revenues and expenditures.
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information

16.1 MONTHLY FINANCIAL REPORT NOVEMBER 2018

Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate the risk)
Response to risk treatment required/in place	Annual adoption of variance tolerances for reporting purposes.
Rating (after treatment)	Low

COUNCIL DECISION

380

MOVED CR S MILLS**SECONDED CR S LEE****That Council:**

- 1. Accepts the Monthly Statements of Financial Activity for the period ended 30 November 2018, contained within Attachment A; and**
- 2. Accepts the explanations for material variances for the period ended 30 November 2018, contained within Attachment A.**

CARRIED
7/0

Monthly Financial Report

CITY OF KWINANA

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) For the Period Ended 30 November 2018

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

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CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 30 November 2018

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	\$	%
Opening Funding Surplus(Deficit)	2	1,345,947	1,345,947	1,345,947	1,259,903	(86,044)	(6%)
Revenue from operating activities							
Governance		35,760	35,760	32,261	174,818	142,557	442%
General Purpose Funding - Rates	8	38,101,480	38,101,480	37,836,641	37,826,009	(10,632)	(0%)
General Purpose Funding - Other		4,477,650	4,477,650	2,024,998	1,516,368	(508,630)	(25%)
Law, Order and Public Safety		330,500	330,500	167,605	204,076	36,471	22%
Health		153,066	153,066	14,951	41,763	26,812	179%
Education and Welfare		7,168,961	7,209,461	2,976,631	3,157,494	180,863	6%
Community Amenities		5,534,442	5,534,442	5,122,217	5,233,245	111,028	2%
Recreation and Culture		2,999,818	3,002,518	1,234,813	1,370,993	136,180	11%
Transport		179,611	179,611	104,611	170,022	65,411	63%
Economic Services		1,280,762	1,280,762	577,930	563,353	(14,577)	(3%)
Other Property and Services		1,364,646	1,364,646	574,940	65,438	(509,502)	(89%)
		61,626,696	61,669,896	50,667,598	50,323,579	(344,019)	(1%)
Expenditure from operating activities							
Governance		(2,596,800)	(2,619,595)	(1,075,123)	(2,178,214)	(1,103,091)	(103%)
General Purpose Funding		(790,130)	(790,130)	(324,553)	(275,822)	48,731	15%
Law, Order and Public Safety		(3,369,960)	(3,401,521)	(1,365,450)	(1,222,433)	143,018	10%
Health		(950,887)	(944,777)	(376,824)	(319,921)	56,903	15%
Education and Welfare		(11,379,613)	(11,657,775)	(4,793,198)	(4,561,953)	231,245	5%
Community Amenities		(10,248,550)	(10,275,616)	(3,906,042)	(3,436,127)	469,915	12%
Recreation and Culture		(22,098,138)	(22,264,585)	(8,847,192)	(8,211,954)	635,238	7%
Transport		(15,431,921)	(15,941,070)	(6,480,426)	(5,706,224)	774,202	12%
Economic Services		(1,861,358)	(1,859,656)	(749,941)	(562,678)	187,263	25%
Other Property and Services		(3,942,836)	(3,216,668)	(1,311,648)	(1,197,178)	114,470	9%
		(72,670,193)	(72,971,393)	(29,230,397)	(27,672,503)	1,557,894	5%
Operating activities excluded from budget							
Add back Depreciation		13,672,393	13,672,393	5,696,855	5,944,097	247,242	4%
Adjust (Profit)/Loss on Asset Disposal	7	189,040	189,040	0	87,837	87,837	
Movement in deferred pensioner rates		0	0	0	12,781	12,781	
Amount attributable to operating activities		2,817,936	2,559,936	27,134,056	28,695,791	1,561,735	6%
Investing Activities							
Non-operating Grants, Subsidies and Contributions		4,285,605	4,285,605	1,292,679	2,676,127	1,383,448	(107%)
Proceeds from Disposal of Assets	7	423,500	425,200	267,200	277,712	10,512	(4%)
Reimbursement of Developer Contributions		0	0	0	(140,007)	(140,007)	
Land and Buildings	11	(4,937,050)	(4,774,573)	(777,859)	(384,328)	393,531	51%
Plant, Furniture and Equipment	11	(2,458,200)	(2,459,900)	(591,700)	(546,719)	44,981	8%
Infrastructure Assets - Roads	11	(3,000,084)	(3,025,084)	(183,741)	(162,846)	20,895	11%
Infrastructure Assets - Parks and Reserves	11	(1,869,669)	(1,892,396)	(283,272)	(113,500)	169,772	60%
Infrastructure Assets - Footpaths	11	(193,560)	(205,560)	(193,560)	(183,894)	9,666	5%
Infrastructure Assets - Drainage	11	(2,339,323)	(2,339,323)	(44,083)	(85,084)	(41,001)	(93%)
Infrastructure Assets - Street Lighting	11	(394,272)	(297,272)	(8,783)	(6,283)	2,500	28%
Infrastructure Assets - Bus Shelters	11	(20,000)	(20,000)	(13,011)	(11,718)	1,293	10%
Infrastructure Assets - Car Parks	11	0	(7,000)	(7,000)	(6,012)	988	14%
Amount attributable to investing activities		(10,503,053)	(10,310,303)	(543,130)	1,313,448	1,856,578	(342%)
Financing Activities							
Proceeds from New Debentures	9	2,268,000	2,268,000	0	0	0	0%
Self-Supporting Loan Principal		16,168	16,168	6,735	8,018	1,283	19%
Transfer from Reserves	6	9,499,275	9,649,275	809,190	875,044	65,854	8%
Repayment of Debentures	9	(777,133)	(777,133)	(22,879)	(30,896)	(8,017)	35%
Transfer to Reserves	6	(4,667,140)	(4,727,140)	(625,000)	(508,377)	116,623	19%
Amount attributable to financing activities		6,339,170	6,429,170	168,046	343,788	175,742	105%
Closing Funding Surplus(Deficit)	2	0	24,750	28,104,919	31,612,931	3,508,012	12%

This statement is to be read in conjunction with the accompanying Financial Statements and notes. All material variances are discussed in Note 1.

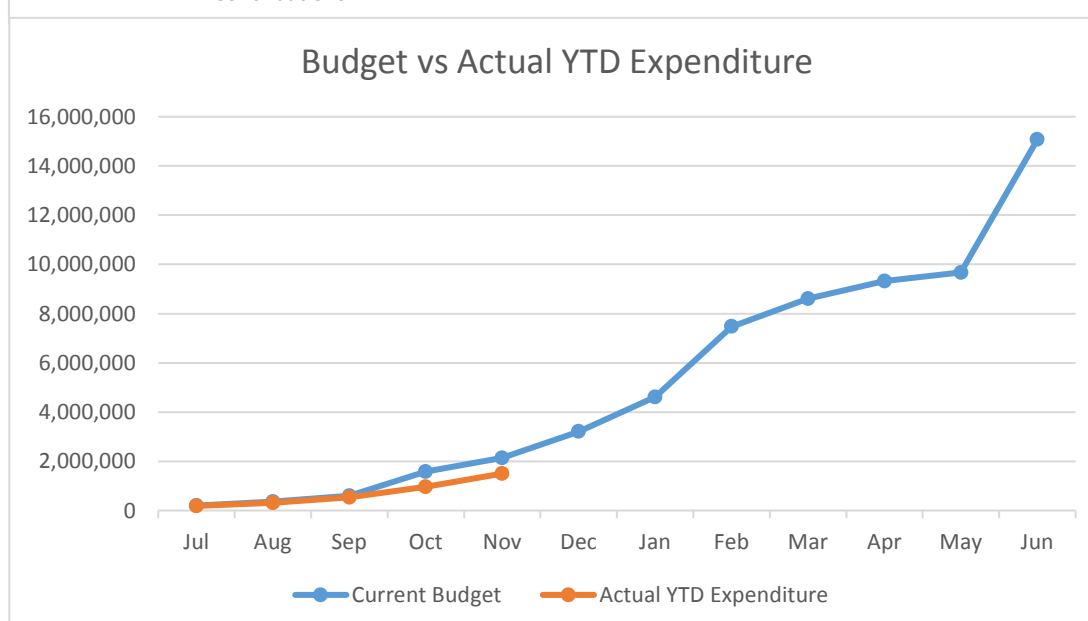
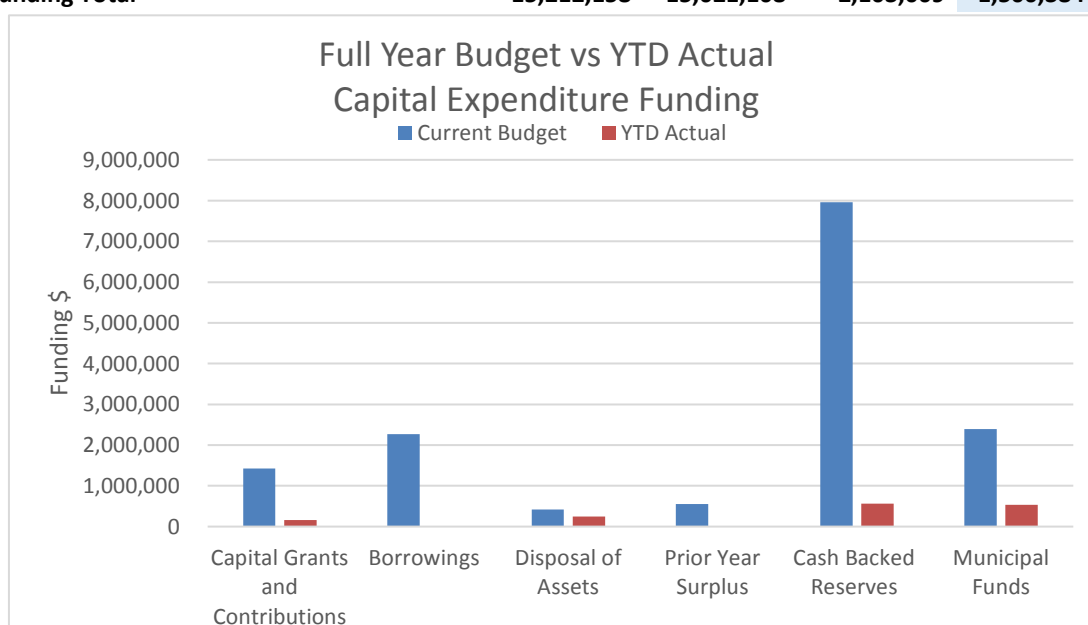
CITY OF KWINANA
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 30 November 2018

	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)
		\$	\$	\$	\$	\$	%
Opening Funding Surplus (Deficit)	2	1,345,947	1,345,947	1,345,947	1,259,903	(86,044)	(6%)
Revenue from operating activities							
Rates	8	38,101,480	38,101,480	37,836,641	37,826,009	(10,632)	(0%)
Operating Grants, Subsidies and Contributions		7,639,227	7,682,427	3,207,593	3,272,341	64,748	2%
Fees and Charges		11,694,484	11,694,484	7,845,156	7,991,745	146,589	2%
Interest Earnings		2,690,500	2,690,500	1,188,919	915,415	(273,504)	(23%)
Other Revenue		1,489,873	1,489,873	589,289	314,386	(274,903)	(47%)
Profit on Disposal of Assets	7	11,132	11,132	0	3,684	3,684	
		61,626,696	61,669,896	50,667,598	50,323,579	(344,019)	(1%)
Expenditure from operating activities							
Employee Costs		(28,625,503)	(28,334,303)	(11,103,355)	(10,410,821)	692,534	6%
Materials and Contracts		(26,006,185)	(26,598,585)	(10,806,867)	(9,674,583)	1,132,284	10%
Utility Charges		(2,361,417)	(2,361,417)	(923,742)	(936,013)	(12,271)	(1%)
Depreciation on Non-Current Assets		(13,672,393)	(13,672,393)	(5,696,855)	(5,944,097)	(247,242)	(4%)
Interest Expenses		(1,111,762)	(1,111,762)	(47,946)	(19,042)	28,904	60%
Insurance Expenses		(570,108)	(570,108)	(569,894)	(586,896)	(17,002)	(3%)
Other Expenditure		(122,653)	(122,653)	(81,738)	(9,531)	72,207	88%
Loss on Disposal of Assets	7	(200,172)	(200,172)	0	(91,521)	(91,521)	
		(72,670,193)	(72,971,393)	(29,230,397)	(27,672,503)	1,557,894	5%
Operating activities excluded from budget							
Add back Depreciation		13,672,393	13,672,393	5,696,855	5,944,097	247,242	4%
Adjust (Profit)/Loss on Asset Disposal	7	189,040	189,040	0	87,837	87,837	
Movement in deferred pensioner rates		0	0	0	12,781	12,781	
Amount attributable to operating activities		2,817,936	2,559,936	27,134,056	28,695,791	1,561,735	6%
Investing activities							
Grants, Subsidies and Contributions		4,285,605	4,285,605	1,292,679	2,676,127	1,383,448	(107%)
Proceeds from Disposal of Assets	7	423,500	425,200	267,200	277,712	10,512	(4%)
Reimbursement of Developer Contributions		0	0	0	(140,007)	(140,007)	
Land and Buildings	11	(4,937,050)	(4,774,573)	(777,859)	(384,328)	393,531	51%
Plant, Furniture and Equipment	11	(2,458,200)	(2,459,900)	(591,700)	(546,719)	44,981	8%
Infrastructure Assets - Roads	11	(3,000,084)	(3,025,084)	(183,741)	(162,846)	20,895	11%
Infrastructure Assets - Parks and Reserves	11	(1,869,669)	(1,892,396)	(283,272)	(113,500)	169,772	60%
Infrastructure Assets - Footpaths	11	(193,560)	(205,560)	(193,560)	(183,894)	9,666	5%
Infrastructure Assets - Drainage	11	(2,339,323)	(2,339,323)	(44,083)	(85,084)	(41,001)	(93%)
Infrastructure Assets - Street Lighting	11	(394,272)	(297,272)	(8,783)	(6,283)	2,500	28%
Infrastructure Assets - Bus Shelters	11	(20,000)	(20,000)	(13,011)	(11,718)	1,293	10%
Infrastructure Assets - Car Parks	11	0	(7,000)	(7,000)	(6,012)	988	14%
Amount attributable to investing activities		(10,503,053)	(10,310,303)	(543,130)	1,313,448	1,856,578	(342%)
Financing Activities							
Proceeds from New Debentures	9	2,268,000	2,268,000	0	0	0	
Self-Supporting Loan Principal		16,168	16,168	6,735	8,018	1,283	19%
Transfer from Reserves	6	9,499,275	9,649,275	809,190	875,044	65,854	8%
Repayment of Debentures	9	(777,133)	(777,133)	(22,879)	(30,896)	(8,017)	35%
Transfer to Reserves	6	(4,667,140)	(4,727,140)	(625,000)	(508,377)	116,623	19%
Amount attributable to financing activities		6,339,170	6,429,170	168,046	343,788	175,742	105%
Closing Funding Surplus (Deficit)	2	0	24,750	28,104,919	31,612,931	3,508,012	12%

This statement is to be read in conjunction with the accompanying Financial Statements and notes. All material variances are discussed in Note 1.

CITY OF KWINANA
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 30 November 2018

Capital Acquisitions	Note	Adopted Annual Budget	Current Annual Budget	YTD Budget (a)	YTD Actual Total (b)	Variance (a) - (b)
		\$	\$	\$	\$	\$
Land and Buildings	11	4,937,050	4,774,573	777,859	384,328	393,531
Plant, Furniture and Equipment	11	2,458,200	2,459,900	591,700	546,719	44,981
Infrastructure Assets - Roads	11	3,000,084	3,025,084	183,741	162,846	20,895
Infrastructure Assets - Parks and Reserves	11	1,869,669	1,892,396	283,272	113,500	169,772
Infrastructure Assets - Footpaths	11	193,560	205,560	193,560	183,894	9,666
Infrastructure Assets - Drainage	11	2,339,323	2,339,323	44,083	85,084	(41,001)
Infrastructure Assets - Street Lighting	11	394,272	297,272	8,783	6,283	2,500
Infrastructure Assets - Bus Shelters	11	20,000	20,000	13,011	11,718	1,293
Infrastructure Assets - Car Parks	11	0	7,000	7,000	6,012	988
Capital Expenditure Totals		15,212,158	15,021,108	2,103,009	1,500,384	602,625
Capital acquisitions funded by:						
Capital Grants and Contributions		1,423,989	1,423,989	577,275	159,586	417,689
Borrowings		2,268,000	2,268,000	0	0	0
Disposal of Assets		423,500	423,500	277,712	243,890	33,822
Prior Year Surplus		550,934	550,934	0	0	0
Cash Backed Reserves		8,133,427	7,962,677	0	564,010	(564,010)
Municipal Funds		2,412,308	2,392,008	1,248,022	532,898	715,124
Capital Funding Total		15,212,158	15,021,108	2,103,009	1,500,384	602,625



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 1: Explanation of Operating Revenue and Expenditure Material Variances by Nature and Type

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2018/19 year is the greater of \$50,000 or 5%.

Nature and Type Category	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues					
Rates	(10,632)	(0%)		No Material Variance	
Operating Grants, Subsidies and Contributions	64,748	2%		No Material Variance	
Fees and Charges	146,589	2%		No Material Variance	
Interest Earnings	(273,504)	(23%)	M	Timing	Timing variance as budget has been spread evenly over the 12 months. Deposits are being invested for longer periods in order to secure higher returns. The investments note (Note 3) shows the redemption date, interest rate and forecast interest revenue.
Other Revenue	(274,903)	(47%)	M	Timing	The Engineering capital project management fee will be revised as part of Budget Review.
Profit on Disposal of Assets	3,684			No Material Variance	
Operating Expense					
Employee Costs	692,534	6%	M	Permanent	Salary savings due to vacancies in budgeted positions.
Materials and Contracts	1,132,284	10%	M	Timing	Costs have predominantly been budgeted to be spent over 12 months. Each month, a number of invoices are not received until after period end processing has finished, resulting in the expenditure reported in these statements not reflecting the actual cost in the month the expense was incurred. City Officers are looking at ways to improve reporting and ensure that these costs are captured in line with when the works are completed.
Utility Charges	(12,271)	(1%)		No Material Variance	
Depreciation on Non-Current Assets	(247,242)	(4%)		No Material Variance	
Interest Expenses	28,904	60%		No Material Variance	
Insurance Expenses	(17,002)	(3%)		No Material Variance	
Other Expenditure	72,207	88%	M	Timing	Timing variance due to City contribution to Wellard Village agreement not payable to date.
Loss on Disposal of Assets	(91,521)	0%	M	Timing	Vehicles were budgeted to be disposed later in the year.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 1: Explanation of Operating Revenue and Expenditure Material Variances by Nature and Type

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

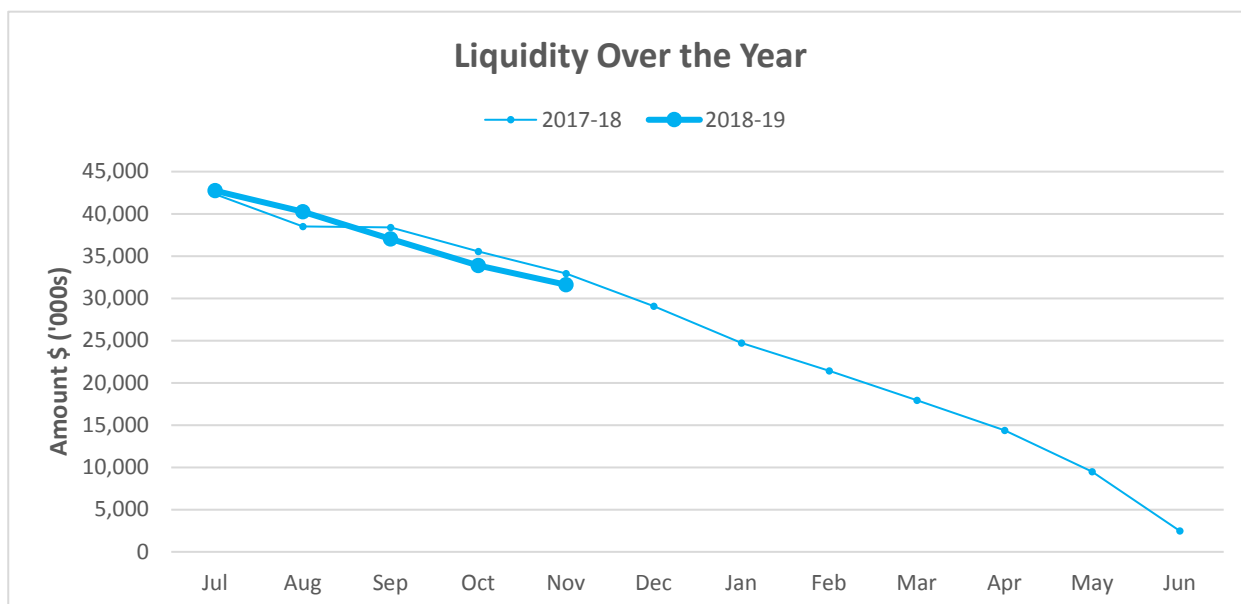
The material variance adopted by Council for the 2018/19 year is the greater of \$50,000 or 5%.

Nature and Type Category	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Capital Revenues					
Grants, Subsidies and Contributions	1,383,448	(107%)	M	Timing	Timing of contributions is difficult to estimate due to the unknown timing of subdivisions.
Proceeds from Disposal of Assets	10,512	(4%)		No Material Variance	
Capital Expenses					
Land and Buildings	393,531	51%	M	Timing	Works have begun on the budgeted projects, with funds committed through purchase orders. Matching of expenditure to budget will occur once invoices have been received from suppliers, approved and processed.
Plant, Furniture & Equipment	44,981	8%		No Material Variance	
Infrastructure - Roads	20,895	11%		No Material Variance	
Infrastructure Assets - Parks and Reserves	169,772	60%	M	Timing	Works have begun on the budgeted projects, tenders sought and awaiting approval.
Infrastructure Assets - Footpaths	9,666	5%		No Material Variance	
Infrastructure Assets - Drainage	(41,001)	(93%)		No Material Variance	
Infrastructure Assets - Street Lighting	2,500	28%		No Material Variance	
Infrastructure Assets - Bus Shelters	1,293	10%		No Material Variance	
Infrastructure Assets - Car Parks	988	14%		No Material Variance	
Financing					
Proceeds from New Debentures	0	0%		No Material Variance	
Proceeds from Advances	0	0%		No Material Variance	
Self-Supporting Loan Principal	1,283	19%		No Material Variance	
Transfer from Reserves	65,854	8%	M	Timing	Reconciliation of Reserves and subsequent transfers will be conducted during December as part of the Budget Review process.
Advances to Community Groups	0	0%		No Material Variance	
Repayment of Debentures	(8,017)	0%		No Material Variance	
Transfer to Reserves	116,623	19%	M	Timing	Reconciliation of Reserves and subsequent transfers will be conducted during December as part of the Budget Review process.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 2: Net Current Funding Position

		Last Years Closing	This Time Last Year	Current
	Note	30 June 2018	30 Nov 2017	30 Nov 2018
		\$	\$	\$
Current Assets				
Cash Unrestricted		21,137	18,778,025	15,220,311
Cash Restricted - Reserves	6	52,875,771	49,415,465	52,509,104
Receivables - Rates	5(a)	3,597,121	16,083,024	18,233,280
Receivables - Sundry Debtors	5(b)	720,635	949,354	1,576,340
Other Current Assets		411,656	164,194	1,148,245
Accrued Income		491,927	0	0
Inventories		34,180	34,277	30,141
		58,152,427	85,424,339	88,717,421
Less: Current Liabilities				
		(4,016,753)	(3,082,425)	(4,595,387)
Less: Cash Reserves	6	(52,875,771)	(49,415,465)	(52,509,104)
Net Current Funding Position - Surplus/(Deficit)		1,259,903	32,926,449	31,612,931



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 3(a): Cash and Investments

	Total Amount	Interest Rate	Calculated Interest Earnings	Institution	S&P Rating	Deposit Date	Maturity Date	Term Days
	\$	%	\$					
CBA Municipal Bank Account	4,281,849	Variable	N/A	CBA	AA	N/A	N/A	N/A
CBA Trust Bank Account	2,048,328	Variable	N/A	CBA	AA	N/A	N/A	N/A
Cash On Hand - Petty Cash	4,770	N/A	N/A	PC	N/A	N/A	N/A	N/A
Sub-total Cash Deposits	6,334,946							
(b) Term Deposits - Investments								
BEN - TD2716903	2,000,000	2.75%	48,671	BEN	A	22/08/2018	11/07/2019	323
BWA - TD4749321	2,000,000	2.75%	40,534	BWA	AA	28/08/2018	24/05/2019	269
BWA - TD4749322	2,000,000	2.75%	48,822	BWA	AA	28/08/2018	18/07/2019	324
BWA - TD4752169	2,000,000	2.62%	12,921	BWA	AA	04/09/2018	03/12/2018	90
BEN - TD2737116	4,000,000	2.68%	80,180	BEN	A	11/09/2018	11/06/2019	273
NAB - TD33-586-9867	2,000,000	2.65%	17,279	NAB	AA	11/09/2018	08/01/2019	119
NAB - TD33-629-1673	2,000,000	2.70%	38,318	NAB	AA	11/09/2018	28/05/2019	259
Sub-total - Term Deposits - Investments	16,000,000		286,725					
Reserve Funds Investments (Cash Backed Reserves)								
Aged Persons Units Reserve - TD36-866-8236	757,873	2.67%	6,653	NAB	AA	01/11/2018	01/03/2019	120
Asset Management Reserve - TD36-842-8945	508,854	2.67%	4,467	NAB	AA	01/11/2018	01/03/2019	120
Asset Replacement Reserve - TD42-972-1062	507,731	2.69%	4,490	NAB	AA	05/11/2018	05/03/2019	120
Banksia Park DMF Reserve - TD42-997-1790	116,973	2.69%	1,036	NAB	AA	05/11/2018	05/03/2019	120
Community Services & Emergency Relief Reserve - TD43-069-3230	87,329	2.69%	772	NAB	AA	05/11/2018	05/03/2019	120
CLAG Reserve - TD43-083-2341	269,329	2.69%	2,382	NAB	AA	05/11/2018	05/03/2019	120
Workers Compensation Reserve - TD69-136-9789	342,502	2.69%	3,029	NAB	AA	07/11/2018	07/03/2019	120
Settlement Agreement Reserve - TD68-951-1678	162,101	2.69%	1,434	NAB	AA	07/11/2018	07/03/2019	120
Infrastructure Reserve - TD68-832-2429	342,204	2.69%	3,027	NAB	AA	07/11/2018	07/03/2019	120
Golf Course Cottage Reserve - TD68-730-8350	28,401	2.69%	251	NAB	AA	07/11/2018	07/03/2019	120
Future Community Infrastructure Reserve - TD88-185-4822	1,392,416	2.65%	12,232	NAB	AA	15/08/2018	14/12/2018	121
Family Day Care Reserve - TD88-195-0531	1,496,264	2.65%	13,145	NAB	AA	15/08/2018	14/12/2018	121
Employee Leave Reserve - TD44-453-4644	2,077,584	2.65%	45,402	NAB	AA	27/08/2018	24/06/2019	301
Employee Leave Reserve - TD76-099-7157	2,090,308	2.65%	45,529	NAB	AA	28/08/2018	24/06/2019	300
Refuse Reserve - TD80-618-4101	2,213,259	2.67%	19,428	NAB	AA	31/10/2018	28/02/2019	120
Refuse Reserve - TD4770589	2,701,012	2.65%	23,532	BWA	AA	31/10/2018	28/02/2019	120
Refuse Reserve - DEAL 4777912	587,216	2.65%	5,116	BWA	AA	21/11/2018	21/03/2019	120
Information Technology Reserve	1,908,187	2.65%	16,625	BWA	AA	21/11/2018	21/03/2019	120
City Assist Initiative Reserve	102,083	2.65%	889	BWA	AA	21/11/2018	21/03/2019	120
Youth Engagement Strategy Reserve	147,943	2.65%	1,289	BWA	AA	21/11/2018	21/03/2019	120
Sub-total - Term Deposits - (Cash Backed Reserves)	17,839,570		210,727					
Reserve Funds Investments (Developer Contributions)								
DCA - 1 Hard Infrastructure - Bertram - TDB35732709.104	1,917,350	2.65%	16,705	CBA	AA	20/11/2018	20/03/2019	120
DCA - 2 Hard Infrastructure - Wellard	1,904,661	2.55%	15,968	BEN	A	21/11/2018	21/03/2019	120
DCA 5 - Hard Infrastructure - Wandi - GMI-Deal-10583862	1,322,659	2.69%	11,697	NAB	AA	26/11/2018	26/03/2019	120
DCA - 7 Hard Infrastructure - Mandogalup (West) - TD27-609-7675	11,713	2.65%	103	NAB	AA	15/08/2018	14/12/2018	121
DCA - 9 Soft Infrastructure - Wandj/Anketell - TD97-154-6348	10,487,573	2.65%	137,057	NAB	AA	30/08/2018	26/02/2019	180
DCA - 10 Soft Infrastructure - Casuarina/Anketell - TD27-453-1941	227,912	2.65%	2,002	NAB	AA	15/08/2018	14/12/2018	121
DCA - 11 Soft Infrastructure - Wellard East - TDB35732709.106	6,027,299	2.65%	52,512	CBA	AA	20/11/2018	20/03/2019	120
DCA - 12 Soft Infrastructure - Wellard West - TD4770154	6,758,735	2.67%	59,329	BWA	AA	30/10/2018	27/02/2019	120
DCA - 13 Soft Infrastructure - Bertram - TD27-521-3013	282,230	2.65%	2,479	NAB	AA	15/08/2018	14/12/2018	121
DCA - 14 Soft Infrastructure - Wellard/Leda - TD27-496-1706	504,779	2.65%	4,434	NAB	AA	15/08/2018	14/12/2018	121
DCA - 15 Soft Infrastructure - Townsite - TD27-479-8398	158,315	2.65%	1,391	NAB	AA	15/08/2018	14/12/2018	121
Sub-total - Reserve Funds Investments (Developer Contributions)	29,603,227		303,677					
Total	69,777,743		801,129					
Less Trust Bank	(2,048,328)							
Total Municipal Controlled Funds	67,729,415		801,129					

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 3(b): Cash and Investments - Compliance with Investment Policy

Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AAA & Bendigo Bank Kwinana Community Branch	7,904,661	6%	100%	✓
AA	61,868,312	94%	100%	✓
A	-	0%	60%	✓
BBB	-	0%	20%	✓
Unrated	-	-	20%	✓

Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
BEN (AAA)	7,904,661	6%	45%	✓
BWA (AA)	18,205,176	29%	45%	✓
CBA (AA)	14,274,826	24%	45%	✓
NAB (AA)	29,388,310	41%	45%	✓

Comments - Investment Policy Compliance

The City's investments are invested in line with Council Policy - Investments. The above tables exclude the total of petty cash (\$4,770) held by the City.
Interest received on the City's investments year to date is \$379,768.

5.5.1 Portfolio Credit Framework

To control the credit quality on the investment portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	100%
AA	A-1+	100%
A	A-1	60%
BBB	A-2	20%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

5.5.2 Counterparty Credit Framework

Exposure to an individual counterparty/institution will be restricted by its credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Long Term Rating	S&P Short Term Rating	Direct Investment Maximum for category %
AAA and Bendigo Bank Kwinana Community Branch	A-1+ and Bendigo Bank Kwinana Community Branch	45%
AA	A-1+	45%
A	A-1	25%
BBB	A-2	10%

If any of the investments within the portfolio are subject to a credit rating downgrade such that the portfolio credit percentages are no longer compliant with the Investment Policy, or there is a review of this policy, the investment will be divested as soon as practicable.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
		\$	\$
27/06/2018 Annual Budget Adoption			
			0
<u>Items not requiring Council Approval as per OCM 27/06/2018 Council Decision 210</u>			
Grant received from Children's Book Council of Australia to cover fees of authors, illustrators and storytellers			
400104.1106.60	Library - Op Exp - Advertising and Promotions	(1,200)	
300018.1297.15	Library - Op Rev - Library Contributions	1,200	
		0	0
Transfer Library software expenditure from IT budget to Library budget			
400761.2020.64	Computing Infrastructure - Corporate Applications	12,000	
400104.1124.60	Library - Computer Services	(12,000)	
		0	0
Transfer program income and expenditure to be managed by the Recquatic			
400275.2034.60	Recquatic operating expenditure - Senior Sational	(3,000)	
400275.2035.60	Recquatic operating expenditure - Active Women	(3,000)	
300234.2034.30	Recquatic operating income - Senior Sational	1,550	
300234.2035.30	Recquatic operating income - Active Women	1,550	
400094.1600.60	CDO Recreation & Leisure operating expenditure - Senior Sational	3,000	
400094.1600.60	CDO Recreation & Leisure operating expenditure - Active Women	3,000	
300158.1600.30	CDO Recreation & Leisure operating income - Senior Sational	(1,550)	
300158.1600.30	CDO Recreation & Leisure operating income - Active Women	(1,550)	
		0	0
Transfer funds to miscellaneous expendible equipment to Community Centres Admin budget			
400708.1144.60	Community Centres Admin - Expendable Equipment	(4,000)	
400733.1144.60	Bertram Community Centre - Expendable Equipment	1,000	
400731.1144.60	Darius Community Centre - Expendable Equipment	2,000	
400732.1144.60	Wellard Community Centre - Expendable Equipment	1,000	
		0	0
Temporary employment of City Legal Officer to assist the City Legal Team with tasks and projects			
400008.1210.61	Operating Expense – GSS Contract Salaries	(25,000)	
400512.1031.50	Operating Expense – Governance Salaries	25,000	
		0	0
Good Things Foundation granted funds to assistance with the Get Online Week as part of the City's involvement with the Be Connected program.			
400104.1106.60	Operating Expense – Library Advertising & Promotions	(1,500)	
300018.1297.15	Operating Income – Library Contributions & Donations	1,500	
		0	0
To cover the cost of fixed term Community Development Officer			
400067.1210.61	Operating Expense – Community Services Admin Contract Salaries Operating	(27,200)	
400092.1031.50	Expense – CDO Recreation & Leisure Salaries	27,200	
		0	0
To provide account for Environment Services to allocate legal expenses sought on development and sand mining issues. Funds available from Consultancy budget due to reduction of expected costs for Street Tree Data project.			
400439.1177.60	Operating Expense - Natural Environment Legal Expenses	(8,000)	
400439.1125.60	Operating Expense - Natural Environment Consultancy	8,000	
		0	0

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
Increase scope of Fire Notice project to include public notice, printing of leaflet and information letter, and postage to residents.			
400503.1220.60	Operating Expense - Fire and Emergency Stationery	(23,500)	
400053.1106.60	Operating Expense - Governance Advertising and Promotion	23,500	
		0	0
<u>Items approved by Council falling outside Council Decision 210</u>			
08/08/2018 Additional funds required for the completion of DCA 13 Local Sporting Ground with Community Sports Facility			
600019.1002.60	Capital expenditure - Kwinana Tennis Courts fencing	(150,000)	
700013.1917.06	Transfer from reserve - Future Community Infrastructure Reserve	150,000	
		0	0
22/08/2018 Capital projects funded in 2017/18 that were not finalised, requiring funds to be carried forward to 2018/19.			
600023.1565.60	Capital expenditure - Kwinana Tennis Courts fencing	(22,727)	
600008.1568.60	Capital expenditure - Medina Oval bitumenise entrance and carpark	(7,000)	
600015.1002.60	Capital expenditure - Building Contingency	29,727	
		0	0
12/09/2018 Transfer of Aged Person Units and Banksia Park capital works to operating maintenance for items that are under the threshold for asset capitalisation, including transfer from capital to operating reserves.			
400644.1600.60	Operating Expense – Aged Persons Unit Maintenance Program	(192,750)	
600067.1002.60	Capital Expense – Aged Persons Unit Building Renewals	192,750	
700074.1014.06	Reserve Transfer – Aged Persons Unit Operating	192,750	
700072.1014.06	Reserve Transfer – Aged Persons Unit Capital	(192,750)	
400643.1600.60	Operating Expense – Banksia Park Maintenance Program	(90,000)	
600068.1002.60	Capital Expense – Banksia Park Building Renewals	90,000	
700071.1016.06	Reserve Transfer – Banksia Park Operating	90,000	
700073.1786.06	Reserve Transfer – Banksia Park Capital	(90,000)	
		0	0
12/09/2018 Aboriginal Resource Worker funding from the Department of Education and Training, and My Time funding from Ngala had not been confirmed at the time of the Budget 2018/2019 preparation. This funding has now been confirmed and the expenditure budgets are required to be applied. The additional cost of the Aboriginal Resource Worker program is proposed to be funded from a reduction in Family Day Care general employee expenditure.			
400654.1031.50	Employee Expense - Family Day Care Aboriginal Resource - Salaries	(26,369)	
400654.1035.50	Employee Expense - Family Day Care Aboriginal Resource - Superannuation	(3,164)	
400655.1126.60	Operating Expense - Family Day Care Aboriginal Resource - Consumables	(4,500)	
400655.1195.60	Operating Expense - Family Day Care Aboriginal Resource – Other Expenses	(3,500)	
400655.1210.61	Operating Expense - Family Day Care Aboriginal Resource – Salaries Contract	(2,000)	
400655.1226.60	Operating Expense - Family Day Care Aboriginal Resource - Telephone	(450)	
400655.1826.60	Operating Expense - Family Day Care Aboriginal Resource – Travel FDC Van	(4,300)	
	Operating Expense - Family Day Care Aboriginal Resource - Workers Compensation	(527)	
400656.1037.51	Premium		
		(1,000)	
400656.1038.51	Employee Expense Other - Family Day Care Aboriginal Resource – Training Staff		
400311.1031.50	Employee Expense - Family Day Care General - Salaries	26,369	
400311.1035.50	Employee Expense - Family Day Care General - Superannuation	3,164	
		527	
400312.1037.51	Operating Expense - Family Day Care General - Workers Compensation Premium		
		30,500	
300210.1362.15	Operating Revenue - Family Day Care Aboriginal Resource - Operational Subsidy		
	Operating Revenue - Family Day Care Aboriginal Resource - NGALA My Time	10,000	
300210.1841.15	Funding		
		24,750	24,750

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

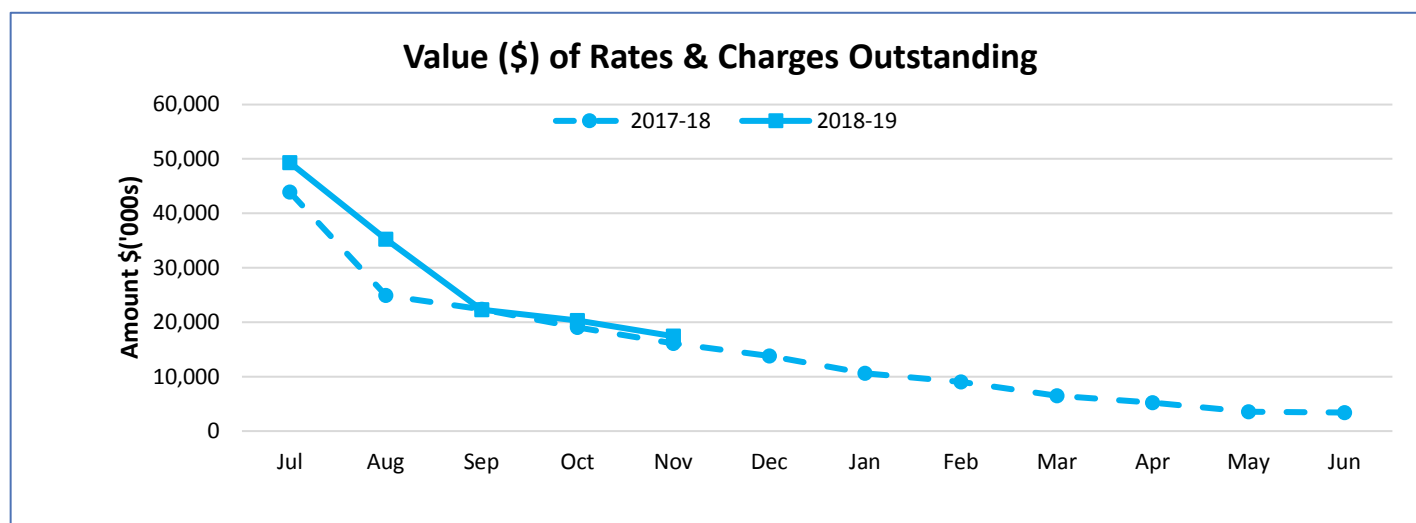
Note 4: Budget Amendments

GL Code	Description	Increase / (Decrease) to Net Surplus Position	Amended Budget Surplus / (Deficit)
26/09/2018 Funds are required for the replacement of nine reverse cycle air conditioner unit/motors at the Library including the installation of manholes to enable servicing of units. It is proposed that the funds for the project is transferred from the capital contingency budget allocation under Building Construction.			
600019.1002.60	Capital Expense – Buildings – Library air conditioning motor replacement	(31,000)	
600015.1002.60	Capital Expense – Buildings – Building contingency	31,000	
		0	24,750
14/11/2018 Additional funds required to complete the Orelia Oval project. The additional funds will be provided from the Medina Oval Lighting project budget as the tender quote was lower than originally budgeted.			
600008.1568.60	Capital Expense - Reserve Development - Orelia Oval Steps	(20,000)	
600008.1568.60	Capital Expense - Reserve Development - Medina Oval Lighting	20,000	
		0	24,750
14/11/2018 Additional funds required to complete custom fit out for Building Services vehicle. Additional funds provided by excess sale proceeds of 1EWS395.			
600013.1000.60	Capital Expense - Transportation Vehicles - Plant Replacement of KWN1983	(11,700)	
600011.1000.60	Capital Expense - Transportation Vehicles - Plant Replacement of 1EWS395	10,000	
500007.1488.05	Capital Revenue - Transportation Vehicles - Sale of 1EWS395	1,700	
		0	24,750
05/12/2018 City contribution towards the upgrade and relocation of the nutrient stripping basin located between Lot 670 Bertram Road and Peel Main Drain. Project commencing July 2019.			
600007.1567.60	Capital Expense - Street Lighting - Johnson / McWhirter	(40,000)	
600007.1567.60	Capital Expense - Street Lighting - Latitude 32	(20,000)	
700022.1813.06	Reserve Transfer - Restricted Grants & Contributions	60,000	
		0	24,750
05/12/2018 Increase to scope of works for Duckpond Road Reseal. Funded from expected savings from the Latitude 32 Street Lighting project.			
600007.1561.60	Capital Expense - Duckpond Road Reseal	(25,000)	
600007.1567.60	Capital Expense - Street Lighting - Latitude 32	25,000	
		0	24,750
05/12/2018 Increase to scope of works for Walgreen footpath construction to include soak wells and retaining.			
600007.1562.60	Capital Expense - Footpath Construction - Walgreen Crescent	(12,000)	
600007.1567.60	Capital Expense - Street Lighting - Latitude 32	12,000	
		0	24,750
05/12/2018 Noise level testing of Ken Jackman Hall has indicated that the extent of works for the soundproofing needs to increase.			
600019.1002.60	Building Renewals - Soundproof Drainage Ken Jackman Hall	(4,000)	
600017.1002.60	Building Renewals - Kwinana Senior Citizens Centre	4,000	
		0	24,750
Amended Budget Surplus / (Deficit)			24,750

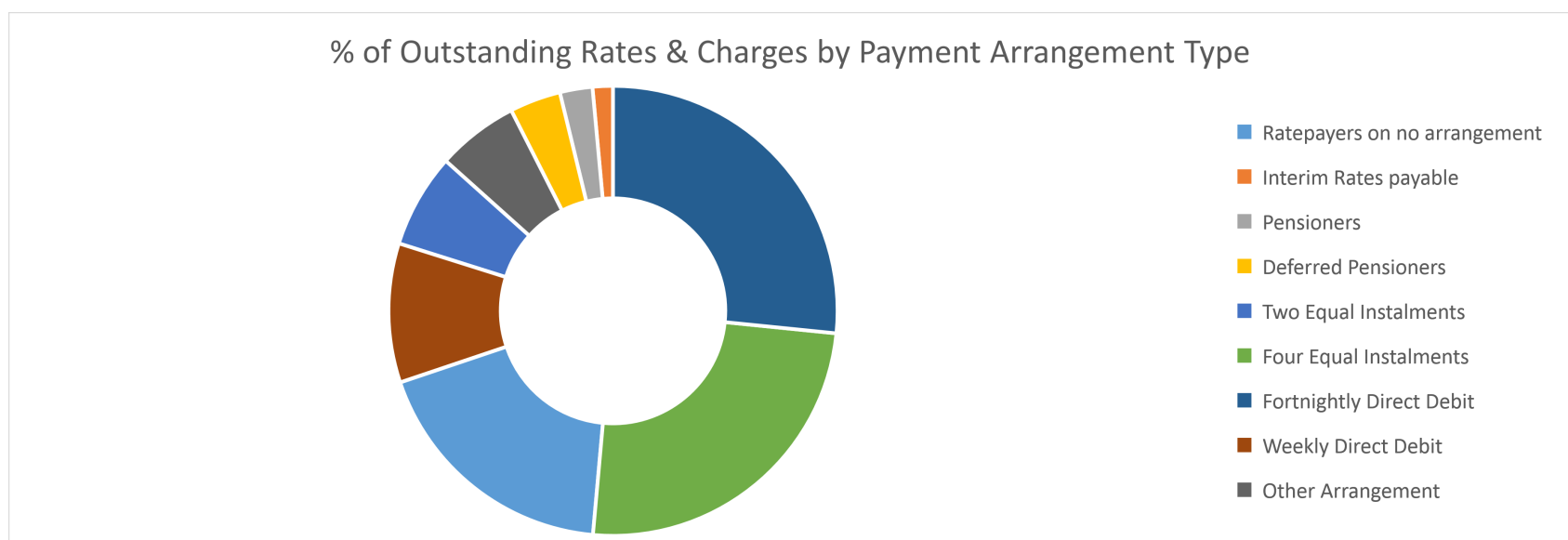
CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 5(a): Receivables - Rates & Charges

Receivables - Rates & Charges Receivable	30 June 2018	30 Nov 2017	30 Nov 2018
	\$		\$
Opening Arrears Previous Years	3,360,788	3,360,788	4,275,903
Levied this year	46,715,340	46,566,490	49,207,242
<u>Less</u> Collections to date	(45,056,420)	(33,100,448)	(34,583,864)
<u>Less</u> Excess Rates received	(743,805)	(743,805)	(799,399)
Rates & Charges Collectable	4,275,903	16,083,025	18,099,882
Less Pensioner Deferred Rates	(678,782)	(598,153)	(666,001)
Net Rates & Charges Collectable	3,597,121	15,484,872	17,433,881
% Outstanding	7.70%	33.25%	35.43%



Outstanding Rates & Charges by Payment Arrangement Type	Number of Assessments	Balance Outstanding	
		\$	%
Ratepayers on no arrangement	1106	3,333,207	18.42%
Interim Rates payable	301	264,999	1.46%
Pensioners	261	424,963	2.35%
Deferred Pensioners	209	666,001	3.68%
Two Equal Instalments	1172	1,225,089	6.77%
Four Equal Instalments	3529	4,494,431	24.83%
Fortnightly Direct Debit	3658	4,813,939	26.60%
Weekly Direct Debit	1236	1,811,158	10.01%
Other Arrangement	209	1,066,094	5.89%
		18,099,882	100.00%



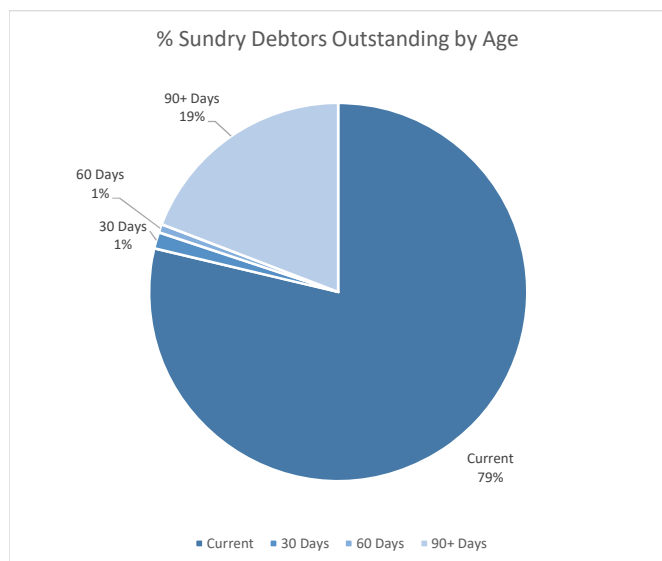
CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 5(b): Receivables - General

Receivables - General

	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Sundry Debtors	1,143,873	20,512	10,305	278,688	1,453,378
Infringements Register					122,962
Total Receivables General Outstanding					1,576,340

Amounts shown above include GST (where applicable)



Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

Debtor #	Description	Status	\$
Debts with Fines Enforcement Registry (FER)			
1825.07	Prosecution Local Law Fencing	Registered with FER. Payments are being received.	2,563
2442.07	Prosecution Dog Act 1976	Registered with FER. No payments received.	5,732
2535.07	Prosecution Dog Act 1976	Registered with FER. Warrant of Commitment issued and time served. Report to be prepared for Council recommending write off.	6,444
2726.07	Prosecution Planning and Development Act 2005	Registered with FER. Warrant of Commitment issued and time served. Report to be prepared for Council recommending write off.	20,171
3321.07	Prosecution and Infringement Dog Act 1976	Registered with FER. Regular fortnightly payments.	2,185
3485.07	Prosecution Food Act 2008	Registered with FER. Enforcement warrant has been issued. Currently with debt collection agency.	13,524
3909.07	Prosecution Local Government Act 1995	Registered with FER.	3,652
3936.07	Prosecution Building Act 2011 and Planning and Development Act 2005	Registered with FER. Regular fortnightly payments.	8,252
3953.07	Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	Registered with FER - Regular fortnightly payments.	2,284
4060.07	Prosecution Littering Act 1979	Payment Arrangement by direct debit fortnightly.	2,162
4131.07	Prosecution Dog Act 1976 Dangerous Dog	Registered with FER. Debtor is making payments to FER. City yet to receive payments due to quantum of fines outstanding.	4,654
4233.07	Prosecution Local Law Fencing	Registered with FER.	2,500
4274.07	Prosecution Dog Act 1976	Registered with FER.	9,247
4275.07	Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	Registered with FER.	14,350
Other Sundry Debtors			
296.04	Commercial Property Rent	Payment received in full December 2018.	16,460
303.04	Lease Structural Maintenance Fee / Loan Repayments	Debtor to meet with City Legal January 2019 to discuss outstanding payments.	14,362
854.04	Lease Arrears Rent and Outgoings	Balance of outgoings to be paid upon review of Audited Statements.	23,281
897.04	Deed of Settlement	Payment arrangement in accordance with Settlement Deed ends June 2019.	100,000
3418.04	Facility / Community Centre hire fees	Payment arrangement in place as of the 14 November 2018.	3,037
3884.03	Local Government Act 1995 abandoned vehicle	Payment arrangement currently receiving regular fortnightly payments.	1,795
3922.03	Local Government Act 1995 verge clean up works	Collection attempts unsuccessful. Debt has been linked to property.	1,090
3951.06	Developer Contributions	Payment Arrangement in accordance with Deed of Agreement	3,786
4123.07	Local Government Act 1995 Removal of Asbestos	Debt has been linked to the property. Further consideration of Debt to be discussed	1,705
4162.04	Facility / Community Centre hire fees	Collection attempts unsuccessful to date. Further consideration of Debt to be discussed.	2,068
Total Debtors 90+ days > \$1,000			265,306

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 6: Cash Backed Reserves

	Adopted Budget				Current Budget				Actual					Variance
	Opening Balance	Transfers In (incl Interest (+))	Transfers Out (-)	Closing Balance	Opening Balance	Transfers In (incl Interest (+))	Transfers Out (-)	Current Budget Closing Balance	Opening Balance	Actual Transfers In (+)	Interest Earned (+)	Transfers Out (-)	YTD Closing Balance	Actual vs Current Budget
Reserve	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Municipal Reserves														
Aged Persons Units Reserve	765,541	308,844	(232,750)	841,635	765,541	308,844	(232,750)	841,635	748,728	0	9,145	0	757,873	(83,763)
Asset Management Reserve	501,595	8,721	(180,000)	330,316	501,595	8,721	(180,000)	330,316	501,595	0	7,258	0	508,853	178,538
Asset Replacement Reserve	748,122	263,007	(351,200)	659,929	748,122	263,007	(351,200)	659,929	498,123	0	9,609	0	507,732	(152,196)
Banksia Park Reserve	134,175	2,333	(49,738)	86,769	134,175	2,333	(49,738)	86,769	115,626	0	1,345	0	116,971	30,202
City Assist Initiative Reserve	100,401	1,743	(102,144)	(0)	100,401	1,743	(102,144)	(0)	100,401	0	1,682	0	102,083	102,083
Community Services & Emergency Relief Reserve	84,017	1,461	0	85,478	84,017	1,461	0	85,478	84,017	0	3,312	0	87,329	1,851
Contiguous Local Authorities Group Reserve	263,146	14,575	(20,000)	257,721	263,146	14,575	(20,000)	257,721	265,873	0	3,456	0	269,329	11,608
Employee Leave Reserve	4,119,629	71,623	(300,000)	3,891,252	4,119,629	71,623	(300,000)	3,891,252	4,231,590	0	7,263	0	4,238,853	347,601
Family Day Care Reserve	1,479,306	25,719	(805,560)	699,465	1,479,306	25,719	(805,560)	699,465	1,462,302	0	9,460	0	1,471,762	772,297
Future Community Infrastructure Reserve	1,538,389	26,746	(663,284)	901,851	1,538,389	26,746	(813,284)	751,851	1,381,900	0	10,516	0	1,392,416	640,565
Golf Course Cottage Reserve	28,033	487	0	28,520	28,033	487	0	28,520	28,033	0	368	0	28,401	(119)
Information Technology Reserve	1,890,703	32,871	(1,416,000)	507,574	1,890,703	32,871	(1,416,000)	507,574	1,890,703	0	17,484	0	1,908,187	1,400,613
Infrastructure Reserve	339,968	5,911	0	345,879	339,968	5,911	0	345,879	339,968	0	2,236	0	342,204	(3,675)
Refuse Reserve	8,698,885	180,697	(83,880)	8,795,702	8,698,885	180,697	(83,880)	8,795,702	8,736,657	0	100,344	0	8,837,001	41,299
Restricted Grants & Contributions Reserve	1,694,812	0	(1,694,812)	0	1,694,812	60,000	(1,694,812)	60,000	2,491,721	0	0	(875,044)	1,616,677	1,556,676
Settlement Agreement Reserve	160,000	2,782	0	162,782	160,000	2,782	0	162,782	160,000	0	2,101	0	162,101	(681)
Workers Compensation Reserve	330,200	5,741	0	335,941	330,200	5,741	0	335,941	338,710	0	3,792	0	342,502	6,561
Youth Engagement Reserve	130,412	2,264	(132,676)	0	130,412	2,264	(132,676)	0	144,650	0	3,292	0	147,942	147,941
Sub-Total Municipal Reserves	23,007,334	955,524	(6,032,043.9)	17,930,814	23,007,334	1,015,524	(6,182,044)	17,840,814	23,520,597	0	192,663	(875,044)	22,838,216	4,997,402
Developer Contribution Reserves														
DCA 1 - Hard Infrastructure - Bertram	1,851,461	182,424	(491,817)	1,542,068	1,851,461	182,424	(491,817)	1,542,068	1,887,550	0	29,801	0	1,917,351	375,283
DCA 2 - Hard Infrastructure - Wellard	1,772,974	429,946	(2,197,177)	5,743	1,772,974	429,946	(2,197,177)	5,743	1,877,524	0	27,137	0	1,904,661	1,898,918
DCA 4 - Hard Infrastructure - Anketell	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 5 - Hard Infrastructure - Wandi	1,286,174	661,998	(454,627)	1,493,545	1,286,174	661,998	(454,627)	1,493,545	1,309,322	0	13,337	0	1,322,659	(170,886)
DCA 7 - Hard Infrastructure - Mandogalup West	11,803	14,077	(159)	25,720	11,803	14,077	(159)	25,720	11,713	0	72	0	11,785	(13,935)
DCA 8 - Soft Infrastructure - Mandogalup	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCA 9 - Soft Infrastructure - Wandi/Anketell	10,446,476	576,997	(141,136)	10,882,338	10,446,476	576,997	(141,136)	10,882,338	10,487,573	0	64,154	0	10,551,727	(330,611)
DCA 10 - Soft Infrastructure - Casuarina/Anketell	229,412	246,696	(3,099)	473,009	229,412	246,696	(3,099)	473,009	227,912	0	0	0	227,912	(245,097)
DCA 11 - Soft Infrastructure - Wellard East	5,734,336	1,081,744	(77,473)	6,738,607	5,734,336	1,081,744	(77,473)	6,738,607	5,944,904	0	82,395	0	6,027,299	(711,308)
DCA 12 - Soft Infrastructure - Wellard West	6,622,131	355,217	(89,468)	6,887,880	6,622,131	355,217	(89,468)	6,887,880	6,663,351	0	91,918	0	6,755,269	(132,611)
DCA 13 - Soft Infrastructure - Bertram	283,730	8,356	(3,833)	288,252	283,730	8,356	(3,833)	288,252	282,230	0	2,435	0	284,665	(3,587)
DCA 14 - Soft Infrastructure - Wellard/Leda	480,660	130,374	(6,494)	604,540	480,660	130,374	(6,494)	604,540	504,779	0	3,102	0	507,881	(96,659)
DCA 15 - Soft Infrastructure - City Site	144,189	23,788	(1,948)	166,029	144,189	23,788	(1,948)	166,029	158,316	0	1,362	0	159,678	(6,352)
Sub-Total Developer Contribution Reserves	28,863,346	3,711,616	(3,467,231)	29,107,731	28,863,346	3,711,616	(3,467,231)	29,107,731	29,355,174	0	315,713	0	29,670,887	563,156
Total Reserves	51,870,680	4,667,140	(9,499,275)	47,038,545	51,870,680	4,727,140	(9,649,275)	46,948,545	52,875,771	0	508,377	(875,044)	52,509,104	5,560,558

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 7: Disposal of Assets

Asset Number	Asset Description	YTD Actual				Budget			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Motor Vehicles								
5061	Plant Replacement - P402	20,000	20,509	509		19,875	14,000		(5,875)
5060	Plant Replacement - P403	20,000	21,645	1,645		19,875	14,000		(5,875)
5080	Plant Replacement - P407	19,097	14,373		(4,724)	19,111	8,000		(11,111)
5597	Plant Replacement - P435	21,934	23,464	1,530		22,222	24,000	1,778	
5705	Plant Replacement - P445					20,979	13,000		(7,979)
5876	Plant Replacement - P457					16,275	12,000		(4,275)
5859	Plant Replacement - P460	29,045	19,600		(9,445)	29,111	18,000		(11,111)
5884	Plant Replacement - P461					18,645	23,000	4,355	
5871	Plant Replacement - P464	21,475	11,645		(9,830)	21,750	23,000	1,250	
5838	Plant Replacement - P465	22,860	15,736		(7,124)	24,659	9,700		(14,959)
5809	Plant Replacement - P467	26,600	23,009		(3,591)	26,583	24,000		(2,583)
5872	Plant Replacement - P462	23,020	16,191		(6,829)	23,208	13,000		(10,208)
5983	Plant Replacement - P490	18,413	15,736		(2,677)	18,601	13,500		(5,101)
5831	Plant Replacement - P455	26,313	23,009		(3,304)	26,584	24,000		(2,584)
5856	Plant Replacement - P459	28,967	20,509		(8,458)	29,111	23,000		(6,111)
5093	Plant Replacement - P406	18,000	13,236		(4,764)	17,750	7,000		(10,750)
5885	Plant Replacement - P463					23,208	13,000		(10,208)
5666	Plant Replacement - P437	21,467	10,509		(10,958)	21,500	8,000		(13,500)
	Plant & Equipment								
2587	Plant Replacement Program - 7 X 4 Box Trailer with Water Tank and 5.5 Hp Pump - P148					0	1,000	1,000	
4957	Plant Replacement Program - Agrizzi Rota Slasher 72 inch - P413					0	1,000	1,000	
3974	Plant Replacement Program - Cat Skid Steer Loader - P347					25,600	20,000		(5,600)
3722	Plant Replacement Program - Hino 300 Series 816 Crew Cab Truck - Parks - P324					35,486	25,000		(10,486)
4083	Plant Replacement Program - Massey Ferguson Tractor - Parks - P354					51,333	30,000		(21,333)
3842	Plant Replacement Program - Mitsubishi Canter Tip Truck - Infra - P333					29,750	15,000		(14,750)
2819	Plant Replacement Program - Salloy Boxtop Trailer with Water Tank and Pump - P199					189	1,000	811	
3407	Plant Replacement Program - Disposal Only					20,540	12,000		(8,540)
3447	Plant Replacement Program - Disposal Only					4,062	5,000	938	
5646	Plant Replacement Program - KAP Ride on Mower with Catcher - replace P444	17,794	6,364		(11,430)	18,001	6,000		(12,001)
3481	P289 Tip Truck from 17/18	30,564	22,176		(8,388)	30,233	25,000		(5,233)
		365,549	277,712	3,684	(91,521)	614,239	425,200	11,132	(200,172)
	Net Profit/(Loss)				(87,837)				(189,040)

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 8: Rating Information	YTD Actual							Budget					
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Back Rates	Total Revenue	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue
RATE TYPE	\$		\$	\$	\$	\$	\$		\$	\$	\$	\$	\$
Differential General Rate													
Gross Rental Value (GRV)													
Improved Residential	0.07999	13,724	238,565,216	18,859,095	205,970	12,286	19,077,351	13,549	235,768,136	18,859,093	529,676	-	19,388,769
Improved Special Residential	0.07120	814	19,414,131	1,372,308	9,735	(724)	1,381,319	807	19,273,991	1,372,308	-	-	1,372,308
Light Industrial and Commercial	0.09043	133	23,230,285	2,118,044	(14,367)	(2,340)	2,101,337	136	23,421,923	2,118,044	-	-	2,118,044
General Industry and Service Commercial	0.08647	319	35,313,111	3,074,926	(21,401)	(8,387)	3,045,138	320	35,560,611	3,074,926	-	-	3,074,926
Large Scale General Industry and Service Commercial	0.08909	47	47,549,186	4,178,852	57,305	37,854	4,274,011	46	46,905,960	4,178,852	-	-	4,178,852
Vacant Residential	0.16828	379	7,932,930	1,375,819	(41,295)	(6,119)	1,328,405	415	8,175,770	1,375,819	-	-	1,375,819
Vacant Non Residential	0.10304	35	2,422,880	235,692	12,378	-	248,070	33	2,287,380	235,692	-	-	235,692
Unimproved Value (UV)													
General Industrial	0.01759	3	121,200,000	2,131,908	-	-	2,131,908	3	121,200,000	2,131,908	-	-	2,131,908
Mining	0.00847	25	39,960,000	338,461	-	-	338,461	25	39,960,000	338,461	-	-	338,461
Urban/Urban Deferred	0.00505	144	243,051,000	1,241,497	(14,047)	3,149	1,230,599	143	245,841,000	1,241,497	-	-	1,241,497
Sub-Totals		15,623	778,638,739	34,926,602	194,278	35,719	35,156,599	15,477	778,394,771	34,926,600	529,676	-	35,456,276
Minimum Payment	Minimum												
Gross Rental Value (GRV)	\$												
Improved Residential	\$1,036	1,438	1,658,878	1,481,480	8,200	1,056	1,490,736	1,430	16,916,772	1,481,480	-	-	1,481,480
Improved Special Residential	\$1,036	4	6,228	3,108	1,036	-	4,144	3	40,820	3,108	-	-	3,108
Light Industrial and Commercial	\$1,348	25	31,800	33,700	-	-	33,700	25	274,661	33,700	-	-	33,700
General Industry and Service Commercial	\$1,348	34	47,994	45,832	-	-	45,832	34	299,022	45,832	-	-	45,832
Large Scale General Industry and Service Commercial	\$1,348	0	-	-	-	-	-	0	-	-	-	-	-
Vacant Residential	\$1,036	916	923,572	992,488	(41,202)	936	952,222	958	4,987,503	992,488	-	-	992,488
Vacant Non Residential	\$1,036	2	-	2,072	-	-	2,072	2	4,320	2,072	-	-	2,072
Unimproved Value (UV)													
General Industrial	\$1,348	0	923,572	-	-	-	-	0	-	-	-	-	-
Mining	\$1,348	16	47,994	20,220	1,344	-	21,564	15	186,557	20,220	-	-	20,220
Rural	\$1,036	115	1,658,878	66,304	52,836	-	119,140	64	9,608,600	66,304	-	-	66,304
Sub-Totals		2,550	5,298,916	2,645,204	22,214	1,992	2,669,410	2,531	32,318,255	2,645,204	-	-	2,645,204
		18,173	783,937,655	37,571,806	216,492	37,711	37,826,009	18,008	810,713,026	37,571,804	529,676	-	38,101,480
Concession							-						-
Amount from General Rates							37,826,009						38,101,480
Ex-Gratia Rates							-						-
Specified Area Rates							-						-
Totals							37,826,009						38,101,480

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 9: Information on Borrowings

(a) Debenture Repayments

Particulars	01 Jul 2018	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$		\$	\$	\$	\$	\$	\$
Governance									
Loan 99 - Administration Office Renovations	761,572	0	0	0	89,773	761,572	671,799	(780)	51,364
Loan 107 - Administration / Chambers Building Refurbishment	0	0	2,268,000	0	0	0	0	0	0
Education & Welfare									
Loan 96 - Youth Specific Space	147,840	0	0	0	25,366	147,840	122,474	(395)	11,654
Loan 100 - Youth Specific Space	1,521,312	0	0	0	122,515	1,521,312	1,398,797	(1,165)	79,645
Recreation and Culture									
Loan 94 - Wellard Sports Pavilion	204,825	0	0	22,879	46,488	181,946	158,337	4,474	13,704
Loan 95 - Orelia Oval Pavilion	354,815	0	0	0	60,878	354,815	293,937	(949)	27,970
Loan 97 - Orelia Oval Pavilion Extension	1,685,135	0	0	0	198,641	1,685,135	1,486,494	(1,727)	113,653
Loan 102 - Library & Resource Centre	7,421,567	0	0	0	0	7,421,567	7,421,567	(5,524)	386,720
Loan 104 - Recquatic Refurbishment	3,350,000	0	0	0	0	3,350,000	3,350,000	(1,853)	159,125
Loan 105 - Bertram Community Centre	1,296,840	0	0	0	0	1,296,840	1,296,840	10,079	50,827
Loan 106 - Destination Park - Calista	1,516,532	0	0	0	96,111	1,516,532	1,420,421	(911)	57,307
Transport									
Loan 98 - Streetscape Beautification	1,028,123	0	0	0	121,193	1,028,123	906,930	(1,053)	69,341
Loan 101 - City Centre Redevelopment	2,500,000	0	0	0	0	2,500,000	2,500,000	14,766	79,250
Self Supporting Loans									
Recreation and Culture									
Loan 103B - Golf Club Refurbishment	282,850	0	0	8,017	16,168	274,833	266,682	4,080	11,202
	22,071,411	0	2,268,000	30,896	777,133	22,040,515	21,294,278	19,042	1,111,762

(b) New Debentures

No new debentures were raised during the reporting period.

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

























Note 10: Trust Fund

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

Description	Opening Balance 01 Jul 2017	Amount Received	Amount Paid	Closing Balance 30 Nov 2018
	\$	\$	\$	\$
Hall Security Bonds	71,653	72,273	(72,436)	71,490
Footpath & Kerbing Security Deposits	410,680		(50,270)	360,410
Sports Forfeiture Security Deposits	200			200
Bus Hire Security Deposits	3,000	1,000	(1,000)	3,000
Demolition Security Deposits	2,351			2,351
Miscellaneous Deposits	82,423	395	(600)	82,218
Footpath Construction Bonds	2,000			2,000
Land Subdivision Bonds	588,211	8,800	(44,213)	552,798
Road Maintenance Bonds	293,234	33,324	(86,264)	240,294
Landscaping Subdivision Bonds	138,787			138,787
Mortimer Road - Community Trust	10,421			10,421
ATU Landscaping Bonds	2,378			2,378
Landscaping Development Bonds	64,477			64,477
Subdivision Handrails	15,395			15,395
APU Security Bonds	15,481		(470)	15,011
Off Road Vehicles	1,510			1,510
DCA Contingency Bonds	265,736			265,736
Contiguous Local Authorities Group (CLAG)	200			200
Retention Funds	37,524	25,818	(43,751)	19,591
Public Open Space Cash In Lieu	200,061			200,061
	2,205,722	141,610	(299,004)	2,048,328




































CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
	\$	\$		\$	\$	
 <i>Level of completion indicator, please see table at the end of this note for further detail.</i>						
Buildings						
 Arts & Cultural Centre Upgrade - Stage 1 of 2	49,409	100,000	100,000	745	(48,664)	
 Automated Gates - Recquatic Front Counter	0	90,000	90,000	0	0	
 Banksia Park Retirement Village Building Renewals	0	90,000	0	0	0	Budget variation to transfer funds to the operating budget approved by Council 12 September 2018
 Building Contingency	29,875	100,000	39,273	31,875	2,000	
 Building Renewals - Darius Wells	0	25,000	25,000	0	0	
 Building Renewals - Kwinana Senior Citizens Centre	0	100,000	100,000	0	0	
 Building Renewals - Margaret Feilman	5,920	15,000	15,000	15,000	9,080	
 Building Renewals - Thomas Oval Netball Clubrooms	0	6,500	6,500	0	0	
 Building Renewals - Wheatfield Cottage	21,765	20,000	20,000	20,000	(1,765)	
 Building Upgrades - CCTV Administration Building	10,218	100,000	100,000	0	(10,218)	
 Building Upgrades - Medina	0	100,000	100,000	0	0	
 Callistemon Court Retirement Village Building Renewals	0	192,750	0	0	0	Budget variation to transfer funds to the operating budget approved by Council 12 September 2018
 DCA 12 - Local Sporting Ground with Community Centre / Pavilion - Wellard West	21,708	294,300	294,300	0	(21,708)	
 DCA 14 - Local Sporting Ground with Pavilion Extension (Wellard/Leda)	67,823	261,484	261,484	200,000	132,177	Construction commenced. Expected completion date mid-December.
 DCA 9 - Local Sports Ground Clubroom (Clubroom construction cost)	1,926	107,500	107,500	0	(1,926)	
 Solar Panels Upgrade	7,063	30,000	30,000	0	(7,063)	
 Administration Building & Civic Centre - Stage 1 of 2	0	2,268,000	2,268,000	0	0	
 Callistemon Court Retirement Village Building Upgrade	0	40,000	40,000	0	0	
 Entry Statement	723	18,000	18,000	723	0	
 DCA 13 - Local Sporting Ground with Community Sports Facility	167,898	328,516	478,516	478,516	310,618	External works complete.
 Family Daycare Building Replacement of Playroom, Kitchenette and Toy Library	0	650,000	650,000	0	0	
 Library - Replacement of Air Conditioners Motors	0	0	31,000	31,000	31,000	Works in progress.
 Buildings Total	384,328	4,937,050	4,774,573	777,859	393,531	
























CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Plant, Furniture and Equipment						
Furniture and Equipment						
 Design and Replacement of Mayoral Chains	0	10,000	10,000	0	0	
Computing Equipment						
 City Website Redevelopment	8,980	70,000	70,000	15,000	6,020	
 Corporate Business System Renewal - Implementation	0	1,191,000	1,191,000	0	0	
 Self Check Touchscreen Computer & Workstation - Library	0	7,000	7,000	0	0	
Plant and Equipment						
 CFWD Disability Hoist - Recquatic	0	12,000	12,000	12,000	12,000	Work has been completed.
 CWD Fixed Variable Notice Board	0	70,000	70,000	0	0	
 Plant Replacement Program - 7 X 4 Box Trailer with Water Tank and 5.5 Hp Pump - P148	0	7,000	7,000	0	0	
 Plant Replacement Program - Agrizzi Rota Slasher 72 inch - P413	0	9,000	9,000	0	0	
 Plant Replacement Program - Cat Skid Steer Loader - P347	0	90,000	90,000	0	0	
 Plant Replacement Program - Hino 300 Series 816 Crew Cab Truck - Parks - P324	0	80,000	80,000	0	0	
 Plant Replacement Program - Massey Ferguson Tractor - Parks - P354	0	85,000	85,000	0	0	
 Plant Replacement Program - Mitsubishi Canter Tip Truck - Infra - P333	0	120,000	120,000	0	0	
 Plant Replacement Program - Salloy Boxtop Trailer with Water Tank and Pump - P199	0	7,000	7,000	0	0	
 Plant Replacement Program - Toro Ground Master Ride on Mower - Capital Maintenance - P499	0	7,000	7,000	0	0	
 Plant Replacement Program - Toro Rear Discharge Ride on Mower - P500	0	7,000	7,000	0	0	
 Plant Replacement Program - KAP Ride on Mower with Catcher - replace P444	37,291	38,200	38,200	38,200	909	Purchase completed
Motor Vehicles						
 Plant Replacement - P402 - KWN1961	38,521	37,500	37,500	37,500	(1,021)	Purchase completed
 Plant Replacement - P403 - KWN1960	38,071	37,500	37,500	37,500	(571)	Purchase completed
 Plant Replacement - P406 - KWN1898	28,884	28,500	28,500	28,500	(384)	Purchase completed
 Plant Replacement - P407 - KWN1949	28,884	28,500	28,500	28,500	(384)	Purchase completed
 Plant Replacement - P435 - KWN1957	33,882	33,500	33,500	33,500	(382)	Purchase completed
 Plant Replacement - P437 - KWN1993	24,518	25,000	25,000	25,000	482	Purchase completed
 Plant Replacement - P445 - KWN1983	0	28,500	40,200	0	0	
 Plant Replacement - P455 - KWN1987	24,304	25,000	25,000	25,000	696	Purchase completed
 Plant Replacement - P457 - 1EXX509	0	41,500	41,500	0	0	
 Plant Replacement - P459 - 1EWW253	36,380	41,500	41,500	41,500	5,120	Purchase completed
 Plant Replacement - P460 - 1EWW269	38,127	41,500	41,500	41,500	3,373	Purchase completed
 Plant Replacement - P461 - 1EXX886	0	41,500	41,500	0	0	
 Plant Replacement - P462 - 1EWO612	24,335	25,000	25,000	25,000	665	Purchase completed
 Plant Replacement - P463 - 1GBJ678	38,591	41,500	41,500	41,500	2,909	Purchase completed
 Plant Replacement - P464 - 1EXM745	35,053	41,500	41,500	41,500	6,447	Purchase completed
 Plant Replacement - P465 - 1EWS395	40,319	53,500	43,500	43,500	3,181	Purchase completed
 Plant Replacement - P467 - KWN1984	33,424	35,000	35,000	35,000	1,576	Purchase completed
 Plant Replacement - P490 - 1GCH844	37,155	41,500	41,500	41,500	4,345	Purchase completed
 Plant , Furniture and Equipment Total	546,719	2,458,200	2,459,900	591,700	44,981	

























CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget		YTD Budget	YTD Variance	Comment
		Adopted Annual Budget	Current Annual Budget			
Park and Reserves						
 Bore - Current Condition 5 Cubicle & Pump Replacement Program	19,955	75,000	75,000	20,095	140	
 Bore - Renewal / Replacement	0	105,000	105,000	0	0	
 CFWD Family Daycare Play Equipment and Landscaping	0	101,569	101,569	0	0	
 Fencing Replacement Program	0	57,000	57,000	0	0	
 KIA Street Tree Planting Program (B)	0	75,000	75,000	0	0	
 Kwinana Loop Trail	0	80,000	80,000	0	0	
 CFWD Medina Oval Lighting	55,581	300,000	300,000	200,000	144,419	In progress, expected completion date January / February.
 Parks and Reserves Renewals - Kwinana Adventure Park	0	40,000	40,000	40,000	40,000	
 Pimlico Crescent Maintenance (F)	4,700	110,000	110,000	0	(4,700)	
 Public Open Space Playgrounds Renewals - Exercise Equipment/Sport	1,660	5,000	5,000	0	(1,660)	
 Public Open Space Playgrounds Renewals - Goal Post Renewal	0	5,000	5,000	0	0	
 Public Open Space Playgrounds Renewals - Oval/Courts/Lights	0	8,000	8,000	0	0	
 Public Open Space Playgrounds Renewals - Park Furniture / Lights	0	6,000	6,000	0	0	
 Public Open Space Playgrounds Renewals - Prince Regent Park/Calista Oval Playground	0	100,000	100,000	0	0	Combination units and softfall.
 Public Open Space Playgrounds Renewals - Casuarina Fire Station Reserve/Casuarina Reserve Park/Peace Park	0	8,000	8,000	0	0	Park benches.
 Public Open Space (POS) Upgrade - Orelia Oval Additional Steps to meet grass	450	20,000	20,000	450	0	
 Public Open Space (POS) Upgrades - Parks for People Minor Projects	0	25,000	25,000	0	0	
 Public Open Space (POS) Upgrades - Parks for People Strategy	650	100,000	100,000	0	(650)	
 Sporting Infrastructure - Wandj Playing Fields (Honeywood)	0	89,100	89,100	0	0	
 Street Tree Planting Program (A) - Bertram Stage 2	0	65,000	65,000	0	0	
 Thomas Oval Lighting	0	495,000	495,000	0	0	Concept design completed. Expected carry forward 19/20.
 Kwinana Tennis Courts - Fencing	30,504	0	22,727	22,727	0	Budget Variation approved by Council 22 August 2018. Project completed.
 Parks and Reserves Total	113,500	1,869,669	1,892,396	283,272	177,549	










CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 11: Capital Acquisitions

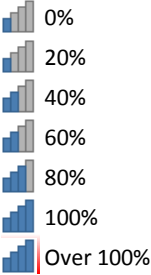
Assets	Total YTD Actual	Budget		YTD Budget	YTD Variance	Comment
		Adopted Annual Budget	Current Annual Budget			
Roads						
Urban Road Grant Construction						
 Road Reseal A - Gilmore Avenue - South bound lanes	8,017	380,490	380,490	50,000	41,983	
 Road Reseal C - Sulphur Road - Tanson road to Parmelia Ave	75,690	361,900	361,900	50,000	(25,690)	
 Road Reseal B - Orelia Avenue - Thomas Road to Christmas Ave (including roundabout)	0	492,800	492,800	0	0	
Black Spot Grant Construction						
 Kwinana Beach Road (J)	35,424	48,253	48,253	48,253	12,829	
Roads to Recovery Grant Construction						
 Road Reseal D - Orelia Avenue - Nye Way to Christmas Ave	0	181,500	181,500	0	0	
 Road Reseal E - Cowcher Way West & Ridley Way West From Derbal Street to Medina Avenue	15,455	253,000	253,000	0	(15,455)	
DCA Funded Construction						
 DCA 1 - Millar Road	5,200	436,703	436,703	3,000	(2,200)	
 DCA 1 - Wellard Road Upgrade – Bertram Road to Millar Road (Item J)	11,300	100,000	100,000	11,300	0	
 DCA 5 - Lyon Road - Cassowary to Kenby (Satterleys)	0	437,250	437,250	0	0	
Municipal Road Construction						
 Gilmore Avenue Pedestrian Crossing	756	60,000	60,000	4,000	3,244	
 Local Area Traffic Management B - Harlow Road Bollard Installation	11,004	17,188	17,188	17,188	6,184	
 Road Reseal F - Duckpond Road & Banksia Road intersection	0	82,500	107,500	0	0	
 Road Reseal G - Clementi Road	0	104,500	104,500	0	0	
 Road Reseal L - Henry Street A	0	44,000	44,000	0	0	
 Roads Total	162,846	3,000,084	3,025,084	183,741	20,895	
Street Lighting						
 Latitude 32 Lighting Changeover	0	262,272	205,272	0	0	
 Street Lighting - Various Locations	2,514	22,000	22,000	5,014	2,500	
 Street Lighting - Johnson Road/McWhirter Promenade	3,769	110,000	70,000	3,769	0	
 Street Lighting Total	6,283	394,272	297,272	8,783	2,500	
Bus Shelter Construction						
 Bus Shelters	11,718	20,000	20,000	13,011	1,293	
 Bus Shelter Construction Total	11,718	20,000	20,000	13,011	1,293	
Footpath Construction						
 Footpath A - Rowley Road - Lyon Road to Freeway	34,908	55,000	55,000	55,000	20,092	
 Footpath Construction - between Adventure Park and Gilmore Avenue	148,986	138,560	150,560	138,560	(10,426)	
 Footpath Construction Total	183,894	193,560	205,560	193,560	9,666	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 11: Capital Acquisitions

Assets	Total YTD Actual	Budget				Comment
		Adopted Annual Budget	Current Annual Budget	YTD Budget	YTD Variance	
Drainage Construction						
 DCA 2 - Peel Sub N Drain - Lot 64 Woolcoot Rd & Lot 379 Millar, 27 & 201 Mortimer Rd's	0	1,916,198	1,916,198	0	0	
 DCA 2 - Peel Sub N2 Drain - Lot 64 Woolcoot Rd	0	257,025	257,025	0	0	
 Drainage A - Burlington Street Drainage Sump	592	93,500	93,500	6,083	5,491	
 Drainage B - Gilmore Avenue	30,249	33,000	33,000	8,000	(22,249)	
 Drainage C - Sulphur Road - Tanson To Parmelia	54,243	39,600	39,600	30,000	(24,243)	
 Drainage Construction Total	85,084	2,339,323	2,339,323	44,083	(41,001)	
Car Park Construction						
 Medina Oval - Bituminise entrance & Carpark	6,012	0	7,000	7,000	988	Budget Variation approved by Council 22 August 2018. Project completed.
 Car Park Construction Total	6,012	0	7,000	7,000	988	
 Capital Expenditure Total	1,500,384	15,212,158	15,021,108	2,103,009	610,402	

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 12: Schedule of Grants, Subsidies & Contributions

Description	Current Annual Budget	YTD Actual	Comments
Operating Grants, Subsidies & Contributions			
Community Amenities			
PTA Bus Shelter Subsidy	13,000	-	
SMCC - KIC Coastcare in the KIA	10,000	10,000	
SMCC - BP Coastcare	10,000	-	
SMCC - Perth Region NRM for SMCC	5,000	5,000	
SMCC - Tronox Adopt a Beach	5,000	5,000	
SMCC - Degremont Adopt a Beach	5,000	-	
Alcoa - Challenger Beach Rehabilitation	16,000	-	
NATE - Seedling Subsidy Scheme	2,000	499	
Education and Welfare			
Banksia Park Operating Cost Contribution	331,344	137,489	
Family Daycare - Mainstream Childcare Benefit Subsidy	3,000,000	1,754,461	
Family Daycare - Subsidy Other	45,000	46,174	
Family Daycare - Inclusion Subsidy Scheme	5,000	11,658	
CCB Subsidy	1,500,000	331,031	
Subsidy Other	10,000	2,526	
NGALA My Time Program	10,000	5,280	
Operational Subsidy - Aboriginal Resource Worker	30,500	16,783	
Youth Social Justice Program	172,561	90,989	
Youth Incentive Sponsorship	35,000	-	
Youth Pathways Strategy Grant	2,500	-	
Skate Park Activation Grant	5,000	-	
Good Spirit Learning Program Grant	20,000	-	
Youth Wellbeing Benchmark Survey Grant	5,000	-	
Art Therapy Youth Grant	50,000	-	
General Purpose Funding			
Local Government General Purpose Grant	737,676	238,660	
Local Government General Purpose Grant - Roads	669,912	189,220	
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor	170,000	-	
Health			
Mosquito Management Contributions (CLAG)	10,000	14,632	
Department of Health - Larvicide	1,000	-	
Law Order & Public Safety			
Department Fire and Emergency Services - ESL	161,000	41,621	
Department Fire and Emergency Services - LEMC Aware Grant	4,000	-	
Recreation & Culture			
Arts - Harmony & Reconciliation	5,000	-	
Sponsorship - Big Concert	60,000	62,500	
Childrens Festival	35,000	-	
Youth Festival	10,000	-	
Music in the Schools/Community	5,000	-	
Recreation - KidSport (DLGSC)	150,000	14,134	DLGSC taking on administration in December. No further receipts or payments will be made after this transition.
Metro Every Club Funding	-	25,000	
Library Contributions & Donations	7,700	4,812	
Shared Use Agreements	108,702	63,642	
Recquatic Holiday Program DEDU payments	78,421	31,207	
Volunteer Centre - Thank a Volunteer Event	1,500	-	
Transport			
Main Roads Annual Direct Grant	104,611	170,022	
Main Roads Street Light Subsidy	5,000	-	
Main Roads Maintenance Contribution	70,000	-	
Total Operating Grants, Subsidies & Contributions	7,682,427	3,272,341	

CITY OF KWINANA
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 November 2018

Note 12: Schedule of Grants, Subsidies & Contributions

Description	Current Annual Budget	YTD Actual	Comments
Non-Operating Grants, Subsidies & Contributions			
Community Amenities			
DCA 1 - Hard Infrastructure - Bertram	127,900	115,473	
DCA 2 - Hard Infrastructure - Wellard	377,733	-	
DCA 4 - Hard Infrastructure - Anketell	-	633,006	
DCA 5 - Hard Infrastructure - Wandi	624,121	-	
DCA 7 - Hard Infrastructure - Mandogalup (west)	13,729	3,786	
DCA 9 - Soft Infrastructure - Wandi / Anketell	269,358	838,824	
DCA 10 - Soft Infrastructure - Casuarina/Anketell	239,940	-	
DCA 11 - Soft Infrastructure - Wellard East	912,873	410,213	
DCA 12 - Soft Infrastructure - Wellard West	160,201	157,242	
DCA 14 - Soft Infrastructure - Wellard / Leda	116,219	42,759	
DCA 15 - Soft Infrastructure - Townsite	19,542	4,582	
Recreation & Culture			
Department of Infrastructure - Thomas Oval Lighting	150,000	-	
Department of Education - Wandi Playing Fields	25,500	-	
Lotterywest - Kwinana Loop Trail	37,670	-	
Transport			
City of Cockburn - Contribution to Footpath	25,000	25,000	
Roads to Recovery - Reseal Orelia Avenue	135,966	-	
Roads to Recovery - Reseal Cowcher Way West & Ridley Way	253,000	126,500	
State Road Grant - Orelia Avenue Resurfacing	298,667	119,467	Initial 40% of grant claimed
State Road Grant - Sulphur Road Resurfacing	219,333	87,733	Initial 40% of grant claimed
State Road Grant - Gilmore Avenue Resurfacing	230,600	92,240	Initial 40% of grant claimed
State Road Grant - State Black Spot - Kwinana Beach Road	48,253	19,301	Initial 40% of grant claimed
Total Non-Operating Grants, Subsidies & Contributions	4,285,605	2,676,127	

16.2 Accounts for payment for the month ended 31 December 2018

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The purpose of this report is to present to Council a list of accounts paid under delegated authority for the month ended 31 December 2018, as required by the *Local Government (Financial Management) Regulations 1996*.

OFFICER RECOMMENDATION:

That Council:

1. Accepts the list of accounts, totalling \$7,576,401.79, paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 31 December 2018, as contained within Attachment A.
2. Accepts the detailed transaction listing of credit card expenditure paid for the period ended 31 December 2018, as contained within Attachment B.

DISCUSSION:

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid is to be provided to Council, where such delegation is made.

The following table summarises the payments for the period by payment type, with full details of the accounts paid contained within Attachment A.

Payment Type	Amount (\$)
Automatic Payment Deductions	\$ 55,307.72
Cheque Payments - #200937 to 200940	\$ 1,868.29
EFT Payments - #3796 to 3809	\$ 5,669,929.10
Payroll Payments – 02/12/18, 16/12/18, 30/12/18, 30/12/18 Interim Payroll	\$ 1,849,296.68
Sub Total Attachment A	\$ 7,576,401.79

Contained within Attachment B is a detailed transaction listing of credit card expenditure paid for the period ended 31 December 2018. This amount is included within the total payments, listed above.

16.2 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 DECEMBER 2018

LEGAL/POLICY IMPLICATIONS:

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
 - (a) *the payee's name; and*
 - (b) *the amount of the payment; and*
 - (c) *the date of the payment; and*
 - (d) *sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing*
 - (a) *for each account which requires council authorisation in that month —*
 - (i) *the payee's name; and*
 - (ii) *the amount of the payment; and*
 - (iii) *sufficient information to identify the transaction;*
and
 - (b) *the date of the meeting of the council to which the list is to be presented.*
- (3) *A list prepared under subregulation (1) or (2) is to be —*
 - (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
 - (b) *recorded in the minutes of that meeting.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications that have been identified as a result of this report or recommendation

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications that have been identified as a result of this report or recommendation.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications that have been identified as a result of this report or recommendation.

16.2 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 DECEMBER 2018

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 that have been identified as a result of this report or recommendation.

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	That Council does not accept the payments.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce – mitigate risk
Response to risk treatment required/in place	Officers provide a full detailed listing of payments made in a timely manner
Rating (after treatment)	Low

16.2 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 DECEMBER 2018

COUNCIL DECISION

381

MOVED CR S LEE

SECONDED CR P FEASEY

That Council:

- 1. Accepts the list of accounts, totalling \$7,576,401.79, paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 31 December 2018, as contained within Attachment A.**
- 2. Accepts the detailed transaction listing of credit card expenditure paid for the period ended 31 December 2018, as contained within Attachment B.**

**CARRIED
7/0**

Cheque Listing
Payments made between
01/12/2018 to 31/12/2018



<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
Automatic Deductions								
31296	04/12/2018	Go Go On-Hold Pty Ltd	264.00	INV	04/12/2018	00031296	On-hold Message Service	264.00
170211	31/12/2018	Caltex Australia Petroleum Pty Ltd	8,360.01	INV	31/12/2018	0301702711	Fleet Fuel 011118 to 301118	8,360.01
41218	05/12/2018	Commonwealth Bank	10.10	INV	05/12/2018	041218A	Credit Card CEO to 041218	10.10
41218	05/12/2018	Commonwealth Bank	978.82	INV	05/12/2018	041218B	Credit Card Functions Officer to 041218	978.82
41218	05/12/2018	Commonwealth Bank	32.26	INV	05/12/2018	041218C	Credit Card Director City Regulation to 041218	32.26
41218	05/12/2018	Commonwealth Bank	3,788.94	INV	05/12/2018	041218D	Credit Card Director City Engagement to 041218	3,788.94
41218	05/12/2018	Commonwealth Bank	1,019.11	INV	05/12/2018	041218E	Credit Card Director City Legal to 041218	1,019.11
41218	05/12/2018	Commonwealth Bank	3,473.37	INV	05/12/2018	041218F	Credit Card Manager Human Resources to 041218	3,473.37
41218	05/12/2018	Commonwealth Bank	8,432.82	INV	05/12/2018	041218G	Credit Card Director City Strategy to 041218	8,432.82
41218	05/12/2018	Commonwealth Bank	457.60	INV	05/12/2018	041218H	Credit Card Executive Assistant to 041218	457.60
10415687	31/12/2018	BP Australia Pty Ltd	21,967.77	INV	31/12/2018	10415687	Fleet Fuel 011118 to 301118	21,967.77
10598106	22/12/2018	iinet Technologies Pty Ltd	10.00	INV	22/12/2018	105981066	Freight for WiFi Modem for FDC	10.00
10612020	11/12/2018	iinet Technologies Pty Ltd	59.95	INV	11/12/2018	106120204	Monthly Internet Charges Zone Training Room	59.95
10615886	23/12/2018	iinet Technologies Pty Ltd	10.00	INV	23/12/2018	106158868	Freight for WiFi Modem for Depot	10.00
10635050	11/12/2018	iinet Technologies Pty Ltd	56.32	INV	11/12/2018	106350501	Monthly Internet Charges Kwinana Village Depot	56.32
10639582	23/12/2018	iinet Technologies Pty Ltd	78.64	INV	23/12/2018	106395821	NBN Charges to 070119	78.64
10642357	22/12/2018	iinet Technologies Pty Ltd	192.89	INV	22/12/2018	106423571	FDC NBN to 220119	192.89
1641903	11/12/2018	Esanda	1,294.70	INV	11/12/2018	LATO01641903A	Monthly Lease Fees KWN700	1,294.70
19232688	07/12/2018	TPG Internet Pty Ltd	49.99	INV	07/12/2018	I192326888	Kwinana South Station Internet Connection	49.99
19232841	07/12/2018	TPG Internet Pty Ltd	49.99	INV	07/12/2018	I192328412	Mandagalup Station Internet Connection	49.99
2018371	03/12/2018	Seenspire NV	693.04	INV	03/12/2018	2018371	Seenspire application for receptionTV live feed	693.04
23276827	04/12/2018	Fines Enforcement Registry	127.00	INV	04/12/2018	23276827	Lodgement fee for registering Infringements	127.00
37	31/12/2018	Wright Express Australia Pty Ltd	1,460.54	INV	31/12/2018	37	Fleet Fuel 011118 to 301118	1,460.54
628794	03/12/2018	Toyota Financial Services	1,194.07	INV	03/12/2018	628794	Monthly lease fees 1EYT548 and 1EWZ823	1,194.07
636788	11/12/2018	Toyota Financial Services	1,194.07	INV	11/12/2018	636788	Monthly lease fees 1EYT548 and 1EWZ823	1,194.07

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0	25/12/2018	iinet Technologies Pty Ltd	51.72	INV	25/12/2018	106509688	Monthly Internet Charges Wellard Community Centre	51.72
Total Automatic Deductions			55,307.72					
Cheques								
200937	05/12/2018	City Of Kwinana - Pay Cash	277.60	INV	30/11/2018	D/Wells-12/11/18	Petty cash recoup to 121118 Darius Wells	10.00
				INV	06/12/2018	26thNovember18	Petty cash recoup to 261118 Recquatic	148.00
				INV	06/12/2018	03/12/2018-Lib	Petty cash recoup to 031218 Library	119.60
200938	13/12/2018	City Of Kwinana - Pay Cash	207.20	INV	12/12/2018	291118-FDC	Petty cash recoup to 291118 Family Day Care	207.20
200939	13/12/2018	Commissioner of State Revenue	1,283.09	INV	12/12/2018	7thDecember2018	Refund ESL and Rates rebates	1,283.09
200940	20/12/2018	City Of Kwinana - Pay Cash	100.40	INV	18/12/2018	17/12/18-Library	Petty cash recoup to 171218 Library	75.40
				INV	19/12/2018	23rdOctober18	Petty cash recoup to 231018 Zone	25.00
Total Cheques			1,868.29					
EFT								
3794	03/12/2018	EFT TRANSFER: - 30/11/2018	-9,840.90				Returned Payment Supplier # 853	
3794	03/12/2018	EFT TRANSFER: - 30/11/2018	-42.50				Returned Payment Supplier # 10738	
3794	04/12/2018	EFT TRANSFER: - 30/11/2018	-360.00				Returned Payment Supplier # 10712	
3794	04/12/2018	EFT TRANSFER: - 30/11/2018	-2,000.00				Returned Payment Supplier # 10720	
3796	06/12/2018	EFT TRANSFER: - 06/12/2018	28,121.53					
3796.568-01		Bright Futures In Home Care - Payro	28,121.53	INV	06/12/2018	1911118 to 02121	IHC Payroll 191118 to 021218	28,121.53
3797	06/12/2018	EFT TRANSFER: - 06/12/2018	202,356.00					
3797.153-01		Australian Taxation Office	202,356.00	INV	02/12/2018	PY01-12-Australia	Payroll Deduction	202,356.00
3798	07/12/2018	EFT TRANSFER: - 07/12/2018	14,917.00					
3798.2853-01		Maxxia Pty Ltd	5,138.60	INV	02/12/2018	PY01-12-Maxxia P	Payroll Deduction	2,429.44
				INV	02/12/2018	PY01-12-Maxxia P	Payroll Deduction	2,709.16
3798.3376-01		Health Insurance Fund of WA (HIF)	1,168.40	INV	02/12/2018	PY01-12-Health I	Payroll Deduction	1,168.40
3798.3719-01		City of Kwinana - Xmas fund	8,610.00	INV	02/12/2018	PY01-12-TOK Chri	Payroll Deduction	8,610.00
3799	07/12/2018	EFT TRANSFER: - 07/12/2018	880,488.48					
3799.10121-01		Business Base	709.00	INV	04/12/2018	INV-2560	Industry standard desk Darius Wells	709.00

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3799.10155-01		Crystal Swan	11,245.00	INV	04/12/2018	00004568	30 year Celebration Event Family Day Care	735.00
				INV	04/12/2018	00004537	Final payment for 30 Year Celebration Event Family Day Care	10,510.00
3799.10195-01		Mandurah Camerahouse	229.00	INV	06/12/2018	54287	Tripod for Darius Wells camera	229.00
3799.1033-01		Nilfisk Pty Ltd	2,666.40	INV	05/12/2018	PRI0001052	Service charge for FOCUS II D 242 at Zone and Recquatic	1,333.20
				INV	05/12/2018	PRI0001135	Service charge for FOCUS II D 242 at Zone and Recquatic	1,333.20
3799.10345-01		Armed For Life Pty Ltd	50.00	INV	05/12/2018	Donation-30Nov18	Lyrik award donation	50.00
3799.10373-01		Green Willows Industrial Cleaning a	200.00	INV	06/12/2018	25	BP Clubhouse and office cleaning	200.00
3799.10450-01		K Line Fencing Group	31,379.70	INV	06/12/2018	29299	Gilmore Avenue pedestrian fencing	31,379.70
3799.10461-01		The People Catalyst Pty Ltd	10,450.00	INV	04/12/2018	1108	Team Guidelines	3,520.00
				INV	04/12/2018	1109	Follow up of implementation of Action Plan	3,410.00
				INV	04/12/2018	1110	Wellbeing Program	1,650.00
				INV	04/12/2018	1107	Professional meetings	1,870.00
3799.10506-01		Specialised Security Shredding	20.24	INV	06/12/2018	00304784	GC Bin exchange and shredding	20.24
3799.10508-01		FE Technologies Pty Ltd	258.50	INV	03/12/2018	1006485	RFID tags	258.50
3799.10530-01		Easy Access Lifts Pty Ltd	3,495.80	INV	06/12/2018	INV-2121	Repair and service of disability lift at Recquatic	3,495.80
3799.10555-01		Bruce Carl Mentz	125.00	INV	06/12/2018	Eft Req 041218	Reimbursement for team building milestone	125.00
3799.10577-01		Emerg Solutions Pty Ltd	1,110.00	INV	06/12/2018	23888	Purchase of BART Subscription 12 months	1,110.00
3799.10630-01		Summers Consulting	1,507.00	INV	30/11/2018	INV-610	Mosquito Monitoring 12 to 13 November 18	1,507.00
3799.10648-01		The Book Cover Company	136.10	INV	30/11/2018	23320480	Slip on book covers	136.10
3799.10649-01		Alex Krsnik	21,112.85	INV	04/12/2018	111531	Litter pick up and slashed verge	143.99
				INV	04/12/2018	SQ180007	Litter pick up and slashed verge	143.99
				INV	04/12/2018	SQ180005	Litter pick up and slashed verge	72.00
				INV	04/12/2018	SQ180004	Litter pick up and slashed verge	72.00
				INV	04/12/2018	SQ180003	Litter pick up and slashed verge and clean up	143.99
				INV	04/12/2018	SQ180002	Litter pick up and slashed verge	143.99
				INV	05/12/2018	SQ180011	Rural roads litter collection for November 2018	9,243.30

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				INV	05/12/2018	SQ180010	Streetscapes garden maintenance Hope Valley Road	1,049.99
				INV	05/12/2018	SQ180008	Garden clean up and litter pick up Medina/Calista	630.00
				INV	05/12/2018	SQ180009	City Centre litter collection for November 2018	3,120.00
				INV	05/12/2018	SQ180012	General litter collection in urban areas	6,349.60
3799.10682-01		Bay Concrete Grinding	880.00	INV	05/12/2018	00035249	Concrete grinding of trip hazards along Pace Road	880.00
3799.10712-01		Gaston Ortiz	360.00	INV	21/11/2018	A/N23159	Crossover subsidy rebate	360.00
3799.10720-01		Top Area Pty Ltd	2,000.00	RFD	27/11/2018	1243698	Refund bond Hall hire 250118	2,000.00
3799.10732-01		Alberto Jr Lomboy Caretas	1,049.09	INV	30/11/2018	7.8	Rates Refund	1,049.09
3799.10733-01		The Fawn Music	150.00	INV	06/12/2018	1906	Playing for 'Orange the World' Darius Wells	150.00
3799.10738-01		Sue Leech-Hines	42.50	INV	28/11/2018	ANID#22403	Refund of double payment of animal registration	42.50
3799.10742-01		Studio Orange	5,434.00	INV	04/12/2018	INV-0569	Video production for City of Kwinana	5,434.00
3799.10745-01		South Coogee Bush Fire Brigade	483.00	INV	04/12/2018	4thDecember18	Mitigation burn Casuarina Prison 2018	483.00
3799.10746-01		David William Farley	1,206.26	INV	04/12/2018	7.9	Rates Refund	1,206.26
3799.10748-01		Zumba by Queen	300.00	RFD	04/12/2018	1373136	Refund bond Hall hire 071118	300.00
3799.10749-01		St Joseph	100.00	RFD	04/12/2018	1364412	Refund bond Hall hire 261018	100.00
3799.10751-01		Gurpreet Singh Pabla	86.20	INV	05/12/2018	Swimming-Refund	Refund cancelled swimming lessons	86.20
3799.10752-01		SAE Solar Airconditioning and Elect	121.00	INV	06/12/2018	621	Service grill Callistemon Court	121.00
3799.10753-01		Brenden Robert Leach	1,000.00	INV	06/12/2018	30thNovember18	2018/19 Rates Incentive Prize Winner	1,000.00
3799.10754-01		Desmond Franks	250.00	INV	06/12/2018	30thNovember18	Lyrik Incentive Awards Round 23	250.00
3799.10755-01		Jo Ann Erlano Hilario	50.00	INV	06/12/2018	1032992	Refund 360L recycle bin upgrade fee	50.00
3799.10756-01		Retech Rubber	1,199.00	INV	07/12/2018	00002654	Repair road holes and cracks	544.50
				INV	07/12/2018	00002653	Repair rubber soft fall	379.50
				INV	07/12/2018	00002623	Repair holes Litchfield Park	275.00
3799.1130-01		Port Printing Works	255.20	INV	06/12/2018	INV029189	Flyers for Kwinana	116.60
				INV	30/11/2018	INV028826	A2 Posters	57.20
				INV	30/11/2018	INV028827	A5 flyers	81.40

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3799.1142-01		Sonic Health Plus	782.10	INV	04/12/2018	1662021	Pre employment medical	198.00
				INV	04/12/2018	1653158	Pre employment medical	198.00
				INV	04/12/2018	1659712	Pre employment medical	386.10
3799.1157-01		Quality Traffic Management Pty Ltd	9,064.19	INV	04/12/2018	26559	Traffic management 231118	387.70
				INV	05/12/2018	26565	Bertram Road median traffic management 271118	875.09
				INV	05/12/2018	26558	Traffic management on 241118	1,969.02
				INV	04/12/2018	26476	Traffic management on 211118	418.18
				INV	06/12/2018	26566	Traffic controllers 23 to 27 November 18	5,414.20
3799.1178-01		Holcim (Australia) Pty Ltd	981.02	INV	05/12/2018	9406080776	N25 14mm Concrete	513.92
				INV	05/12/2018	9406072538	Mini load concrete	467.10
3799.1197-01		Repco Auto Parts	146.02	INV	30/11/2018	4330109130	Assorted parts	146.02
3799.1249-01		Royal Life Saving Society	400.00	INV	03/12/2018	88302	Watch Around Water Registration	400.00
3799.134-01		Australia Post	1,182.22	INV	04/12/2018	1008029561	Agency Commission for period ending 301118	1,182.22
3799.1360-01		Saint John Ambulance Australia (WA)	598.40	INV	06/12/2018	EHSINV00089553	First aid service	598.40
3799.1423-01		Telstra	518.45	INV	03/12/2018	3764775000Nov18	Charges to 211218 Depot Direct Line/Alarm	19.25
				INV	03/12/2018	1213298000Nov18	Charges to 161218 Mandogalup Fire	479.95
				INV	03/12/2018	3752384000Nov18	Charges to 211218 Family Day Care	19.25
3799.1474-01		Toll Transport Pty Ltd	36.86	INV	06/12/2018	1034675	Courier services for pool sampling	36.86
3799.1505-01		Trailer Parts Pty Ltd	635.47	INV	30/11/2018	1002849	Parts for trailers	635.47
3799.1516-01		Trisley's Hydraulic Services Pty Lt	1,927.20	INV	03/12/2018	90203269	Install new hydro chlorine booster pump	943.80
				INV	03/12/2018	80203123	New O rings for recirculation pumps Recquatic	983.40
3799.1530-01		Wormald Australia Pty Ltd	2,160.18	INV	30/11/2018	7854183	Repairs to fire alarm Recquatic	1,265.00
				INV	04/12/2018	7857496	Service hose reel Depot	279.18
				INV	05/12/2018	7860526	Replacement of fire extinguisher at FDC	220.00
				INV	05/12/2018	7860472	Replace sensor to fire alarm at John Wellard Centre	396.00
3799.1536-01		Ulverscroft Large Print Books	216.77	INV	05/12/2018	1124151AU	Purchase large print titles for Library	101.95
				INV	05/12/2018	1124150AU	Purchase large print titles for Library	114.82
3799.1592-01		Water Corporation of Western Austra	29.39	INV	03/12/2018	9021976142Oct18	8U Drink Fountain Darling Park Wandi	29.39

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3799.1614-01		Westbooks	176.75	INV	05/12/2018	301740	Purchase 3 titles for Library	57.69
				INV	05/12/2018	301737	Junior items for Library	73.20
				INV	05/12/2018	301738	Junior items for Library	25.89
				INV	05/12/2018	301739	Junior kindy books with storytime themes	19.97
3799.1629-01		Weston Road Systems	1,542.75	INV	03/12/2018	PR65	Spotting and barrier marking for Sulphur Road	1,542.75
3799.1689-01		Sandra Elizabeth Lee	498.23	INV	07/12/2018	August2018	Travel expenses July and August 18	449.47
				INV	07/12/2018	September2018	Reimbursement of travel and other expenses	48.76
3799.1760-01		Hanson Construction Materials Pty L	498.74	INV	05/12/2018	71670868	Concrete for Harvard Way Wellard	498.74
3799.1762-01		Officeworks BusinessDirect	179.96	INV	06/12/2018	40885815	Miscellaneous items for Kwinana South Brigade	179.96
3799.1767-01		Construction Training Fund	13,249.55	INV	04/12/2018	November18	CTF Levy for November 2018	13,249.55
3799.1856-01		Cornerstone Legal	1,936.00	INV	06/12/2018	15753	Legal fees Matter No 004778	1,936.00
3799.1948-01		Maia Financial Pty Ltd	85,396.78	INV	04/12/2018	C23106	Quarterly payments January 2019 to March 2019	85,396.78
3799.2097-01		Beaver Tree Services Aust Pty Ltd	69,758.75	INV	04/12/2018	67761	Tree watering week ending 161118	3,935.28
				INV	04/12/2018	67766	Tree watering week ending 231118	3,935.28
				INV	04/12/2018	67540	Tree watering week ending 191018	2,328.70
				INV	04/12/2018	67763	Tree watering week ending 091118	3,935.28
				INV	05/12/2018	67813	Weekly team for November as per contract 601KWN16	19,843.62
				INV	05/12/2018	67820	Removal of deadwood and cross branches Thomas Oval	5,065.17
				INV	05/12/2018	67821	Removal and stump grind of trees Rockingham Road	853.55
				INV	05/12/2018	67840	Removal of stem and deadwood in Anketell	437.24
				INV	05/12/2018	67818	Removal of deadwood along fence in Casuarina	4,433.99
				INV	05/12/2018	67817	Fire access and mitigation pruning Wellard	5,689.64
				INV	05/12/2018	67822	Fire access and mitigation pruning at Fire Brigade	8,828.74
				INV	05/12/2018	67838	Fire mitigation access pruning at Road Reserve site	113.21
				INV	05/12/2018	67839	Fire access and mitigation pruning at Casuarina	1,491.07

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				INV	05/12/2018	67819	Fire access and mitigation pruning at Casuarina	4,433.99
				INV	05/12/2018	67816	Full clearance of 4 meters in Naval Base	4,433.99
3799.2115-01		Asbestos Masters WA	330.00	INV	05/12/2018	3252	Removal of asbestos from Henry Street Naval Base	330.00
3799.218-01		Bob Jane T-Mart	335.00	INV	30/11/2018	136294	Tyres and alignment KWN1960	335.00
3799.2224-01		Prestige Catering & Event Hire	1,843.70	INV	03/12/2018	00023618	Catering 281118	463.50
				INV	03/12/2018	00023621	Catering 291118	456.00
				INV	06/12/2018	00023636	Catering 031218	436.20
				INV	06/12/2018	00023637	Catering 051218	488.00
3799.2339-01		ZircoData Pty Ltd	571.64	INV	06/12/2018	ZDW0048128	Offsite storage & retrieval	571.64
3799.2410-01		ABCO Products	798.53	INV	30/11/2018	371846	Cleaning items	798.53
3799.248-01		Bunnings Building Supplies	650.17	INV	30/11/2018	2163/01619297	Exhaust fan for Senior Citizens Centre	58.14
				INV	05/12/2018	2163/01529441	Liquid nails and beach beige velour marine carpet	132.98
				INV	05/12/2018	2163/01621942	Various tools and items for repairs to facilities	75.32
				INV	04/12/2018	21638/01057429	Plants for Family Day Care	154.59
				INV	04/12/2018	2163/01528663	Paint brush and rollers Family Day Care	77.80
				INV	04/12/2018	2163/01621051	Hardware items	48.93
				INV	05/12/2018	2163/01062703	Water storage drums	25.98
				INV	05/12/2018	2163/01622989	Various hardware for Depot and Thomas Oval Pavilion	54.03
				INV	06/12/2018	2163/01037148	Medium duty tarpaulin	11.20
				INV	06/12/2018	2163/01050566	Medium duty tarpaulin	11.20
3799.2507-01		Ixom Operations Pty Ltd	1,106.18	INV	06/12/2018	6046344	70kg Chlorine for Recquatic	117.30
				INV	03/12/2018	6043277	Chlorine gas 70kg	988.88
3799.2512-01		Konnect	17.34	INV	04/12/2018	16853889	Nuts and bolts and washers	17.34
3799.2546-01		Sigma Chemicals	630.85	INV	03/12/2018	123016/01	Pool chemicals	630.85
3799.2698-01		Wilson Security Pty Ltd	910.42	INV	04/12/2018	W00229393	Emergency call outs x 10 Banksia Park	70.14
				INV	06/12/2018	w00229869	Callistemon Court mobile security patrols November 18	840.28
3799.2852-01		Downer EDI Works Pty Ltd	189,396.73	INV	05/12/2018	6005726	Supply and delivery of road material to Sulphur Road	189,294.92
				INV	05/12/2018	6005850	Asphalt 10mm gran AC50B 0.78T	101.81

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3799.303-01		Challenge Chemicals Australia	367.51	INV	05/12/2018	30796	Various chemicals for the Recquatic	367.51
3799.3105-01		Poly Pipe Traders	3,146.03	INV	05/12/2018	00094801	Various equipment and piping	3,146.03
3799.339-01		Civica Pty Ltd	8,452.13	INV	06/12/2018	M/LG010416	License support & maintenance January 2019	8,452.13
3799.3423-01		Andrea Harold	77.00	INV	04/12/2018	23rdNovember18	Educator gift 30th year anniversary	77.00
3799.3518-01		D A Christie Pty Ltd	506.00	INV	05/12/2018	5303043	Waste tray standard for BBQs at Wandi Reserve	506.00
3799.358-01		Coastline Mowers	1,220.22	INV	04/12/2018	17729#12	Parts	631.02
				INV	05/12/2018	18836#12	Hedge Trimmer HS 82 TZ 600m	589.20
3799.3583-01		Altiform	4,026.00	INV	05/12/2018	110397	Botanica range park bench Adventure Park	4,026.00
3799.3632-01		Eclipse Soils Pty Ltd	8,833.00	INV	04/12/2018	KWIN01R043405	Tipping fees	8,833.00
3799.3877-01		Schweppes Australia Pty Ltd	633.02	INV	03/12/2018	0808361295	Drinks for Recquatic cafe	633.02
3799.3977-01		MRP Osborne Park-General Pest/Termi	567.00	INV	30/11/2018	77628	6 monthly spider treatment William Bertram Centre	247.00
				INV	30/11/2018	77629	Treatment of bees Wells Park	125.00
				INV	05/12/2018	77630	Treatment for the control of ants along footpath	195.00
3799.4003-01		Infiniti Group	276.94	INV	03/12/2018	445573	Cleaning products Darius Wells	196.55
				INV	03/12/2018	445875	Cleaning products Darius Wells	80.39
3799.4059-01		Vicky Wai Kei Chui	78.95	INV	05/12/2018	4thDec2018	Food for sampling and noise monitoring stool	78.95
3799.407-01		Winc Australia Pty Ltd	944.11	INV	04/12/2018	9025976150	Telescope handles	172.57
				INV	04/12/2018	9026037992	Mop handles	272.25
				INV	04/12/2018	9025965464	Paper towels Mandogalup Brigade	33.36
				INV	30/11/2018	9025878925	Stationery Library	13.22
				INV	06/12/2018	9026061977	Sunscreen	110.27
				INV	06/12/2018	9026034614	Stationery	263.00
				INV	06/12/2018	9026045734	Stationery	79.44
3799.4106-01		Kennards Hire Rockingham - Generato	210.00	INV	04/12/2018	19810102	Hire of turf coring machine for Darius Wells lawns	210.00
3799.4112-01		Cleverpatch Pty Ltd	163.90	INV	06/12/2018	313985	Darius Wells Library and Resource Centre materials	163.90
3799.412-01		Courier Australia	85.57	INV	04/12/2018	0357	Courier charges to 161118	15.95
				INV	03/12/2018	0352	Courier charges to 111018	69.62

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3799.4125-01		LD Total	87,975.79	INV	05/12/2018	95394	Additional Irrigation repair works in Wellard	3,210.75
				INV	05/12/2018	95384	Additional Irrigation repair works in Honeywood	1,986.24
				INV	05/12/2018	95386	Additional Irrigation repair works in Honeywood	462.25
				INV	05/12/2018	95395	Additional Irrigation repair works in Wellard Glen	220.26
				INV	05/12/2018	95387	Additional Irrigation repair works in Belgravia	592.63
				INV	05/12/2018	95385	Additional Irrigation repair works in Emerald Park	589.01
				INV	05/12/2018	95438	Supply and install 10m3 pine bark mulch	1,650.00
				INV	05/12/2018	95439	Applications of Lake Pac for pond in Wellard	179.96
				INV	05/12/2018	95396	Repair damaged median landscape in Honeywood	928.95
				INV	05/12/2018	95672	November irrigation maintenance works Wellard	6,561.23
				INV	05/12/2018	95649	November irrigation maintenance works Emerald Park	1,615.39
				INV	05/12/2018	95645	November irrigation maintenance works Belgravia	1,118.79
				INV	05/12/2018	95655	November irrigation maintenance works Honeywood	4,475.13
				INV	05/12/2018	95669	November irrigation maintenance works Sunrise	202.86
				INV	05/12/2018	95676	November irrigation maintenance works Whistling Grove	348.34
				INV	05/12/2018	95657	November irrigation maintenance works Honeywood	281.20
				INV	05/12/2018	95674	November irrigation maintenance works Wellard Glen	367.22
				INV	05/12/2018	95679	November irrigation maintenance works Living Edge	92.73
				INV	05/12/2018	95670	November landscape maintenance works Sunrise Estate	999.58
				INV	05/12/2018	95673	November landscape maintenance works Wellard Village	28,342.69
				INV	05/12/2018	95675	November landscape maintenance works Wellard Glen	978.62
				INV	05/12/2018	95677	November landscape maintenance works Whistling Grove	1,965.14

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				INV	05/12/2018	95650	November landscape maintenance works Emerald Park	5,223.74
				INV	05/12/2018	95656	November landscape maintenance works Honeywood	14,790.71
				INV	05/12/2018	95680	November landscape maintenance works Living Edge	341.09
				INV	05/12/2018	95661	November landscape maintenance works Latitude 32	2,725.49
				INV	05/12/2018	95658	November landscape maintenance works Honeywood Rise	986.65
				INV	05/12/2018	95646	November landscape maintenance works Belgravia	5,023.14
				INV	05/12/2018	95436	Supply and install river sand to Abingdon Lake	1,716.00
3799.413-01		Covs Parts Pty Ltd	663.94	INV	05/12/2018	1650093163	Part bearing ball	9.04
				INV	05/12/2018	1650093175	Part bearing ball	18.08
				INV	05/12/2018	1650093162	Part bearing ball	27.13
				INV	05/12/2018	1650093238	Disc brake set	68.20
				INV	03/12/2018	1650092324	Fuel filters and drive belts	362.31
				INV	03/12/2018	1650092339	Drive belt	74.81
				INV	03/12/2018	1650093204	Ball bearings	36.17
				INV	03/12/2018	1650093218	Brake pad set	68.20
3799.4245-01		ED Property Services	1,034.00	INV	04/12/2018	00001172	Install door to store room Callistemon Court U10	660.00
				INV	04/12/2018	00001168	Assorted repair Banksia Park U20	275.00
				INV	06/12/2018	00001178	Villa 5 Investigate ceiling repairs	99.00
3799.4279-01		Data #3 Limited	14,124.00	INV	06/12/2018	01777084	107x Acrobat Pro DC T1 EDO Licenses	14,124.00
3799.4387-01		Kott Gunning	1,453.76	INV	30/11/2018	237642	Legal fees Matter No 181002/LEJ	1,453.76
3799.4529-01		Majahana Sibanda	50.00	INV	06/12/2018	1035023	Refund 360L recycle bin upgrade fee	50.00
3799.4719-01		Complete Office Supplies Pty Ltd	736.89	INV	05/12/2018	07958118	Stationary and coffee for the zone	247.73
				INV	05/12/2018	07912613	Stationary and coffee for the zone	377.51
				INV	04/12/2018	07869246	Desk planner Darius Wells	111.65
3799.4790-01		Spotlight Pty Ltd	48.84	INV	04/12/2018	65030358361	Craft items Family Day Care	48.84
3799.483-01		Landgate	775.05	INV	04/12/2018	344269-10001098	GRV chargeable Schedule G2018/23	775.05
3799.4861-01		Big W	255.70	INV	04/12/2018	057755	Dog food for pound	52.00
				INV	04/12/2018	057750	Cat Litter x 2 boxes	39.00

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				INV	30/11/2018	176679	Materials for Community Leaders Forum 261118	50.50
				INV	05/12/2018	176967	Various small equipment for the Zone	114.20
3799.5361-01		Integral Development Associates Pty	21,945.00	INV	06/12/2018	2221	City Engagement review phase 2	21,945.00
3799.5520-01		Master Lock Service	270.00	INV	06/12/2018	00005535	Callistemon Court U35 replace security screen door lock	110.00
				INV	06/12/2018	00005536	Repair entrance to rear storeroom Callistemon Court U25	50.00
				INV	06/12/2018	00005534	Door repairs Callistemon Court	110.00
3799.5537-01		Girl Guides WA Inc	150.00	INV	03/12/2018	KS026899	Kidsport voucher	150.00
3799.5581-01		Totally Workwear Rockingham	3,345.32	INV	04/12/2018	RK5220.D1	Uniforms for City Assist	3,225.31
				INV	06/12/2018	RK5283D1	Uniforms for City Assist	120.01
3799.5670-01		Tracey Jane Gooden	240.33	INV	06/12/2018	30thNovember18	Reimbursement of expenses for Zone activities	240.33
3799.572-01		Fire & Emergency Services, Dept of	200.00	RFD	04/12/2018	1370908	Refund bond Hall hire 311018	200.00
3799.5750-01		Kev's Wheelie Kleen	324.50	INV	04/12/2018	3284	Bin cleaning 281118 Admin	66.00
				INV	04/12/2018	3285	Bin cleaning 281118 Darius Wells	258.50
3799.5995-01		Zenien Pty Ltd T/as ATFT Astuta Tru	407.55	INV	30/11/2018	l5809	Repair damaged camera Skatepark	407.55
3799.5996-01		CMS Engineering Pty Ltd	20,616.20	INV	30/11/2018	30380	Carry out air conditioning replacement and upgrade	14,212.00
				INV	04/12/2018	30444	Service air conditioner Wellard Pavilion	484.00
				INV	04/12/2018	30445	Service air conditioner Incubator	379.50
				INV	04/12/2018	30446	Service air conditioner Incubator	386.10
				INV	04/12/2018	30447	Service and maintenance on air conditioner	5,154.60
3799.6018-01		ALSCO Pty Ltd	97.74	INV	03/12/2018	CPER1888717	Linen hire for catering	30.21
				INV	03/12/2018	CPER1888614	Linen hire for catering	67.53
3799.6224-01		The Grant Finder	698.50	INV	04/12/2018	00133	Facilitation and materials Darius Wells	356.00
				INV	06/12/2018	00132	Facilitate events at Darius Wells	342.50
3799.6267-01		Woolworths Group Limited	1,716.09	INV	06/12/2018	31600900	Cafe items	88.80
				INV	05/12/2018	3413344	Miscellaneous event items for Symphony Spectacular	131.05
				INV	04/12/2018	3413314	Food and supplies for Mooditj Kulungars	140.43
				INV	04/12/2018	3413329	Food and supplies for Mooditj Kulungars	255.75
				INV	05/12/2018	3413337	Morning tea supplies	92.50
				INV	03/12/2018	31603005	Admin items	177.17

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				INV	03/12/2018	3413343	Gift Vouchers Recquatic Christmas Giveaway	300.00
				INV	03/12/2018	3413334	Food for Term 4 Master Chef program	12.65
				INV	03/12/2018	31543194	Recquatic cafe items	119.14
				INV	30/11/2018	3413332	Materials for Community Leaders Forum 261118	48.20
				INV	30/11/2018	31500857	Gifts for local organisations 071218	350.40
3799.6289-01		Clockwork Print	3,966.60	INV	05/12/2018	INV-0055277	Full colour A4 bin stickers for commercial bins	3,293.40
				INV	06/12/2018	INV-0055278	Pool lap roster sign	673.20
3799.6332-01		Drainflow Services Pty Ltd	385.00	INV	06/12/2018	00002795	CCTV inspection of a broken pipe	385.00
3799.6370-01		Ellexacom	6,659.39	INV	06/12/2018	25018	Callistemon Court various electrical repairs 626KWN17	98.93
				INV	06/12/2018	25019	Banksia Park various electrirepairs626KWN17	111.73
				INV	05/12/2018	25031	Test and tag lights Darius Wells	118.17
				INV	05/12/2018	25032	Investigate and repair sensor lights	
				INV	05/12/2018	24968	Investigate and repair damaged light Medina Hall	2,052.05
				INV	05/12/2018	25024	PAT testing at Bertram Oval Club Facility	132.89
				INV	04/12/2018	24919	Service artwork lights at Admin	
				INV	04/12/2018	25022	Service TV antenna The Zone	198.17
				INV	04/12/2018	24981	Inspect and tested and tagged appliances	236.34
				INV	04/12/2018	25017	Service exhaust fan Thomas Pavilion	47.27
				INV	05/12/2018	24969	Investigate and repair powerpoint to Cafe	701.91
				INV	05/12/2018	24975	Repair faulty powerpoint and globes at Cafe	70.91
				INV	30/11/2018	24971	Replace globes Darius Wells Library	503.67
				INV	30/11/2018	24972	Service in ground strip light	430.47
				INV	30/11/2018	24974	Repair exposed wiring Medina Oval	985.60
				INV	30/11/2018	24978	Repair security lights Parmelia House	239.06
				INV	04/12/2018	24976	Various electrical repairs Callistemon Court U22	245.38
								261.89
								224.95
3799.6583-01		ALS Library Services Pty Ltd	297.63	INV	05/12/2018	00058817	Selected titles for Library	224.17
				INV	05/12/2018	00058636	Selected titles for Library	73.46
3799.662-01		Green Skills Inc / Ecojobs	1,890.90	INV	05/12/2018	P1166	Hire of Ecojobs personnel for weed control 111118	1,890.90
3799.665-01		Gregs Glass	1,795.00	INV	04/12/2018	6324-19	Reglaze laminated glass	1,795.00

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3799.6700-01		Spraying WA Pty Ltd	15,419.47	INV	05/12/2018	00001647	November chemical weed control of hardstand	12,186.20
				INV	05/12/2018	00001650	November spraying of weeds within streetscapes	3,233.27
3799.6716-01		Jay-Tech Security	385.00	INV	06/12/2018	00012210	Banksia Park Clubhouse security panel repairs	385.00
3799.6735-01		BSI Group ANZ Pty Ltd	6,392.10	INV	05/12/2018	95148788	Continuing assessment external audit	6,392.10
3799.682-01		Harmony Software	471.90	INV	04/12/2018	I3-145	Harmony web subscription October 18	471.90
3799.6826-01		Beeliar Spirit Soccer Club	150.00	INV	03/12/2018	KS026980	Kidsport voucher	150.00
3799.6872-01		Schindler Lifts Australia Pty Ltd	3,685.00	INV	30/11/2018	4686607759	Lift NBN upgrade Darius Wells Library and Resource	3,685.00
3799.69-01		Alinta Gas	146.00	INV	03/12/2018	113003464	418U Little Rascals	91.45
				INV	03/12/2018	765774910Nov18	136U FDC	54.55
3799.7042-01		Quantum Building Services	2,428.40	INV	30/11/2018	00002300	Skylights at Recquatic	2,428.40
3799.7121-01		Fremantle Multicultural Centre	169.20	INV	04/12/2018	28thNovember18	Refund cancelled bookings	169.20
3799.7357-01		Mobile Laser Quest	460.00	INV	06/12/2018	1807	Incursion on 170119 School Holiday Program	460.00
3799.7388-01		Morris Jacobs	155.00	INV	04/12/2018	8	Facilitate Tuesday Arty 041218	155.00
3799.7445-01		Mustang Welding & Fabrication	2,185.70	INV	05/12/2018	191	3 month service KWN5307	143.00
				INV	05/12/2018	189	3 month service 1THR332, 1THT401	250.25
				INV	05/12/2018	187	3 month service 1TJO798, 1TLL524, 1TSH531	728.75
				INV	05/12/2018	188	3 month service 1TIQ960,1TSH536, 1TLN489, 1TOZ532	563.75
				INV	05/12/2018	190	Repairs to trailer	499.95
3799.7523-01		Housing Authority	39,713.95	INV	29/11/2018	7.7	Rates Refund	2,185.71
				RFD	05/12/2018	1139798	Refund Maintenance bond Cassia Rise	37,528.24
3799.7551-01		Vanessa Liebenberg	2,000.00	INV	30/11/2018	011	Balance of Artist fees for workshop	2,000.00
3799.7557-01		Sheila Mills	694.31	INV	06/12/2018	November18	Reimbursement of travel and conference expenses	694.31
3799.7605-01		Flying Canape	1,079.40	INV	30/11/2018	11485	Catering 261118	1,079.40
3799.762-01		Blackwood & Sons Ltd	1,375.64	INV	03/12/2018	KW7524RM	Ladies safety shoes	103.20
				INV	05/12/2018	KW7291RJ	Uniforms City Operations	180.93
				INV	05/12/2018	KW7290RJ	Uniforms City Operations	195.25
				INV	05/12/2018	KW1754RE	Uniforms City Operations	50.16
				INV	05/12/2018	KW1540RJ	Uniform purchases with logo for staff	333.62

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				INV	05/12/2018	KW5981RM	Cargo navy drill pant for staff	120.67
				INV	05/12/2018	KW9149RM	P2 Respirators	44.84
				INV	04/12/2018	KW0960RN	Anti seize compounds	50.03
				INV	05/12/2018	KW5079RO	Security screen and items for Fiona Harris Pavilion	33.59
				INV	05/12/2018	KW5162RO	Boots and level spirit box frame	182.48
				INV	06/12/2018	KW4015RI	2 X Squincher rehydration packs	80.87
3799.7625-01		Flex Industries Pty Ltd	3,126.88	INV	05/12/2018	60122	Repairs to Mitsubishi Canter Fuso Truck	3,126.88
3799.7780-01		Moore Stephens (WA) Pty Ltd	14,126.79	INV	03/12/2018	309921	Audit for year ended 30 June 2018 final payment	14,126.79
3799.7809-01		Frontline Fire and Rescue Equipment	424.60	INV	03/12/2018	62384	Assorted rescue bags	327.80
				INV	30/11/2018	62362	Firefighting rake hoe	96.80
3799.795-01		K Mart	14.00	INV	04/12/2018	150839	Display boards Recquatic	14.00
3799.8099-01		Total Tools Rockingham	91.20	INV	04/12/2018	54883	Thermometer infrared	91.20
3799.8167-01		Mega Glow Yoga	350.00	INV	06/12/2018	2December2018	Yoga and healing meditation for Orange the World	350.00
3799.8227-01		Emerald Gardens and Landscaping	770.00	INV	03/12/2018	28thNov2018	Coastcare Project Garden watering Orelia Primary	770.00
3799.833-01		Kwinana District Tennis Club Inc	252.00	INV	04/12/2018	3rdDecember18	Hire fees for period October and November 18	252.00
3799.8346-01		Skateboarding WA	1,787.50	INV	05/12/2018	0525	Edge Skatepark activation skateboard clinic	412.50
				INV	05/12/2018	0526	Edge Skatepark activation skateboard clinics	825.00
				INV	05/12/2018	0527	Edge Skatepark activation skateboard clinic	550.00
3799.8474-01		Volunteer Task Force	343.75	INV	04/12/2018	SI002312	Regular mowing October 2018 Family Day Care	343.75
3799.8637-01		GK Creative	1,990.00	INV	06/12/2018	GKC201905	Wheelie bin safety stickers	1,990.00
3799.8649-01		Ezy2c GPS Tracking	2,885.52	INV	03/12/2018	61854	Website subscription renewal	2,885.52
3799.867-01		Lamp Replacements	357.50	INV	05/12/2018	IN1017973	Box of 20 Tubets T5 21W for Darius Wells	357.50
3799.8847-01		Moddex Group	21,910.86	INV	30/11/2018	INV-23977	Courtyard balustrade Koorliny Art Centre	21,910.86
3799.888-01		Les Mills Australia	443.43	INV	05/12/2018	962540	License fee for December 2018	443.43
3799.8899-01		Majestic Plumbing	5,004.28	INV	05/12/2018	211142	After hours call out to fix leak at Pavillion	383.68
				INV	05/12/2018	211144	Reparis to ball valve and coupling at Wandi Hall	426.78

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				INV	05/12/2018	211143	Repair drain point to water tank at Mandogalup	173.49
				INV	30/11/2018	210945	Service kitchen taps Admin	108.75
				INV	30/11/2018	211028	Clear urinal blockage Admin	97.75
				INV	30/11/2018	211027	Service blockage Medina Oval	97.75
				INV	30/11/2018	211025	Service sink mixer	387.77
				INV	30/11/2018	00210753	Install external hose tap Bertram Oval Clubrooms	643.50
				INV	30/11/2018	210946	Service assorted jobs Medina Oval changerooms	1,363.29
				INV	04/12/2018	211043	Annual backflow testing Recquatic	220.00
				INV	05/12/2018	211042	Backflow device testing at Thomas Oval Pavillion	220.00
				INV	05/12/2018	211041	Backflow device testing at Margaret Feilman Centre	330.00
				INV	05/12/2018	211105	Repair leaking drink fountain at Moombaki Park	551.52
3799.8905-01		Kelli Anne Hayward	431.28	INV	04/12/2018	29thNovember18	Parking and stationery for Prince2 training	85.28
				INV	07/12/2018	7thDecember2018	Reimbursement for Staff Milestone event	346.00
3799.8996-01		Fridgair Industries Pty Ltd	330.00	INV	05/12/2018	31344	Repair internal fridge double door at Wellard Pavilion	330.00
3799.8998-01		McLeods	10,309.04	INV	05/12/2018	105776	Legal fees Matter No 33252	96.14
				INV	06/12/2018	106054	Legal fees Matter No 39181	10,212.90
3799.9013-01		Department of Mines, Industry	14,100.30	INV	04/12/2018	November18	Building Services Levy November 2018	14,100.30
3799.9019-01		Kearns Garden Supplies	8.90	INV	30/11/2018	33	Door stoppers	8.90
3799.9030-01		Air Liquide Australia	105.63	INV	06/12/2018	VE8641	Hire of medical oxygen and Air Industrial	105.63
3799.903-01		Lo-Go Appointments	11,837.77	INV	04/12/2018	00418632	Temp staff week ending 101118	1,979.84
				INV	04/12/2018	00418402	Temp staff week ending 290918	1,581.53
				INV	04/12/2018	00418704	Temp staff week ending 241118	1,379.40
				INV	03/12/2018	00418400	Temp staff week ending 290918	1,379.40
				INV	03/12/2018	00418598	Temp staff week ending 031118	1,839.20
				INV	03/12/2018	00418631	Temp staff week ending 101118	1,839.20
				INV	03/12/2018	00418666	Temp staff week ending 171118	1,839.20
3799.9245-01		Baldivis Archery Club Inc	150.00	INV	03/12/2018	KS026863	Kidsport voucher	150.00
3799.934-01		Mandogalup Volunteer Fire Brigade	715.00	INV	04/12/2018	3rdDecember2018	Hazard Reduction Burn x 2	715.00

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3799.9345-01		Accidental Health & Safety Perth	224.75	INV	03/12/2018	612272	Heartstart Infant smart pads	224.75
3799.9353-01		Little Rascals Childcare Centre	100.00	RFD	04/12/2018	1382372	Refund bond Hall hire	100.00
3799.9466-01		Colleen Joy Williams	200.00	INV	30/11/2018	27thNovember18	Reimbursement for Team Building Milestone Library	200.00
3799.9491-01		Espresso Essential WA	46.33	INV	03/12/2018	107872/01	Replacement part for Coffee Machine	46.33
3799.9492-01		Daytone Printing Pty Ltd	2,346.30	INV	04/12/2018	53152	A3 Programming books	2,346.30
3799.9517-01		Style It Up Events	2,500.00	INV	06/12/2018	105	Sponsors Grazing table styling for Symphony Spectacular	2,500.00
3799.9572-01		Aaron Thomas	1,200.00	INV	06/12/2018	104	Darius Wells Event Sound Services	650.00
				INV	06/12/2018	201	Darius Wells Event Sound Services	550.00
3799.9590-01		My Media Intelligence Pty Ltd	717.87	INV	05/12/2018	INV-0990	Monthly media monitoring coverage	717.87
3799.9676-01		Sifting Sands	9,322.65	INV	04/12/2018	INV-0482	Sand cleaning at various Parks	9,322.65
3799.9870-01		The Worm Shed	2,875.00	INV	05/12/2018	00005015	Workshop and purchase of 11 worm farms	2,875.00
3799.987-01		Miracle Recreation Equipment	2,200.00	INV	30/11/2018	37899	Install zipline wire	748.00
				INV	30/11/2018	37900	Install zipline carriage	830.50
				INV	30/11/2018	37898	Install zipline spring	621.50
3799	17/12/2018	EFT TRANSFER: - 07/12/2018	-100.00				Returned Payment Supplier # 10747	
3800	10/12/2018	EFT TRANSFER: - 10/12/2018	148,303.36					
3800.565-01		Bright Futures Family Day Care - Pa	148,303.36	INV	10/12/2018	191118 to 021218	FDC Payroll 191118 to 021218	148,303.36
3801	12/12/2018	EFT TRANSFER: - 12/12/2018	253,703.32					
3801.10152-01		SuperChoice	253,703.32	INV	30/11/2018	November2018-01	Superannuation-November2018-01	185,286.71
				INV	30/11/2018	November2018-03	Superannuation-November2018-03	4,451.56
				INV	30/11/2018	November2018-06	Superannuation-November2018-06	2,651.68
				INV	30/11/2018	November2018-07	Superannuation-November2018-07	3,475.47
				INV	30/11/2018	November2018-13	Superannuation-November2018-13	1,713.16
				INV	30/11/2018	November2018-14	Superannuation-November2018-14	6,787.37
				INV	30/11/2018	November2018-16	Superannuation-November2018-16	1,166.72
				INV	30/11/2018	November2018-17	Superannuation-November2018-17	10,732.80
				INV	30/11/2018	November2018-18	Superannuation-November2018-18	2,056.02
				INV	30/11/2018	November2018-20	Superannuation-November2018-20	426.83
				INV	30/11/2018	November2018-21	Superannuation-November2018-21	862.39
				INV	30/11/2018	November2018-22	Superannuation-November2018-22	511.74

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				INV	30/11/2018	November2018-24	Superannuation-November2018-24	3,031.08
				INV	30/11/2018	November2018-28	Superannuation-November2018-28	128.28
				INV	30/11/2018	November2018-29	Superannuation-November2018-29	652.54
				INV	30/11/2018	November2018-30	Superannuation-November2018-30	1,058.55
				INV	30/11/2018	November2018-37	Superannuation-November2018-37	1,184.65
				INV	30/11/2018	November2018-43	Superannuation-November2018-43	203.74
				INV	30/11/2018	November2018-46	Superannuation-November2018-46	2,011.04
				INV	30/11/2018	November2018-48	Superannuation-November2018-48	1,128.64
				INV	30/11/2018	November2018-50	Superannuation-November2018-50	428.60
				INV	30/11/2018	November2018-53	Superannuation-November2018-53	1,047.98
				INV	30/11/2018	November2018-54	Superannuation-November2018-54	1,208.22
				INV	30/11/2018	November2018-55	Superannuation-November2018-55	1,761.84
				INV	30/11/2018	November2018-56	Superannuation-November2018-56	1,060.95
				INV	30/11/2018	November2018-58	Superannuation-November2018-58	498.76
				INV	30/11/2018	November2018-59	Superannuation-November2018-59	2,040.86
				INV	30/11/2018	November2018-60	Superannuation-November2018-60	1,031.35
				INV	30/11/2018	November2018-63	Superannuation-November2018-63	267.12
				INV	30/11/2018	November2018-65	Superannuation-November2018-65	613.64
				INV	30/11/2018	November2018-66	Superannuation-November2018-66	447.74
				INV	30/11/2018	November2018-67	Superannuation-November2018-67	1,388.76
				INV	30/11/2018	November2018-72	Superannuation-November2018-72	946.14
				INV	30/11/2018	November2018-73	Superannuation-November2018-73	1,179.41
				INV	30/11/2018	November2018-75	Superannuation-November2018-75	173.34
				INV	30/11/2018	November2018-76	Superannuation-November2018-76	302.84
				INV	30/11/2018	November2018-77	Superannuation-November2018-77	1,353.64
				INV	30/11/2018	November2018-78	Superannuation-November2018-78	533.18
				INV	30/11/2018	November2018-79	Superannuation-November2018-79	1,119.85
				INV	30/11/2018	November2018-80	Superannuation-November2018-80	1,803.96
				INV	30/11/2018	November2018-81	Superannuation-November2018-81	533.20
				INV	30/11/2018	November2018-82	Superannuation-November2018-82	3,762.40
				INV	30/11/2018	November2018-83	Superannuation-November2018-83	407.88
				INV	30/11/2018	November2018-84	Superannuation-November2018-84	190.18
				INV	30/11/2018	November2018-85	Superannuation-November2018-85	80.51
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3802	13/12/2018	EFT TRANSFER: - 14/12/2018	2,570,237.55					
3802.10000-01		Elizabeth Antonio	950.00	INV	12/12/2018	20181918	Mosaic Classes Term 4 2018	950.00

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3802.10037-01		The Young Boxing Project Inc	660.00	INV	10/12/2018	INV-0042	Term program	660.00
3802.10040-01		Foundations For A Better Tomorrow	500.00	INV	11/12/2018	181205ZYS	Term 4 ReZonate Program	500.00
3802.10171-01		Joy Belarga	1,000.00	RFD	12/12/2018	1322810	Refund bond Hall hire 081218	1,000.00
3802.10202-01		Facilities First Australia	29,150.57	INV	11/12/2018	163225	General cleaning John Wellard Centre	3,500.43
				INV	11/12/2018	163223	General cleaning various areas	21,277.28
				INV	11/12/2018	163224	General cleaning Depot	317.16
				INV	11/12/2018	163226	General cleaning William Bertram Centre	4,055.70
3802.1034-01		North Lake Electrical Pty Ltd	192.59	INV	13/12/2018	52564	Wandi bore switches repair	192.59
3802.10360-01		New Sensation Homes Pty Ltd	100.00	RFD	12/12/2018	1382180	Refund bond Hall hire 221118	100.00
3802.10373-01		Green Willows Industrial Cleaning a	200.00	INV	12/12/2018	26	Clubhouse and office cleaning	200.00
3802.10408-01		ASV Sales and Service	4,444.00	INV	13/12/2018	215487	Hire Posi track loader for sump maintenance	2,508.00
				INV	13/12/2018	215484	Hire Posi track loader for sump maintenance	1,936.00
3802.1044-01		Oakford Agricultural & Garden Suppl	670.87	INV	13/12/2018	81633	Hardware Items	14.27
				INV	13/12/2018	81628	Pine poles	656.60
3802.10444-01		The EDC Zone	3,245.00	INV	13/12/2018	00003	Aerial photography for Symphony Spectacular 2018	3,245.00
3802.1059-01		Vodafone Messaging	176.00	INV	13/12/2018	11218148	Pager Network Access Fee	176.00
3802.10639-01		Australian Christian Fellowship Inc	100.00	RFD	12/12/2018	1371370	Refund bond Hall hire 061118	100.00
3802.10641-01		The Event Mill	35,966.14	INV	13/12/2018	11635	Payment 2 event management Symphony Concert	35,966.14
3802.10642-01		Protector Fire Services	5,392.20	INV	11/12/2018	10013551	Emergency Control Organisation equipment	5,392.20
3802.10682-01		Bay Concrete Grinding	1,375.00	INV	13/12/2018	00035287	Concrete grinding trip hazards on Pace Road Medina	1,375.00
3802.10757-01		Oze 4 x4	576.90	INV	13/12/2018	N12044	Air Compressors and Accessories	576.90
3802.10758-01		Nicole Janine Peart	100.00	RFD	12/12/2018	1316256	Refund bond Hall hire 270618	100.00
3802.10759-01		Maralyn Martin	100.00	RFD	12/12/2018	1320594	Refund bond Patio hire 010818	100.00
3802.10760-01		Stara Learning and Development	200.00	RFD	12/12/2018	1327385	Refund bond Hall hire	200.00
3802.10762-01		Natalie Harvey	100.00	RFD	12/12/2018	1364029	Refund bond Patio hire 241018	100.00
3802.10763-01		Danielle Jones	100.00	RFD	12/12/2018	1364412	Refund bond Hall hire 261018	100.00
3802.10764-01		Rossmoyne Primary School	100.00	RFD	12/12/2018	1365088	Refund bond Patio hire 051218	100.00

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3802.10765-01		Southern Jaguars Cricket Team	2,000.00	RFD	12/12/2018	1370290	Refund bond Hall hire 251018	2,000.00
3802.10766-01		Alana Gidley	100.00	RFD	12/12/2018	1382358	Refund bond Patio hire 071218	100.00
3802.10767-01		Georgia Murray	100.00	RFD	12/12/2018	1318880	Refund bond Hall hire 250718	100.00
3802.10768-01		Christian City Church Fremantle	491.90	RFD	12/12/2018	865736	Refund bond Hall hire 251018	200.00
				INV	12/12/2018	11thDecember18	Refund cancelled room hire	291.90
3802.10769-01		Barry Nelson	250.00	INV	12/12/2018	22ndNovember18	Senior security subsidy scheme 2018	250.00
3802.10770-01		Janice Clare Parker	250.00	INV	12/12/2018	11thDecember2018	Senior security subsidy scheme 2018	250.00
3802.10771-01		Alexandrina Goncalves	245.00	INV	12/12/2018	11thDecember18	Senior security subsidy scheme 2018	245.00
3802.10772-01		Paul Gravett	90.90	INV	13/12/2018	6thDecember18	Reimbursement of conference and meeting expenses	90.90
3802.10773-01		Armadale City Concert Band	500.00	INV	13/12/2018	12thDecember18	Donation towards Wellard Twilight Markets	500.00
3802.1142-01		Sonic Health Plus	1,048.30	INV	13/12/2018	1670287	Pre employment medicals	425.70
				INV	11/12/2018	1669025	Pre employment medical 301118	127.60
				INV	11/12/2018	1667780	Pre employment medicals 281118	396.00
				INV	11/12/2018	1663183	Pre employment medical 261118	99.00
3802.115-01		AAA Asphalt Surfaces	1,100.00	INV	13/12/2018	00006070	Cold mix in a bag	1,100.00
3802.1157-01		Quality Traffic Management Pty Ltd	4,777.18	INV	13/12/2018	25597	Traffic control 110818	465.23
				INV	13/12/2018	26624	Traffic management 011218	4,311.95
3802.1166-01		RAC Motoring Pty Ltd t/a RAC Busine	8,724.90	INV	11/12/2018	298510	RAC Absolute Membership	8,724.90
3802.1187-01		Red Sand Supplies Pty Ltd	709.50	INV	10/12/2018	00011830	Concrete tipping Cowcher Way	267.30
				INV	11/12/2018	00011784	Tipping fee October 2018	442.20
3802.1234-01		South Coastal Health and Community	200.00	RFD	12/12/2018	1356743	Refund bond Hall hire	200.00
3802.1276-01		Satellite Security Services	1,294.49	INV	13/12/2018	IV004291	Service auto doors Darius Wells	385.00
				INV	13/12/2018	IV004300	Repair shields to shed Depot	589.50
				INV	13/12/2018	IV004417	Casuarina Fire Station Program new alarm code	169.99
				INV	11/12/2018	IV004362	Relocate duress button Recquatic	150.00
3802.1290-01		Shane McMaster Surveys	2,200.00	INV	13/12/2018	Kwin294	Cowcher Way Upgrading Survey Set out	1,100.00
				INV	11/12/2018	Kwin293	Feature Survey Calista Oval	1,100.00
3802.1357-01		Sportsworld Of WA	1,498.75	INV	10/12/2018	136687	Multi assorted goggles for proshop	1,498.75

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3802.1360-01		Saint John Ambulance Australia (WA)	128.00	INV	11/12/2018	FAINV00162444	Provide First Aid Training 261118	128.00
3802.1369-01		Premier & Cabinet Department of	2,513.20	INV	10/12/2018	161893	Advertisement 301118	103.95
				INV	11/12/2018	161896	Notice in the Government Gazette	2,409.25
3802.1393-01		Sunny Sign Company Pty Ltd	74.25	INV	13/12/2018	400367	Ferndown Corner x 1 street sign	74.25
3802.1423-01		Telstra	11,687.82	INV	11/12/2018	1355246271Nov18	Mobiles/Devices for whole organisation to 261118	9,196.20
				INV	10/12/2018	9385375010Dec18	Charges to 241218 Internet and Data	2,491.62
3802.1444-01		The Good Guys	105.70	INV	11/12/2018	D0921364190	Wall fan for Recquaitc	105.70
3802.1530-01		Wormald Australia Pty Ltd	5,661.93	INV	12/12/2018	7855621	Call out on fire alarm system 231118	462.00
				INV	12/12/2018	7844924	Routine Inspection and Testing Admin	993.53
				INV	13/12/2018	7862540	Recquatic MAF Card Replacement	4,206.40
3802.1536-01		Ulverscroft Large Print Books	682.90	INV	11/12/2018	I124343AU	Library titles	148.47
				INV	11/12/2018	I124342AU	Library titles	57.41
				INV	11/12/2018	I24282AU	Library Fiction Audio titles	98.96
				INV	11/12/2018	I124281AU	Library Fiction Audio titles	378.06
3802.1577-01		WA Rangers Association Inc	250.00	INV	11/12/2018	47	Display on WA Rangers website	250.00
3802.1589-01		Waste Stream Management Pty Ltd	330.00	INV	11/12/2018	00828637	Tipping fees	330.00
3802.1592-01		Water Corporation of Western Austra	24,855.71	INV	11/12/2018	9000343688Oct18	2U Little Rascals	273.32
				INV	10/12/2018	9000339427Nov18	50U Victory for Life	257.05
				INV	10/12/2018	9000334589Nov18	6U Feilman Building	1,615.26
				INV	10/12/2018	9012573982Nov18	24U Incubator	330.15
				INV	10/12/2018	9000341922Nov18	0U Shop 24/40 Meares Ave	149.29
				INV	10/12/2018	9000341201Nov18	1011U Banksia Park	4,228.24
				INV	10/12/2018	9000342570Nov18	8U Rhodes Park	198.60
				INV	10/12/2018	9000343469Oct18	0U Old St John Ambulance	89.47
				INV	10/12/2018	9000348470Oct18	266U Depot	1,100.53
				INV	10/12/2018	9000357641Oct18	27U Orelia Oval	960.64
				INV	10/12/2018	9000358310Oct18	32U Medina Oval	838.72
				INV	10/12/2018	9000358839Oct18	20U Harley Way Medina	585.57
				INV	10/12/2018	9000358855Oct18	29U Kwinana Senior Citizens	428.75
				INV	10/12/2018	9000341914Nov18	0U Shop 23/40 Meares Ave	149.29
				INV	10/12/2018	9013156996Nov18	320U Darius Wells Library/Res Centre	57.83
				INV	10/12/2018	9012543409Nov18	309U Admin/Arts/Parmelia	2,657.18

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				INV	10/12/2018	9000340874Nov18	931U Callistemon Court	3,823.13
				INV	10/12/2018	9000341578Nov18	1152U Recquatic and Zone	6,385.26
				INV	07/12/2018	9014096921Nov18	114U Wellard Pavilion	727.43
3802.1614-01		Westbooks	169.64	INV	13/12/2018	302087	Titles for Library	33.28
				INV	13/12/2018	302086	Junior titles for Library	136.36
3802.1617-01		Australian Medical Supplies	240.80	INV	11/12/2018	75604	1 x Box of Disposal asthma spacers	240.80
3802.1825-01		Greenacres Turf Group	1,241.00	INV	12/12/2018	00054679	Supply of kikuyu turf	1,241.00
3802.1830-01		Biffa Bins	210.00	INV	12/12/2018	0859281	Skip bin for Callistemon Court	210.00
3802.188-01		Beaurepaires Tyres Kwinana	741.24	INV	13/12/2018	U548351034	Tyres and fittings	741.24
3802.2053-01		Barbara Elizabeth Powell	115.40	INV	11/12/2018	1stOctober2018	Reimbursement of functions and meetings	115.40
3802.2078-01		South West Trailers	2,048.75	INV	13/12/2018	11553	1TJO798 Supply and fit trailer conversion	1,621.95
				INV	13/12/2018	11552	1TLL524 Supply parts	426.80
3802.2097-01		Beaver Tree Services Aust Pty Ltd	7,020.75	INV	13/12/2018	67900	Hovea Court General Vegetation Clearance	1,961.95
				INV	13/12/2018	67889	Spinner Lane Wellard Stump Grind and Make Safe	2,105.42
				INV	13/12/2018	67875	Trees works Blackboy Grove	2,953.38
3802.2121-01		Suez	595.66	INV	11/12/2018	29420931	Green waste collection	595.66
3802.2125-01		Synergy	193,486.05	INV	10/12/2018	201813230Dec18	2049U Mandogalup Fire Station Reserve Bore	651.60
				INV	10/12/2018	295922660Dec18	628U Willandra Park	268.85
				INV	10/12/2018	422268910Dec18	6528U Depot	1,863.35
				INV	10/12/2018	114826720Dec18	93U Industrial Streetscapes Naval Base	127.75
				INV	10/12/2018	657514270Dec18	0U Wandi Oval 3 phase power supply	97.80
				INV	10/12/2018	198511040Dec18	1191U Bruny Meander Bore/BBQ/Lights	413.55
				INV	10/12/2018	830669340Dec18	7U Fire Pump	99.20
				INV	10/12/2018	290833680Dec18	32U Honeywood Park	104.15
				INV	10/12/2018	179469390Dec18	2309U Bertram Community Centre	648.15
				INV	10/12/2018	958335710Dec18	7353U Orelia Oval	1,692.15
				INV	10/12/2018	177581220Dec18	99819U Recquatic	24,885.55
				INV	10/12/2018	135567600Dec18	49761U Darius Library/Resource Centre	14,199.40
				INV	10/12/2018	118367820Dec18	5247U New Thomas Oval Pavilion	1,308.80
				INV	10/12/2018	938812910Dec18	6043U Wandi Reserve	1,336.65
				INV	10/12/2018	149872970Dec18	4699U Incubator	1,211.55
				INV	10/12/2018	141057240Dec18	18472U The Zone	5,686.45

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				INV	10/12/2018	129764890Dec18	6715U Lambeth Park POS	1,516.00
				INV	10/12/2018	144372270Dec18	3746U Thomas Oval Retic	550.30
				INV	10/12/2018	566370150Dec18	4130U Chipperton Park	1,221.55
				INV	10/12/2018	856518550Dec18	Street Lights Decorative Lighting	2,629.65
				INV	10/12/2018	259587970Dec18	1782U Irrigation Honeywood	582.05
				INV	10/12/2018	294827290Dec18	11U Darling Park Art Sculpture	97.30
				INV	10/12/2018	264244690Dec18	1164U Gecko Park Bore	410.20
				INV	10/12/2018	214467920Dec18	7U Bruny Meander BBQ/Lights	97.95
				INV	10/12/2018	107029100Dec18	6013U Wellard Community Centre	1,639.65
				INV	10/12/2018	294428370Dec18	378U Mornington Park	200.40
				INV	10/12/2018	792417950Dec18	Street Lighting	114,302.85
				INV	10/12/2018	693987550Nov18	353U Challenger Beach	191.55
				INV	12/12/2018	198694990Dec18	57438U Admin/Arts/Parmelia	15,451.65
3802.2126-01		Image Bollards	338.80	INV	10/12/2018	19038	Red double belt posts	338.80
3802.247-01		Bullet Sign Shop	507.10	INV	12/12/2018	00021321	Garden sign Coastcare Project	507.10
3802.248-01		Bunnings Building Supplies	515.59	INV	13/12/2018	2163/801530222	Kwinana Adventure Park colourbond roof sheets	142.71
				INV	13/12/2018	2163/01625575	Wells Park toilets seats	144.71
				INV	11/12/2018	2163801063762	Timber screws	107.83
				INV	11/12/2018	2163/01529904	Roof sheets and screws	120.34
3802.2565-01		Ausco Modular Pty Ltd	1,435.50	INV	11/12/2018	7149834	Hire of demountables December 18	1,435.50
3802.2638-01		Metrocon Pty Ltd	38,165.60	INV	13/12/2018	20594	Wellard Pavilion extension Progress Claim 3	38,165.60
3802.264-01		Cabcharge Australia Ltd	304.83	INV	11/12/2018	00989066P1812	For various cab charges 051118 to 021218	304.83
3802.2758-01		CSR Gyprock Fibre Cement WA	225.82	INV	12/12/2018	916744078	Supatone panel for Senior Citizen Centre	225.82
3802.2852-01		Downer EDI Works Pty Ltd	76,326.97	INV	11/12/2018	6005926	1.05 tonne concrete	145.67
				INV	11/12/2018	6005897	.50 tonne concrete	69.37
				INV	10/12/2018	6005950	510.76 tonne concrete	76,111.93
3802.30-01		Carol Elizabeth Adams	520.17	INV	13/12/2018	November18	Reimbursement of travel and apparel expenses	520.17
3802.302-01		Chadson Engineering	295.35	INV	13/12/2018	A0079928	Pool items for testing	295.35
3802.304-01		Challenger Ford	1,140.75	INV	13/12/2018	CRCSC488835	Service KWN2067	1,140.75
3802.3105-01		Poly Pipe Traders	4,946.69	INV	11/12/2018	00094843	Layflat blue 32mm pipes	63.24
				INV	11/12/2018	00094226	Assorted pipes	44.00

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				INV	11/12/2018	00094844	Assorted pipes	4,839.45
3802.3212-01		Marketforce Pty Ltd	13,403.13	INV	10/12/2018	24939	Advertisement x 2	1,303.05
				INV	10/12/2018	24942	Advertisement x 3 days	2,622.21
				INV	10/12/2018	24953	Advertisement 091118	922.01
				INV	10/12/2018	24943	Advertisement 021118	735.05
				INV	10/12/2018	24952	Advertisement 141118	987.87
				INV	10/12/2018	24955	Advertisement 171118	322.06
				INV	10/12/2018	24954	Advertisement 121118	1,261.14
				INV	10/12/2018	24940	Advertisement 211118	323.69
				INV	10/12/2018	24941	Advertisement 021118	598.79
				INV	10/12/2018	24938	Advertisements	2,678.50
				INV	11/12/2018	24949	Advertisement 071118	387.05
				INV	12/12/2018	24957	Advertisement 231118	185.36
				INV	12/12/2018	24944	Advertisement 261018	185.36
				INV	12/12/2018	24946	Advertisement 021118	185.36
				INV	12/12/2018	24947	Advertisement 021118	185.36
				INV	12/12/2018	24950	Advertisement 021118	185.36
				INV	12/12/2018	24951	Advertisement 021118	185.36
				INV	12/12/2018	24959	Advertisement 231118	149.55
3802.3312-01		Daniels Printing Craftsmen	352.00	INV	11/12/2018	56983	Printing of Customer Service Charter	352.00
3802.332-01		City of Gosnells	5,500.00	INV	12/12/2018	21283	2018/19 Subscription Fee Switch Your Thinking	5,500.00
3802.335-01		City of Rockingham	46,137.42	INV	11/12/2018	102570	Tip fees to 031218	28,549.78
				INV	11/12/2018	102277	Tip fees to 161118	17,587.64
3802.3355-01		Gholam Reza Najafzadeh Abriz	900.00	INV	12/12/2018	6thDecember2018	Reimbursement of Team Milestone event	900.00
3802.3391-01		Ventura Home Group Pty Ltd T/A Auss	455.33	INV	13/12/2018	4thDecember18	BCITF paid direct to City of Kwinana BP2018/791	455.33
3802.3452-01		Western Maze Pty Ltd	22,581.37	INV	10/12/2018	00016261	Greenwaste collection Area 3	21,748.63
				INV	13/12/2018	00016274	Go Backs green waste collection 061218	832.74
3802.358-01		Coastline Mowers	419.00	INV	13/12/2018	18957#12	Spray chield	264.00
				INV	12/12/2018	18854#5	Snake protex	155.00
3802.3814-01		Linda Joan Foster	585.20	INV	12/12/2018	10thDecember2018	Reimbursement for Team Building Milestone	585.20
3802.3977-01		MRP Osborne Park-General Pest/Termi	6,604.00	INV	11/12/2018	77957	Pest control various locations	6,604.00

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3802.407-01		Winc Australia Pty Ltd	145.97	INV	13/12/2018	9026050000	Stationery supplies	145.97
3802.4112-01		Cleverpatch Pty Ltd	207.75	INV	11/12/2018	316904	Items for children's craft	75.87
				INV	11/12/2018	316922	Items for children's activities and Story Time	131.88
3802.4245-01		ED Property Services	935.00	INV	12/12/2018	00001179	Re-tile splashback Callistemon Court U48	935.00
3802.4346-01		Kelly Asphalt Contracting	4,202.00	INV	13/12/2018	205A	Road repair Narren Street Anketell	4,202.00
3802.4719-01		Complete Office Supplies Pty Ltd	281.51	INV	11/12/2018	07849627	Stationery John Wellard Centre	279.86
				INV	11/12/2018	07799266	Suspension files	1.65
3802.4800-01		Web In A Box	55.00	INV	13/12/2018	46155	Domain registration Family Day Care	55.00
3802.483-01		Landgate	3,777.90	INV	11/12/2018	892600	Land enquiry fees	3,777.90
3802.4861-01		Big W	455.60	INV	12/12/2018	176948	CCTV Screen for upgrade of system	199.00
				INV	12/12/2018	176946	Supplies for William Bertram Centre	115.60
				INV	13/12/2018	176968	Items for Christmas event Darius Wells	141.00
3802.504-01		Domino's Pizza - Kwinana Market Pla	147.20	INV	13/12/2018	10thDecember18	Christmas Lunch event Depot	147.20
3802.5071-01		JB HiFi Commercial Division	383.04	INV	12/12/2018	01-6676211-148-1	Iphone cases	79.44
				INV	11/12/2018	001-6723152-94-1	Headphones x 4	303.60
3802.5170-01		Let It Shine Oven Cleaning	265.00	INV	12/12/2018	00001526	Oven cleaning Callistemon Court U52	265.00
3802.5288-01		West Oz Wildlife	1,083.50	INV	10/12/2018	1609	Hire for event Recquatic Open Day	1,083.50
3802.5520-01		Master Lock Service	168.00	INV	13/12/2018	00005562	Darius Wells front door stop	168.00
3802.572-01		Fire & Emergency Services, Dept of	1,693,130.95	INV	12/12/2018	148454	2018/19 ESL Quarter 2	1,693,130.95
3802.5743-01		Programmed Maintenance Services Ltd	10,017.52	INV	12/12/2018	SINV538608	BP Gardening & Lawn mowing November 18	10,017.52
3802.5750-01		Kev's Wheelie Kleen	616.00	INV	12/12/2018	2799	Bin cleaning 101018 William Bertram Centre	88.00
				INV	12/12/2018	2840	Bin cleaning 161018 John Wellard Centre	99.00
				INV	12/12/2018	2963	Bin cleaning 241018 William Bertram Centre	110.00
				INV	12/12/2018	3000	Bin cleaning 291018 John Wellard Centre	44.00
				INV	12/12/2018	3082	Bin cleaning 081118 William Bertram Centre	99.00
				INV	12/12/2018	3115	Bin cleaning 131118 John Wellard Centre	77.00
				INV	12/12/2018	3283	Bin cleaning 261118 John Wellard Centre	33.00
				INV	12/12/2018	3364	Bin cleaning 051218 William Bertram Centre	66.00
3802.5958-01		West Coast Profilers	26,644.67	INV	10/12/2018	19816	Hire of profiler and demobiliser 271118	16,186.02
				INV	12/12/2018	19830	Hire of profiler and demobiliser	10,458.65

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3802.5990-01		Dismantle Inc	2,000.00	INV	10/12/2018	INV-1521	Dismantle Bike rescue program	2,000.00
3802.6147-01		Designer Christmas	1,045.00	INV	11/12/2018	00000632	Christmas tree hire Local Organisation Function	1,045.00
3802.6189-01		Alexi Peacock	226.50	INV	12/12/2018	10thDecember2018	Reimbursement of items for Lolly run	226.50
3802.6224-01		The Grant Finder	112.50	INV	12/12/2018	00134	Wednesday Seniors Program 051218	112.50
3802.6267-01		Woolworths Group Limited	1,057.93	INV	12/12/2018	31803887	Items for Seniors Monthly Morning Tea	167.99
				INV	12/12/2018	3435113	Seniors Monthly Morning Tea Term 4 2018	80.60
				INV	13/12/2018	3413375	Christmas Dinner Girls Group	76.39
				INV	13/12/2018	3413376	Food for Term 4 Drop-In and Programs	18.14
				INV	13/12/2018	3413374	Food and supplies for Mooditj Kulungars	210.87
				INV	13/12/2018	3413347	Food and supplies for Mooditj Kulungars	136.85
				INV	13/12/2018	3038293	Food and supplies for Mooditj Kulungars	10.50
				INV	13/12/2018	3413353	Items for Community Concert	64.90
				INV	13/12/2018	3413365	Items for Community Concert	35.00
				INV	10/12/2018	31684693	Cafe items Recquatic	66.20
				INV	11/12/2018	3413367	Food for Term 4 Drop-In and Programs	34.34
				INV	11/12/2018	3413351	Items for coffee machine	27.00
				INV	11/12/2018	3413350	Items for the Zone	6.99
				INV	11/12/2018	3413360	Depot morning tea supplies	29.30
				INV	10/12/2018	3413345	Food for Term 4 Drop-In and Programs	92.86
3802.6269-01		William Henry Wells	44.05	INV	13/12/2018	12thDecember18	Reimbursement of HR licence	44.05
3802.6370-01		Ellexacom	10,172.55	INV	13/12/2018	25066	Dijlba Park light repairs	1,769.21
				INV	13/12/2018	25086	Darius Wells Library powerpoint repair	233.56
				INV	13/12/2018	25052	Service troubleshoot signal failure	311.41
				INV	13/12/2018	24811	Test emergency and exit lights William Bertram	236.34
				INV	13/12/2018	25088	Koorliny Community Arts Centre secure powerpoints	103.33
				INV	12/12/2018	25054	Install GPO to fan switch Callistemon Court U72	413.28
				INV	12/12/2018	25055	Replace GPO for exahust fan Callistemon Court	195.49
				INV	12/12/2018	25057	Install GPO to medicine cabinet Callistemon Court	190.64
				INV	12/12/2018	25062	Remove light fitting Callistemon Court	94.53
				INV	11/12/2018	24557	6 monthly RCD test Challenger Beach	94.53

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				INV	11/12/2018	24558	6 monthly RCD test Casuarina Hall	141.80
				INV	11/12/2018	24560	Inspect electrical tags Adventure Park	372.80
				INV	11/12/2018	24561	Test emergency and exit lights Depot	141.80
				INV	11/12/2018	24562	Test emergency and exit lights Wellard Pavilion	189.07
				INV	11/12/2018	24567	Test emergency and exit lights John Wellard Centre	212.71
				INV	11/12/2018	24568	Test emergency and exit lights Rotary Club	189.07
				INV	11/12/2018	24569	Test emergency and exit lights Parmelia House	165.44
				INV	11/12/2018	24571	Service flood light Childcare/Clubrooms	996.46
				INV	11/12/2018	24574	Electrical repairs The Zone	155.71
				INV	11/12/2018	24617	6 monthly RCD test Thomas Oval	94.53
				INV	11/12/2018	24618	6 monthly RCD test Thomas Kelly Pavilion	141.80
				INV	11/12/2018	24619	6 monthly RCD test Smirk Cottage	47.27
				INV	11/12/2018	24620	6 monthly RCD test Sloan Reserve	125.39
				INV	11/12/2018	24621	6 monthly RCD test Sloan Cottages	47.27
				INV	11/12/2018	24622	6 monthly RCD test Senior Citizens Centre	155.71
				INV	11/12/2018	24623	6 monthly RCD test 156 Medina Avenue	94.53
				INV	11/12/2018	24624	6 monthly RCD test Medina Oval	94.53
				INV	11/12/2018	24626	6 monthly RCD test Medina Hall	378.14
				INV	11/12/2018	24945	Inspect electrical leads for tagging Depot	530.92
				INV	11/12/2018	24946	Inspect electrical leads Depot Workshop	513.32
				INV	11/12/2018	24947	6 monthly RCD test BMX Velodrome	118.17
				INV	11/12/2018	24948	6 monthly RCD test Parmelia House	250.24
				INV	11/12/2018	24949	6 monthly RCD test Darius Wells	856.38
				INV	11/12/2018	24950	6 monthly RCD test Incubator	328.10
				INV	11/12/2018	24951	Test emergency and exit lights Margaret Feilman Centre	189.07
3802.6414-01		Janet Elizabeth Bramwell	45.00	INV	13/12/2018	12thDecember18	Reimbursement for items Twilight Christmas Market	45.00
3802.6576-01		Kylie Ilana Jesus	720.00	INV	12/12/2018	18	Homework Club Facilitation	720.00
3802.665-01		Gregs Glass	430.00	INV	13/12/2018	6464-19	Koorliny Art Centre install awning winder	430.00
3802.6703-01		Lucor Pty Ltd	6,918.30	INV	11/12/2018	INV-002970	2018 Staff Christmas luncheon catering	6,918.30
3802.6749-01		Australia Post	36,462.25	INV	11/12/2018	1007966652	Postage for period ending 311018	25,502.42
				INV	13/12/2018	620359	Postage for period ending 301118	10,959.83

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3802.682-01		Harmony Software	508.20	INV	13/12/2018	I3-157	Harmony web educator subscriptions November 18	508.20
3802.6872-01		Schindler Lifts Australia Pty Ltd	764.06	INV	13/12/2018	4678687693	Lift servicing John Wellard Centre	764.06
3802.6885-01		Forward Learning Pty Ltd (World Boo	1,364.00	INV	11/12/2018	INV0026749	E-books annual subscription	1,364.00
3802.69-01		Alinta Gas	1,371.30	INV	10/12/2018	152876670Nov18	31U Callistemon Court and Banksia Park	30.00
				INV	10/12/2018	474997486Nov18	9993U Darius Wells Library/Resource Centre	1,194.90
				INV	11/12/2018	972215970Nov18	815U Banksia Park Clubhouse	146.40
3802.6923-01		A Bonza Bounce	880.00	INV	10/12/2018	1197	Hire of obstacle course and inflatables Open Day	880.00
3802.7045-01		Casey Lee Mihovilovich	100.00	RFD	12/12/2018	1294081	Refund bond Patio hire 040518	100.00
3802.738-01		OCLC (UK) Ltd	22.52	INV	11/12/2018	201970180	Overdrive MARC records	22.52
3802.7523-01		Housing Authority	75,924.51	INV	10/12/2018	8.2	Rates Refund	23,538.72
				INV	10/12/2018	8.2	Rates Refund	52,385.79
3802.7605-01		Flying Canape	9,682.20	INV	12/12/2018	11486	Catering for Citizenship Ceremony	2,663.00
				INV	12/12/2018	11482	Catering for Symphony Spectacular	2,231.20
				INV	12/12/2018	11478	Green Room Catering Symphony Spectacular	4,788.00
3802.762-01		Blackwood & Sons Ltd	588.87	INV	13/12/2018	KW5561RO	Gloves x 2 pairs	71.13
				INV	13/12/2018	KW81798RN	Gloves x 9 pairs	222.65
				INV	10/12/2018	KW3475RO	PPE Equipment for Recquatic	64.94
				INV	11/12/2018	PE2810RO	Safety vest	45.67
				INV	11/12/2018	KW5158RO	Gum boots	38.96
				INV	13/12/2018	PE6553RO	Uniform Depot Staff	145.52
3802.770-01		Jason Signmakers	2,530.00	INV	12/12/2018	191437	Install bus shelter	2,530.00
3802.7780-01		Moore Stephens (WA) Pty Ltd	550.00	INV	11/12/2018	309575	Provision of Systems and Procedures Audit for 2018	550.00
3802.7809-01		Frontline Fire and Rescue Equipment	497.19	INV	11/12/2018	62489	Protek service kits	497.19
3802.7833-01		Kwinana Veterinary Hospital Pty Ltd	601.85	INV	13/12/2018	38447	Sedation and euthanasia	65.00
				INV	13/12/2018	38448	Sedation and euthanasia	65.00
				INV	13/12/2018	38449	Sedation and euthanasia	65.00
				INV	13/12/2018	38452	Sedation and euthanasia	65.00
				INV	13/12/2018	38256	Animal medicinal	146.85
				INV	13/12/2018	37155	Animal microchip	65.00

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				INV	13/12/2018	37477	Animal microchip	65.00
				INV	13/12/2018	38525	Animal microchip	65.00
3802.7839-01		P3 Events Pty Ltd	1,000.00	RFD	12/12/2018	1387558	Refund bond Hall hire 281118	1,000.00
3802.7937-01		Kerb Direct Kerbing Pty Ltd	10,913.50	INV	12/12/2018	6992	Supply and lay kerbing	10,913.50
3802.8125-01		Xpresso Delight Midland	990.00	INV	11/12/2018	INV-0155	Monthly service for coffee machine in Cafe Splash	550.00
				INV	11/12/2018	INV-0160	Coffee Machine Service November 18	440.00
3802.8227-01		Emerald Gardens and Landscaping	2,904.00	INV	13/12/2018	081218	Coastcare Project watering at KIC coastal site	2,904.00
3802.827-01		Kwinana Bowling Club Inc	900.00	INV	13/12/2018	S065	Function Team Milestone Event Requaitc	900.00
3802.8302-01		Chris Kershaw Photography	1,760.00	INV	13/12/2018	L2343	Photography for Citizenship Ceremony 301018	440.00
				INV	13/12/2018	L2360	Photography for Citizenship Ceremony 041218	440.00
				INV	10/12/2018	L2333	Photography for 2018 Symphony 011218	880.00
3802.8610-01		John Scarfe	525.00	INV	11/12/2018	66	Handcrafted pens for Citizenship Ceremonies	525.00
3802.8756-01		Ohura Consulting	5,527.54	INV	11/12/2018	465	Industrial Relations services	3,282.13
				INV	11/12/2018	466	Position Description project Stage 2	2,245.41
3802.8894-01		Landscape and Maintenance Solutions	37,045.18	INV	10/12/2018	INV-0911	Passive and Streetscape mowing November 18	7,980.28
				INV	11/12/2018	INV-0912	Broadacre mowing of Sportsgrounds November18	16,660.49
				INV	11/12/2018	INV-0913	Mowing maintenance week ending 051118	2,442.13
				INV	11/12/2018	INV-0914	Mowing maintenance Dryland Reserves	9,962.28
3802.8899-01		Majestic Plumbing	2,563.93	INV	11/12/2018	211174	Cleared toilet blockage Darius Wells	97.75
				INV	11/12/2018	211173	Service toilets Thomas Oval	335.32
				INV	12/12/2018	211172	Various plumbing repairs Banksia Park	409.84
				INV	12/12/2018	211176	Various plumbing repairs Callistemon Court	142.30
				INV	12/12/2018	211175	Remove basin trough Callistemon Court U48	1,578.72
3802.8979-01		Vocus Communications	1,694.00	INV	13/12/2018	P356475	Corporate Internet sevice December18	1,694.00
3802.8998-01		McLeods	6,046.48	INV	11/12/2018	106029	Legal fee Matter No 43447	1,426.37
				INV	11/12/2018	106030	Legal fee Matter No 43448	549.67
				INV	11/12/2018	106031	Legal fee Matter No 43449	841.72
				INV	11/12/2018	106032	Legal fee Matter No 43450	1,182.72

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				INV	11/12/2018	105759	Legal fee Matter No 42541	287.10
				INV	11/12/2018	105758	Legal fee Matter No 42543	205.15
				INV	11/12/2018	105757	Legal fee Matter No 42545	286.55
				INV	11/12/2018	105756	Legal fee Matter No 42547	371.25
				INV	11/12/2018	105755	Legal fee Matter No 42550	275.55
				INV	11/12/2018	105761	Legal fee Matter No 42542	620.40
3802.9019-01		Kearns Garden Supplies	92.00	INV	11/12/2018	86	1 trailer of white beach sand	74.00
				INV	13/12/2018	35	Depot door closing device	18.00
3802.903-01		Lo-Go Appointments	3,846.28	INV	12/12/2018	00418401	Temp staff week ending 290918	1,709.46
				INV	12/12/2018	00418599	Temp staff week ending 031118	2,136.82
3802.9133-01		People Solutions Australasia Pty Lt	715.00	INV	12/12/2018	00012854	Psychometric assessment service	715.00
3802.9325-01		Manfred Surveys	1,045.00	INV	11/12/2018	01280	Feature Survey Roach Place Orelia	1,045.00
3802.9351-01		Skipper Transport Parts	71.76	INV	13/12/2018	2343767	Fuel emission hose	71.76
3802.9391-01		Ruby Benjamin Animal Foundation Inc	500.00	INV	12/12/2018	11thDecember2018	Donation towards Ruby Benjamin Animal Foundation	500.00
3802.9431-01		Perth Energy	6,574.89	INV	07/12/2018	110104876	20.16U Recquatic	276.07
				INV	07/12/2018	110104908	0U Feilman Building	8.76
				INV	07/12/2018	101104910	0.07U Medina Oval Changerooms	7.55
				INV	07/12/2018	110104915	0U Orelia Sports Pavilion	2.19
				INV	07/12/2018	110104917	0.12U New Thomas Oval Paviion	3.82
				INV	07/12/2018	110104927	1.252U Medina Oval Changerooms	83.28
				INV	07/12/2018	11015360	3.58U New Thomas Oval Pavilion	109.99
				INV	07/12/2018	110105361	438.2U Recquatic	6,014.69
				INV	07/12/2018	110105362	0.53U Orelia Sports Pavilion	68.54
3802.9671-01		Darrell Monteiro	326.50	INV	12/12/2018	10thDecember2018	Reimbursement of Team Building Milestone	326.50
3802.987-01		Miracle Recreation Equipment	621.50	INV	13/12/2018	37981	Kwinana Adventure Park replace zipline spring	621.50
3802.9899-01		Creative Minds	1,810.00	INV	10/12/2018	110608	Facilitator Wednesday Morning Craft Group	1,040.00
				INV	10/12/2018	110602	Facilitator for STEM after school program Term 4	770.00
3802.9982-01		Old MacDonld's Travelling Farms-WA	829.99	INV	11/12/2018	5889	Recquatic Open Day entertainment 190119	829.99
3803	17/12/2018	EFT TRANSFER: - 17/12/2018	72,887.94					
3803.10750-01		Kai Constructions	11,638.00	INV	17/12/2018	KAI-0434	Asbestos removal	11,638.00

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3803.1621-01		Western Australian Treasury Corpora	61,249.94	INV	17/12/2018	Loan95&96-181218	Loan 95 and 96 Capital and Interest	61,249.94
3804	20/12/2018	EFT TRANSFER: - 20/12/2018	150,563.28					
3804.565-01		Bright Futures Family Day Care - Pa	150,563.28	INV	20/12/2018	031218 to 161218	FDC Payroll 031218 to 161218	150,563.28
3805	20/12/2018	EFT TRANSFER: - 20/12/2018	26,414.38					
3805.568-01		Bright Futures In Home Care - Payro	26,414.38	INV	20/12/2018	031218 to 161218	IHC Payroll 031218 to 161218	26,414.38
3806	20/12/2018	EFT TRANSFER: - 21/12/2018	1,110,482.87					
3806.10118-01		DJ MacCormick Property Group Pty Lt	113.12	INV	20/12/2018	222213	Electricity for bore 50% share	113.12
3806.10311-01		Go Doors Pty Ltd	187.00	INV	19/12/2018	80303	Administration automatic chamber doors fault	187.00
3806.1034-01		North Lake Electrical Pty Ltd	4,417.05	INV	18/12/2018	52610	Electrical service Brandon Mews Park	412.50
				INV	18/12/2018	52609	Electrical works Bournan Height POS	379.50
				INV	18/12/2018	52608	Electrical works Parmelia Ave Pump 1	203.50
				INV	18/12/2018	52607	Electrical service Thomas Road	396.00
				INV	18/12/2018	52605	Electrical works Gabor Park	737.00
				INV	18/12/2018	52604	Electrical works Wellard Park	280.50
				INV	18/12/2018	52606	Electrical works Newstead Park	401.50
				INV	18/12/2018	52603	Electrical works Challenger Parmelia entry	391.60
				INV	18/12/2018	52599	Electrical works Rutherford Park	539.00
				INV	18/12/2018	52598	Electrical works Town Centre	347.60
				INV	18/12/2018	52593	Replace conduit and cable	328.35
3806.10373-01		Green Willows Industrial Cleaning a	200.00	INV	18/12/2018	27	Clubhouse and office cleaning	200.00
3806.10555-01		Bruce Carl Mentz	100.00	INV	19/12/2018	13thDecember18	Reimbursement for Team Building Milestone	100.00
3806.10578-01		Swiftworks Pty Ltd	1,000.00	INV	19/12/2018	00002295	SwiftWorks Hosted Solution Modules	1,000.00
3806.10669-01		Perth Garden Games	439.00	INV	18/12/2018	INV-0817	Giant Board Games for Game Collection Launch	439.00
3806.10687-01		WSP Australia	924.00	INV	19/12/2018	64028738	Concessional Loading workshop	924.00
3806.10716-01		C M Promotions	243.60	INV	18/12/2018	26927	Marine blue sunscreen 500ml SPF50+	243.60
3806.10747-01		Janice Rotarangi	100.00	RFD	04/12/2018	1293974	Refund bond Patio hire 030518	100.00
3806.10774-01		Freedom Pools	61.65	INV	17/12/2018	16thNovember18	Refund cancelled Building fees BP2018/681	61.65
3806.10776-01		Tehillah Praise Church	175.00	INV	17/12/2018	13thDecember18	Refund cancelleld room hire 240319	175.00
3806.10777-01		Concert & Corporate Productions	1,650.00	INV	19/12/2018	2939NX	Equipment hire for the Rock Symphony	1,650.00
3806.10778-01		Jessica Tait	300.00	RFD	19/12/2018	1250599	Refund bond Hall hire 080218	300.00

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3806.10779-01		Neami Limited	200.00	RFD	19/12/2018	1382013	Refund bond Hall hire 201118	200.00
3806.10780-01		Janet June Ford	100.00	RFD	19/12/2018	1300865	Refund bond Hall hire 210518	100.00
3806.10781-01		Cindy Morrison	100.00	RFD	19/12/2018	1310179	Refund bond Hall hire 080618	100.00
3806.10782-01		Family Prayer Group	1,000.00	RFD	19/12/2018	1318975	Refund bond Hall hire 260718	1,000.00
3806.10783-01		Fibro & Us - Fibromyalgia Support	100.00	RFD	19/12/2018	1325552	Refund bond Patio hire 151218	100.00
3806.10784-01		Sarah Chong	100.00	RFD	19/12/2018	1327851	Refund bond Hall hire 300818	100.00
3806.10785-01		Amy Chamberlain	100.00	RFD	19/12/2018	1348303	Refund bond Hall hire 280918	100.00
3806.10786-01		Kylie Manning	100.00	RFD	19/12/2018	1348443	Refund bond Patio hire 021018	100.00
3806.10787-01		Little Bandits Childcare Centre	200.00	RFD	19/12/2018	1189461	Refund bond Hall hire 181017	100.00
				RFD	19/12/2018	1362016	Refund bond Hall hire 151218	100.00
3806.10788-01		Jellybeans Wellard	100.00	RFD	19/12/2018	1370540	Refund bond Patio hire 141218	100.00
3806.10789-01		Couples for Christ Australia	200.00	RFD	19/12/2018	1389773	Refund bond Hall hire	200.00
3806.10790-01		Apama Dileep	100.00	RFD	19/12/2018	1395182	Refund bond Patio hire 131218	100.00
3806.10791-01		Rochelles School of Performing Arts	1,000.00	RFD	19/12/2018	1395496	Refund bond Hall hire 171018	1,000.00
3806.10792-01		Shree Hariharan Saravanan	360.00	INV	20/12/2018	A/N19449	Crossover subsidy rebate	360.00
3806.10793-01		Travis Matthew Barlow	540.00	INV	20/12/2018	A/N22963	Crossover subsidy rebate	540.00
3806.10794-01		Angel Curay Paulican	360.00	INV	20/12/2018	13thDecember18	Crossover subsidy rebate	360.00
3806.10795-01		Jordan Hollie McKee	360.00	INV	20/12/2018	A/N23697	Crossover subsidy rebate	360.00
3806.1130-01		Port Printing Works	1,252.61	INV	19/12/2018	INV029814	Australia Day leaflets	86.90
				INV	18/12/2018	INV026840	Printing of Tax Invoice books	435.60
				INV	19/12/2018	INV029691	Printing of Annual Report	730.11
3806.1157-01		Quality Traffic Management Pty Ltd	16,428.22	INV	18/12/2018	26657	Traffic management	16,428.22
3806.1178-01		Holcim (Australia) Pty Ltd	576.40	INV	19/12/2018	9406110639	N25 14mm GP Concrete for Naval Base	576.40
3806.1187-01		Red Sand Supplies Pty Ltd	970.20	INV	18/12/2018	00011867	Concrete tipping Cowcher Way West Upgrading	970.20
3806.1265-01		Sai Global Ltd	223.93	INV	18/12/2018	SAIG1IS-891384	Copy of Risk Management Standard	223.93
3806.1272-01		Sanity Music Stores Pty Limited	509.90	INV	18/12/2018	41849	Music CD's for Library	364.93
				INV	18/12/2018	11850	DVD's for Library	144.97

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3806.1276-01		Satellite Security Services	195.80	INV	19/12/2018	IV004371	Replace emergency switch Recquatic	195.80
3806.1360-01		Saint John Ambulance Australia (WA)	704.00	INV	19/12/2018	EHSINV00089699	First aid post and personnel for Perth Symphony	704.00
3806.1373-01		Statewide Vehicle Hoist Service	121.00	INV	18/12/2018	36839	Service repairs to hoist	121.00
3806.1505-01		Trailer Parts Pty Ltd	241.56	INV	18/12/2018	1004790	Parts for trailers	241.56
3806.1592-01		Water Corporation of Western Austra	6,105.99	INV	19/12/2018	9000358337Oct18	12U Boy Scouts Hall	29.48
				INV	19/12/2018	9000358337Dec18	9U Boy Scouts Hall	22.11
				INV	19/12/2018	9000348470Dec18	261U Depot	1,099.90
				INV	19/12/2018	9000343469Dec18	0U Old St John Ambulance	90.42
				INV	19/12/2018	9000354133Dec18	22U Thomas Oval Pavilion/Tucker Street Reserve	1,485.53
				INV	19/12/2018	9000354002Dec18	28U BMX Track amenities	158.27
				INV	19/12/2018	9000358839Dec18	22U Medina Hall	596.12
				INV	19/12/2018	9000358855Dec18	61U Kwinana Senior Citizens Centre	511.51
				INV	19/12/2018	9000357641Dec18	23U Orelia Oval	960.06
				INV	19/12/2018	9000358310Dec18	46U Medina Oval	881.20
				INV	20/12/2018	9000343688Dec18	1U Little Rascals	271.39
3806.1621-01		Western Australian Treasury Corpora	724,649.30	INV	19/12/2018	Loan106-24/12/18	Loan #106 Capital and Interest	71,491.02
				INV	19/12/2018	Loan#99-271218	Loan #99 Capital and Interest	67,994.91
				INV	19/12/2018	Loan#97-271218	Loan #97 Capital and Interest	150,453.08
				INV	19/12/2018	Loan#98-271218	Loan #98 Capital and Interest	91,793.12
				INV	19/12/2018	Loan#100-191218	Loan #100 Capital and Interest	96,073.27
				INV	19/12/2018	Loan#102-271218	Loan #102 Interest	168,469.57
				INV	19/12/2018	Loan#105-271218	Loan #105 Interest	10,536.83
				INV	19/12/2018	Loan#104-271218	Loan #104 Interest	67,837.50
3806.1624-01		Western Power Corporation	1,875.00	INV	18/12/2018	CORPB0443476	Design street lighting MP181189	1,875.00
3806.1649-01		Dennis Cleve Wood	2,905.34	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEES18/	Meeting Fees	2,613.67
3806.1689-01		Sandra Elizabeth Lee	2,905.34	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEES18/	Meeting Fees	2,613.67
3806.203-01		Big Brews Liquor	1,684.36	INV	17/12/2018	1338	Assorted items for Christmas Function	1,684.36
3806.2048-01		Palm Lakes Gardens & Landscape Serv	480.00	INV	18/12/2018	15thDec2018	Repair pavers Banksia Park U37	480.00
3806.2097-01		Beaver Tree Services Aust Pty Ltd	31,205.62	INV	18/12/2018	67909	Tree watering week ending 071218	3,935.28

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				INV	18/12/2018	647926	Tree pruning Zone 5	24,061.99
				INV	19/12/2018	67947	Bee treatment and tree removal on Farmer Way	1,863.04
				INV	19/12/2018	67934	Emergency call out for cracked tree limb removal	1,345.31
3806.2115-01		Asbestos Masters WA	330.00	INV	20/12/2018	3040	Removal of asbestos	330.00
3806.2125-01		Synergy	6,943.70	INV	20/12/2018	705629830Dec18	422U Bournan Heights Reserve	215.60
				INV	20/12/2018	488212530Dec18	1227U Chisham Oval	324.45
				INV	20/12/2018	151027420Dec18	157U Brandon Mews Reserve	139.70
				INV	20/12/2018	166216150Dec18	541U Sloan Reserve Bore Pump 3	240.50
				INV	20/12/2018	618835230Dec18	0U Sloan Caretakers Cottage old bore	96.05
				INV	20/12/2018	882174540Dec18	934U POS Lighting	345.40
				INV	20/12/2018	786264020Dec18	1336U Bore Sutherland/Chisham Avenue	355.25
				INV	19/12/2018	521814530Dec18	5954U Wellard Pavilion	1,176.05
				INV	19/12/2018	228715140Dec18	1563U Streetscapes Wellard Village/Pimlico Gardens	262.55
				INV	19/12/2018	479742820Dec18	112U Bore Parmelia Verge	125.95
				INV	19/12/2018	821437900Dec18	693U POS Lighting near Wellard Village	281.05
				INV	19/12/2018	144348440Dec18	207U Bore Sutherland Parade	151.30
				INV	19/12/2018	690941950Dec18	17U Gabor Park	100.60
				INV	19/12/2018	661366430Dec18	1143U Leda Community Hall and Bore	398.05
				INV	19/12/2018	809178030ec18	247U Sump Warner Rd	163.70
				INV	19/12/2018	963532150Dec18	1883U Town Centre Park	598.70
				INV	17/12/2018	258360080Dec18	6387U Kwinana Adventure Park	1,308.60
				INV	17/12/2018	958312220Dec18	1417U Djilba View	348.65
				INV	17/12/2018	504616220Dec18	950U Rogan Park	311.55
3806.2224-01		Prestige Catering & Event Hire	19,919.05	INV	17/12/2018	00023731	Additional catering 071218	553.40
				INV	17/12/2018	00023642	Catering Local Organisation Function 071218	13,491.60
				INV	17/12/2018	00023743	Catering 101218	378.40
				INV	18/12/2018	00023746	Catering Seniors Christmas Lunch 121218	2,409.80
				INV	18/12/2018	00023747	Catering 121218	476.50
				INV	18/12/2018	00023744	Catering Seniors Christmas Lunch 111218	2,609.35
3806.2256-01		GlobalX Information Services Pty Lt	23.65	INV	17/12/2018	PSI0119044	Legal Name Searches November 18	23.65
3806.2310-01		Dieback Treatment Service	1,320.00	INV	19/12/2018	00001724	Dieback Survey Wellard Road Project	1,320.00

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3806.2410-01		ABCO Products	5,496.35	INV	18/12/2018	374688	Puregiene items	892.73
				INV	19/12/2018	375561	Cleaning items	4,603.62
3806.247-01		Bullet Sign Shop	28.05	INV	18/12/2018	00021395	Sign for Coastcare project	28.05
3806.248-01		Bunnings Building Supplies	1,255.26	INV	19/12/2018	2442/01470331	Oztrail Hydroflow Gazebo	449.00
				INV	18/12/2018	2163/01626830	Various hardware items for Callistemon Court	443.08
				INV	18/12/2018	2163/01135317	Cooler esky for Zone	94.05
				INV	17/12/2018	2163/01074120	Hardware Supplies	77.03
				INV	17/12/2018	2163/01074122	Hardware Supplies	69.67
				INV	19/12/2018	2163/01067508	Hardware items	82.33
				INV	19/12/2018	2163/01626937	Barrel bolts for Depot	40.10
3806.2507-01		Ixom Operations Pty Ltd	988.88	INV	18/12/2018	6049653	Chlorine gas Recquaitc	988.88
3806.2512-01		Konnect	51.52	INV	18/12/2018	1664648569	Parts	51.52
3806.2852-01		Downer EDI Works Pty Ltd	41,623.34	INV	19/12/2018	6006020	Concrete supply 255.12 tonne	41,623.34
3806.2903-01		Connect CCS	2,857.86	INV	19/12/2018	00094612	Overcalls fee for November 18	2,857.86
3806.2981-01		Peter Edward Feasey	4,756.67	INV	20/12/2018	DEPMAYFEE18/19	Deputy Mayoral Allowance	1,851.33
				INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEES18/	Meeting Fees	2,613.67
3806.30-01		Carol Elizabeth Adams	11,617.50	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MAYALLOW18/19	Mayoral Allowance	7,405.33
				INV	20/12/2018	MEETING18/19	Meeting Fees	3,920.50
3806.3105-01		Poly Pipe Traders	33.00	INV	19/12/2018	00095416	Irrigation marker flags	33.00
3806.3155-01		PFD Food Services Pty Ltd	461.45	INV	18/12/2018	KN270208	Items for Recquatic cafe	461.45
3806.3212-01		Marketforce Pty Ltd	1,709.40	INV	18/12/2018	24958	Advertisement 231118	470.01
				INV	17/12/2018	24956	Advertisement 231118	466.71
				INV	17/12/2018	24948	Advertisement 021118	466.71
				INV	17/12/2018	24945	Advertisement 011118	305.97
3806.3452-01		Western Maze Pty Ltd	442.08	INV	18/12/2018	00016164	Area 3 hardwaste Go Backs	442.08
3806.3596-01		KLMedia Pty Ltd	202.89	INV	18/12/2018	1134872	Assorted titles for Library	202.89
3806.3608-01		Foreshore Rehabilitation & Landscap	4,793.25	INV	18/12/2018	INV-4316	Fence Panel Replacement	4,793.25
3806.3632-01		Eclipse Soils Pty Ltd	2,205.50	INV	18/12/2018	KWIN01R043420	Tipping contaminated road base from Gilmore Avenue	621.50

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				INV	18/12/2018	KWIN01R043435	General Waste Tipping	1,584.00
3806.407-01		Winc Australia Pty Ltd	214.04	INV	18/12/2018	9025822737	EFT receipt rolls Darius Wells	63.21
				INV	18/12/2018	9025377864	Stationery Darius Wells	36.17
				INV	18/12/2018	9026175780	Copy Paper A4	114.66
3806.4112-01		Cleverpatch Pty Ltd	116.49	INV	19/12/2018	317262	Items for crafts and school holidays	116.49
3806.412-01		Courier Australia	26.10	INV	18/12/2018	0359	Courier charges to 131218	26.10
3806.413-01		Covs Parts Pty Ltd	80.85	INV	18/12/2018	1650094125	Parts	80.85
3806.4245-01		ED Property Services	814.00	INV	18/12/2018	00001181	Repair to shower tiles Banksia Park U16	682.00
				INV	18/12/2018	00001182	Repair to fence Banksia Park	132.00
3806.4279-01		Data #3 Limited	3,871.25	INV	19/12/2018	01782141	Totalsecure Advance 1 Year Subscription	3,871.25
3806.4382-01		Stonehenge Ceramics	4,140.05	INV	18/12/2018	C0787	Re-grout male toilet Callstemon Court	650.00
				INV	18/12/2018	C0550	Re-tile floor Callistemon Court U55	2,540.05
				INV	18/12/2018	C0789	Re-grout walls and floor Banksia Park U18	950.00
3806.4412-01		JB Hi-Fi Rockingham	110.00	INV	19/12/2018	302781748-100	Guitar Wall Mounts	110.00
3806.4664-01		AMPAC Debt Recovery (WA) Pty Ltd	7.62	INV	18/12/2018	52352	Debt recovery fees Library November 2018	7.62
3806.4719-01		Complete Office Supplies Pty Ltd	869.34	INV	18/12/2018	07987114	Stationery Depot	80.86
				INV	18/12/2018	07984931	Stationery Recquatic	788.48
3806.483-01		Landgate	84.00	INV	18/12/2018	64392121	Landgate title search fees	84.00
3806.4861-01		Big W	353.00	INV	18/12/2018	176971	Items for Christmas event	47.00
				INV	19/12/2018	176969	Seniors Christmas Lunches Supplies	179.50
				INV	19/12/2018	176972	Scales for lolly run	38.50
				INV	19/12/2018	176980	Cat Litter x 2 Boxes	36.00
				INV	19/12/2018	176502	Animal food for pound	52.00
3806.5071-01		JB HiFi Commercial Division	1,000.16	INV	18/12/2018	01-6741667-100-1	iPhone and cases	1,000.16
3806.5143-01		Wendy Gaye Cooper	2,905.34	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEES18/	Meeting Fees	2,613.67
3806.5351-01		Koori Kids Pty Ltd	450.00	INV	17/12/2018	NI26/18	Donation for schools Naidoc program 2019	450.00
3806.5381-01		Centrecare	1,642.66	INV	19/12/2018	19989	EAP approved sessions	616.00
				INV	19/12/2018	19988	EAP management fee for November 2018	1,026.66
3806.5387-01		Woodlands Distributors & Agencies	27,207.40	INV	19/12/2018	KWAI-009	Double litter receptacle	4,001.80

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<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
				INV	18/12/2018	KWAI-008	Custom seating for Koorliny Arts Centre	23,205.60
3806.5520-01		Master Lock Service	120.00	INV	18/12/2018	00005581	Replace old letter box lock	120.00
3806.5546-01		4 Signs Pty Ltd	385.00	INV	19/12/2018	00010118	Sign hanging system Darius Wells	385.00
3806.5581-01		Totally Workwear Rockingham	224.00	INV	19/12/2018	RK5283.D2	Uniforms for City Assist	224.00
3806.5750-01		Kev's Wheelie Kleen	291.50	INV	19/12/2018	3415	Bin cleaning 121218	71.50
				INV	19/12/2018	3414	Bin cleaning 121218	220.00
3806.5754-01		Talis Consultants Pty Ltd	7,788.64	INV	18/12/2018	17884	Groundwater Monitoring service	7,788.64
3806.576-01		Fines Enforcement Registry	4,131.65	INV	19/12/2018	209985-FER-EFT	Refund duplicate FER payment 29985-FER-EFT	4,131.65
3806.5823-01		Accord Security Pty Ltd	11,658.36	INV	19/12/2018	00023072	Security services for Rock Symphony	3,931.13
				INV	19/12/2018	00023073	Security services for Rock Symphony final account	3,931.13
				INV	18/12/2018	00023076	Security services 071218	496.10
				INV	18/12/2018	00023071	Security personnel for the Symphony Spectacular	3,300.00
3806.5958-01		West Coast Profilers	4,680.50	INV	18/12/2018	19912	Hire of profiler and bobcat 071218	2,425.50
				INV	18/12/2018	19913	Hire of profiler and bobcat 031218	2,255.00
3806.5995-01		Zenien Pty Ltd T/as ATFT Astuta Tru	93.50	INV	19/12/2018	l5873	Callout fee for site maintenance 131218	93.50
3806.5996-01		CMS Engineering Pty Ltd	1,618.10	INV	19/12/2018	30663	Harry McGuigan air conditioner repairs	412.50
				INV	19/12/2018	30669	Fiona Harris Pavilion air conditioner repairs	412.50
				INV	18/12/2018	30662	Service air conditioner Admin	258.50
				INV	18/12/2018	30668	Service air conditioner Incubator	534.60
3806.6018-01		ALSCO Pty Ltd	366.37	INV	18/12/2018	CPER1888718	Linen hire	113.26
				INV	18/12/2018	CPER1888720	Linen hire	37.75
				INV	18/12/2018	CPER1893103	Linen hire	68.04
				INV	18/12/2018	CPER1888719	Tablecloths for Seniors Lunches 2018	147.32
3806.6189-01		Alexi Peacock	233.12	INV	19/12/2018	13thAugust18	Reimbursement of items for Seniors Christmas event	233.12
3806.6267-01		Woolworths Group Limited	2,731.61	INV	19/12/2018	3413393	Items for Christmas event	481.41
				INV	19/12/2018	3413394	Catering for Neighbour Day	86.96
				INV	19/12/2018	31800828	Items for Local Organisations event	407.00
				INV	19/12/2018	3413388	Supplies for FDC	55.49

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<u>Chq/Ref</u>	<u>Pmt Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Tran</u>	<u>Date</u>	<u>Invoice</u>	<u>Description</u>	<u>Amount</u>
				INV	19/12/2018	3038295	Items for Family Day Care	112.60
				INV	19/12/2018	3413385	Items for Family Day Care	30.62
				INV	19/12/2018	3413354	Seniors Christmas Lunch Supplies	207.00
				INV	19/12/2018	3413383	Seniors Christmas Lunch Supplies	42.43
				INV	18/12/2018	31795022	Cafe items Recquaitc	188.20
				INV	18/12/2018	31804284	Cafe items Recquaitc	161.90
				INV	18/12/2018	31954906	Cafe items for Recquatic	133.99
				INV	18/12/2018	3413386	Items for Christmas Storytime	15.25
				INV	18/12/2018	31679573	Items for Admin	287.82
				INV	18/12/2018	31853020	Items for Admin	127.80
				INV	18/12/2018	31951129	Items for Admin	217.25
				INV	18/12/2018	3413390	Depot morning tea supplies	91.56
				INV	18/12/2018	3413396	Food for Term 4 Drop-In and Programs	78.33
				INV	18/12/2018	3413395	Milk for the Zone	6.00
3806.6289-01		Clockwork Print	528.00	INV	19/12/2018	INV-0055583	Australia Day vinyl banners x 2	528.00
3806.6370-01		Elexacom	4,424.24	INV	19/12/2018	25147	Moombaki Park lamp post cover repair and replace	1,563.79
				INV	19/12/2018	25144	Family Day Care RCD and light testing	155.71
				INV	19/12/2018	25142	Rushbrooke Park BBQ repairs	718.62
				INV	19/12/2018	25124	The Edge Skate Park lighting timer adjustment	236.34
				INV	19/12/2018	25123	Adventure Park lighting timer adjustment	94.53
				INV	19/12/2018	25128	Business Incubator repairs to security lighting	241.57
				INV	19/12/2018	25126	RCD Testing	194.63
				INV	19/12/2018	25127	Wells Park BBQ repairs	808.71
				INV	19/12/2018	25122	Kwinana Skate Park lighting/timer check	94.53
				INV	19/12/2018	25125	Mandogalup Fire Station preventative maintenance	315.81
3806.6395-01		Purpose Built Pty Ltd	1,089.00	INV	18/12/2018	INV-170602	Online Week Get Connected workshop	396.00
				INV	18/12/2018	INV-170605	Term 4 Facilitating CoderDojo	693.00
3806.6583-01		ALS Library Services Pty Ltd	50.53	INV	18/12/2018	00059203	Assorted library titles	50.53
3806.6613-01		Magenup Management Committee	2,316.00	INV	19/12/2018	11thDecember18	Community Funding Program	2,316.00
3806.6860-01		Advance Scanning Services	3,019.50	INV	19/12/2018	20163093	Service Location 231118	1,100.00
				INV	18/12/2018	20163094	H.P Gas main supervision Gilmore Avenue	1,919.50

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3806.69-01		Alinta Gas	18.60	INV	17/12/2018	282999778Dec18	125U Leda Hall	18.60
3806.6988-01		Game Vault	620.00	INV	18/12/2018	GV944	Game Vault Hire for 141218	620.00
3806.6995-01		Misun Song	175.00	INV	19/12/2018	10thDecember18	Travel assistance U16 Baseball Championship	175.00
3806.7042-01		Quantum Building Services	2,478.74	INV	19/12/2018	00002322	Replace door at Wandi Community Centre	2,014.65
				INV	19/12/2018	00002321	Patio tubing and cool room coving	464.09
3806.7255-01		Bosston Auto Bodies	815.79	INV	18/12/2018	20638/01	Small vice and vice holder	815.79
3806.7398-01		AP Photography	290.00	INV	18/12/2018	11102018	Photography at Wellard Twilight Market	290.00
3806.7419-01		Saints Basketball Club	995.00	INV	19/12/2018	11Dec18	Kwinana community funding program	995.00
3806.7551-01		Vanessa Liebenberg	500.00	INV	19/12/2018	012	Artist fees for school holiday program workshop	500.00
3806.7557-01		Sheila Mills	2,905.34	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEE18/19	Meeting Fees	2,613.67
3806.7575-01		Pickles Auctions	374.00	INV	19/12/2018	DI000093835	Towing pickup 111018	374.00
3806.762-01		Blackwood & Sons Ltd	439.27	INV	19/12/2018	KW7393RN	Anti seize compound	42.68
				INV	19/12/2018	KW3045RR	Skintastic spray repellent	81.40
				INV	19/12/2018	KW3044RR	Tropical aerogard repellent	79.46
				INV	19/12/2018	KW9928RQ	Gloves	125.03
				INV	19/12/2018	KW8796RP	Workhorse polo shirts	79.09
				INV	18/12/2018	KW2019RQ	Individual scourers	31.61
3806.7809-01		Frontline Fire and Rescue Equipment	780.31	INV	19/12/2018	62590	Rubber hose ramp and hydrant H plate	275.45
				INV	19/12/2018	62037	Face respirator and carry bag	504.86
3806.795-01		K Mart	92.00	INV	18/12/2018	171900	Assorted items for reward box Vacation Care	92.00
3806.805-01		Mervyn Thomas Kearney	2,905.34	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEES18/19	Meeting Fees	2,613.67
3806.8302-01		Chris Kershaw Photography	440.00	INV	18/12/2018	L2361	Photography at function 071218	440.00
3806.8325-01		Envirosweep	12,412.95	INV	18/12/2018	61002	Road sweeping Wandi 311018	1,168.20
				INV	18/12/2018	61001	Road sweeping Orelia 161018	1,797.40
				INV	18/12/2018	61003	Road sweeping Individual roads October 18	1,512.50
				INV	19/12/2018	61008	Road sweeping individual roads November 18	2,156.00
				INV	19/12/2018	61005	Footpath sweeping of Kwinana for November 18	1,224.30

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				INV	19/12/2018	61012	Extra road sweeping for November 18	2,813.25
				INV	19/12/2018	61011	Carpark sweeping for November 18	1,741.30
3806.8527-01		Jukebox Lady	175.00	INV	18/12/2018	19/12	Performance 121218	175.00
3806.853-01		Kwinana South Bush Fire Brigade	11,789.27	INV	19/12/2018	3rdDecember2018	Hazard reduction burn	300.00
				INV	20/12/2018	18thDecember18	DFES ESL Recoup to November 2018	1,648.37
				INV	28/11/2018	27thNovember18	Mitigation burn Casuarina Prison 2018	9,840.90
3806.8546-01		Koori Mail	100.00	INV	18/12/2018	15537	1 year Subscription renewal	100.00
3806.8623-01		Irrigation West	7,264.40	INV	18/12/2018	IV00000000776	Reinstatement of damaged irrigation	4,950.00
				INV	18/12/2018	IV00000000775	Repair to damaged irrigation Thomas Road	2,314.40
3806.8873-01		Source Separation Systems P/L	1,292.40	INV	18/12/2018	INV19-00005749	Waste system for Zone Youth Space	1,292.40
3806.8899-01		Majestic Plumbing	4,954.57	INV	18/12/2018	211270	Plumbing repairs Banksia Park	420.46
				INV	18/12/2018	211309	Replace washing machine taps Callistemon Court	222.44
				INV	18/12/2018	211321	Service hot water system Banksia Park Clubhouse	2,154.75
				INV	19/12/2018	211252	Wandi Hall UV water treatment unit alarm repairs	309.34
				INV	19/12/2018	211322	Honeywood Park water fountain button repairs	277.99
				INV	19/12/2018	211308	Darius Wells call out for toilet blockage	86.75
				INV	19/12/2018	211269	Recquatic shower taps service	108.75
				INV	19/12/2018	211307	Darius Wells drink fountain repairs	173.49
				INV	19/12/2018	211306	Koorliny Arts Centre pipe burst repairs	306.59
				INV	17/12/2018	211218	Bertram Oval Club Facility urinal repairs	189.99
				INV	19/12/2018	211219	Service toilets Medina Oval	229.92
				INV	19/12/2018	211220	Replacement of filter cartridge Recquatic	474.10
3806.8998-01		McLeods	3,124.55	INV	17/12/2018	105332	Legal fee Matter No 42164	483.45
				INV	17/12/2018	105994	Legal fee Matter No 42164	266.20
				INV	17/12/2018	106046	Legal fee Matter No 42818	697.40
				INV	17/12/2018	105948	Legal fee Matter No 43493	573.10
				INV	18/12/2018	105998	Legal fee Matter No 42801	701.25
				INV	18/12/2018	105997	Legal fee Matter No 42801	403.15
3806.903-01		Lo-Go Appointments	5,653.04	INV	19/12/2018	00418775	Temp staff week ending 081218	1,379.40
				INV	19/12/2018	00418487	Temp staff week ending 131018	2,136.82

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				INV	19/12/2018	00418443	Temp staff week ending 061018	2,136.82
3806.9405-01		Matthew James Rowse	2,905.34	INV	20/12/2018	ICTALLOW18/19	ICT Allowance	291.67
				INV	20/12/2018	MEETINGFEES18/	Meeting Fees	2,613.67
3806.9455-01		KM Coffee 2 You	207.00	INV	18/12/2018	61	Hot Drinks for the Symphony Spectacular 2018	207.00
3806.9512-01		Perth Symphony Orchestra	33,242.00	INV	19/12/2018	S181201C	Perth Symphony Orchestra performance 011218	33,242.00
3806.9551-01		Double Decker Game Bus	1,320.00	INV	18/12/2018	13528MK	Gamebus hire 190119 Recquatic	1,320.00
3806.96-01		Apace Aid (Inc)	4,400.00	INV	19/12/2018	00011146	Various native plants Wandi Subsidy Scheme	4,400.00
3806.9609-01		Rockingham Beach Education Support	100.00	RFD	19/12/2018	1364179	Refund bond Patio hire 111218	100.00
3806.9637-01		Carol Jeapes	100.00	RFD	19/12/2018	1370290	Refund bond Hall hire 251018	100.00
3806.9649-01		Edna Dianne Brown	255.15	INV	19/12/2018	13thDecember18	Reimbursement for Team Building Milestone	255.15
3806.9762-01		Native Plants WA	90.00	INV	18/12/2018	INV-0112	Plants	90.00
3806.9764-01		Datacom Systems (AU) Pty Ltd - WA	1,903.00	INV	19/12/2018	INV0013906	Monthly Saas fee website December 18	1,903.00
3806.9786-01		Encore Kids Parties	698.50	INV	18/12/2018	KWIN2212	Entertainment for Christmas event 221218	698.50
3807	20/12/2018	EFT TRANSFER: - 21/12/2018	222,241.91					
3807.153-01		Australian Taxation Office	207,665.00	INV	16/12/2018	PY01-13-Australi	Payroll Deduction	207,665.00
3807.2853-01		Maxxia Pty Ltd	5,038.51	INV	16/12/2018	PY01-13-Maxxia P	Payroll Deduction	2,123.68
				INV	16/12/2018	PY01-13-Maxxia P	Payroll Deduction	2,418.11
				INV	20/12/2018	November2018	Being employee Net ITC for period ending November 2018	496.72
3807.3376-01		Health Insurance Fund of WA (HIF)	1,168.40	INV	16/12/2018	PY01-13-Health I	Payroll Deduction	1,168.40
3807.3719-01		City of Kwinana - Xmas fund	8,370.00	INV	16/12/2018	PY01-13-TOK Chri	Payroll Deduction	8,370.00
3808	21/12/2018	EFT TRANSFER: - 21/12/2018	1,029.88					
3808.565-01		Bright Futures Family Day Care - Pa	1,029.88	INV	21/12/2018	031218 to 161218	FDC Payroll 031218 to 161218	1,029.88
3809	21/12/2018	EFT TRANSFER: - 21/12/2018	525.00					
3809.10797-01		Natalie Little	175.00	INV	21/12/2018	10thDecember18	Travel Assistance Indigenous Netball Championship	175.00
3809.732-01		Benita Indich	175.00	INV	21/12/2018	10thDecember18	Travel Assistance Indigenous Netball Championship	175.00
3809.9467-01		Michelle Little	175.00					

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				INV	21/12/2018	10thDecember18	Travel Assistance Indigenous Netball Championship	175.00
Total EFT			5,669,929.10					
Payroll								
PY99-14	30/12/2018	Payroll - Interim	13,012.45					
PY01-14	30/12/2018	Payroll	590,315.95					
PY01-13	16/12/2018	Payroll	628,805.32					
PY01-12	02/12/2018	Payroll	617,162.96					
Total Payroll			1,849,296.68					
Grand Total			-7,576,401.79					

Credit Card Transactions

1/12/2018 to 31/12/2018

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
Adjustment for incorrect account				\$0.00	
4213787	Invoice	021118Ha	03/12/2018	\$-454.55	Adjustment for incorrect account
4213787	Invoice	021118Ha	03/12/2018	\$454.55	Adjustment for incorrect account
Credit Card CEO to 041218				\$10.10	
4234182	Invoice	041218A	04/12/2018	\$9.18	Parking CEO LGPA meeting GST
4234182	GST	041218A	04/12/2018	\$0.92	
Credit Card Functions Officer to 041218				\$978.82	
4234218	Invoice	041218B	04/12/2018	\$5.75	Items for Arts Event
4234218	Invoice	041218B	04/12/2018	\$10.06	Food for OCM
4234218	Invoice	041218B	04/12/2018	\$10.91	Arts Event bottles of lime cordial
4234218	Invoice	041218B	04/12/2018	\$13.64	Arts Event mosquito spray
4234218	Invoice	041218B	04/12/2018	\$19.09	Arts Event table clips & water dispenser
4234218	Invoice	041218B	04/12/2018	\$36.36	Arts Event bags of ice
4234218	Invoice	041218B	04/12/2018	\$40.00	Stamps for Mayors Christmas cards
4234218	Invoice	041218B	04/12/2018	\$55.82	Bonbons for OCM
4234218	Invoice	041218B	04/12/2018	\$141.28	Photo paper for canon printer
4234218	Invoice	041218B	04/12/2018	\$562.00	Credits for photographs
4234218	GST	041218B	04/12/2018	\$83.91	GST
Credit Card Director City Regulation to 041218				\$32.26	
4235406	Invoice	041218C	04/12/2018	\$29.33	Parking for meeting in City of Perth
4235406	GST	041218C	04/12/2018	\$2.93	GST
Credit Card Director City Engagement to 041218				\$3,788.94	
4235571	Invoice	041218D	04/12/2018	\$-1,000.80	Refund for lolly run supplies not available
4235571	Invoice	041218D	04/12/2018	\$1.82	Raffle tickets
4235571	Invoice	041218D	04/12/2018	\$11.73	Awards interview panel refreshments
4235571	Invoice	041218D	04/12/2018	\$12.19	Credit Card Surcharge for Australian Sweet Company
4235571	Invoice	041218D	04/12/2018	\$27.77	Event supplies for Symphony Spectacular
4235571	Invoice	041218D	04/12/2018	\$50.00	Donation on behalf of Lyrik Winner
4235571	Invoice	041218D	04/12/2018	\$50.00	Donation on behalf of Lyrik Winner

Credit Card Transactions

1/12/2018 to 31/12/2018

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
4235571	Invoice	041218D	04/12/2018	\$60.00	Gift vouchers for concert attendees
4235571	Invoice	041218D	04/12/2018	\$100.00	Gift cards for event survey winners
4235571	Invoice	041218D	04/12/2018	\$150.00	Gift cards for event survey winners
4235571	Invoice	041218D	04/12/2018	\$150.00	Facebook advertising youth team
4235571	Invoice	041218D	04/12/2018	\$157.95	Symphony Spectacular event supplies Bunnings
4235571	Invoice	041218D	04/12/2018	\$181.30	Paper Bags x 12000 for lolly run event
4235571	Invoice	041218D	04/12/2018	\$190.91	Platters for Symphony Spectacular
4235571	Invoice	041218D	04/12/2018	\$231.00	Building Permit for Symphony Spectacular
4235571	Invoice	041218D	04/12/2018	\$278.09	Seniors Christmas party refreshments
4235571	Invoice	041218D	04/12/2018	\$400.00	Gift cards for art award winners
4235571	Invoice	041218D	04/12/2018	\$600.00	Gift cards for event survey winners
4235571	Invoice	041218D	04/12/2018	\$629.90	Seniors Christmas party gifts
4235571	Invoice	041218D	04/12/2018	\$1,325.45	Seniors Christmas party gifts
4235571	GST	041218D	04/12/2018	\$181.63	GST
Credit Card Director City Legal to 041218				\$1,019.11	
4236507	Invoice	041218E	04/12/2018	\$5.45	Parking City Legal meeting
4236507	Invoice	041218E	04/12/2018	\$40.65	Name badges
4236507	Invoice	041218E	04/12/2018	\$288.55	Name badges
4236507	Invoice	041218E	04/12/2018	\$591.82	Milestone Recognition Function
4236507	GST	041218E	04/12/2018	\$92.64	GST
Credit Card Manager Human Resources to 041218				\$3,473.37	
4236543	Invoice	041218F	04/12/2018	\$43.86	CCI Quick Connect Speed Networking registration
4236543	Invoice	041218F	04/12/2018	\$45.45	Autoload Smartrider 027920065
4236543	Invoice	041218F	04/12/2018	\$45.45	Autoload Smartrider 039467253
4236543	Invoice	041218F	04/12/2018	\$69.05	Flowers
4236543	Invoice	041218F	04/12/2018	\$74.50	Flowers
4236543	Invoice	041218F	04/12/2018	\$76.32	Flowers
4236543	Invoice	041218F	04/12/2018	\$181.82	Registration Law Society of WA course
4236543	Invoice	041218F	04/12/2018	\$250.00	Asset Base Community Development Workshop Registration
4236543	Invoice	041218F	04/12/2018	\$459.09	Registration Law Society of WA course

Credit Card Transactions

1/12/2018 to 31/12/2018

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
4236543	Invoice	041218F	04/12/2018	\$638.70	Linkedin advertising 4 x vacancies
4236543	Invoice	041218F	04/12/2018	\$1,273.36	International Cities Town Centres 2018 registration
4236543	GST	041218F	04/12/2018	\$315.77	GST
Credit Card Director City Strategy to 041218				\$8,432.82	
4238077	Invoice	041218G	04/12/2018	\$0.69	Zapier international transaction fee
4238077	Invoice	041218G	04/12/2018	\$1.22	Typeform international transaction fee
4238077	Invoice	041218G	04/12/2018	\$2.12	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$2.20	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$9.87	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$10.66	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$16.98	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$19.99	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$21.56	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$22.59	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$24.36	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$25.64	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$27.58	Zapier Licence
4238077	Invoice	041218G	04/12/2018	\$28.85	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$29.59	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$31.91	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$32.59	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$35.82	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$36.50	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$42.67	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$48.65	Typeform Subscription youth programs
4238077	Invoice	041218G	04/12/2018	\$51.15	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$52.22	Fuel Plant 496
4238077	Invoice	041218G	04/12/2018	\$60.74	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$61.62	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$63.21	Facebook advertising

Credit Card Transactions

1/12/2018 to 31/12/2018

Transaction No	Tran Type	Tran Reference	Invoice Date	Actual	Transaction Description
4238077	Invoice	041218G	04/12/2018	\$75.31	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$78.18	Kmart Recquatic open day items
4238077	Invoice	041218G	04/12/2018	\$97.80	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$145.45	Lorna Jane Recquatic open day items
4238077	Invoice	041218G	04/12/2018	\$185.27	Burst SMS credit top up
4238077	Invoice	041218G	04/12/2018	\$200.00	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$230.56	Mailchimp email marketing software
4238077	Invoice	041218G	04/12/2018	\$231.14	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$301.27	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$386.36	Officeworks Recquatic open day items
4238077	Invoice	041218G	04/12/2018	\$394.18	Google Ads
4238077	Invoice	041218G	04/12/2018	\$443.60	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$446.23	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$451.93	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$501.92	Google Ads
4238077	Invoice	041218G	04/12/2018	\$675.37	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$859.39	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$883.13	Facebook advertising
4238077	Invoice	041218G	04/12/2018	\$1,000.00	Google Ads
4238077	GST	041218G	04/12/2018	\$84.75	GST
Credit Card Executive Assistant to 041218				\$457.60	
4238084	Invoice	041218H	04/12/2018	\$75.14	Condolence Flowers for Councillor
4238084	Invoice	041218H	04/12/2018	\$340.86	Caravan weight controller for Fleet Operations
4238084	GST	041218H	04/12/2018	\$41.60	GST
Grand Total:				\$18,193.02	

16.3 Submission on Westport: What we have learned so far

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The Westport Taskforce is working towards making a recommendation to the State Government on the timing of the construction of an expanded Outer Harbour, with a recommendation due at the end of 2019. In December, the Taskforce released the *Westport: What we have learned so far* document (the study). The study documents the learnings from past studies, identification of issues for further investigation and identifies a number of options to be tested in Stage 2.

City Officers have been involved in the meetings that have led to the creation of the study and provided informal feedback on draft documents that form the basis of the conclusions. Public comment is open until 21 January 2019 (the City has secured an extension until 25 January due to the timing of this meeting). Attached is a copy of the study (Attachment A) and the recommended response from the City (Attachment B)

The report made a number of conclusions, which will be the basis of the options going forward. These were:

- Fremantle is unlikely to be a bulk port in the future, as this requires large stockpiles of commodities that are not suitable for being near to residential areas, and also creates additional freight movements;
- Kwinana is unlikely to be a passenger port, given its location in an industrial area and proximity to a competing port at Fremantle;
- Bunbury is likely to continue as a bulk port as it services the nearby industry, resources and agricultural areas;
- containerised trade is unlikely be handled by all three ports at the same time due to the high costs of the infrastructure required and competition for international trade routes; and
- general cargo needs to be handled in combination with other trades as it does not have the critical mass for Fremantle, Kwinana or Bunbury to handle only this type of trade.

These limit the feasible outcomes, which are to be investigated to:

1. Current situation – regarded as the base case
2. Optimise Fremantle and transition containers to Kwinana over time, with an option to transition them to Bunbury in the long-term
3. Optimise Fremantle and transition containers to Bunbury over time with no containers in Kwinana
4. De-industrialise Fremantle and move containers to Kwinana as soon as possible
5. De-industrialise Fremantle and move containers to Bunbury as soon as possible
6. Fremantle and Kwinana both have containers for the long-term
7. Fremantle and Bunbury both have containers for the long-term
8. Only Fremantle has containers for the long-term

The investigation of these possible outcomes will be the subject of the coming studies that are due to conclude in late 2019.

16.3 SUBMISSION ON WESTPORT: WHAT WE HAVE LEARNED SO FAR

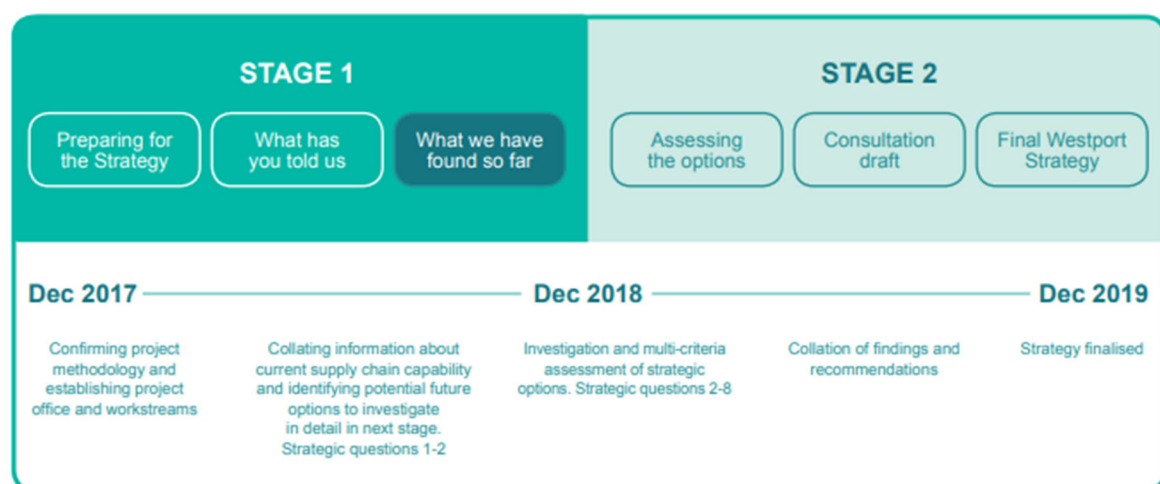
OFFICER RECOMMENDATION:

That Council:

1. Note the *Westport: What we have learned so far* study; and
2. Authorise the CEO to submit to the Westport Taskforce the City's response outlined in Attachment 2.

DISCUSSION:

The Westport Taskforce was assigned the task of examining the timing of an expanded Outer Harbour (Kwinana Port) and the future roles and needs of the ports at Fremantle and Bunbury. The study forms the conclusion of stage 1 of the process as outlined below:



The study is generally sound and concludes that while there are 343 possible scenarios for the three ports, there are only 7 feasible combinations due to factors such as Kwinana being unlikely to ever support cruise ships (due to the industrial interface) and Fremantle being unlikely to be a long term bulk goods port (bulk goods being minerals or grain). City Officers support this short listing as it focuses future efforts on feasible (albeit some unlikely) scenarios only.

The study recognises a number of issues that require further investigation in the Kwinana option. The study also notes that the scale of the Kwinana site encompasses the entire Cockburn Sound plus transport linkages for 20km, whereas the Fremantle study area does not include areas beyond 3 kilometres of the port. The scale of the Kwinana study area is so large due to uncertainty about a preferred option for Kwinana and the report notes that these issues may be avoided or managed as part of various designs.

City Officers have raised a number of minor issues that need further consideration, such as assumptions around the present efficiencies of the Fremantle Port, which do not appear to recognise the cost of congestion of the current road network. Further, there are errors in mapping that show parts of Latitude 32 as being Urban and Rural under the Metropolitan Region Scheme (whereas the land is not contained within the scheme).

16.3 SUBMISSION ON WESTPORT: WHAT WE HAVE LEARNED SO FAR

Further, City Officers support the release of some documents that the conclusions rely upon, specifically a 2014 study into the future capacity of the Fremantle Port. This will aid in the transparency of the project.

LEGAL/POLICY IMPLICATIONS:

There are no legal or policy implications as a result of this report.

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 objective and strategy detailed in the Strategic Community Plan.

Plan	Objective	Strategy
Strategic Community Plan 2017-2027	2.4 The Western Trade Coast Precinct is developed with maximum leverage being gained from investments in new infrastructure	Indian Ocean Gateway Project

COMMUNITY ENGAGEMENT:

The Westport Taskforce have sought to engage the community for comment regarding this report. The City has supported this effort through the City's social media pages. The community feedback is given directly to the taskforce.

PUBLIC HEALTH IMPLICATIONS

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

16.3 SUBMISSION ON WESTPORT: WHAT WE HAVE LEARNED SO FAR

RISK IMPLICATIONS:

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

Risk Event	City does not articulate concerns regarding some issues raised in the Study
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Minor
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	Inform the Westport Taskforce of the concerns identified.
Rating (after treatment)	Low

COUNCIL DECISION

382

MOVED CR M ROWSE**SECONDED CR D WOOD**

That Council:

1. Note the *Westport: What we have learned so far* study; and
2. Authorise the CEO to submit to the Westport Taskforce the City's response outlined in Attachment 2.

CARRIED
7/0

WESTPORT:

What we have found so far

DECEMBER 2018



Contact details:

Westport Project Office
Level 1, Albert Facey House,
469 Wellington Street, Perth

Email: enquiries@westport.wa.gov.au
Telephone: (08) 6551 6717



Minister's Foreword



We went to the State election early last year with a commitment to plan and build a future Outer Harbour at Kwinana, and its associated road and rail links.

I was therefore pleased – within six months of being elected – to establish the Westport Taskforce,

giving it the task by 2020 to:

- Undertake the planning for future development of the Outer Harbour at Kwinana and the future of the Inner Harbour at Fremantle;
- Investigate the potential for the Port of Bunbury to contribute to handling Perth's growing freight task;
- Answer key policy questions about the location, size, operating model and timing for potential additional port facilities at the Outer Harbour; and
- Plan for the associated road and rail links to support any new Outer Harbour port facilities.

This document – *Westport: What we have found so far* – is a progress report from the Westport Taskforce, communicating an overview for the Western Australian community of its extensive consultation and other work so far.

The approach the Taskforce is taking is thorough, detailed and methodical. It complies, for example, with Infrastructure Australia's notoriously rigorous assessment process.

The Taskforce's approach involves an assessment of a broad range of options, most of which will end up being discarded, and involves a comprehensive cataloguing of the problems, many of which may later be resolved.

The process over the past year has been highly inclusive, involving extensive collaboration with more than 100 representatives from all levels of government, industry, unions, private enterprise, academia, environmental and community groups, who have contributed to the project's various work streams.

This report really just lays out all of the issues that have been raised at this "Problem Identification" stage of the Infrastructure Australia-compliant assessment process.

This stage, which identifies all the challenges for each of the three study areas at Fremantle, Kwinana and Bunbury, supplies the foundation which will inform the Taskforce's work during its next stages.

Work is continuing, and Stage 2 of the process will investigate each option in detail, reducing them to a shortlist that will be analysed through a multi-criteria assessment. The Taskforce's work will culminate in a preferred network solution covering port, road, rail and intermodal facilities across Fremantle, Kwinana and Bunbury at the end of next year.

Westport's final Strategy will tackle the questions about the precise location, size, operating model and – importantly – the timing of a future port.

I commend the Taskforce – and all who have engaged with it – on their work so far, and look forward to future progress reports.

Sincerely,

The Honourable Rita Saffioti MLA
Minister for Transport; Planning; Lands

Message from the Independent Chair



In 2017, the State Government established the Westport Taskforce to develop a long-term strategy to deliver an integrated port, road and rail system for freight that will drive Western Australia's economy for decades to come.

The Taskforce is assessing the freight network from Perth to Bunbury, examining and re-evaluating previous port and network planning and research in today's context. The first step is understanding the problem we are trying to solve and the opportunities we are trying to capture, then assessing a range of strategic options to arrive at a preferred network solution. The Strategy timeframe of 50-100 years is a rare but vital opportunity to plan for long-term investment decisions.

Throughout the world, there is a recurring theme of first world economies slowly out-growing, re-inventing or moving beyond their legacy ports, and in doing so, re-invigorating the old while redefining the new. Successful outcomes require patience, sound planning and respect for community values, with most projects spanning one or two decades of sustained effort.

By their nature, supply chains comprise a mix of private and government operators, so it is vital that all parties are able to contribute to the solution. The Taskforce's consultation has been extended to include the broader community and special interest groups to ensure that the Westport Strategy achieves a social licence for implementation.

As the Independent Chair of the Taskforce, I have made it my personal mission to share the story of Westport with as many people as possible. I have presented at many public forums and conferences and met with hundreds of stakeholders from the community, industry, research organisations, peak

bodies and all levels of Government. For the Westport Strategy to be successful, we need to gather, understand and balance the many and varied interests and perspectives to ensure that the process of arriving at a preferred network solution is robust and clear. My key aim has been to make people aware of the process and to capture as many of those perspectives as possible.

I extend my sincerest thanks to everyone who has dedicated their time, energy and insights to being part of the Westport Taskforce. In particular, I acknowledge the members of the work streams, who have contributed significant time and intellectual capital; the hard-working members of the various Reference and Steering Groups; the people who attended Westport's community drop-in events; those who are actively contributing to the conversations through social media; and those who read this report and submit their feedback – this process couldn't work without your support and engagement, so thank you.

The evidence collated so far by Westport's work streams is summarised in this report. It provides an overview of the current and future trade task and investigates the existing ports located at Fremantle, Kwinana and Bunbury and their surrounding areas. Each location is examined in terms of port capability, supply chains, land use and environmental values. From this base line, eight strategic options have been identified to consider in detail in Stage 2 of the Westport process.

I urge you to visit the [MySayTransport.wa.gov.au/Westport](https://mysaytransport.wa.gov.au/Westport) consultation hub and have your say – and spread the word among your networks and encourage them to do likewise. On behalf of the Westport Taskforce, thank you for taking the time to review this report. We look forward to hearing your feedback and incorporating it into Stage 2 of the Project.

Sincerely,

Nicole Lockwood



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1. Executive summary

Western Australia's population and economy are highly reliant on imports and exports. To make sure the growing populations of Perth and surrounding regions have the everyday goods they need well into the future – while allowing the State's industries and economy to grow – we need to have a plan. The Western Australian (WA) Government formed the Westport Taskforce to deliver that plan.

With Perth's current population of two million people expected to double by 2050, it is undeniable that freight needs will continue to grow. WA should prepare now to meet this growth, as our current infrastructure and freight networks will not be sufficient to cope with demand.

The Westport: Port and Environs Strategy (the Strategy) will provide guidance to the State Government on the port, rail, road and intermodal facilities required to deliver a long-term, integrated solution to Perth's future infrastructure needs, create jobs and support the Western Australian economy.

The Strategy takes a 50-100 year planning horizon and focuses on the three ports located closest to the Greater Perth area:

- Fremantle Ports' Inner Harbour at Fremantle (Fremantle);
- Fremantle Ports' Outer Harbour at Kwinana (Kwinana); and
- Southern Port Authority's Inner and Outer Harbours at Bunbury (Bunbury).

What we have found so far focuses on starting to answer two strategic questions:

- Strategic Question 1: *What problems are we trying to solve and what opportunities are we trying to capture?*; and
- Strategic Question 2: *Where do new port facilities need to be located in Fremantle, Kwinana and Bunbury?*

To answer Question 1, this report starts to set out the current port, transport, land use and environmental challenges and opportunities facing Fremantle, Kwinana and Bunbury. Many of the challenges are common to large, modern cities and are essentially a function of growth in both population and economic development. Historically, WA's trade and freight operations have grown and flourished harmoniously with the communities they serve. However, as the population increases and the demand for freight rises, existing road and rail networks will become increasingly congested, amenity will be reduced and our cities become less liveable. To prevent this, the Westport Taskforce is taking a sustainable approach and examining the economic, environmental and social impacts and opportunities of the future supply chain, from port to customer.

To answer Question 2, this report commences identifying some possible locations for future trades – with the combinations of trades and port locations called a 'strategic option'. Following the public consultation process, the strategic options proposed in this report will be reviewed and the final list determined. In Stage 2 of Westport's process, these strategic options will be comprehensively investigated and compared using a multi-criteria assessment process. Financial implications of any strategic option progressed – whether this is enhancing and augmenting existing infrastructure, or building new infrastructure – and the cost implications and comparisons will also be completed as part of Stage 2.

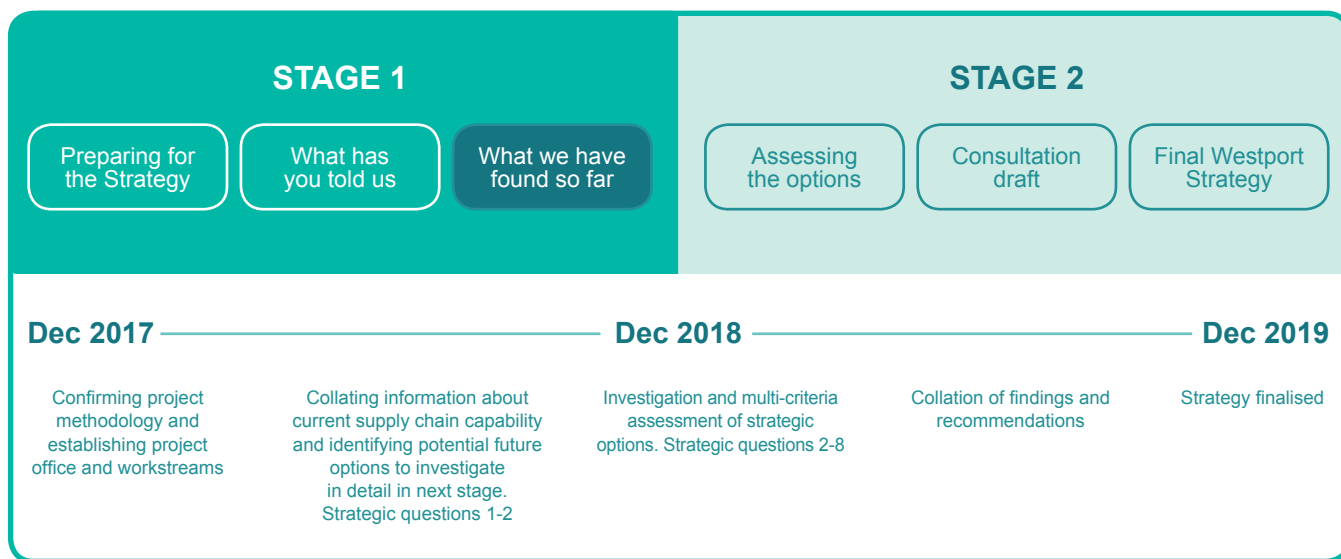
The proposed strategic options start with today's mix of trades at the three port locations and transition the trades to different locations over time. Key considerations of future work will be to: determine how long Fremantle's Inner Harbour can efficiently and safely operate alongside the increasingly urban environment of the City of Fremantle; identify

opportunities to facilitate and grow trade; assess if and when any trades should be moved to a different port location; and plan for the infrastructure required to keep freight moving efficiently and the economy growing for decades to come.

Through this approach, the Westport Strategy will enable the best use to be made of investment funds – with large and small infrastructure projects working

together over time to build a port and freight network that grows in tandem with the population.

What we have found so far is a summary of investigations to date; it is not endorsed by Government and does not necessarily represent Government's views. The information from this report and later work will be used to develop the ultimate Westport Strategy for Government to consider.



This report has been structured into five sections:

- Section 1: *Executive Summary*
- Section 2: *Introduction*
- Section 3: *What we have found so far*
- Section 4: *Strategic context*
- Section 5: *Communication, consultation and engagement*

WHAT WE HAVE FOUND SO FAR

This at-a-glance overview of the key features of ports at Fremantle, Kwinana and Bunbury sets the scene for the report and details how the proposed strategic options were derived.

Government has a mandate to grow and diversify the economy, and most importantly, to create jobs for Western Australians. While the focus of Westport is on port trade options, the Government is seeking strategic outcomes on how new jobs and opportunities can be created and how to deliver the growing requirements of the port without limiting unforeseen potential for future growth.

As part of its jobs mandate, the Government expects that:

- existing industries and jobs are not limited as part of this process; and
- that new opportunities across a range of areas, but particularly in the areas of defence and tourism, can be developed and optimised.

Through a series of workshops, key stakeholders were asked to describe what a successful Westport Strategy would look like in 50 years' time and to explore how the trade task could be shared between the three study ports using the concept of 'Westport hypotheses'. A Westport hypothesis is an overall picture of how the three ports can work in combination to handle the future trade task. Using a five-step approach, a total of 343 Westport hypotheses were identified, which were then narrowed down to seven feasible hypotheses by applying a number of assumptions.

The assumptions used to shortlist the hypotheses were:

- Fremantle is unlikely to be a bulk port in the future, as this requires large stockpiles of commodities that are not suitable for being near to residential areas, and also creates additional freight movements;
- Kwinana is unlikely to be a passenger port, given its location in an industrial area and proximity to a competing port at Fremantle;
- Bunbury is likely to continue as a bulk port as it services the nearby industry, resources and agricultural areas;
- containerised trade is unlikely be handled by all three ports at the same time due to the high costs of the infrastructure required and competition for international trade routes; and
- general cargo needs to be handled in combination with other trades as it does not have the critical mass for Fremantle, Kwinana or Bunbury to handle only this type of trade.

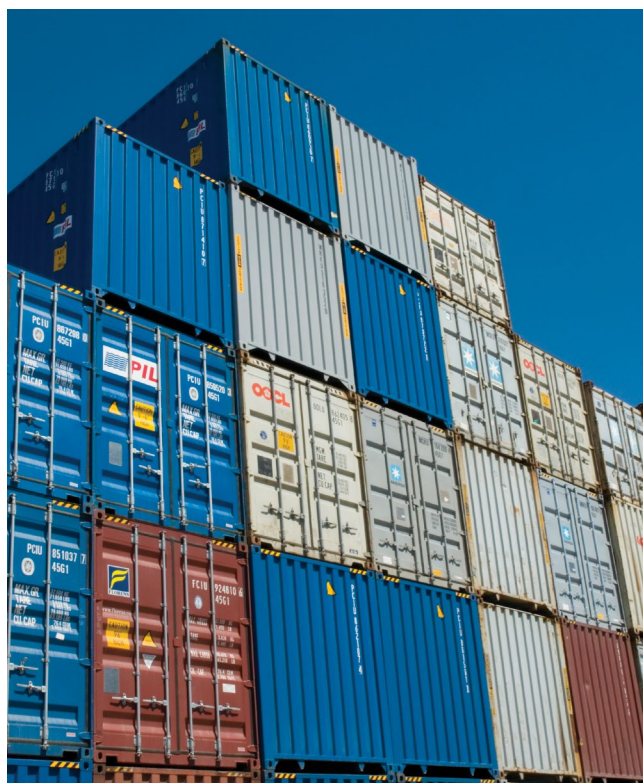
The feasible hypotheses were grouped to transition the current port/trade mix to alternative outcomes; this created Westport's eight strategic options listed below. As container operations are the largest piece of the port jigsaw, the eight strategic options revolve around the placement of container facilities.

1. Current situation – regarded as the base case
2. Optimise Fremantle and transition containers to Kwinana over time, with an option to transition them to Bunbury in the long-term

3. Optimise Fremantle and transition containers to Bunbury over time with no containers in Kwinana
4. De-industrialise Fremantle and move containers to Kwinana as soon as possible
5. De-industrialise Fremantle and move containers to Bunbury as soon as possible
6. Fremantle and Kwinana both have containers for the long-term
7. Fremantle and Bunbury both have containers for the long-term
8. Only Fremantle has containers for the long-term

In Stage 2, each strategic option will be investigated in-depth by work streams focusing on environment, port operations and supply chains, economic development, land activities, commercial implications and opportunities to grow jobs, diversify the economy and realise emerging industries, for example, in defence and tourism. Sustainability principles will be applied so that economic, environmental and social perspectives are considered in detail.

Criteria will be developed to guide the work streams so that sufficient information may be gathered to inform a multi-criteria assessment process. The criteria will be developed using information from the work streams, feedback to this document and other research, and be subject to peer review.





STRATEGIC CONTEXT

The problems we are trying to solve and some of the opportunities we are trying to capture in Fremantle, Kwinana and Bunbury were explored by five work streams. Between them they: estimated the future trade task; examined each port's capability; assessed supply chain connectivity; described land use and utility infrastructure; and identified the environmental and social values in the three study areas. Through this process, a comprehensive picture of the current situation was ascertained.

Trade task

To inform the development of this Strategy, Deloitte Access Economics was engaged to develop 50 year macroeconomic and trade forecasts for the ports at Fremantle, Kwinana and Bunbury. Quantified macroeconomic scenario analysis and qualitative assessment of potential high impact/low probability events were also undertaken to understand how the trade forecasts change under a number of alternative futures. Trade forecasts are developed from current trades and known economic development opportunities. Further work will be done as part of Stage 2 to understand the

scale of the trade task associated with emerging and potential trade opportunities.

In the longer term, population growth will remain a key driver of economic activity in Australia, albeit at a slower rate than experienced previously, and exports are forecast to continue to grow faster than the State's economy as a whole. Australian imports are also expected to improve as stronger consumption and investment activity drive demand for international goods.

While containerised trade increased by 7.5 per cent from 2016/17 to 2017/18, the long-term average annual growth rate is forecast to be 2.8 per cent between 2017/18 and 2067/68, to reach 3.1 million TEU¹ by 2067/68, with full container imports accounting for around 45 per cent of total container trade. Total breakbulk volumes are expected to grow at an annual average growth rate of 1.8 per cent reach 2.0 million tonnes in 2067/68. Bulk trade volumes through Kwinana Bulk Terminal and Kwinana Bulk Jetty are expected to rise at an annual average rate of 0.3 per cent between 2017/18 and 2067/68 to 14.3 million tonnes.

Bunbury Port also provides important trade infrastructure for Western Australia, handling around 16.3 million tonnes of bulk trade in 2017/18.

1. TEU stands for twenty-foot equivalent unit. TEUs are used to measure the number of containers that are handled by a port. Containers generally come in two lengths, 20 feet long (1 TEU) and 40 feet long (2 TEU)

Port capability

This section investigated the ability of the three study ports to handle containerised trade, bulk and general cargo trade and passenger vessels.

It was found that, if port infrastructure and road and rail linkages were developed and expanded to their optimal capacities, the port precincts in Fremantle, Kwinana and Bunbury would be likely to have the capability to collectively handle the strategic freight needs of WA for the next 100 years.

Fremantle is already highly productive, handling 1,003 ships and 769,686 TEUs in 2017/18². This port could potentially handle more than double this number of containers³ and more passenger ships. This would require a range of operational and infrastructure improvements to accommodate larger vessels (13,000 TEU vessels as opposed to 9,000 TEU currently), significant increases to road and rail freight capacity servicing the port.

Kwinana's jetties had 804 ship visits in 2017/18 (excluding naval vessels) with a throughput gross tonnage of 23.6 million tonnes. Some upgrades to the existing facilities would increase bulk capacity in the short-term. Proposals have been developed for island and land-backed facilities at Kwinana that could accommodate bulk and general cargo as well

as containers with the potential to handle between 3.0 and 6.0 million TEU per year. These would require the development of integrated rail access, intermodal facilities, efficient transport links, bulk handling facilities, and other storage alternatives to maximise supply chain efficiency.

Bunbury Port had 450 ship visits with 16.7 million tonnes of throughput in 2016/17⁴. If upgrades to infrastructure were undertaken, it has the capacity to cater for significant increases in bulk trades, passenger vessels and a container trade (if demand warrants).

Supply chain

Investigations focused on the road and rail networks and intermodal terminals required to efficiently move freight between the three port locations and their customers.

It was found that access to the port at Fremantle is under pressure at Tydeman Road, Stirling Highway and Stirling Bridge, High Street, Leach Highway, Stock Road and the road and rail bridges over the Swan River. Since the new rail subsidy started on 1 January 2018, the number of containers moved by rail has started to increase, rising from 16.1 per cent in 2017/18 to 18.4 per cent from May to October 2018.



2. Fremantle Ports, 2018, Annual Report
3. AECOM, 2014, Fremantle Ports Inner Harbour Land Transport and Port Capacity, AECOM, Perth
4. 2017/18 figures not yet available for Bunbury Port



At Kwinana, a network of existing, upgraded and new roads will service port facilities into the future as well as the important industrial and commercial centres located along the coast. Access to the Australian Marine Complex could be improved at the intersection of Russell Road and Rockingham Road, and Rowley and Anketell Roads have been identified as potential strategic freight routes to service additional port facilities. The rail network in this area is close to capacity, with the busy Kwinana Triangle and various stretches of single rail track contributing to congestion. A new rail alignment, the Kwinana Rail Loop, designed to relieve stress on the Kwinana Triangle is being investigated as part of the Westport process.

Bunbury is 175 kilometres from Perth, where most of the container trade starts and finishes. Regional roads that service Bunbury Port from the agricultural and mining areas to the south and east are generally

not dual carriageway and pass through the centre of several towns. The South West Main Railway between Perth and Bunbury is one of the busiest sections of the rail network and includes 185 kilometres of single track, narrow gauge railway with 11 passing loops contributing to delays.

Upgrading and enhancing the existing road and rail networks will unlock potential at all three ports. There are opportunities to maximise the existing freight network with some enhancements, although any developments will need to be planned, costed and prioritised. Innovative operational and engineering design solutions are also possible, including: the construction of dedicated freight roads; utilisation of automated transfer vehicles (specialised container transport vehicles); permit systems to extend the hours of freight operations; and grade separations of key segments of the road and rail networks.



Land use and utilities infrastructure

This section focuses on how land use and utilities infrastructure may impact on increasing or shifting capacity at Fremantle, Kwinana and Bunbury ports.

In Fremantle, the port is adjacent to Fremantle City Centre, a vibrant social and heritage district and one of Perth's 10 Strategic Metropolitan Centres⁵. Given the area's existing public transport linkages, beaches and other amenities, the land in the Fremantle study area is attractive for multiple purposes. The three-kilometre Fremantle Port Buffer is used to manage and mitigate light, noise, odour emissions and safety hazards protecting the amenity of the developed urban areas surrounding the port. However, the Fremantle Port buffer is a guideline rather than a State statutory land use planning instrument. It does not preclude planning for additional residential development, even in the area closest to the port, and is dependent on local governments to regulate.

Changing community expectations about what is shipped from the port should be recognised as a constraint to development in the Fremantle study area. With the relocation of some trades, the port could expand its container operations or alternatively, use the space for non-port purposes.

Changing land use within the port buffer could open opportunities for a range of recreation, commercial and residential activities around Victoria Quay and in North Fremantle.

The Kwinana study area is very large in comparison to the other port locations and includes four key precincts:

- Australian Marine Complex (420 hectares) – strategic planning is needed for the AMC and the Henderson precinct to optimise economic development opportunities, including for defence-related activities;
- Latitude 32 Industrial Area (1,400 hectares) – mostly vacant land, with planning and development deferred pending Westport's outcome;
- Kwinana Industrial Area (1,400 hectares) – has limited additional capacity to facilitate new heavy industries; and
- Rockingham Industry Zone (1,150 hectares) – mixed public and private ownership with capacity for expansion.

There is sufficient land in Kwinana to allow for the development of additional port facilities and strategic master-planned industrial estates that will maximise enterprise and industrial symbioses. Latitude 32 could potentially support a new intermodal terminal and provide room for industrial expansion. The lack of an endorsed plan on the development of additional port facilities in the Outer Harbour has hindered progression of Latitude 32. This has created uncertainty for LandCorp and investors, and caused hardship for some local landowners who have been unable to sell their properties.

5. Perth and Peel @ 3.5 Million: The Transport Network, March 2018

Bunbury has considerable land available for development, including the Preston Industrial Park Northern Precinct (505 hectares), the Picton Industrial Park Southern Precinct (510 hectares), the proposed Waterloo Industrial Park (1,285 hectares) and the Kemerton Strategic Industrial Area (7,543 hectares). The Bunbury Outer Harbour area is being redeveloped as a tourism and entertainment precinct, which may present some opportunity for cruise vessels. As part of the next stage of consideration, Tourism WA will undertake an economic opportunity study of both Fremantle and Bunbury, which will include consultation with the cruise industry, to provide clear information on the cruise vessel opportunities at those locations.

Environmental and social considerations

The Westport Strategy presents a unique opportunity; between the finalisation of the Strategy and the construction of any new infrastructure, there will be an opportunity to consider environmental issues, implement monitoring programs and undertake work to build resilience into the habitats that may be impacted.

With 28 representatives from key government agencies, conservation, industry and research groups, the Environmental Work Stream has:

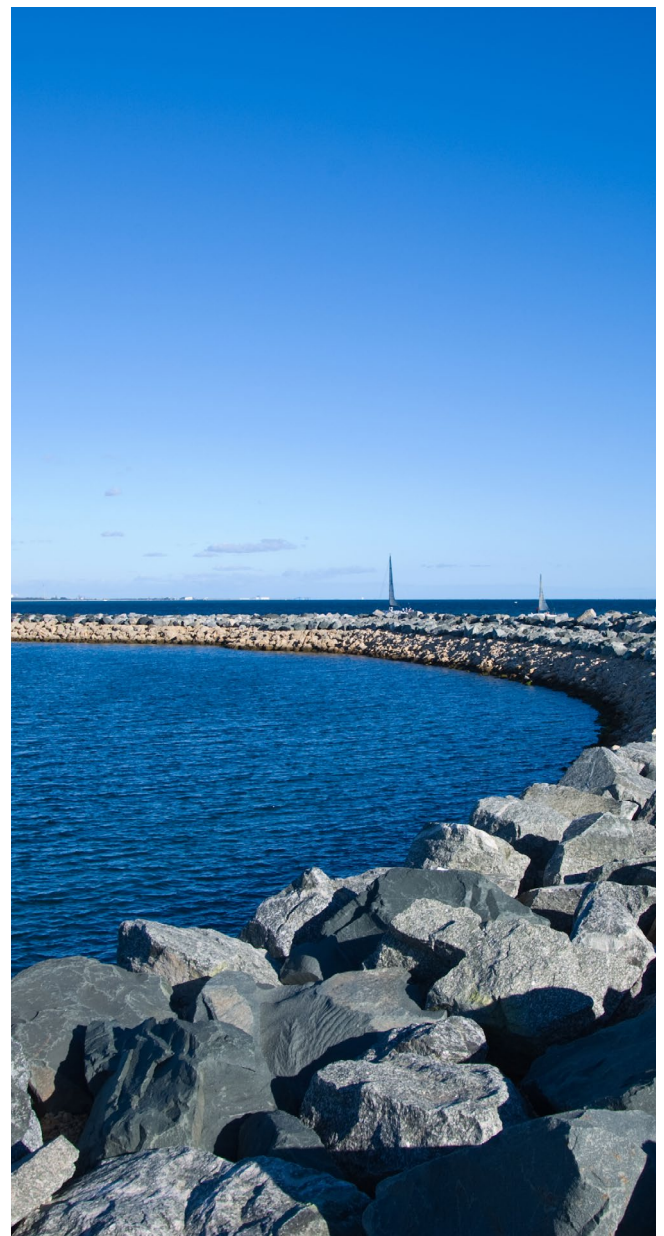
- initially identified and defined a total of 79 key environmental and social values within the Fremantle, Kwinana and Bunbury study areas;
- identified potential future sources of pressure in each study area, including pressures not associated with potential port development; and
- discussed possible implications of port-related development on these values in order to identify potential environmental issues and to prioritise areas for further investigation.

There is a substantial difference in the scale of potential development in the three study areas, with:

- the Fremantle study area being restricted to an area within three kilometres from the existing port;
- the Kwinana study area encompassing the whole of Cockburn Sound (as the location and size of potential facilities has not yet been determined) as well as the required transport corridors inland; and

- the Bunbury study area encompassing Koombana Bay and the land surrounding the proposed port expansion and the planned Bunbury Outer Ring Road.

At this stage, the Kwinana study area is extensive so that investigations can inform the location and size of any potential additional port facilities – and the impacts associated with various location options may be compared and assessed. On the land side, the inland transport corridors will likely be required for future urban growth and industrial expansion regardless of any new port developments, but the width of the transport corridors will be informed by potential port expansion in the area.



The marine, estuarine and terrestrial environmental and social values will be examined in more detail in Stage 2. Initial identification has revealed the presence of:

- 21 marine and estuarine environmental values including seagrass habitat, Australian sealions, fairy terns, little penguins, bottlenose dolphins, pink snapper, whitebait, King George whiting and blue swimmer crabs. Of these, 21 were identified in the Fremantle study area, 18 in the Kwinana area and 14 in the Bunbury area.
- 21 terrestrial environmental values including Bush Forever sites and remnant vegetation, black cockatoos, western ringtail possums as well as wetlands and ground formations such as Mount Brown and the Henderson cliffs. Of these, 10 were identified in the Fremantle study area, 16 in the Kwinana area and 15 in the Bunbury area.
- 16 marine and estuarine social values, assets and uses including heritage, public health, social and community and business, industry and commercial categories. These values include recreational activities such as fishing, swimming and boating, as well as commercial fisheries and aquaculture. Of these values, 13 were identified in the Fremantle study area, 15 in the Kwinana area and 12 in the Bunbury area.
- 22 identified terrestrial social values, assets and uses grouped into heritage, public health, social and community, business industry and commercial, and connectivity and access categories. These values included air quality, odour, beaches, horse beaches, agriculture, tourism, road safety and ease of access. Of these values, 15 were identified in the Fremantle study area, 21 in the Kwinana area and 18 in the Bunbury area.

Possible implications of port-related development on these values were discussed to identify potential environmental issues and to prioritise areas for further investigation. Within each area of interest, a number of values were identified that may be impacted by development and will require further investigation. Regardless of location, any potential development will require environmental approval. The highest number of environmental values were noted for Kwinana, which reflects the larger study area as well as the potential scale of construction and operation of additional port facilities.

In Stage 2 of the Westport Project, the Environmental Work Stream will undertake a series of studies and conduct an environmental risk assessment. The results will inform the Westport multi-criteria assessment and assist with planning and designing port-related development that avoids significant impacts.

COMMUNICATIONS, CONSULTATION AND ENGAGEMENT

A key aspect of the Westport process has been to involve all members of the Taskforce in the development of the work streams. The work streams consist of Taskforce members from State and local government agencies, industry, academia and community groups, as well as other subject matter experts as required. Through numerous meetings, workshops, research and site visits, the work streams have shared and discussed information from many perspectives, identifying problems and opportunities in the process.

With several work streams and more than 100 stakeholders involved, sound project governance has been keeping the project on track. The Westport Taskforce is closely following the Infrastructure Sustainability Council of Australia (ISCA) stakeholder engagement framework in the Infrastructure Sustainability (IS) V2.0 Planning Rating, with a view to achieving accreditation.

Since the release of *Westport: What you have told us* in April 2018, a series of community drop-in events and shopping centre displays were conducted in the study areas of Fremantle, Kwinana and Bunbury to enable interested residents to engage face-to-face with the Westport project team and ask questions. However, the turnout to the drop-in sessions was lower than expected. As the project progresses and plans become tangible, it is likely that public interest will increase.

Future community engagement will involve the new online consultation hub, [MySayTransport.wa.gov.au/Westport](https://www.mysaytransport.wa.gov.au/Westport), that enables people to complete polls, surveys and submission forms to provide feedback into the Westport process, as well as focus groups, surveys and an increased number of public presentations.



Photo courtesy of Tourism WA



2. Introduction

The term ‘freight’ refers to goods transported in bulk by truck, train, ship or aircraft. While this may conjure thoughts of heavy-duty, industrial products, in fact much of our freight is everyday consumer items – food, electronics, furniture, medical supplies, online shopping. The efficient movement of freight also stimulates our economy by supporting industry, tourism and defence-related activities, while easing congestion for road commuters.

To make sure the growing populations of Perth and the South West have the goods they need well into the future, while preventing congestion and allowing the State’s industries and economy to grow, we need to have a plan.

WA is highly reliant on imports and exports, and that reliance has grown as the State’s population has expanded in recent decades. WA’s trade gateways to the world are its sea ports and airports, making them critical pieces of economic infrastructure.

There are 23 ports currently in operation or planned in WA⁶. Most of them are export-focused and located in regional areas such as the Pilbara, in proximity to the resources and agricultural sectors they support.

With Perth’s current population of two million people expected to double around mid-century, it is undeniable that freight needs will continue to grow. WA should prepare now to meet this demand, as doing nothing is not an option.

The focus of the *Westport: Port and Environs Strategy* (the Strategy) are the three ports located closest to the Greater Perth area:

- Fremantle Ports’ Inner Harbour at Fremantle (Fremantle);

- Fremantle Ports’ Outer Harbour at Kwinana (Kwinana); and
- Southern Port Authority’s Inner and Outer Harbours at Bunbury (Bunbury).

The Strategy will provide guidance to the State Government on the rail, road and port facilities required to deliver a long-term, integrated solution to Perth’s future infrastructure needs, create jobs and support the WA economy.

In developing the Strategy, the Westport Taskforce aims to achieve best practice in its activities and ensure that sufficient evidence-based information is gathered to meet the needs of decision-makers. The Taskforce has established strong ties with the team forming Infrastructure Western Australia⁷, as well as Infrastructure Australia (IA). Strategic relationships have also been formed with international ports including Rotterdam, Hamburg and Vancouver to facilitate learnings from their development experiences.

In an Australian first, the Taskforce will apply the ISCA rating scheme to a strategic planning project. The IS V2.0 Planning Rating will be used to drive best practice – with economic, social, environmental and governance performance being independently verified throughout the project⁸.

In addition, the Taskforce has adopted the World Association for Waterborne Transport Infrastructure’s⁹ (PIANC) Working with Nature philosophy, which embeds environmental and social objectives into the project at the planning phase. This ensures that opportunities for win-win solutions for economic development, the environment and social amenity are actively pursued from the start.

6. Department of Transport, 2017, Ports Handbook

7. Infrastructure Western Australia, <https://www.dpc.wa.gov.au/ProjectsandSpecialEvents/infrastructurewa/Pages/default.aspx>

8. https://www.isca.org.au/ratings_planning_12

9. Working with Nature, 2008, The World Association for Waterborne Transport Infrastructure (PIANC) <http://www.pianc.org/wwwpositionpaper.php>

The Westport methodology uses eight strategic questions (Table 1) that align with the first two stages of IA's Assessment Framework¹⁰:

- Problem identification and prioritisation; and
- Initiative identification and options development.

The information gathered through the Westport process will facilitate the preparation of any future IA submissions.

Table 1: Westport's Strategic Questions

WESTPORT STRATEGIC QUESTIONS	
Problem identification and prioritisation	
1	What problems are we trying to solve and what opportunities are we trying to capture?
Initiative identification and options development	
2	<i>Where do new port facilities need to be located in Fremantle, Kwinana and Bunbury</i>
3	How big an area is required for port facilities in Fremantle, Kwinana and Bunbury?
4	How do we make the best use of adjacent and supporting land at Fremantle, Kwinana and Bunbury to stimulate future jobs?
5	How do we connect new port facilities with the surrounding environment to facilitate imports and exports?
6	How can we stage new port facilities at Fremantle, Kwinana and Bunbury so they are operationally and financially sustainable?
7	When will new port facilities be needed?
8	What should be the future governance model for additional port facilities?

What we have found so far is seeking to bring together and, where appropriate update, existing information relevant to answering the first two key strategic questions:

- Strategic Question 1: *What problems are we trying to solve and what opportunities are we trying to capture?*

The report sets out the current port, transport, land use and environmental challenges facing Fremantle, Kwinana and Bunbury. Many of the challenges are common to large, modern cities and are essentially a function of growth in both population and economic development. Historically, WA's trade and freight operations have grown and flourished harmoniously with the communities they serve. However, as the

population increases and the demand for freight rises, existing road and rail networks will become increasingly congested, amenity will be reduced and our cities will become less liveable. To prevent this, the Westport Taskforce is taking a sustainable approach from day one and examining the economic, environmental and social impacts of the future supply chain, from port to customer.

- Strategic Question 2: *Where do new port facilities need to be located in Fremantle, Kwinana and Bunbury?*

This report also commences answering the second question of identifying some possible locations for future port facilities – called 'strategic options'. The proposed strategic options start with today's mix of

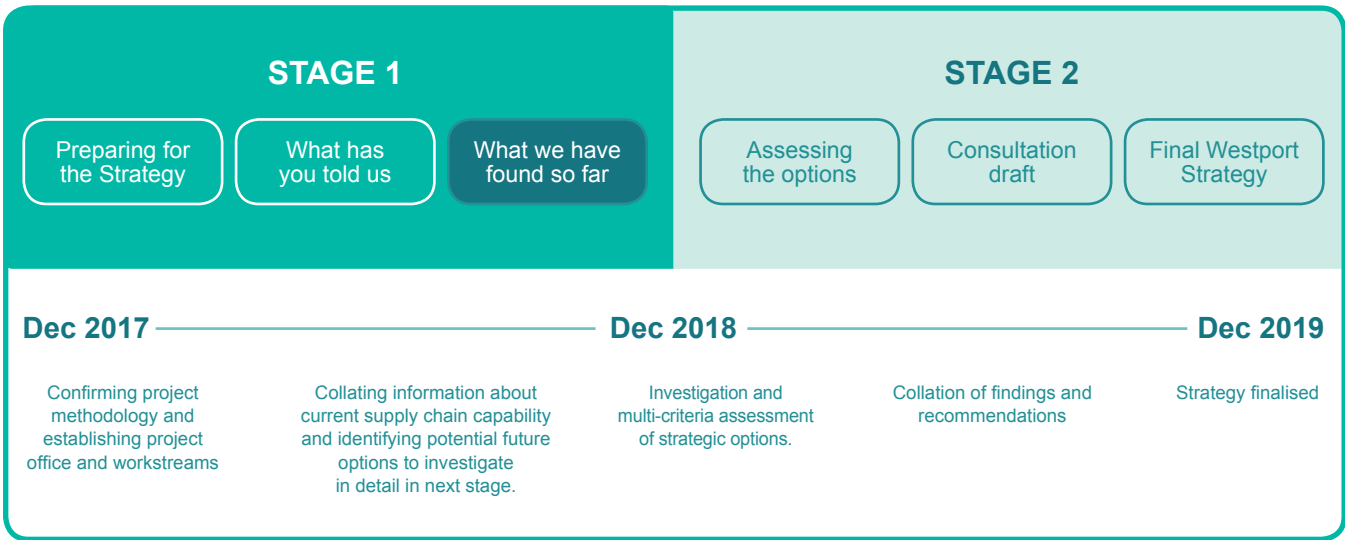
10. Infrastructure Australia Assessment Framework for initiatives and projects to be included in the infrastructure priority list, 2018. <http://infrastructureaustralia.gov.au/projects/make-a-project-assessment.aspx>

trades at the three port locations and transition the trades to different locations over time. Following the public consultation process, the strategic options proposed in this report will be reviewed and the final list determined. These will be comprehensively investigated and compared in the next stage of Westport's process using a multi-criteria assessment process. There will be financial implications of any option progressed – whether this is enhancing and augmenting existing infrastructure, or building new infrastructure – and the cost implications and comparisons will be completed as part of Stage 2.

The information in this report is drawn from work streams established to cover trade task; ports capability; supply chain; constraints and opportunities (with a focus on land use and infrastructure); environment; and hypotheses development.

What we have found so far is a summary of investigations to date. The information from this report and later work will be used to develop the ultimate Westport Strategy for Government to consider.

Figure 1: Where are we now in the Westport process?



Key considerations of future work will be to: determine how long Fremantle's Inner Harbour can efficiently and safely operate alongside the increasingly urban environment of the City of Fremantle; assess the impacts that trucks and other traffic has on suburbs west of the Kwinana Freeway as well as on access to the port; identify opportunities to facilitate and grow trade; assess if and when any trades should be moved to a different port location; and plan for the infrastructure required to keep freight moving efficiently and the economy growing for decades to come.

Through this approach, the Westport Strategy will enable the best use to be made of investment funds – with large and small infrastructure projects working together over time to build a port and freight network that grows in tandem with the population.







3. What we have found so far

This section provides a summary of information gathered so far to answer strategic question 1 and describes in detail the work undertaken to date to progress strategic question 2.

Strategic Question 1: What problems are we trying to solve and what opportunities are we trying to capture?

Information gathered to date has focussed on obtaining a clearer picture of the future trade task we are planning for, the capacity of the current port and supply chain infrastructure, the land available to support future trade and the environmental values that may be impacted by future development.

To examine the future trade task, the services of Deloitte Access Economics were used. They predict that the container task will grow from 0.7 million TEUs to around 3.1 million TEUs in 50 years' time. The executive summary from their report is provided in Section 4.1.

The findings of the work streams are summarised in Sections 4.2 to 4.5.

An at-a-glance overview of the key features of ports at Fremantle, Kwinana and Bunbury are shown in Table 2 and the opportunities identified by the workstreams are shown in Table 3.



Table 2: Key features of ports at Fremantle, Kwinana and Bunbury

KEY FEATURE	FREMANTLE	KWINANA	BUNBURY
LOCATION AND LAND USE	<ul style="list-style-type: none"> City port surrounded by residential and industrial areas Adjacent to city centre and train station Adjacent to tourism activities 	<ul style="list-style-type: none"> Port adjacent to major naval base and industrial areas Adjacent to marine recreational area 	<ul style="list-style-type: none"> City port surrounded by urban and recreational areas Expanding industrial areas nearby Adjacent to tourism facilities
TRADE TASK	<ul style="list-style-type: none"> Largest container port in the state Handles large cruise ships General cargo port handling livestock, cars and scrap metal 	<ul style="list-style-type: none"> WA's largest grain export and oil import facility Handles many other liquid and dry bulk commodities 	<ul style="list-style-type: none"> Major regional centre with port handling mainly agricultural and resource sector commodities Handles cruise ships
PORT CAPABILITY	<ul style="list-style-type: none"> 24 berths (including 7 container berths) Two container terminals Existing port footprint can handle more containers and general cargo with some site modifications No capacity for bulk in future Large passenger terminal 	<ul style="list-style-type: none"> Five operational bulk jetties Currently no facilities for containers or general cargo, though Australian Marine Complex handles oversize equipment Historically, there have been many proposals for additional container facilities at this location 	<ul style="list-style-type: none"> Seven berths Capacity for more bulk trades and general cargo Currently no container facilities, though being considered as part of port's long-term planning processes
SUPPLY CHAIN	<p><u>Roads:</u></p> <ul style="list-style-type: none"> Major connections include Stirling Hwy, Curtin Avenue, High St, Leach Hwy and Stock Road that run through residential areas <p><u>Rail:</u></p> <ul style="list-style-type: none"> Rail bridge over the Swan River is shared by freight and passenger services Limits on rail operating hours 16 per cent of containers in 2017/18 are transported by rail between port and Kewdale intermodal terminals 	<p><u>Roads:</u></p> <ul style="list-style-type: none"> Multiple connections to Kwinana Fwy and Rockingham Road Anketell and Rowley Roads identified as potential future freight corridors: corridors poorly defined, at risk of urban encroachment and run through Bush Forever sites <p><u>Rail:</u></p> <ul style="list-style-type: none"> Rail capacity is limited by stretches of single rail line and congestion at Kwinana and Cockburn rail junctions 	<p><u>Roads:</u></p> <ul style="list-style-type: none"> Good road infrastructure to Perth Bunbury Outer Ring Road will facilitate future access to port Regional routes from south and east have single lanes e.g. South West Hwy <p><u>Rail:</u></p> <ul style="list-style-type: none"> Rail line to Perth is shared by passengers and freight Rail capacity limited by single rail line between Bunbury and Mundijong with many passing loops causing delays
ENVIRONMENT	<ul style="list-style-type: none"> 22 environmental and 24 social values have been identified in a study area with a radius of 2.5km from the port 	<ul style="list-style-type: none"> 34 environmental and 34 social values have been identified in this area that includes Cockburn Sound 	<ul style="list-style-type: none"> 27 environmental and 27 social values have been identified in an area with a radius up to 5km from the port

Table 3: Opportunities identified by the Stage 1 work streams

WORK STREAM	OPPORTUNITIES*		
	FREMANTLE	KWINANA	BUNBURY
PORT CAPABILITY	<ul style="list-style-type: none"> • Port functions can theoretically be enhanced through berth and infrastructure upgrades to accommodate bigger vessels up to 13,000 TEU • Upgrading road and rail networks into the port would facilitate more efficient freight movement • Relocating the container trade away from Fremantle would allow Victoria Quay to be redeveloped for residential, tourism or commercial purposes 	<ul style="list-style-type: none"> • Building additional port facilities allows best-practice design – accommodating next generation vessels, handling over 3 million TEU capacity, integrating with road and rail networks • Current facilities (KBT and KBJ) can be upgraded to increase capacity • Land at Latitude 32 is suitable for an intermodal facility • AMC/defence operations can be expanded • Upgrading road and rail networks would improve freight capacity 	<ul style="list-style-type: none"> • New berths can be created • Has the capacity to become a container port • Has the ability to handle an increased passenger trade at the Outer Harbour
SUPPLY CHAIN	<ul style="list-style-type: none"> • Upgrading and/or expanding road and rail capacities into the port would facilitate more efficient freight movement • Innovative operational solutions, such as permit systems could extend the hours of freight operations • Increase the number of containers moved on rail 	<ul style="list-style-type: none"> • Upgrading and/or expanding road and rail capacities into Kwinana would facilitate more efficient freight movement • Rowley and Anketell Roads recognised as potential freight routes • Removal of obstacles would allow double-stacking of rail freight 	<ul style="list-style-type: none"> • Building the Bunbury Outer Ring Road (BORR) will improve freight access to the port • Innovative engineering and design solutions, such as new dedicated roads and grade separations would enhance road operations • Expanding the South West Main railway line would improve/enhance rail freight capacity

WORK STREAM	OPPORTUNITIES*		
	FREMANTLE	KWINANA	BUNBURY
LAND USE AND UTILITIES INFRASTRUCTURE	<ul style="list-style-type: none"> Changing land use in the port buffer (i.e. at Victoria Quay or near the North Freo rail station) opens up alternative recreational, commercial and residential uses Removing general cargo allows existing land to be used to increase container capacity Onshore power could be made available to cruise ships to limit diesel generator use in port 	<ul style="list-style-type: none"> AMC is located near vacant land at Latitude 32 that could potentially be used for AMC-related purposes Master planning can generate industrial symbioses and stimulate innovation There is space at Kwinana to accommodate some of the trades at Fremantle and allow associated industries to grow 	<ul style="list-style-type: none"> The port is surrounded by ample state-managed, developable land Kemerton Strategic Industrial Park (17km north of Bunbury) has over 7,500ha of land suitable for heavy industry Preston Industrial Park has nearly 3000ha identified for industrial development. Proposed Waterloo Industrial Park will add a further 1,285ha for industrial and rural use Moving some of Perth's freight task to Bunbury would generate employment and economic/community development The Outer Harbour has potential to redevelop as a tourism and entertainment precinct

*Any potential upgrades would need to be investigated for social and environmental impacts before being progressed.





Strategic Question 2: Where do new port facilities need to be located in Fremantle, Kwinana and Bunbury?

Having determined the future trade demand and identified the status of our current port and supply chain infrastructure, a robust method was needed to identify a shortlist of port strategic options that could be examined in detail to determine a preferred option. This process involved the development of Westport hypotheses and is described in Section 3.1.

3.1. WESTPORT HYPOTHESES AND STRATEGIC OPTIONS

To understand stakeholders' expectations for what a successful Westport Strategy entails and to progress the project methodology, a series of workshops was held with Taskforce committees and reference groups, as well as the WA Freight and Logistics Council.

During the workshops, stakeholders discussed and developed their 'Statements of Success' – showing what could be achieved through the Westport Strategy in 50 years' time. These statements were based on economic, environmental and social considerations. Some examples are shown in Figure 2.

The concept of hypotheses was also explored. A Westport hypothesis is an overall picture of how the three study ports can work in combination to handle the future trade task. Developing the hypotheses involves understanding the types of trade and port

locations and applying some assumptions derived during the workshop discussions.

Ports can operate at all hours and handle a wide range of goods, including hazardous materials. Trades handled by the ports have been categorised into four types: containers, bulk, general cargo and passengers.

- *Containerised trade* is moved in containers that are either 20-foot or 40-foot long. They may be refrigerated to transport perishable items, or be unrefrigerated for industry or household goods. Some hazardous materials are transported in containers.
- *Bulk products* may be 'dry', such as minerals and grains, or 'liquids' such as petroleum. Dry products are usually stored in stockpiles near the berth. Bulk products are transported by pipes or conveyor belts to and from the ships.
- *Passenger vessels* include cruise ships, ferries and visiting research and naval vessels. Passenger port facilities include areas for processing passengers and are usually close to entertainment and transport facilities.
- *General cargo* includes breakbulk, such as livestock and scrap metal, and roll-on roll-off (RoRo) vehicles and machinery.

The three port precincts examined are Fremantle, Kwinana and Bunbury – each with their own distinct characteristics that are described in Section 4.

“

The Westport Strategy is economically viable because it delivers sustainable and dynamic economic outcomes over time.

The Strategy will be environmentally sustainable as it protects and enhances local and regional environments.

The Westport Strategy will be socially acceptable because it respects and builds on community values and sense of place.

”

“

The Westport Strategy is successful as it achieves: an agile, flexible and responsive logistics hub whose associated costs permit globally competitive supply chains; whose construction and operations have a net positive environmental benefit; and delivers desirable social benefits resulting in broad public support from the majority of stakeholders.

”

“

The Westport Strategy will provide clarity and direction for the ports of Fremantle, Kwinana and Bunbury, with a demonstrated road map for change that lowers supply chain costs through innovation, automation and the right mode for the task. Westport will be environmentally and socially viable because it engages community and environmental interest groups to improve environmental outcomes and social amenity.

”

“

The Westport Strategy will support the cost effectiveness of the supply chain through the efficient operations and infrastructure, applying technology to lessen the impact on the environment with the effective routes to move containers and commodities through the supply chain. Westport will maintain continual engagement with the community to ensure minimisation of concerns by producing continual benefits to the community.

”

“

The Westport Strategy applies smarter logistics that are efficient and cost effective, ensuring that community gets best value from future infrastructure including access to waterways, beaches and the river; minimising impact and enhancing environmental outcomes i.e. greenfield vs brownfield sites.

”

The Westport hypotheses were generated in five steps based on the combinations of the types of trade that each port would be able to handle.

- **Step 1: What trade types do the ports handle?** As outlined above, there are four types of trade: containerised, bulk, passengers and general cargo. As there is insufficient general cargo to support a 'general cargo only' port, it is handled in combination with another trade. Therefore, it is implicit to all of the combinations listed in Step 2 and is not examined separately, leaving three types of trade to progress to the next step.
- **Step 2: What mixture of these three trades could we possibly have?** Each port could potentially handle the three trades in the following seven combinations:
 - A. Containerised, bulk, passengers

- B. Passengers only
- C. Containerised and bulk
- D. Containerised and passengers
- E. Bulk and passengers
- F. Bulk only
- G. Containerised only

- **Step 3: How many locations do we have?** The number of port locations is three: Fremantle, Kwinana and Bunbury.
- **Step 4: How many combinations of trades and location are there?** There are 343 combinations in total. This is a result of multiplying the seven trade combinations for each of the three ports: i.e. $7 \times 7 \times 7 = 343$.
- **Step 5: How can we shorten the list?** The list can be shortened by applying the assumptions listed in Table 4 below:

Table 4: Assumptions for determining the Westport hypotheses

PORT AND ASSUMPTION	RATIONALE
FREMANTLE	
Unlikely to handle bulk – so cannot support A, C, E, F (listed above)	Fremantle's bulk commodities are currently liquid bulk trades; there are no dry bulk trades that involve the use of stock piles – unlike bulk trades at other ports. Fremantle's bulk trades have been included in the 'current situation', but as they will be minimal in the long-term, Fremantle will not be considered a 'bulk port' for Westport hypotheses.
Likely to handle passengers – so cannot support C, F, G	Passenger vessels benefit from Fremantle's access to passenger terminal, transport and entertainment precincts.
KWINANA	
Likely to handle bulk – so cannot support B, D, G	Bulk cargo is ideally suited to this port given its close proximity to the Kwinana Industrial Area, which produces and imports bulk cargo materials.
Unlikely to handle passengers – so cannot support A, B, D, E	Passenger vessels are not suited to this port given its proximity to a competing port at Fremantle and a lack of access to transport and entertainment precincts.
BUNBURY	
Unlikely to handle any combination without bulk – so cannot support B, D, G	Bulk cargo must be at this port to service the nearby industrial, resource and agricultural areas;
Likely to handle passengers – so cannot support C, F, G	Passenger vessels are suited to this port given the proximity to the town centre and the South West tourist region.
OVERALL	
Unlikely that the three ports will handle containers at the same time (All A, C, D, G)	Containerised trade is unlikely be handled by all three ports at the same time due to the high costs of the infrastructure required and competition for international trade routes.
General cargo to be handled in combination with any other trade	It is noted that for Westport purposes, general cargo needs to be handled in combination with other trades as there is not a critical mass for Fremantle, Kwinana or Bunbury to handle only this type of trade. Therefore, general cargo has not been considered in its own right when determining the feasible hypotheses.
At least one port must handle each trade	At least one port must handle containers, bulk or passengers so that the overall trade task can be accommodated.

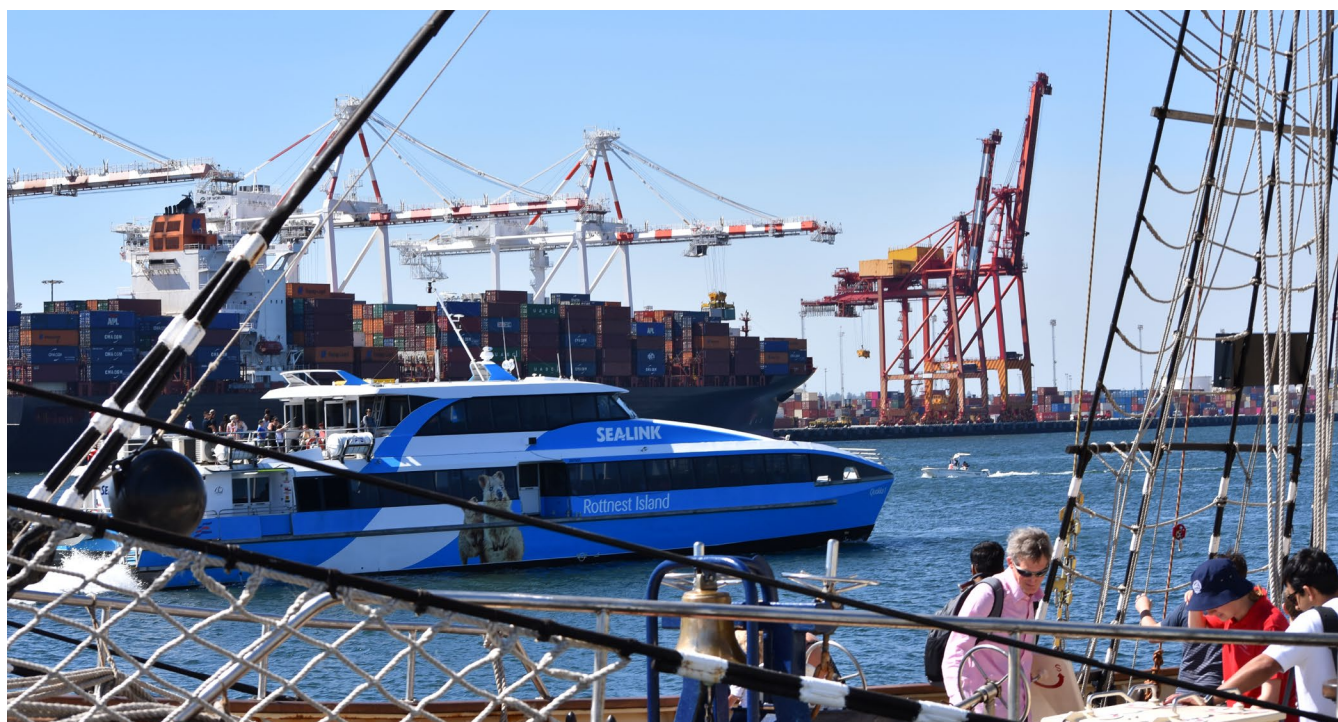
This methodology results in 343 possible hypotheses that are reduced to the seven shortlisted hypotheses in Table 5 when the assumptions are applied.

Table 5: Feasible hypotheses

HYPOTHESIS #	FREMANTLE	KWINANA	BUNBURY
40*	A Containerised, bulk, passengers	F Bulk only	E Bulk and passengers
64	B Passengers only	C Containerised and bulk	A Containerised, bulk, passengers
68	B Passengers only	C Containerised and bulk	E Bulk and passengers
85	B Passengers only	F Bulk only	A Containerised, bulk, passengers
166	D Containerised and passengers	C Containerised and bulk	E Bulk and passengers
183	D Containerised and passengers	F Bulk only	A Containerised, bulk, passengers
187	D Containerised and passengers	F Bulk only	E Bulk and passengers

Notes:

- *40 is the current situation
- As general cargo cannot be the only trade at Fremantle, Kwinana or Bunbury, it must be handled in combination with another trade type. Therefore, general cargo is implicit to all of the combinations listed above and will be examined with each strategic option in Stage 2.



The current status quo, or 'base case', is hypothesis 40: Fremantle handles containers, passengers and a very small amount of bulk trades; Kwinana handles bulk; and Bunbury handles bulk and passengers.

Eight strategic options have been created, using combinations of the seven feasible hypotheses listed above. To achieve some of the options, transitional steps are required – with each step involving one or more hypotheses, as shown in Table 6.

Table 6: Shortlisted strategic options

OPTION 1: BASE CASE - CURRENT SITUATION					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	This is current situation and includes planned infrastructure improvements.

OPTION 2: OPTIMISE FREMANTLE AND TRANSITION TO KWINANA OVER TIME					
Staged approach includes option to transition to Bunbury eventually					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	2a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
187	2b: Fremantle bulk to Kwinana or Bunbury	Containerised and passengers	Bulk only	Bulk and passengers	This option optimises space for containers in Fremantle.
166	2c: Build container port at Kwinana and share with Fremantle	Containerised and passengers	Containerised and bulk	Bulk and passengers	Container operations at both ports
68	2d: Move all containers to Kwinana	Passengers only	Containerised and bulk	Bulk and passengers	No containers at Fremantle
64	2e: When Kwinana fills up share with Bunbury	Passengers only	Containerised and bulk	Containerised, bulk, passengers	This is a very long-term possibility

OPTION 3: OPTIMISE FREMANTLE AND TRANSITION TO BUNBURY OVER TIME					
Staged approach, no containers in Kwinana					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	3a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
187	3b: Fremantle bulk to Kwinana or Bunbury	Containerised and passengers	Bulk only	Bulk and passengers	This option optimises space for containers in Fremantle.
183	3c: Build container port at Bunbury and share with Fremantle	Containerised and passengers	Bulk only	Containerised, bulk, passengers	This relies on efficient transport links between Greater Perth and Bunbury.
85	3d: Move all containers to Bunbury	Passengers only	Bulk only	Containerised, bulk, passengers	This relies on efficient transport links between Greater Perth and Bunbury

OPTION 4: DE-INDUSTRIALISE FREMANTLE AND MOVE CONTAINERS TO KWINANA AS SOON AS POSSIBLE					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	4a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
68	4b: Move all containers to Kwinana	Passengers only	Containerised and bulk	Bulk and passengers	No containers at Fremantle

OPTION 5: DE-INDUSTRIALISE FREMANTLE AND MOVE CONTAINERS TO BUNBURY AS SOON AS POSSIBLE					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	5a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
85	5b: Move all containers to Bunbury	Passengers only	Bulk only	Containerised, bulk, passengers	This relies on efficient transport links between Greater Perth and Bunbury

OPTION 6: FREMANTLE AND KWINANA BOTH HAVE CONTAINERS FOR THE LONG-TERM					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	6a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
187	6b: Fremantle bulk to Kwinana or Bunbury	Containerised and passengers	Bulk only	Bulk and passengers	This option optimises space for containers in Fremantle.
166	6b: Build container port at Kwinana and share with Fremantle	Containerised and passengers	Containerised and bulk	Bulk and passengers	Container operations at both ports

OPTION 7: FREMANTLE AND BUNBURY BOTH HAVE CONTAINERS FOR THE LONG-TERM					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	7a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
187	7b: Fremantle bulk to Kwinana or Bunbury	Containerised and passengers	Bulk only	Bulk and passengers	This option optimises space for containers in Fremantle.
183	7b: Build container port at Bunbury and share with Fremantle	Containerised and passengers	Bulk only	Containerised, bulk, passengers	This relies on efficient transport links between Greater Perth and Bunbury.

OPTION 8: ONLY FREMANTLE HAS CONTAINERS FOR THE LONG-TERM					
#	STEPS	FREMANTLE	KWINANA	BUNBURY	COMMENTARY
40	6a: Current situation	Containerised, bulk, passengers	Bulk only	Bulk and passengers	Current situation.
187	6b: Fremantle bulk to Kwinana or Bunbury	Containerised and passengers	Bulk only	Bulk and passengers	This option optimises space for containers in Fremantle.



General cargo has not been included as a separate category as it does not have the critical mass to sustain a port in its own right. In theory, any of the ports can handle general cargo in combination with any other activity. Positioning of general cargo will be examined in more detail in Stage 2 as, in practice, some locations may be found to be better suited than others for particular trades.

What happens next?

In the next stage of Westport's process, each strategic option will be investigated in-depth by work streams. Sustainability principles will be applied so that economic, environmental and social perspectives are considered in detail. Investigations will determine when port, rail and road networks and intermodal terminals will reach capacity, the additional infrastructure required and where infrastructure will be located to provide for an efficient supply chain to

facilitate trade. Investigations will also compare the environmental sustainability, commercial viability, and community views surrounding each strategic option. All work streams will examine opportunities presented by the strategic options and their flexibility to handle potential technological and social disruptions in the future.

Criteria will be developed to guide the work streams so that sufficient information may be gathered to inform a multi-criteria assessment process. The criteria will be developed using information from the work streams, feedback to this document and other research and be subject to peer review. The criteria and methodology will be shared in *Assessing the options* in early 2019.

In mid-2019, all information from Stages 1 and 2 will be collated and subjected to the multi-criteria assessment process so that the strategic options may be ranked and a preferred option identified.

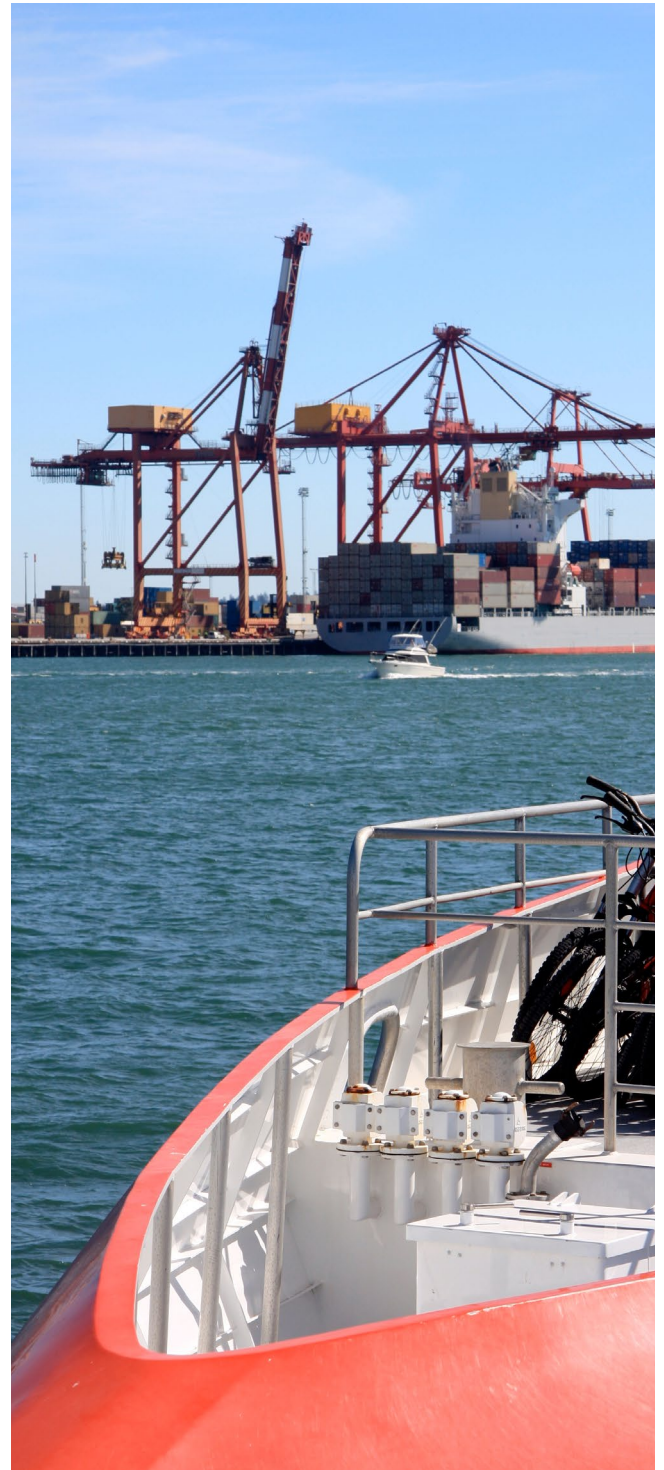


4. Strategic context

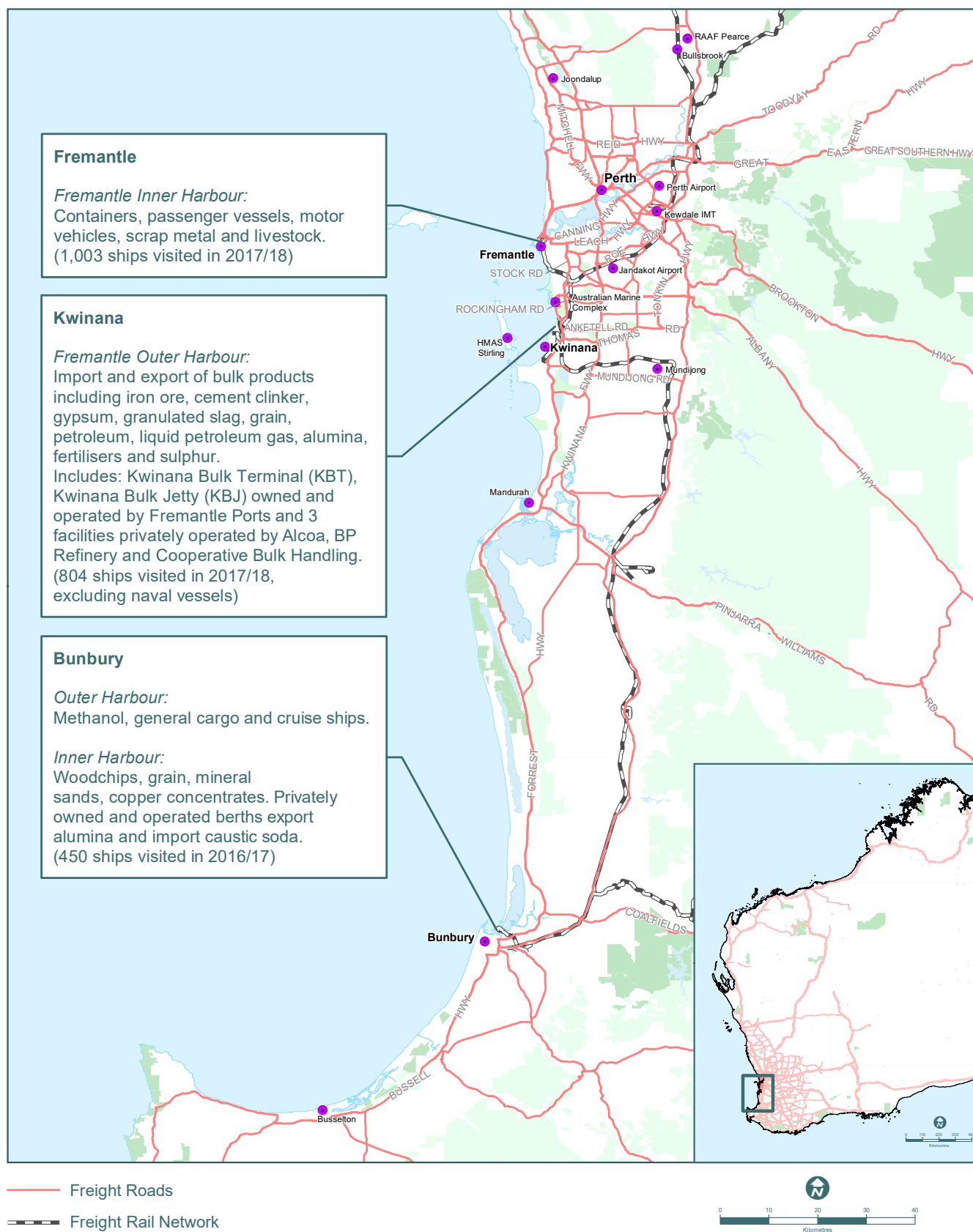
The problems we are trying to solve and some of the opportunities we are trying to capture have been explored by the Stage 1 work streams, with their findings presented in the following sections:

- *4.1 Trade task* – Provides a comprehensive analysis of the trade task to deliver an understanding of the types and amounts of imports and exports handled and to explore how this may change in the future.
- *4.2 Port capability* – Shows how the three port locations handle containers, bulk and general cargo and passenger vessels.
- *4.3 Supply chain* – Shows how road and rail networks and intermodal terminals combine to move freight between the three port locations and their customers, and highlights constraints to the supply chain.
- *4.4 Land use and utilities infrastructure* – Describes the land use of the ports and their surrounding areas in the context of local demographics, land ownership, utilities and planning considerations.
- *4.5 Environmental and social considerations* – Identifies the environmental and social values and pressures at each port.

The locations of Westport's three study areas, together with descriptions of their general trades, are shown in Map 1.



Map 1: Location of Westport's three study areas and their major trades



Produced by Westport Taskforce on behalf of Department of Transport, WA.
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4.1. TRADE TASK

The ports at Fremantle, Kwinana and Bunbury are vital infrastructure for Western Australia given their role in supporting trade activity in the State. Westport is developing a Strategy to provide guidance to the State Government on the planning, development and growth of Fremantle Ports' facilities in Fremantle and Kwinana, and the potential for Bunbury Port to contribute to the handling of the growing trade task.

This Strategy requires an evidence base on the future trade task through the ports at Fremantle, Kwinana and Bunbury. Deloitte Access Economics has developed 50-year forecasts of trade activity through the ports, based on global and Australian macroeconomic drivers. In addition, Deloitte Access Economics has undertaken scenario analysis to understand how the trade forecasts change under a number of alternative futures.

The trade forecasts are presented on an unconstrained basis, meaning they represent the projected volume of import and export flows without taking into account port capacity or supply constraints. Further, the forecasts are limited to trades which have been observed in history or have existing plans and related infrastructure in place (such as spodumene). As such, the forecasts provide a view of the future demand for port services based on existing information and WA economic drivers.

The trade task work to date is based on current trades and known economic development opportunities. Further work will be done as part of Stage 2 to understand the scale of the trade task associated with emerging and potential trade opportunities, as well as defence-related activities and tourism.

4.1.1. Macroeconomic backdrop

A positive global economic backdrop is good news for the Australian and Western Australian economies. Tax cuts in the United States are spurring investment and consumption activity, while Chinese authorities continue to manage the economy's transition to a slower, more stable growth path. Rising trade tensions between the US and China pose a risk to the global outlook, but this is unlikely to materially impact growth in the near-term.

The Australian economy is on steady footing as accommodative monetary policy supports business confidence and broader economic activity. This has

resulted in stronger investment in both capital and jobs, although wages and spending remain subdued. Looking longer term, population growth will remain a key driver of economic activity in Australia, albeit at a slower rate than experienced previously.

The solid global outlook is also supporting trade activity in Australia as a lower currency and growing demand from China for quality products support exporters. The stable outlook for the Chinese economy is also positive for Western Australian iron ore exporters, as mine capacity is sustained through both new projects and brownfields expansions. Over the long-term, exports are forecast to continue to grow faster than the State's economy as a whole.

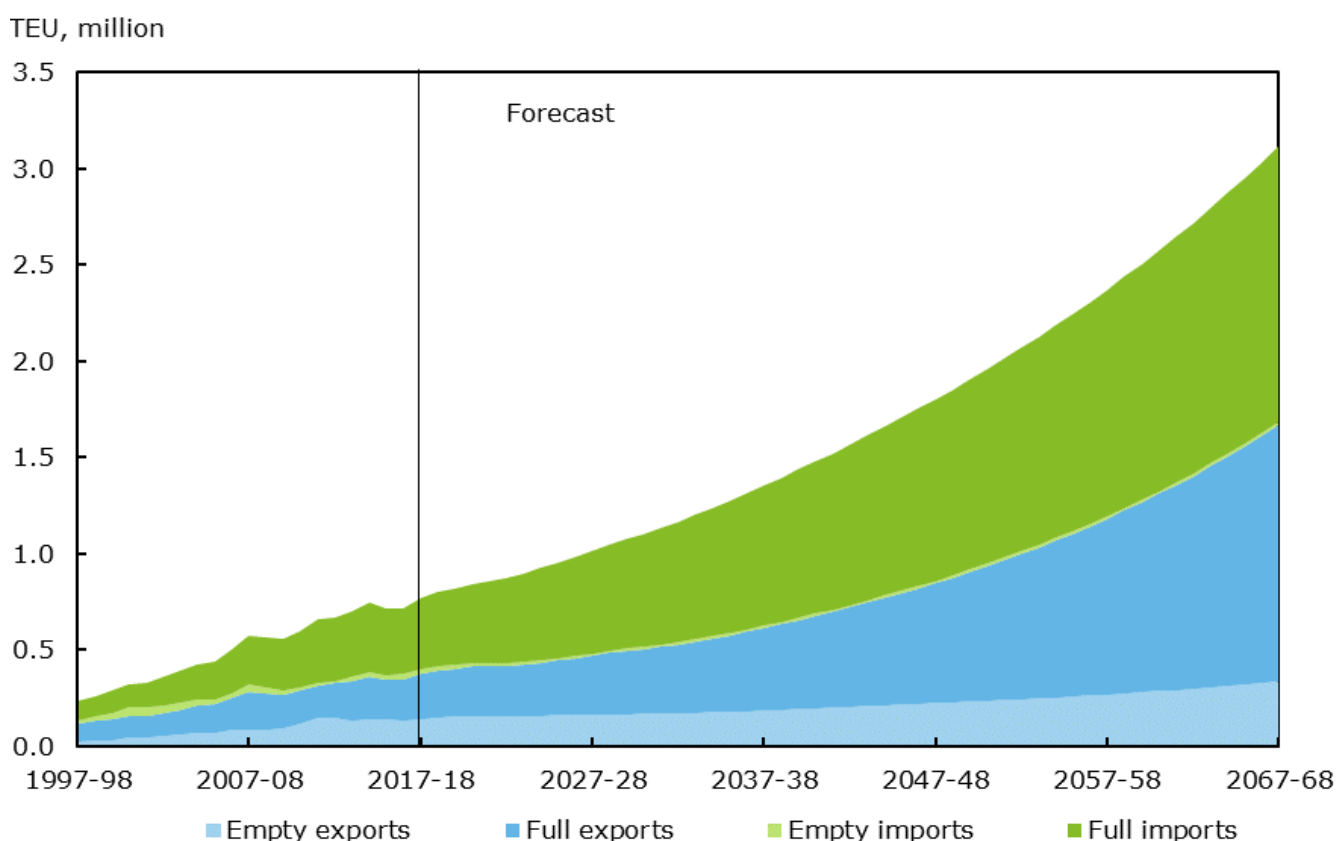
Australian imports are also expected to improve as stronger consumption, population growth and investment activity drive demand for international goods. The mining investment downturn has dampened imports into the Western Australia economy over the past few years, but the outlook is brighter as conditions improve.

4.1.2. Fremantle Ports' Inner and Outer Harbours

Fremantle Ports' Inner and Outer Harbours serve as the State's principal gateway to trade with the outside world, as the largest general cargo port in WA and the country's fourth largest container port. The strong trade outlook for WA is expected to flow through to port activity over the next 50 years. In this report, Fremantle Ports is identified by its two components: the Inner Harbour located in Fremantle and the Outer Harbour located in Kwinana.

The Fremantle Inner Harbour currently facilitates both containerised and non-containerised trade. In 2017/18, there were just under 770,000 TEU of container trade passing through the Inner Harbour, which was a 7.5 per cent increase on the 2016/17 figures. Over the long-term, containerised trade is forecast to grow at an average annual rate of 2.8 per cent between 2017/18 and 2067/68, to reach 3.1 million TEU by 2067/68. This is driven by a positive outlook for key economic drivers of trade, including household consumption and rural exports. Full container imports will remain the dominant trade, accounting for around 45 per cent of total container trade in 2067/68.

Figure 3: Container trade, TEU



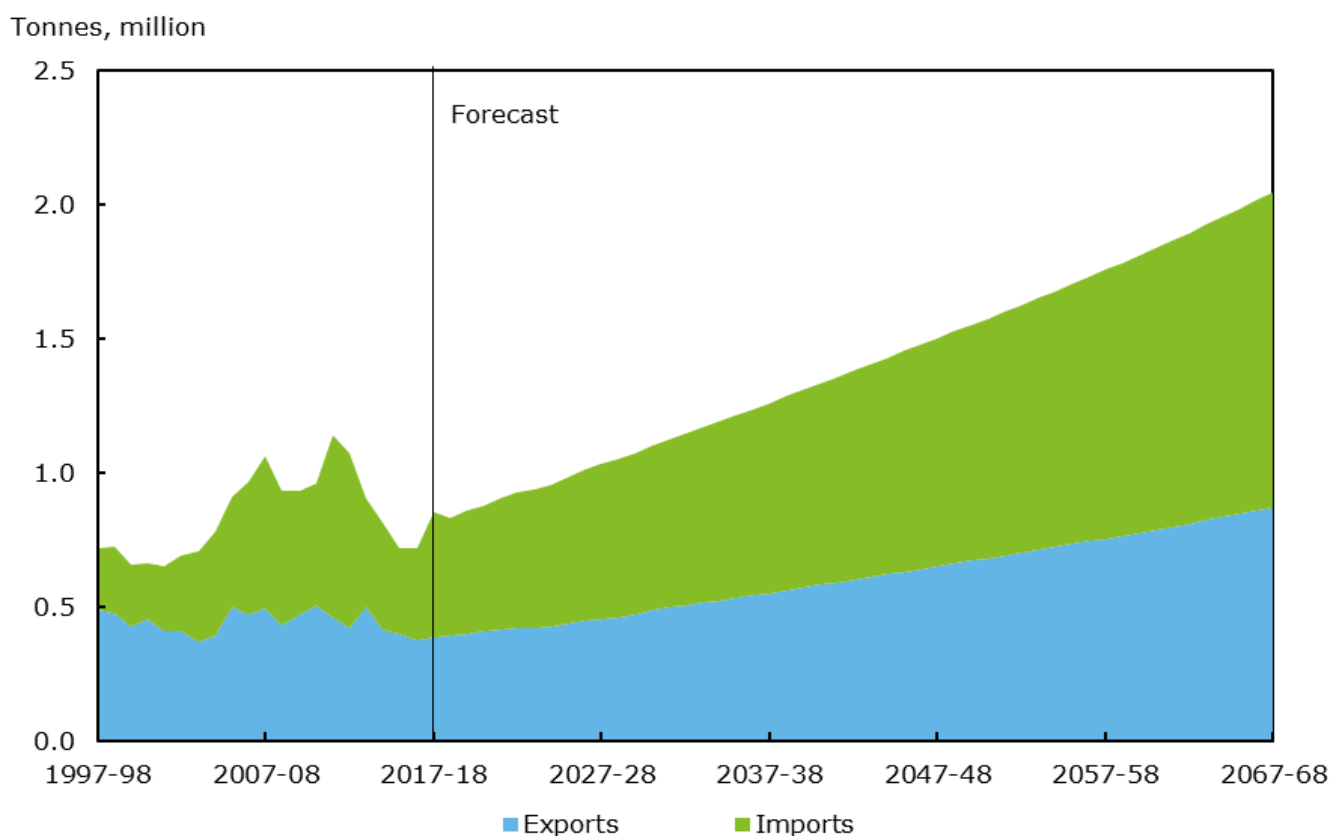
Source: Fremantle Ports, Deloitte Access Economics

Liquid bulk volumes are expected to drop significantly in 2018/19 due to the movement of refined petroleum to the Outer Harbour. This will result in liquid bulk volumes representing a small trade task through the Inner Harbour (around 35,000 litres per annum), and are expected to remain relatively steady over the forecast period.

Total breakbulk volumes through the Inner Harbour are expected to grow at an annual average growth rate of 1.8 per cent from around 851,000 million tonnes in 2017/18 to 2.0 million tonnes in 2067/68. Breakbulk volumes have shown a modest upward trend over the past two decades, but fell with the ending of the mining boom. This was driven by a contraction in imports, as export growth remains relatively unchanged.



Figure 4: Total Inner Harbour breakbulk trade volumes, tonnes



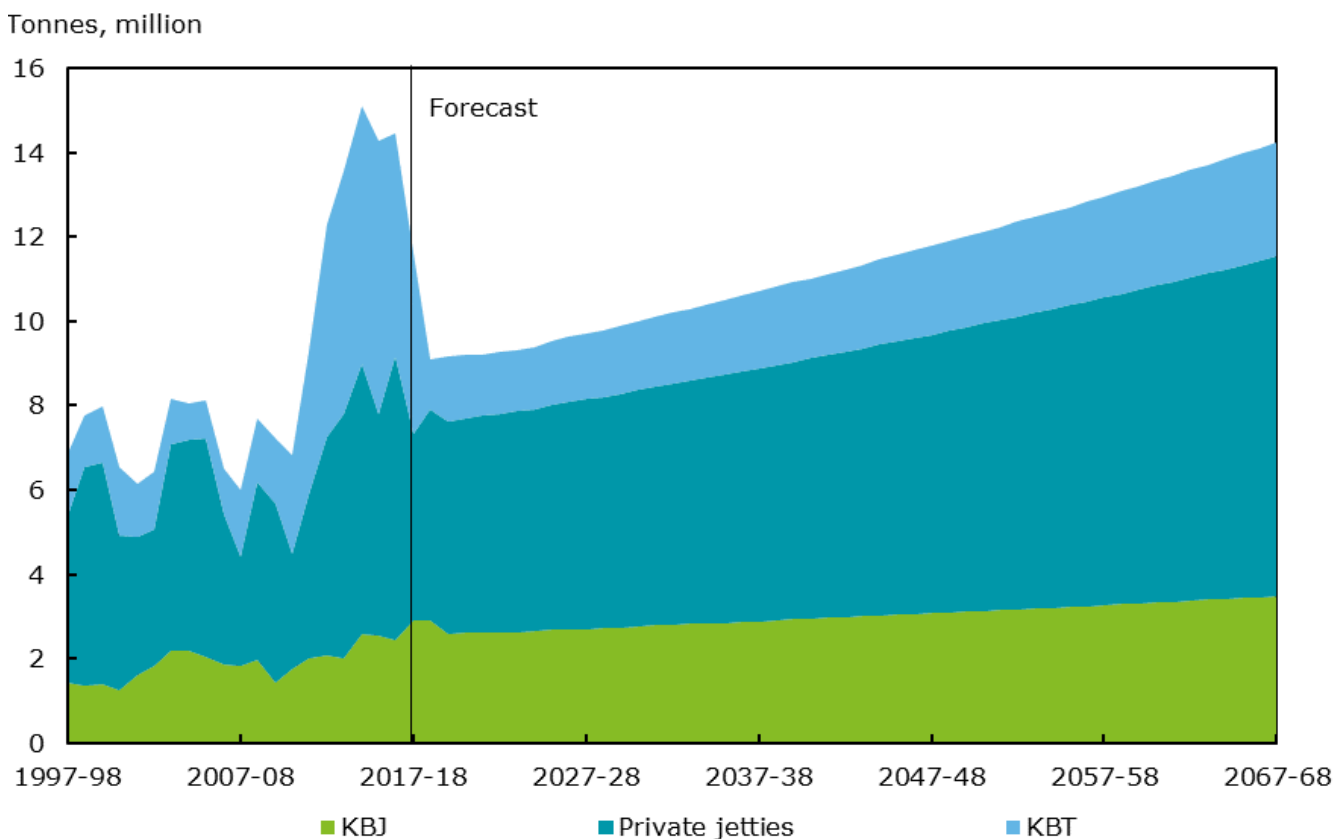
Source: Fremantle Ports, Deloitte Access Economics

The Fremantle Ports' Outer Harbour at Kwinana is one of Australia's major bulk cargo ports, with the five operational Kwinana jetties handling a range of commodities. The majority of Fremantle Ports' bulk trade occurs through the Outer Harbour, including the bulk-handling facilities at Kwinana Bulk Terminal

(KBT), Kwinana Bulk Jetty (KBJ), and the private jetties operated by Alcoa, BP (both under State Agreement) and CBH, which are dedicated to more specialised throughput. Fremantle Ports also owns the Kwinana Grain Jetty (KGJ) utilised by CBH.



Figure 5: Kwinana Outer Harbour trade activity, tonnes



Source: Fremantle Ports, Deloitte Access Economics

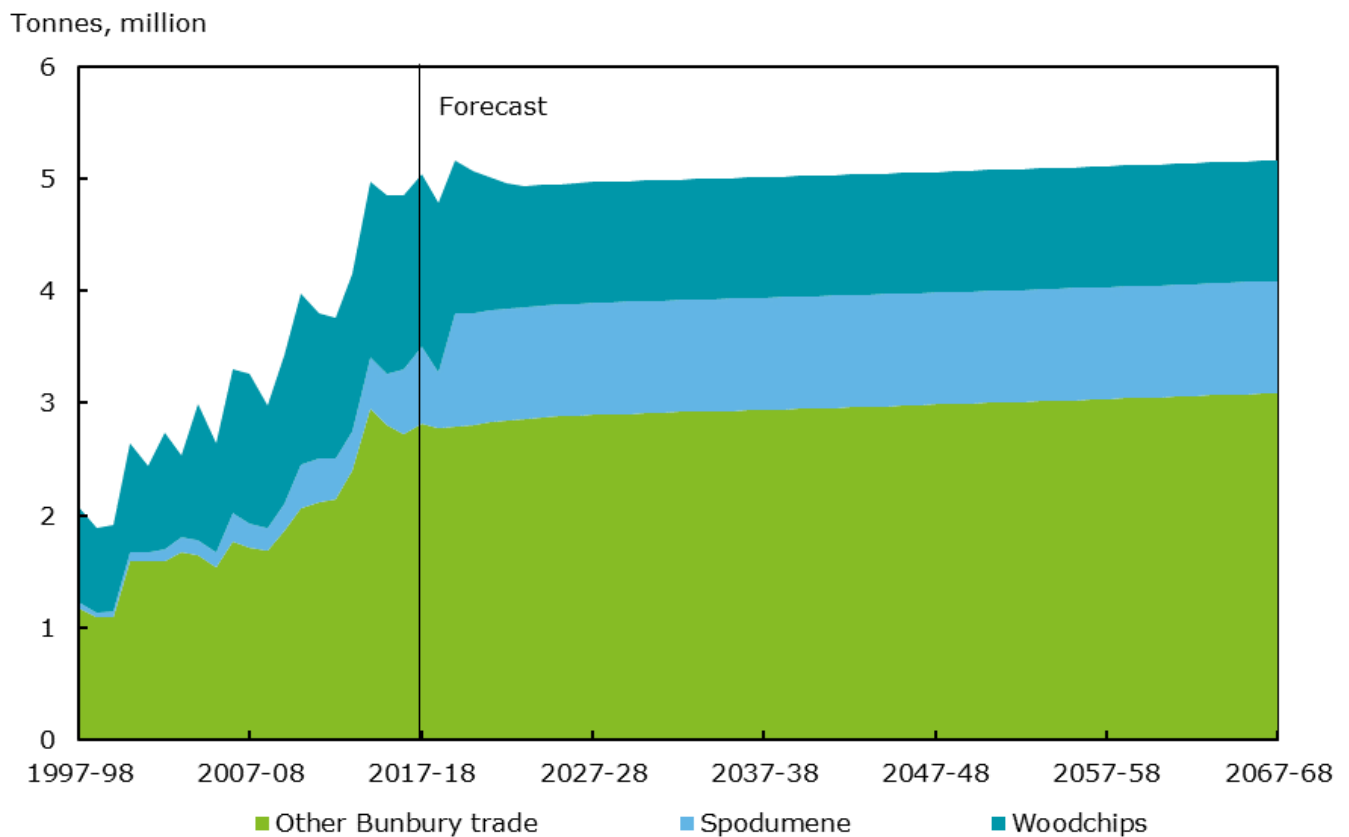
Bulk trade volumes through KBT and KBJ are expected to rise at an annual average rate of 0.3 per cent between 2017/18 and 2067/68. The stronger near-term outlook for activity in WA, especially on the investment and construction front, is driving import activity through the Outer Harbour. However, this is offset by the cessation of iron ore exports in July 2018.

4.1.3. Bunbury Port

Bunbury Port also provides important trade infrastructure for WA, handling around 16.3 million tonnes of bulk trade in 2017/18. The trade activity in scope for this analysis was around 5 million tonnes in 2017/18, and this is expected to remain relatively constant over the 50-year forecast period. The trade scope excludes alumina and mineral sand exports. There is a strong rise in spodumene exports driven by rising production capacity as new facilities come online. However, this is mostly offset by a drop in woodchip exports, a result of competition for alternative uses for land besides forestry following the collapse of the forestry managed investment schemes.



Figure 6: Bunbury Port, total trade volumes, tonnes



Source: Port of Bunbury, Deloitte Access Economics
 Note: other Bunbury trade excludes alumina, bauxite, and mineral sands exports

4.1.4. Summary of future trade activity

Table 7 provides a summary of the future trade activity.

Table 7: Trade activity, Fremantle Ports and Bunbury Port

TRADE ACTIVITY	2017/18 TRADE VOLUMES	2067/68 TRADE VOLUMES	50 YEAR CAGR
Fremantle Ports			
Containers	770,000 TEU	3,100,000 TEU	2.8 per cent
Breakbulk	851,000 tonnes	2.0 million tonnes	1.8 per cent
Liquid bulk	196,000 tonnes	35,000 tonnes	-8.2 per cent
Outer Harbour dry bulk	12.4 million tonnes	14.3 million tonnes	0.3 per cent
Bunbury Port	5.0 million tonnes	5.0 million tonnes	0.0 per cent

Source: Fremantle Ports, Bunbury Port, Deloitte Access Economics
 *Note: only includes in scope trades



4.2. PORT CAPABILITY

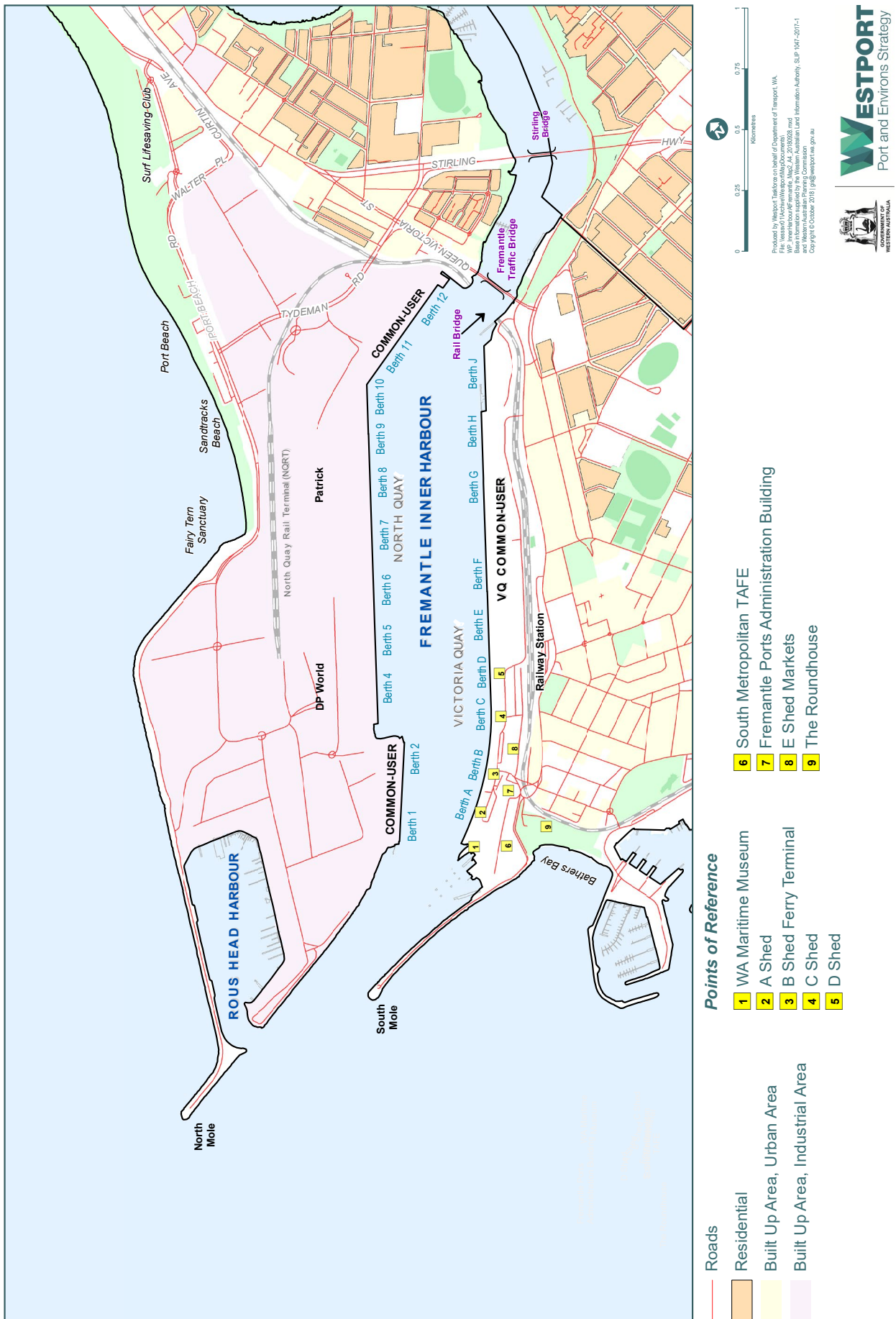
To develop a robust strategy to optimise Fremantle, Kwinana and Bunbury ports, it is essential to understand the current capabilities and capacities of these facilities. To that end, the three ports were examined for their ability to handle the different types of trade.

For Westport's purposes, the different types of port trades were grouped into three categories:

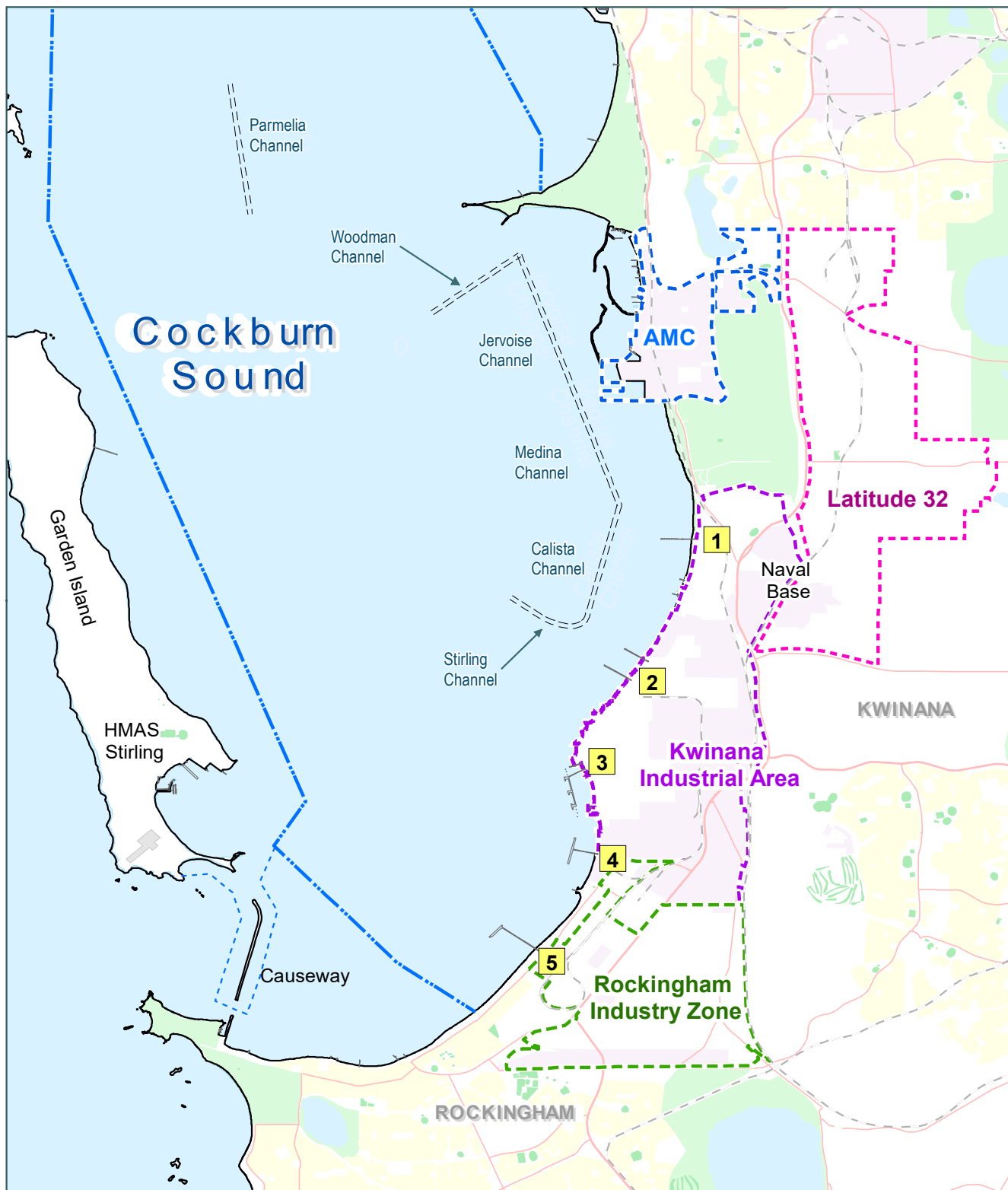
1. *Containerised* trade;
2. *Bulk trade* that includes commodities not transported in containers such as:
 - a. Bulk cargo that is transported unpacked in large quantities in liquid or granular form, such as petroleum, oil, grain, coal, mineral sands, woodchips and alumina; and
 - b. General cargo that refers to all other non-containerised, breakbulk trade such as roll-on-roll-off (RoRo), scrap metal, livestock and some mining equipment; and
3. *Passenger ships* including cruise ships, naval and research vessels.

Maps showing the location of the three ports are provided in maps 2, 3 and 4.

Map 2: Inner Harbour at Fremantle



Map 3: Outer Harbour at Kwinana



- Shipping Channel
- Fremantle Port Boundary
- Latitude 32
- Rockingham Industry Zone
- Kwinana Industrial Area
- Australian Marine Complex

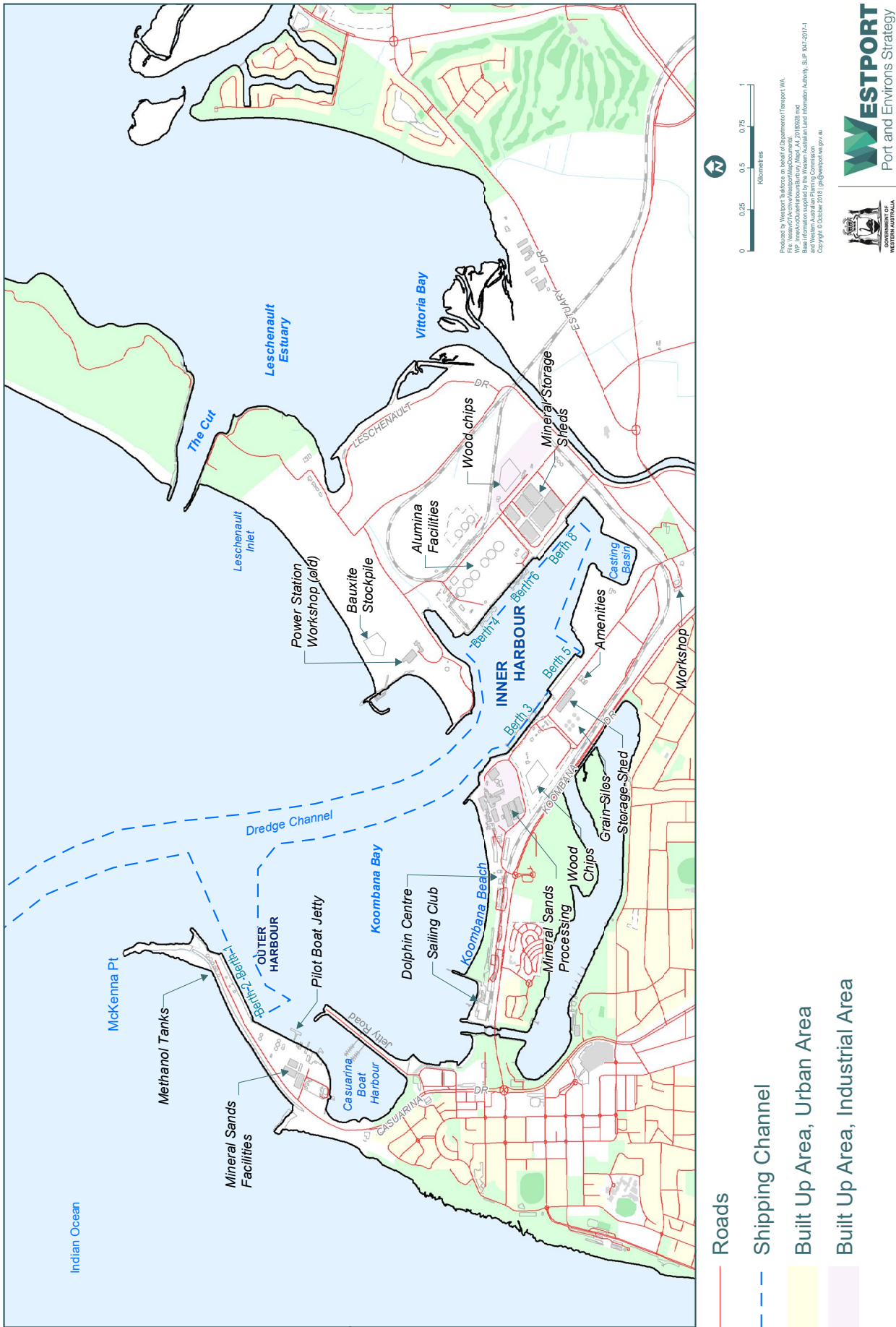
- 1** Alumina Refinery Jetty (ALCOA)
- 2** Kwinana Bulk Terminals
- 3** Oil Refinery Jetty (BP)
- 4** Kwinana Bulk Jetty
- 5** Kwinana Grain Jetty



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Map 4: Inner and Outer Harbours at Bunbury



4.2.1. Containerised trade

WA's only dedicated container port is located on North Quay at the Inner Harbour in Fremantle. Containerised trade requires specialised infrastructure, which makes it more cost-effective and efficient to consolidate this trade as much as possible.

Container ships have steadily increased in size since they were first introduced in the 1960s. Early ships carried fewer than 2,000 TEU¹¹ – some ships today carry more than 20,000 TEU. The largest container ships travel between hub ports such as Rotterdam and Singapore. Container trade to Australia takes place on smaller ships which travel from hub ports, usually Singapore, and stop at ports such as Fremantle, Melbourne, Sydney and Brisbane before returning to a hub port. At each stop in Australia, imported

containers are exchanged with exports which then make their way via a hub port to other destinations around the world. There are also some direct services from Europe and Asia.

The container ships that visit Fremantle and other Australian ports currently have a maximum capacity of about 9,000 TEU, requiring a depth of around 14.5 metres, with most ships being smaller than this. With further deepening and other port infrastructure upgrades, Fremantle Ports' modelling has shown it could theoretically accommodate berthing of the next-generation vessels likely to visit Australian capital city ports (over 13,000 TEU). However, any proposed upgrades would need to be investigated for potential social and environmental impacts before being progressed.

Map 5: Main maritime shipping routes



Source: Dr. Jean-Paul Rodrique, Department of Global Studies and Geography, Hofstra University

Melbourne and Sydney are the two largest Australian ports and a change at these ports to cater for increasing vessel size such as channel deepening, could be the catalyst for other ports including Fremantle to match the change.

11. TEU stands for twenty-foot equivalent unit. TEUs are used to measure the number of containers that are handled by a port. Containers generally come in two lengths, 20 feet long (1 TEU) and 40 feet long (2 TEU)

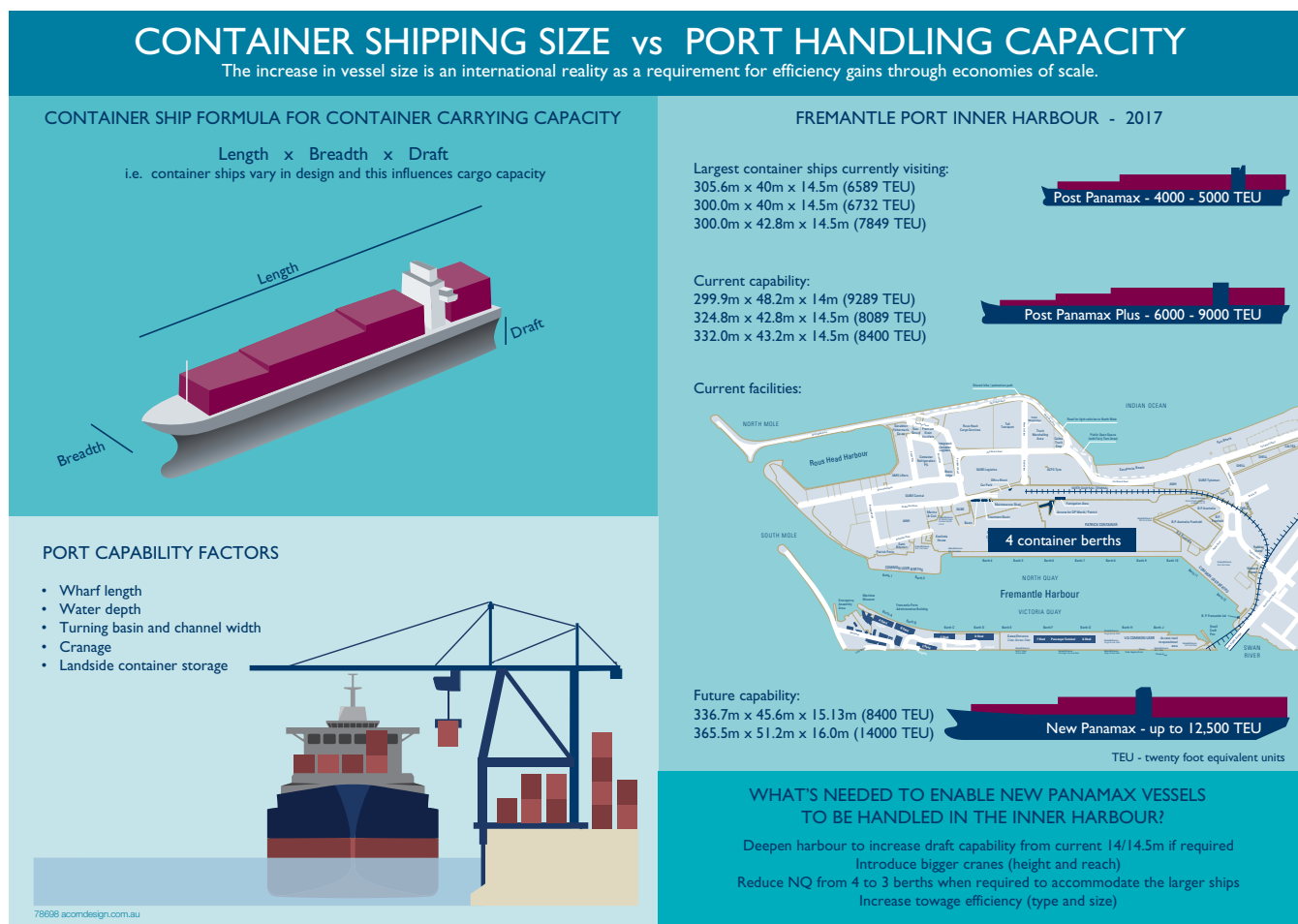
Dynamic Under Keel Clearance (DUKC) technology is used in Fremantle Ports' shipping channels to enable large ships to access its Inner and Outer Harbours with minimal clearance between the ship's hull and the channel floor.

Fremantle Ports has undertaken modelling showing that its container terminals would be able to handle significantly larger ships, and the vessels may be

safely turned at the entrance to the harbour and berthed. Figure 7 describes what would be required for Fremantle Inner Harbour to handle New Panamax-sized (13,000 TEU) vessels.

The two Fremantle container terminals (currently operated by DP World and Patrick) cover an area of around 45 hectares and handled approximately 770,000 TEUs in 2017/18¹².

Figure 7: Container shipping size vs port handling capacity



Source: Fremantle Ports¹³

A study of the Fremantle's land transport and port capacity in 2014¹⁴, considered the land transport network that was proposed at the time and found that a throughput of around 2.1 million TEU could be achieved by:

- major improvements to the land transport network;
- adjusting and combining berths;
- supplying land for empty container parks;
- increasing rail mode share;

- extending operating hours for truck movements;
- improving intersections; and
- redesigning the terminal layout and operations.

This figure could rise further as larger ships, new cranes and automation are introduced, provided the land side transport could accommodate this level of trade. However, it is important to note that the road network envisaged by the 2014 report is no longer State Government policy.

12. Fremantle Ports, 2018, viewed 28 June 2018, www.fremantleports.com.au

13. Fremantle Ports, Annual Report 2017, p54

14. AECOM, 2014, Fremantle Ports Inner Harbour Land Transport and Port Capacity, AECOM, Perth

Kwinana does not currently handle containers. During the 2000s, an offshore island port for containers, bulk and general cargo was planned for Cockburn Sound with an overall footprint of approximately 200 hectares, including a container terminal with the ability to cater for around 3.0 million TEU¹⁵. This port had the ability to have further stages added which would increase its capacity. More recently proposals have been developed by non-State Government proponents. One such proposal, the Indian Ocean Gateway, proposed a land-backed port concept with a total area of approximately 280 hectares, which included container terminals with the potential to handle 3.0 million TEU and up to 6.0 million TEU at full development¹⁶.

Bunbury also does not currently handle a container trade; however, the Southern Ports Authority is planning for an expanded port that could accommodate a large container terminal with an area of at least 50 hectares. Subject to economic demand and logistics, Bunbury could accommodate container facilities with a similar capacity to Fremantle. Bunbury's current minimum declared depth of 12.2 metres would not accommodate the larger ships currently visiting Fremantle unless there were infrastructure improvements, including deepening of the port's channels and turning basins and improvements to berths. However, any proposed upgrades would need to be investigated for potential social and environmental impacts before being progressed.

4.2.2. Bulk and general cargo trade

Fremantle, Kwinana and Bunbury all handle bulk and general cargo, though Fremantle does not handle dry bulk commodities.

Fremantle's general cargo activities are centred on its common user berths, with livestock generally located at Berths 1-2 to minimise any associated noise and odours reaching nearby residential areas. Berths 11-12 and E-H handle breakbulk, RoRo, scrap and general cargo. Victoria Quay is similarly used to facilitate breakbulk trades. (Map 2). General cargo trade at Fremantle faces land transport constraints similar to those outlined for the container trade in 4.2.1

Kwinana has five operational jetties with 804 ship visits in 2017/18 (excluding naval vessels) and a throughput gross tonnage of 23.6 million tonnes. Kwinana Bulk Terminal and Kwinana Bulk Jetty are operated by Fremantle Ports. Alcoa Australia and BP Refinery each have their own private jetties operated under State Agreements. Co-Operative Bulk Handling (CBH) also operates a private jetty, but it is owned by Fremantle Ports. Kwinana does not have facilities to import/export general cargos such as vehicles and livestock, though the Australian Marine Complex at Henderson is able to handle oversize mining equipment and fabricated mining machines. The offshore and land-backed port proposals mentioned in section 4.2.1 both made provision for bulk and general cargo (Map 3).

Bunbury has seven berths in its Inner and Outer Harbours. More than 400 hectares of surrounding land is controlled by the Southern Port Authority and could be further utilised for port purposes (Map 4).

Currently, all three ports have some land side capacity to accommodate greater levels of bulk and general cargo trades; however, dry bulk commodities are not suited to Fremantle's central city location. Until recently, the Kwinana Bulk Jetty and Bulk Terminal operated at close to capacity; however, the cessation of iron ore exports in July 2018 has released some capacity at KBT. Upgrades are required to conveyors and ship loaders to substantively increase throughput at both jetties.

All three ports are constrained to varying degrees by road and rail linkages. These are discussed in Section 4.5.

4.2.3. Passenger ships

Fremantle's Inner Harbour is well-suited to handling passenger ships. It is within walking distance of public transport and the Fremantle city centre and entertainment district. The passenger terminal handled 43 passenger ships and 91 naval vessels in 2016/17¹⁷.

Kwinana is located adjacent to an industrial area making it less desirable as a passenger destination and its proximity to Fremantle would make it difficult to compete with that port for cruise ship visits.

15. Department of Planning, 2018, viewed 19 July 2018 www.planning.wa.gov.au

16. Indian Ocean Gateway, 2018, viewed 6 June 2018, www.indianoceangateway.com.au

17. <http://www.fremantleports.com.au/News/Publications/AnnualReport/Documents/2018%20Annual%20Report%20-%20Full%20Report%20-%20Interactive%20PDF.pdf>



Bunbury has been growing as a cruise ship port, with Cruise Bunbury and the South West Development Commission promoting the region to cruise ship lines. The Inner Harbour berths are close to the Dolphin Discovery Centre on Koombana Bay and within walking distance of the city centre. At this stage, only a handful of vessels visit the port each year. The number has potential to grow as cruising increases in popularity, however Busselton is providing competition for Bunbury for cruise visits.

4.2.4. Port capability opportunities

Opportunities for Fremantle

There are two scenarios in relation to optimising Fremantle's capabilities.

The first scenario is the Inner Harbour remains Perth's primary port facility for the long-term. In this instance, the opportunity relates to expanding and enhancing the port's functions and capacity through infrastructure upgrades, such as enabling the port to take larger vessels up to 13,000 TEU. The capacity of the Inner Harbour to handle containers and other trades can be further increased by de-constraining the road and rail networks leading into the port.

The second scenario involves the relocation of some trades, such as general cargo, to Kwinana. This would allow more space at Fremantle to optimise container trade.

Additionally, if some or all of the industrial functions of the Inner Harbour were relocated to other locations, this presents further opportunities:

- Relocation of the container trade away from the Inner Harbour would allow a change in the buffer zones and enable residential and commercial development possibilities in North Fremantle and Rous Head to be realised, utilising the existing North Fremantle Train Station.
- There are also opportunities at the west end of Victoria Quay to synergise with existing heritage and tourism facilities, such as the passenger terminal and maritime museum, to realise recreation and leisure opportunities.
- Currently the east end of Victoria Quay is used for port-related activities including car unloading, but if these trades were relocated, the east end could potentially become an extension of a tourism precinct.
- If Victoria Quay was integrated with the City Centre, this could improve the experience of passengers from cruise ships and encourage more cruise vessels to visit the port. This may require upgrading existing infrastructure.

It should be noted that the activation of port land for residential and tourism purposes could generate more traffic on the road network, which would require further investigation.

Opportunities for Kwinana

The biggest opportunity in the Kwinana study area is the development of additional port facilities, integrated with the latest technologies to handle containers, bulk and general cargo. Facilities can be designed to handle the estimated throughput for the next 100 years, which may be in the range of 6.0 million TEUs and accommodate the next generation of ships up to 13,000 TEU or beyond.

Even without investing in new facilities, relatively minor upgrades to KBT and KBJ would enable significant increases in trade.

There is plenty of land available at Latitude 32 to support an intermodal terminal and new general industrial developments to optimise both the flow of goods into and out of the port. (However, it should be noted that land for new heavy industries is very limited in the KIA.)

There is also potential to grow the vessel sustainment and construction operations at the AMC by cross-government coordination of strategic planning for the AMC and Henderson precinct.

Additionally, enhancing the road and rail networks in the Kwinana study area would improve freight capacity.

Opportunities for Bunbury

Bunbury Port has the space to create new berths to increase trade. It also has the capacity to become a container port in the event that any container trade from Perth needs to be relocated, or when Bunbury and the South West has a large enough population to sustain a container trade service in its own right.

Bunbury also has the potential to handle many more passenger vessels, which complements the current plan to redevelop the Outer Harbour into a tourism precinct.

4.2.5. Port capability findings

1. If the port infrastructure and road and rail linkages are developed and expanded to their optimal capacities, the port precincts in Fremantle, Kwinana and Bunbury would be likely to have the capability to collectively handle the strategic freight needs of WA for the next 100 years.

2. Fremantle has the physical capacity within its existing footprint to handle a substantial increase in container trade and to continue in its role as a conventional cargo trades port (e.g. vehicles, livestock and scrap metal). Future growth may be accommodated by adjusting berth allocations, channel dredging, berth strengthening, increasing the number of cranes, automation, improving container handling equipment and improving the container terminal interface with road and rail infrastructure.
3. Additional container capacity increases are possible at Fremantle by undertaking further works, including modifying berths.
4. Road and rail access are constraints to capacity at all three ports. This is explored further in Section 4.3.
5. The various proposals for container facilities in Kwinana would require major port development and also infrastructure upgrades (road, rail, utilities). The touted capacities from 3.0 to 6.0 million TEU, indicate it could operate either as a second container port to complement Fremantle or could accommodate the container trade in its own right.^{18,19}
6. The Kwinana port proposals accommodate integrated rail access, intermodal facilities, efficient transport links, bulk handling facilities, and other storage alternatives.
7. The freight rail system to transport goods to and from the KIA is close to capacity, due to operational limitations at the Kwinana Triangle. Relatively minor modifications to sidings and junctions could expand capability.
8. The various port proposals for Kwinana all demonstrate the capacity to cater for long-term bulk, containers and conventional cargo trades.
9. Bunbury Port's draft structure plan indicates that it has the potential to cater for increases in bulk trades, as well as the space to service a container trade demand comparable to Fremantle (subject to logistics, transport and economic constraints). It also has the capability to import cars (RoRo) and export livestock.
10. With fewer shipping lines, larger vessels and a consolidation of ports within shipping services, ships may be reluctant to visit a regional port unless there is sufficient volume to warrant a direct call.

18. GHD, 2006

19. Indian Ocean Gateway, 2018

11. With regards to shipping channels at each port: there are no known engineering obstacles to providing safe approach channels at Fremantle, Kwinana and Bunbury, though dredging will be required to create and maintain these channels.

Fremantle, Kwinana and Bunbury all have capacity to service cruise ships. No obstacles to accommodating the anticipated growth in this trade have been identified, though it is unlikely that such vessels would visit Kwinana.

Any enhancements or proposed upgrades would need to be investigated for potential social and environmental impacts, including community concerns, before being progressed.

4.3. SUPPLY CHAIN

Supply chain investigations have involved understanding the world's best practice port and supply chain logistics operations, relevant industry and technological trends and how these may be applied to the Westport planning process. Closer to home, the existing Fremantle, Kwinana and Bunbury port operations and the import/export supply chain pathways were closely examined together with logistics from origin to destination.

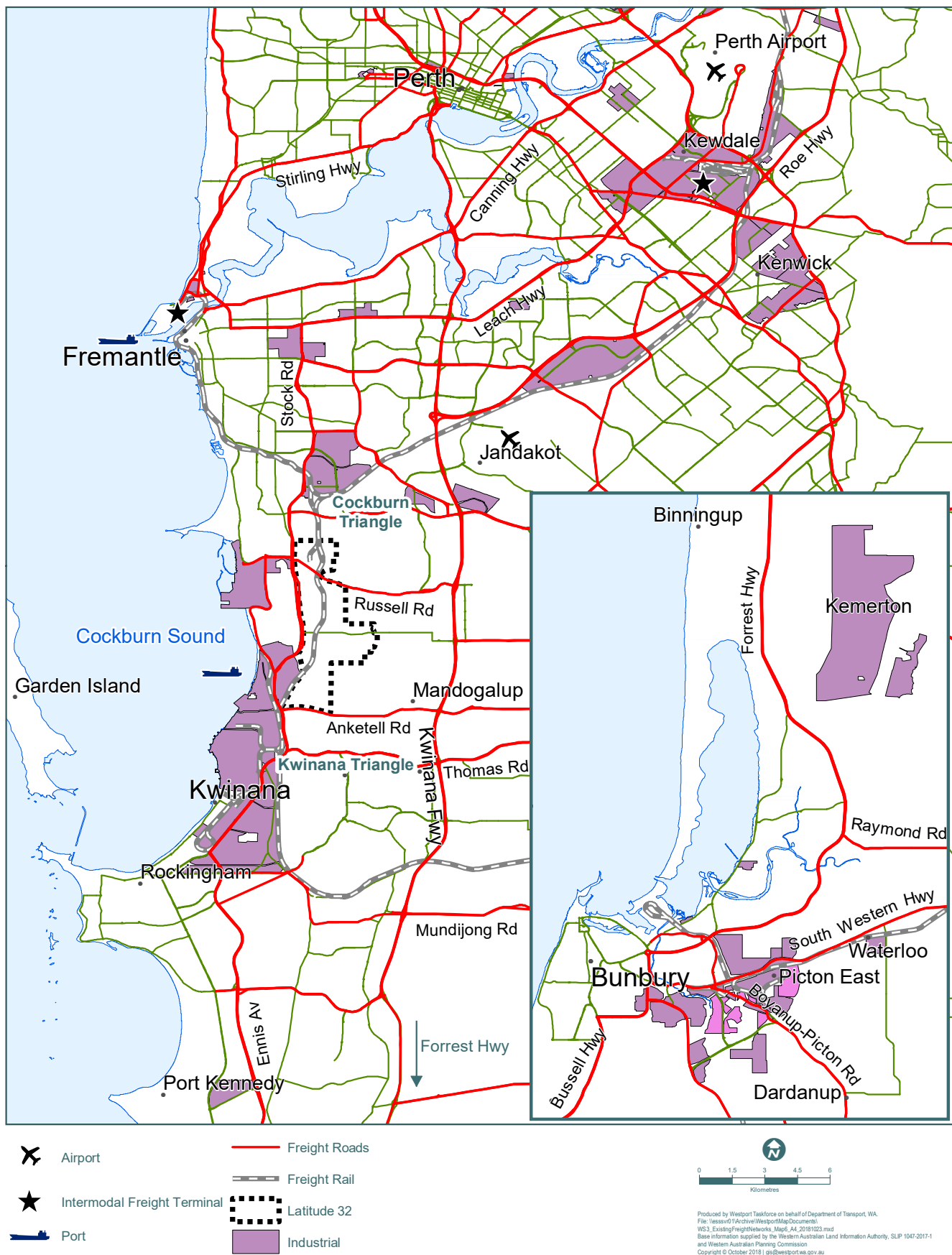
There is a distinction between ports servicing large hinterlands with long-distance supply chains (such as in Europe and North America) and those servicing much smaller areas located close by, such as Australian capital city ports, where the metropolitan area is the principal source of demand for trade. Australia's major capital city ports of Fremantle, Sydney, Brisbane and Melbourne have considerable similarities, including:

- an excess of import volume over exports (with growing proportions of empty container exports);
- a high percentage of imports consumed (or unpacked) in the immediate urban area;
- a higher proportion of export products sourced in regional areas;
- reliance on legacy rail infrastructure not designed for freight intermodal efficiency;
- competition between stevedores and associated supply chains for shippers' business; and
- varying degrees of urban encroachment placing pressure on road and rail infrastructure.

The current freight network serving Fremantle, Kwinana and Bunbury is shown in Map 6.



Map 6: Existing freight network for Fremantle, Kwinana and Bunbury



4.3.1. Supply chain considerations at Fremantle

Fremantle Ports' Inner Harbour is WA's principal general cargo port and only dedicated container port, processing almost all of the State's container trade. The Inner Harbour also handles motor vehicles, livestock, breakbulk and cruise ships as shown in Table 8.

Table 8: Fremantle Inner Harbour – major trade berths, volumes and transport mode

RELEVANT BERTHS	TRADE	VOLUME 2017/18	TRANSPORT MODE 2017/18
4-10	Containers	769,686 TEU	Road (83.9 per cent) Rail (16.1 per cent)
11, 12, D, E, G, H, J	Motor cars	101,899 vehicles	Road
1, 2	Livestock	1,563,021 sheep 146,688 cattle	Road
1, 2, 11, 12, D, E, F, G, H, J	Breakbulk	835,561 mass tonnes	Road

Source: Fremantle Ports Annual Report 2018.

The transport connections to the Inner Harbour are managed by both the City of Fremantle and Main Roads Western Australia (MRWA), with container trucks sharing the local road network with other vehicular traffic. The North Quay Truck Survey found in 2017 that container trucks formed ten per cent of all vehicles on Tydeman Road²⁰ the main access road to the port. In 2017-2018, approximately 84 per cent of containers to and from the port were carried by road and the remainder by rail.

Port access

Approximately 10 per cent of container trucks access the Inner Harbour from the north. Road freight access from the north is via Port Beach Road, Curtin Avenue and West Coast Highway, with connections further east via Reid Highway, Whitfords Avenue and Ocean Reef Road. This route is classified as a RAV4²¹ route and also provides for Oversize Overmass (OSOM) access.

Around 90 per cent of container trucks access the Inner Harbour from the east and south. The main road freight access between the Inner Harbour and strategic industrial areas to the east, including Kewdale, Forrestfield, Welshpool and Canning Vale, is via Tydeman Road, Stirling Highway to High Street, High Street/Leach Highway to Kwinana Freeway, Kwinana Freeway to Roe Highway and Roe Highway

further east. This route is classified as a RAV4 route, with Roe Highway classified as a RAV7 route. While Leach Highway east of Kwinana Freeway does not form part of the RAV4 network, it is still a major freight route and provides access for non-containerised freight. A container ban is imposed on South Street between Kwinana Freeway and Stock Road and it does not serve as a primary access route for the Inner Harbour.

Stock Road south of Leach Highway serves as the main road freight link to the Kwinana Industrial Area, and other industrial areas including O'Connor, Spearwood and Bibra Lake to the south. This route also forms part of the RAV4 network.

Key transport connection findings:

- *Tydeman Road* – there is significant mixing of port freight traffic with commuter traffic from the north via Curtin Avenue. A possible extension of Curtin Avenue across the Fremantle passenger rail line to link with Stirling Highway at Queen Victoria Street may significantly reduce volumes on Port Beach Road and Tydeman Road, improving operations for port traffic. A reservation has not been included in the Metropolitan Region Scheme (MRS) for this alternative alignment but a Planning Control Area (PCA) has been gazetted.

20. Fremantle Ports, 2017, North Quay Truck Survey, <http://www.fremantleports.com.au/SiteCollectionDocuments/North%20Quay%20Truck%20Survey%202017.pdf>

21. [https://www.mainroads.wa.gov.au/Documents/Standard%20Restricted%20Access%20Vehicle%20\(RAV\)%20Route%20Assessment%20Guidelines%20-%20As%20at%20September%202018.RCN-D18%5E23803147.PDF](https://www.mainroads.wa.gov.au/Documents/Standard%20Restricted%20Access%20Vehicle%20(RAV)%20Route%20Assessment%20Guidelines%20-%20As%20at%20September%202018.RCN-D18%5E23803147.PDF)

- *Stirling Highway and Stirling Bridge* – the intersection with Canning Highway will come under increasing pressure and significant upgrading is constrained by the Stirling Bridge abutment to the north and adjacent development along Canning Highway. The possibility of upgrading Stirling Highway between High Street and Queen Victoria Street as well as potentially increasing the capacity of Stirling Bridge will be considered in the context of Westport's strategic options.
- *High Street* – High Street between Stirling Highway and Carrington Street experiences significant traffic congestion impacting on traffic efficiency and safety. There is a high motor vehicle accident (MVA) rate along the route: over a five-year period (2013-2017), approximately 450 MVAs occurred, 74 per cent being rear end MVAs and 11 per cent right angle or right turn MVAs²². Main Roads WA has worked with key stakeholders to develop a concept plan that assists in addressing efficiency, safety and local access issues. The concept is now a committed, funded and agreed project and includes:
 - a roundabout at the intersection of High Street and Stirling Highway;
 - a four-lane divided standard between Carrington Street and Stirling Highway with wide median to separate traffic and preserve a number of mature trees; and
 - a single lane service road for residents north of High Street.
- *Leach Highway* – Leach Highway between Carrington Street and Kwinana Freeway carries a mix of commuter and freight traffic, with commuter traffic increasing significantly towards the freeway. The signalised intersections at Stock Road, North Lake Road, Murdoch Drive and Moolyean Road currently operate under pressure close to or at capacity during peak periods. Various intersections also have high MVA ratings. Leach Highway between Carrington Street and Kwinana Freeway has been constructed to its ultimate six-lane divided standard and grade separation has not been planned or allowed for in the Metropolitan Region Scheme. Concept design work has been undertaken to investigate the possibility of grade separation of the Stock Road intersection. With traffic growth the intersections along the route as well as road sections close to Kwinana Freeway will come under increasing pressure, resulting in longer travel times and lower efficiency.
- *Stock Road* – the section between South Street and Leach Highway provides access to the O'Connor industrial area to the east and west which supports some port-related industry. It is a four-lane road constructed within a narrow reservation, with a number of at-grade intersections and steep grades. Direct property access is provided in places. The cross-section and design standard are inappropriate for a major freight route and the road will require upgrading. However, no planning is in place and a reservation has not been included in the Metropolitan Region Scheme for implementation. Stock Road south of South Street is planned to potentially accommodate a six-lane freeway and the required reservation has been included in the Metropolitan Region Scheme.
- *Fremantle Bridges* – road and rail access – heavy vehicles servicing the North Quay container port use Stirling Bridge and this is part of the Urban National Land Transport Network²³. West of the Stirling Bridge is the timber Fremantle Traffic Bridge that has two lanes both ways and load restrictions making it unsuitable for heavy vehicle movements. The railway bridge to the west of the Fremantle Traffic Bridge has two tracks and is shared by freight and passenger trains. During the weekday passenger peak periods, freight rail services are unable to use the tracks due to the risk of delaying passenger rail services. This and current track maintenance practices restrict the ability for rail freight to maximise available capacity at North Quay Rail Terminal (NQRT). Further constraints are likely if additional urban passenger schedules are introduced.

22. Main Roads Western Australia, 2018, Intersection Crash Ranking, <https://mrapps.mainroads.wa.gov.au/icr/default.asp>

23. Australian Government, Department of Infrastructure, Regional Development and Cities, 2014, The National Land Transport Network http://investment.infrastructure.gov.au/about/the_national_land_transport_network.aspx

Opportunities

- *Operational solutions* – innovative operational solutions, such as permit systems could extend the hours of freight operations.
- *Containers on rail* – in terms of increasing the number of containers on rail, a new \$50 per TEU subsidy rate (up from \$30 per TEU previously) which took effect on 1 January 2018 has already started to have an impact. Latest statistics show containers moved by rail increasing to 18.4 per cent from May to October 2018, up from 16.1 per cent in 2017/18. However, the freight rail network faces pressures that need to be rectified in order to fully optimise this mode of transportation.

4.3.2. Supply chain considerations at Kwinana

The Outer Harbour in Kwinana hosts a mixture of State-owned and private sector port facilities that handle a range of bulk imports and exports from five jetties (Table 9).

Kwinana Bulk Terminal and the Kwinana Bulk Jetty are owned and operated by Fremantle Ports, a State Government Trading Enterprise. Three jetties are operated by private companies, Alcoa, BP and Co-Operative Bulk Handling (CBH). The grain jetty is owned by the State and leased to CBH.

Table 9: Outer Harbour – major trade berths, volumes and transport modes

BERTHS	TRADE	VOLUME (TONNES) 2017/18	TRANSPORT MODE
Alcoa Jetty	Alumina Caustic Soda	2,986,466 920,532	Rail Rail
CBH Grain Jetty	Grain	5,057,810	Rail (90 per cent)
Kwinana Bulk Terminal	Spodumene Bauxite	406,017 330,000	Road Road
BP Oil Refinery Jetty	Crude Petroleum Refined Petroleum	6,777,690 2,961,693	Pipeline Pipeline
Kwinana Bulk Jetty	Fertilisers (including liquid) Sulphur (including liquid) Liquid hydrocarbon	950,000 350,000 250,000	Combination of road, rail and pipeline

Note: Iron ore exports ceased in July 2018

Port access

A network of existing, upgraded and new roads will service Kwinana port facilities into the future and the important industrial and commercial centres located along the coast. The higher order road network includes Stock Road/Rockingham Road/Patterson Road, Kwinana Freeway and Tonkin Highway providing north-south distribution; and Thomas Road, Anketell Road and Rowley Road providing east-west distribution to Kwinana Freeway and Tonkin Highway.

The planned Fremantle Rockingham Controlled Access Highway (FRCAH) will serve as a north-south transport corridor providing high-standard connectivity between the industrial and commercial centres within the Perth South Western Corridor, and access to the Outer Harbour. The road follows the Stock Road and Rockingham Road alignments, and then a new alignment to Kwinana Freeway at Mundijong Road.

The FRCAH is planned to six-lane freeway standard. Once the FRCAH is constructed, Rockingham Road will terminate in the north at Rowley Road.

Key transport connection findings:

- *Rowley Road and Anketell Road* – These roads have been identified as strategic freight routes to service future freight demands. Current road infrastructure will require upgrading to a standard suitable to meet traffic demand to service a future port and a general increase in traffic resulting from ongoing development in the area.

There are currently two existing Planning Control Areas (PCA) covering both Rowley and Anketell Roads west of the Kwinana Freeway. In Stage 2, these road connections will be examined in the context of the strategic options as one or both may be required to provide a high-standard freight

route between the Tonkin Highway and future port facilities. This could imply expressway²⁴ standard for one or both of these routes with associated grade separation at major intersections.

Alignments of these roads would also need to consider the location of a potential second seawater desalination plant on the coast and Bush Forever and wetland areas inland.

- **Australian Marine Complex (AMC)** – The Australian Marine Complex (AMC) is located at Henderson and encompasses an area of 420 hectares. This facility performs activities associated with marine, defence, oil and gas and mining services, providing manufacturing, fabrication, assembly, technology, repair, maintenance and servicing capabilities. Since opening in 2003, it has grown with more than 150 separate commercial entities operating within the precinct.

However, this growth has led to the following logistical problems that must be addressed:

- the AMC is primarily served by road-based logistics via Russell and Rockingham Road. The intersection at the corner of Russell Road and Rockingham Road is restricting efficient logistics due to significant peak period traffic congestion;
- labour efficiencies at the AMC are impacted by poor public transport access; however, start times and the dispersed workforce origins make public transport unfeasible; and
- the standard and design limitations of Russell Road, the main feeder road for the AMC, constrains effective links between the AMC and land available for future expansion in the adjacent Latitude 32 industrial site.
- **Kwinana Triangle** – the Public Transport Authority (PTA) manages the lease of the State-owned freight rail network, which is leased to Arc Infrastructure (with the exception of some private sidings and the CBH unloading track), until 2049. The Kwinana Triangle is the busiest part of the freight rail network and provides the only freight rail access into the Kwinana Industrial Area (KIA). It currently accommodates 66 train movements a day. Additionally, two strategic freight rail corridors converge at the Kwinana Triangle:

- the dual gauge Eastern Goldfields Railway (EGR), which connects the eastern states with Kewdale, Forrestfield and the KIA with 36 daily services; and
- the narrow-gauge South West Main (SWM), which is a busy corridor connecting the southern part of Western Australia to Kwinana, carrying bulk freight primarily servicing the cement and alumina refining industries with 30 daily services.

The assessed unused capacity through the Kwinana Triangle is 16 train movements daily; however, throughput is constrained by the capacity of the terminals it services, namely CBH, Alcoa and KBT. This single point of access means that major import and export operations at CBH, Alcoa and KBT are at significant risk should the Triangle fail operationally. In addition, the reliance on a single rail access point into the KIA provides no risk management in the event of derailed locomotives or wagons in the Triangle.

- **Kwinana Rail Loop** – this is an existing unused rail corridor that potentially provides an alternative access to the Kwinana area, by-passing the north leg of the Kwinana Triangle
- **Single-track section of rail between the Cockburn Triangle and the Kwinana Triangle** – this is at its maximum capacity²⁵ and without operational and infrastructure improvements, there will be insufficient capacity to support any future increase in demand.
- **Obstacles to double stacking of rail freight** – numerous structures, bridges and power lines are located over the track between Kewdale, Fremantle and Kwinana, which prevents the double-stacking of rail freight. To allow double-stacking of containers on trains, 25 power lines would need to be raised or placed underground; 10 overbridges would need to be raised; and one gantry would need to be raised.

Opportunities

- **Defence** – future port-enabled supply chains in Kwinana must efficiently service Australian Defence Force (ADF) operations. Both HMAS Stirling at Garden Island and the Australian Marine Complex in Henderson are nationally significant assets with important roles in the future of Australia's national security.

24. See glossary

25. Metropolitan Freight Rail Capacity Analysis Final Report, February 2013 (URS / GHD)

- There is opportunity to unlock land in Latitude 32 and create routes for very heavy modules directly to the AMC.

The Westport Taskforce has identified that future ADF logistic requirements will need to be accommodated into the design of both civil supply chain operations and their associated infrastructure. These opportunities will be explored further in Stage 2 of the project.

4.3.3. Supply chain considerations at Bunbury

Greater Bunbury, 175 kilometres south of Perth, is the second largest population centre in Western Australia and the industrial, tourism and commercial centre of the South West.

The Port of Bunbury is a pivot point for the world-wide distribution of products from south west WA. Its strategic location provides a natural distribution point for mining, manufacturing and agricultural products. Rail and road links enable the port to capitalise on cargo throughput.

Regional routes to the port from the south and east are generally not dual carriageway and, in some cases, not well-suited to increased freight cartage tasks. The South West Highway carries up to 8 million tonnes per year of heavy vehicle traffic between Manjimup and Bunbury, including forestry, agricultural and mineral products. The forthcoming expansion of the Talison lithium mine, increasing output from 400,000 tonnes to over 2 million tonnes per annum by 2020, will put further pressure on this route, which passes through the centre of several towns including Donnybrook, Balingup and Bridgetown.

Strategic transport and urban planning is in place to provide for the long-term use of Bunbury as a bulk commodity export facility. Companies have and continue to see opportunities at Bunbury for bulk bauxite and coal; this is in addition to existing alumina, caustic and other bulk commodities. To ensure that sufficient bulk capacity is available, adequate rail and road infrastructure is required to ensure that companies can quickly take advantage of market conditions. This includes the capacity to scale up export volumes.

While the Port facilities may provide for scalable opportunities, the rail infrastructure may not be able to meet these without time-consuming negotiations and capital upgrades. Similarly, upgrading rail

capacity impacts on the road network in the Bunbury area. Integration of infrastructure scalability to separate road and rail crossings would benefit Port capacity and efficiency.

Key transport connection findings:

- *South West Main (SWM) railway line* – the South West Main (SWM) is one of the busiest sections of the rail network, providing transport for products such as bauxite, alumina, caustic, coal and lime, as well as passengers. It comprises 185 kilometres of single track, narrow-gauge railway. Operational reliability is currently poor with trains routinely unable to complete their timetabled round-trip cycles due to delays at passing loops, inefficient loading and unloading practices and other delays. There are 11 passing loops between Mundijong and Bunbury. Most passing loops and loading/unloading sidings are less than 700 metres long, limiting most train lengths to around 600 metres which allows 38-40 wagons for alumina and 52-54 wagons for bauxite.

Any major increase in rail traffic, such as intermodal trains between Bunbury Port and Perth, would require passing loops to be extended to at least 1,000 metres, with the consideration of duplicated track or dynamic passing lanes to enable efficient overtaking. This and the potential double-stacking of cars and/or containers will be included in the investigations of the strategic options in Stage 2.

Opportunities

- In Bunbury, enhancing the existing road network presents opportunities for innovative engineering and design solutions, such as construction of dedicated roads and grade separations around existing residential areas to handle a bigger freight task.
- Relevant agencies including MRWA, are working closely to identify opportunities for current and future road/rail use. For example, MRWA, in conjunction with the City of Bunbury and other stakeholders, is planning the Bunbury Outer Ring Road (BORR), to improve the efficiency of freight access to Bunbury Port. It will provide a more direct north-south road route that bypasses Bunbury's built-up areas. New and upgraded east-west road connections from the BORR can also be planned to further improve access to the Port.

4.4. LAND USE AND UTILITIES INFRASTRUCTURE

To optimise a port and its supply chain, we also need to consider the infrastructure that feeds it, along with how the surrounding land is utilised. In this section, we will consider how land use and utilities infrastructure may impact on increasing or shifting capacity at Fremantle, Kwinana and Bunbury ports.

Land use and utilities infrastructure constraints can prevent proposals being implemented and deter investment. They can require time and money being spent on investigating causes, identifying potential solutions and seeking the necessary approvals to overcome them.

Land use planning considerations include situations where:

- existing land uses or zoning are not compatible with current or future proposals;
- structure planning has not been undertaken or completed;
- residential areas are built close to transport corridors or port-associated industries. This 'urban encroachment' can result in restrictions being placed on when and where freight may be transported by road or rail infrastructure;
- land ownership is fragmented making it difficult to acquire suitably-sized land packages, especially for larger projects;
- acquiring privately-owned land leads to significant cost and time implications for the State or developer; and
- leasing arrangements inhibit potential proposals, as generally longer leases are needed for time to offset the costs of building larger infrastructure, but may also impede flexible use of the land.

Ports can operate at all hours and handle a wide range of goods, including hazardous materials. Port and associated supply chain activities can generate light, noise, odour, emissions and safety hazards that impact on surrounding land uses. Therefore, buffers (transition areas) are used to separate industrial and residential uses with agencies monitoring environmental impacts.

Utilities infrastructure associated with the provision of water, wastewater, power and gas can also restrict developments, particularly when:

- there is insufficient capacity to support development, or
- the alignment of pipelines and transmission corridors conflicts with a proposal.

An investigation of existing land use and utilities infrastructure was undertaken for the three study areas in Fremantle, Kwinana and Bunbury and a summary of findings is shown below.

4.4.1. Land use and utilities infrastructure considerations at Fremantle

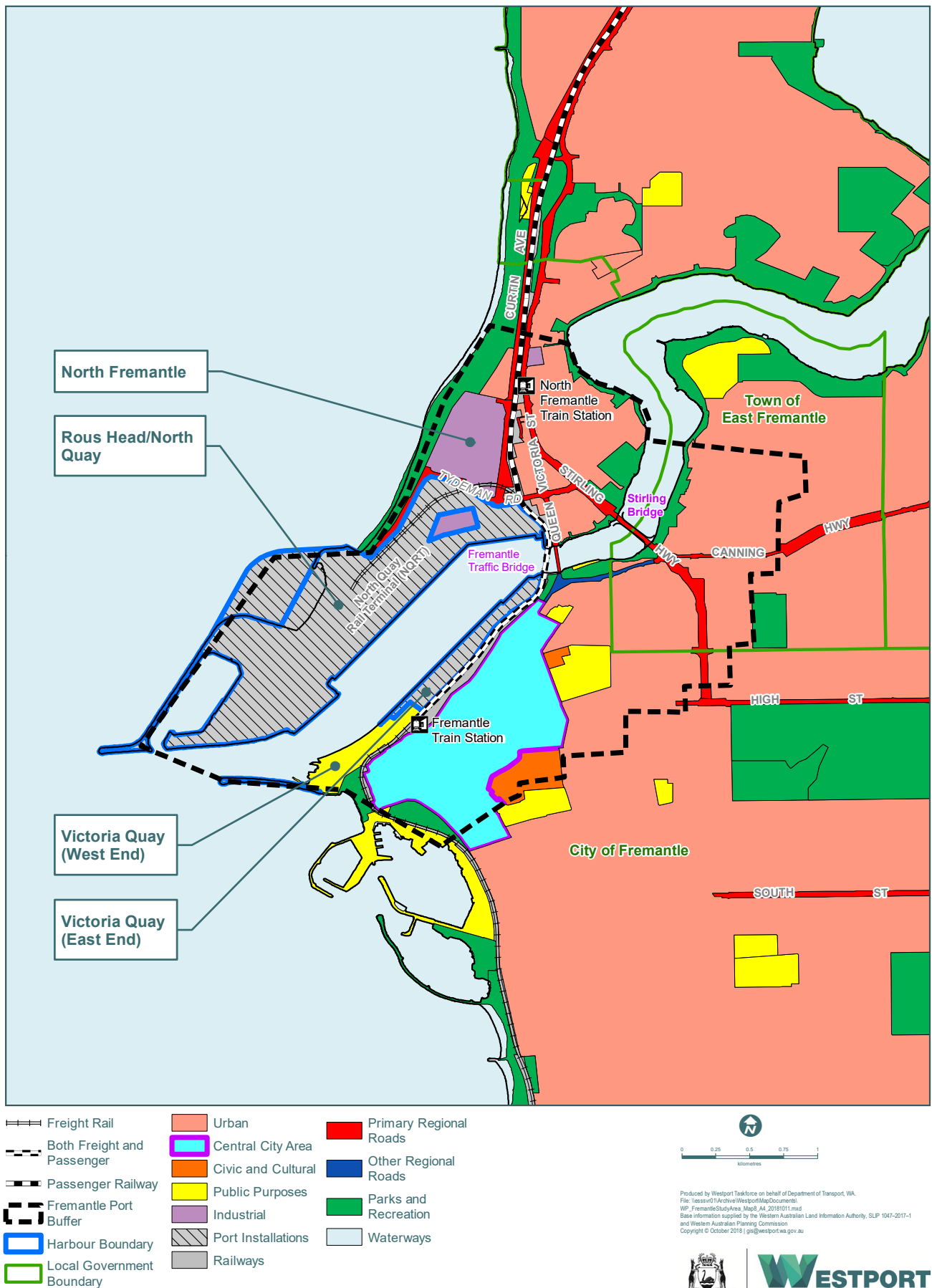
The Fremantle study area consists of the Inner Harbour and the parts of the City of Fremantle (including the Fremantle City Centre) and Town of East Fremantle (Map 7).

The City of Fremantle is one of Greater Perth's ten Strategic Metropolitan Centres²⁶ where commercial, retail, entertainment and tourism activities combine with education and medical services and some high-density housing that is well-served by public transport and cycling connections.



26. Western Australian Planning Commission, 2015, Western Australia Tomorrow

Map 7: Land use – Fremantle



The land in the Fremantle study area is attractive for multiple purposes. Its access to the Fremantle City Centre – a vibrant social and heritage district – along with the existing public transport linkages, proximity to Perth, beaches and other amenities makes the land desirable.

Fremantle is also a focal point to develop tourism opportunities. A clear constraint at the present time is the limited connectivity between the Fremantle Inner Harbour and the Fremantle town centre and tourist activities. Inner Harbour port planning provides the opportunity to improve connectivity. Similarly, there is a need for continued supply base support for both ferries and cruise ships within Fremantle Inner Harbour.

Land use in the study area aligns with the Metropolitan Region Scheme (MRS) and there is a mix of public and private land ownership. The land comprising the Inner Harbour is owned in freehold by Fremantle Ports. The port undertakes land use planning on its site with specific land use policies for six identified port precincts²⁷. Outside of the port, at the local level, land use is managed through the local planning schemes of the City of Fremantle and Town of East Fremantle²⁸.

The three-kilometre Fremantle Port Buffer²⁹ is designed to manage and mitigate light, noise, odour emissions and safety hazards, protecting the amenity of the developed urban areas surrounding the port. Changing community expectations about what is shipped from the port should be recognised as a constraint to development in the Fremantle study area.

The Fremantle Port buffer is a guideline rather than a State statutory land use planning instrument. It does not preclude additional residential development, even in the area closest to the port, and is dependent on local governments to regulate. While it is not usually possible to retrofit a land use planning buffer on an existing residential area, steps can be taken to mitigate effects such as noise, light, odour and visual amenity. However, these factors are difficult to manage and may be influenced by other factors

such as wind and variation in people's tolerances. Increased port throughput in a built-up area may escalate these risks.

Activities in the study area rely on stable supplies of utilities. The area is supplied with 66kV high-voltage overhead transmission lines, gas mains (with easements), water mains and wastewater treatment infrastructure. The Central Metropolitan Sub-Regional Planning Framework³⁰ identifies improvements to power infrastructure that are proposed in the medium term between 2022 and 2031, depending on population growth rates.

Key land use planning and utilities infrastructure considerations at Fremantle include:

- *Changing land use in the port buffer* – this may present an opportunity cost, as other forms of development are limited while the buffer is in place. For example, buffer land near the North Fremantle Railway Station has been identified for its urban development potential, at the west end of Victoria Quay for its entertainment potential and the east end of Victoria Quay for a range of recreation, commercial and residential activities. A clear plan on the future direction of the Inner Harbour will be critical in determining whether alternative forms of development can occur;
- *Removing general cargo* – will enable existing land to be used for other purposes;
- *Changing port land to another use* – will involve comprehensive land use planning investigations that meet MRS and local planning scheme requirements; and
- *Onshore power for cruise ships* – from a utilities perspective, there is an opportunity to investigate making onshore power available to cruise ships so they do not need to run diesel motors while docked.

27. Fremantle Port Authority, 2010, Inner Harbour Development Plan

28. Local planning schemes are available at www.planning.wa.gov.au/Local-planning-schemes.aspx

29. Fremantle Ports, 2015, Buffer Guidelines Fact Sheet

30. Western Australian Planning Commission, 2018, Sub-regional planning frameworks, Central sub-region

4.4.2. Land use and utilities infrastructure considerations at Kwinana

The Kwinana study area is very large in comparison to the other port locations. It includes parts of the City of Cockburn, City of Kwinana and City of Rockingham that accommodate industrial activities, State Agreement areas, and components of the road and rail network (see Map 9). Rockingham is one of Greater Perth's ten Strategic Metropolitan Centres³¹.

Key precincts within the Kwinana study area are zoned 'Industry' under the MRS that also shows road and rail corridors and reserves, 'Port Installation' areas and land to accommodate infrastructure. The Beeliar Regional Park and a number of smaller areas zoned 'Parks and Recreation' are present. The *Hope Valley Wattleup Redevelopment Act 2000* provided LandCorp with the authority to plan, undertake, promote and coordinate the development and redevelopment of Latitude 32, which operates under its own legislation and is not contained within the MRS.

Development in the study area requires compliance with legislation and policies administered through the Fremantle Port Authority, Western Australian Planning Commission (WAPC), Department of Planning, Lands and Heritage (DPLH), Department of Jobs, Tourism, Science and Innovation (DJTSI), Department of Transport portfolio, LandCorp, environmental agencies, local governments and agencies providing utilities.

With regard to utilities, pipeline networks that run through the study area include:

- gas supplied from the Dampier-Bunbury Natural Gas and Parmelia pipelines;
- water from the Water Corporation's Perth Seawater Desalination Plant that produces 18 per cent of Perth's fresh water supply with water dispersed through trunk and large water mains;
- recycled water from the Kwinana Water Recycling Plant that is distributed through a dedicated network to local industries; and
- wastewater from three wastewater treatment plants located at Woodman Point, Kwinana and East Rockingham.

In addition, the Sepia Depression Ocean Outfall Landline is a significant wastewater pipeline from Woodman Point in the north to Point Peron in the south.

Major improvements to power and water infrastructure are planned, with additional electricity and water substations to support future developments in the medium-term (2022-2031) and long-term (2031-2050), depending on population growth rates.

There are four key industry precincts in the study area:

- *Australian Marine Complex (AMC)* – covering 420 hectares, the AMC focuses on the construction, maintenance and repair of naval and commercial vessels, along with making and assembling modules to support the offshore oil and gas industry. The five precincts of the AMC include areas for fabrication, a common user facility that has a floating dock, a shipbuilding area, a technology innovation area and an area that provides goods and services to support the AMC. The HMAS Stirling naval base is located nearby on Garden Island and the newly established Defence West (part of DJTSI) is exploring opportunities for more defence-related activities to be undertaken at the AMC.
- *Latitude 32 industrial estate (Latitude 32)* – within this 1,400-hectare precinct, land is administered by LandCorp; however, there are still many private landowners who currently undertake mostly rural activities. Many of these landowners are seeking clarity on the future development of the Outer Harbour, as they are unable to secure buyers for their land until this is decided. See the feature box for further information.
- *Kwinana Industrial Area (KIA)* – this covers 1,400 hectares and its core consists of a Strategic Industrial Area that accommodates a wide range of heavy industries, including five refineries and fabrication and construction enterprises. It includes the Kwinana Bulk Terminal and Kwinana Bulk Jetty that are operated by Fremantle Ports and which handle bulk and liquid bulk products. Additionally, there are three private jetties handling alumina (Alcoa), oil (BP) and grain (CBH). Many of the industries operate under long-term lease

31. Strategic Metropolitan Centres are community hubs that provide commercial, retail, entertainment and tourism activities along with education and medical services and where high density housing is well-served by public transport

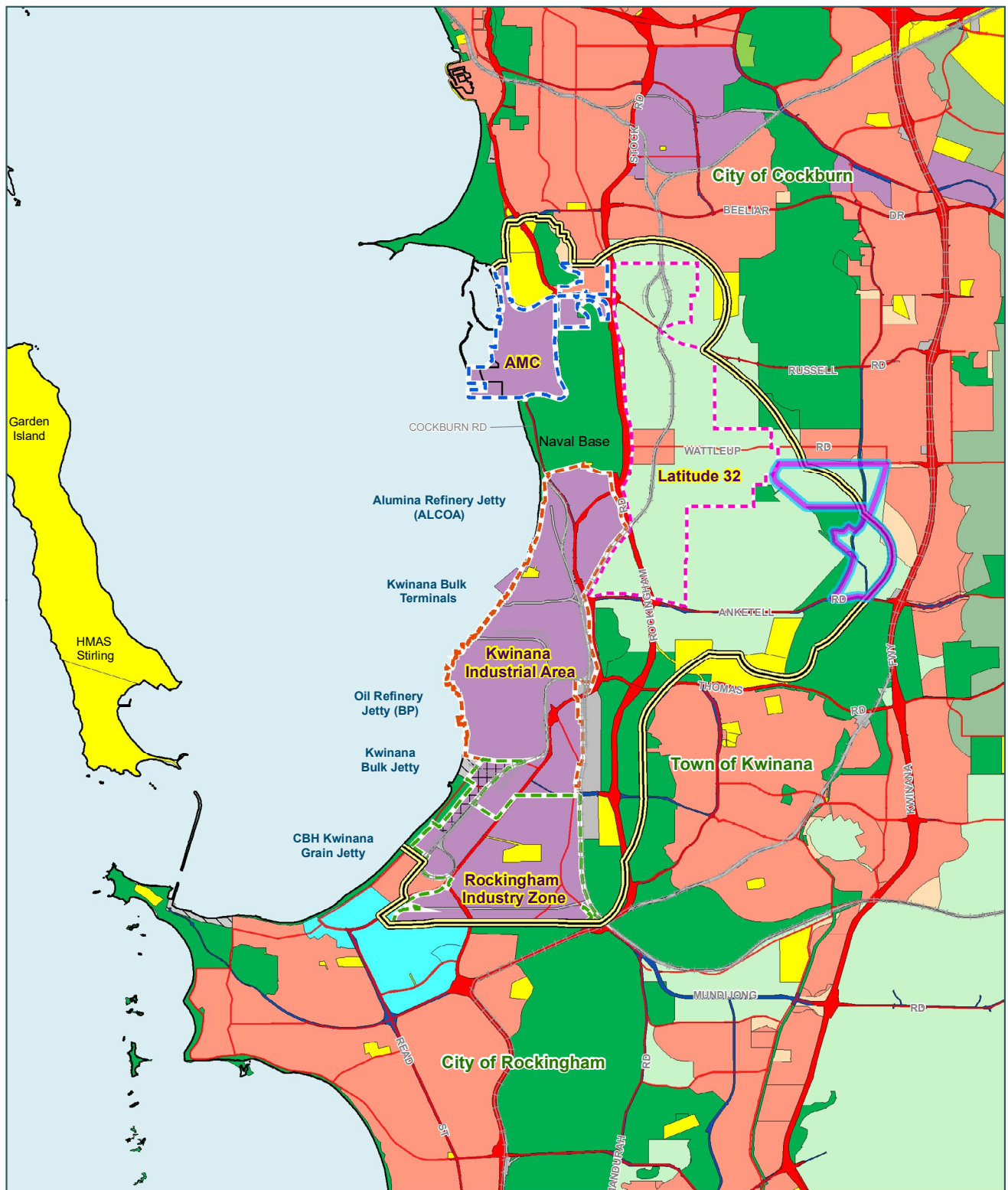


arrangements. The rail and road access to and within the KIA is currently sub-optimal, with two road entrances and a heavily congested rail triangle.

- *Rockingham Industry Zone (RIZ)* – this consists of 1,150 hectares in mixed public and private

ownership with industries including CBH's grain terminal, a chemical plant, a 92-hectare conservation reserve and a wastewater treatment plant. The RIZ comprises land intended for strategic industries which include the downstream processing of nickel and other energy metals.

Map 8: Land use – Kwinana



- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> Freight Rail Kwinana Air Quality Buffer Improvement Plan 47 Mandogalup (Proposed) *Indicative Alignment - Not To Scale Local Government Boundary | <ul style="list-style-type: none"> Latitude 32 Rockingham Industry Zone Kwinana Industrial Area Australian Marine Complex Urban Urban Deferred Central City Area | <ul style="list-style-type: none"> Public Purposes Industrial Special Industrial Port Installations Railways Primary Regional Roads Other Regional Roads | <ul style="list-style-type: none"> Parks and Recreation Private Recreation Rural Rural - Water Protection Waterways |
|--|---|---|--|



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Latitude 32

Latitude 32 Industrial Area is bound by Cockburn Cement's quarrying and batching operations to the north, Anketell Road to the south, Rockingham Road to the west, and the rural areas of Mandogalup and Wattleup to the east.

The estate was an outcome of the recommendations of the WAPC's *Fremantle Rockingham Industrial Area Regional Strategy 2000* and the *Economic and Employment Lands Strategy: Non-heavy Industrial, Perth Metropolitan and Peel Regions 2012* to identify industrial land supply to meet the growing needs of industry sectors.

Given its strategic location, this area is critical for growing the Western Trade Coast – a vital economic hub for the State – due to its access to the freight transport network and availability of land. The broad vision for Latitude 32 encompasses a range of activities associated with freight logistics, general and light industry, and the possibility of an intermodal terminal.

The lack of an endorsed plan on the development of additional port facilities in the Outer Harbour has hindered progression of Latitude 32, and created uncertainty for LandCorp and investors about whether the land will be required for port-related purposes. Most importantly, this has, in many circumstances, prevented local landowners from being able to sell their properties and created hardship.

Upgraded road and rail links will be required to connect this area with the city, airports, other parts of the Western Trade Coast and the Kewdale Industrial Area – where the intermodal terminal servicing the eastern states is located. However, planning for road and rail links has been deferred until the long-term future of the Outer Harbour is clarified.

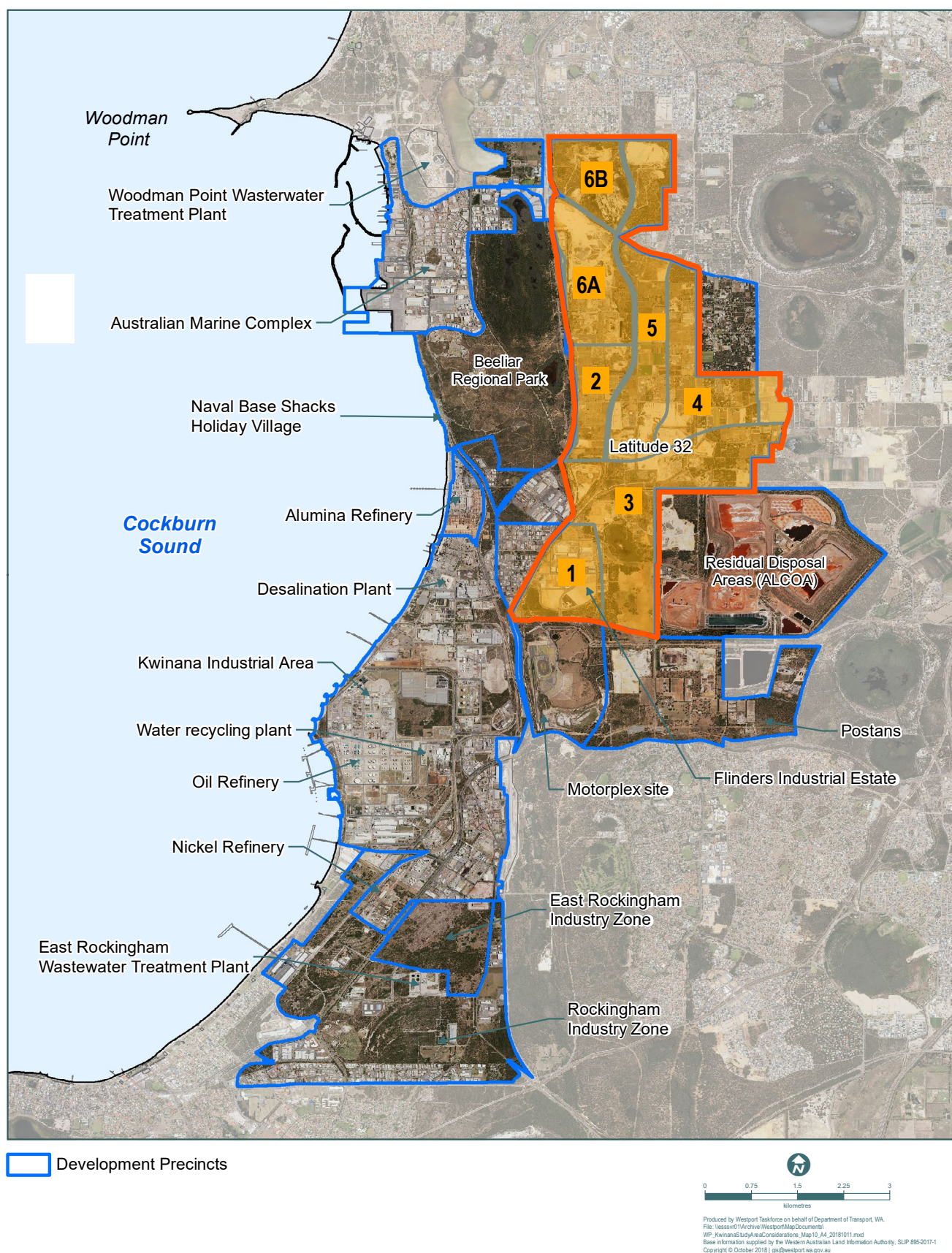
To determine Latitude 32's role in the Strategy, the Westport Taskforce is working with LandCorp to respond to critical project area requirements and to coordinate planning. This includes providing much-needed certainty for private landowners, progressing planning for strategic freight routes, and identifying constraints to development and ways to work through each issue. The Taskforce will continue to collaborate with stakeholders, including the landowners, as it works through these steps.

Key land use planning and utilities infrastructure considerations at Kwinana include:

- **Naval Base Shacks Holiday Village** – located between Mount Brown and the ocean the Holiday Village consists of 176 holiday shacks. The City of Cockburn currently manages this site through a management plan that allows five-year lease terms with subsequent leasing at the discretion of the City of Cockburn. Lessees may stay in their shacks for up to 120 days in a calendar year³².
- **State agreements** – there are six in place to support the establishment and operation of some large industries including cement works, alumina and oil refineries, fertilisers, as well as some mineral sands mining in Cockburn Sound. These are all administered by DJTSI.

32. City of Cockburn, Naval Base Holiday Park Management Plan, www.cockburn.wa.gov.au

Map 9: Key locations of land use and utilities infrastructure considerations – Kwinana



- *Kwinana Air Quality Buffer zone* – established in 1992, the buffer is used to manage interactions between industry and sensitive land uses. The Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999 provides for the monitoring of ambient air quality standards. State Planning Policies already exist and are currently under review, to protect industrial zones and provide for appropriate planning of compatible land uses³³, as well as to manage potential noise levels and protect major transport corridors³⁴.

Opportunities

- *AMC* – as an advanced ship building, fabrication and oil and gas industry support centre, the AMC has the potential to be involved in future defence-related activities given its wide range of facilities and experienced workforce. Additional capacity may be available at Latitude for the AMC to grow if required so it may respond flexibly to changing economic cycles.
- *Lot sizes within Latitude 32* – there are large areas of land available (from two hectares to over 100 hectares) which are not available in the KIA. They are suitable for general and light industry to support economic growth and could potentially accommodate an intermodal terminal and transport services.
- *Industrial symbiosis* – past and current planning of the KIA is recognised for its attention to fostering industrial symbioses to maximise benefits for users across the estate. Many industries in the KIA already benefit from utilising the outputs of nearby operations² through a complex system of pipework and there may be opportunities to expand these synergies in the future.
- *Future of Inner Harbour* – opportunities in Kwinana are tied to the future of Fremantle's Inner Harbour, particularly the timing of any trade reconfigurations. Should the management of the trade task include more functions at Kwinana, then new opportunities to facilitate economic growth will emerge, particularly growth of associated industries.
- *Other opportunities in Kwinana* are linked to the availability of industrial land close to existing industries and a potential new port.

4.4.3. Land use and utilities infrastructure considerations at Bunbury

The Bunbury study area includes Bunbury Port, Bunbury City Centre and surrounding industrial lands. The Greater Bunbury Region includes the City of Bunbury, located 175 kilometres south of Perth, as well as the Shires of Harvey, Dardanup and Capel.

From a land ownership perspective, the port is vested in the Southern Ports Authority, while Bunbury City Centre and industrial areas are a mix of private and public ownership.

The Greater Bunbury Regional Scheme³⁵ zones the port as 'Port Installation'. The City of Bunbury includes a 'Regional Centre' and 'Urban' zone. There are areas zoned 'Industrial' and large areas of land zoned 'Urban' in surrounding local governments. Land use is also controlled through the local planning schemes of the City of Bunbury and the three town planning schemes of the Shires of Capel, Dardanup and Harvey.



33. State Planning Policy 4.1: Industrial Interface, Department of Planning, Lands and Heritage (draft)

34. State Planning Policy 5.4: Road and Rail Transport, Noise and Freight Considerations in Land Use Planning, Department of Planning, Lands and Heritage (draft)

35. Western Australian Planning Commission, 2013, Greater Bunbury Strategy, https://www.planning.wa.gov.au/dop_pub_pdf/Greater_Bunbury_Strategy_2013.pdf



Development opportunities, including interfaces between the port and the surrounding areas, are managed through the Southern Ports Authority's Inner Harbour Structure Plan and local government.

The Southern Ports Authority is investigating future opportunities at the port, including providing additional capacity to meet the growing trade task and upgrading the Outer Harbour to encourage more cruise vessels. The Bunbury City Centre has well-established commercial, leisure and recreational facilities, and its proximity to the port creates opportunities for tourism.

Development in the Bunbury study area is controlled through legislation and policies of the Southern Ports Authority, WAPC, DPLH, DJTSI, South West Development Commission, Transport Portfolio agencies³⁶, LandCorp, utility and environmental agencies and the local governments.

Power is provided through the South West Interconnected System from coal-fired power stations at Muja and Collie. To handle future developments, upgrades are planned for the Picton and Bunbury substations, with a new substation planned for Dalyellup. Water is provided by Aqwest in Bunbury and Water Corporation in surrounding areas, with water coming from groundwater and surface water sources. The Southern Seawater Desalination Plant, located at Binningup north of Bunbury, supplies about one third of Perth's total fresh water needs.

The key industry precincts in the study area include:

- **Kemerton Strategic Industrial Area** – consisting of 7,543 hectares located 17 kilometres north of Bunbury. This is zoned a significant heavy industry area and will likely remain so in the future. At the present time, the heavy industry core accommodates a number of resource processing and chemical manufacturing industries and projects associated with the resources sector.
- **Preston Industrial Park** consisting of 2,950 hectares has been identified for industrial development. This land is being developed in precincts, including the:
 - **Picton Industrial Park Southern Precinct**³⁷ covering 510 hectares, of which 384 hectares are zoned for industrial use, accommodating light and general industrial activities; and
 - **Preston Industrial Park Northern Precinct**³⁸, which will eventually provide a total of 505 hectares – 50 hectares has already been developed, while there are approximately 250 hectares of developable land and 234 hectares of conservation and enhancement areas.
- **Waterloo Industrial Park** will soon become available, adding a further 1,285 hectares for industrial use and associated infrastructure together with zoning for rural and regional open space reserves.³⁹

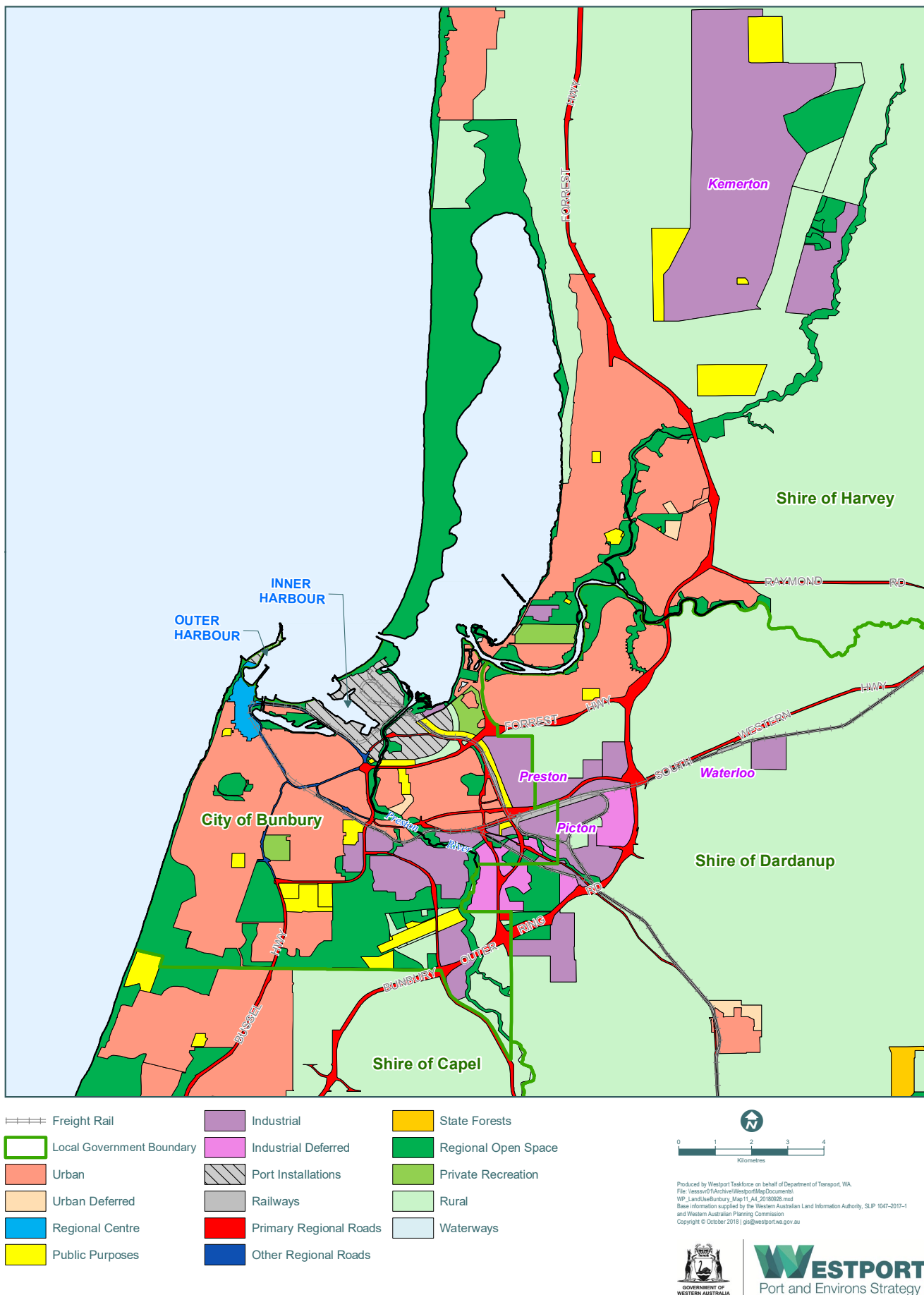
36. Transport Portfolio agencies include the Department of Transport, Main Roads Western Australia and the Public Transport Authority

37. Western Australian Planning Commission, 2016, Picton Industrial Park Southern Precinct Draft District Structure Plan https://www.planning.wa.gov.au/dop_pub_pdf/Draft_Picton_Industrial_Park2016.pdf

38. Landcorp, 2016, Preston Industrial Park – Northern Precinct, <https://www.landcorp.com.au/Documents/Projects/Industrial/Preston%20Industrial%20Park/Preston%20Industrial%20Park%20Flyer%20October%202016.pdf>

39. Western Australian Planning Commission et al, 2017, draft Waterloo Industrial Park District Structure Plan, https://www.planning.wa.gov.au/dop_pub_pdf/Draft_Waterloo_Industrial_Park_District_Structure_Plan.pdf

Map 10: Land use – Bunbury



Key land use planning and utilities infrastructure considerations at Bunbury include:

- *Timing and nature of future port requirements*, as any changes to Fremantle and Kwinana may have a flow-on effect in Bunbury.
- *Intermodal terminal facilities* – the Picton South Structure Plan⁴⁰ and the draft Waterloo Structure Plan⁴¹ have identified potential sites for establishing intermodal facilities as part of respective planning processes. More detailed investigations are required to examine the feasibility of these options in the context of the wider freight task serviced by the Bunbury Port.

Opportunities

- *Kemerton Strategic Industrial Area* – is recognised as one of the State's priority strategic industrial areas and is intended for strategic industries including downstream processing of resources such as lithium, as well as chemical manufacturing and other high value heavy industry uses.
- *Possible expansions of the Perth freight task to include Bunbury* – would be a significant driver of future employment opportunities and also stimulate community development.
- *Tourism* – the redevelopment of the Outer Harbour area into a tourism and entertainment precinct presents an opportunity to attract more cruise ships.

4.5. ENVIRONMENTAL AND SOCIAL CONSIDERATIONS

The Westport Taskforce is committed to protecting biodiversity, ecosystem health and social amenity in Fremantle, Kwinana and Bunbury. However, it can be difficult to build new or expand existing infrastructure that is essential for WA's economic prosperity without having an impact on the environment.

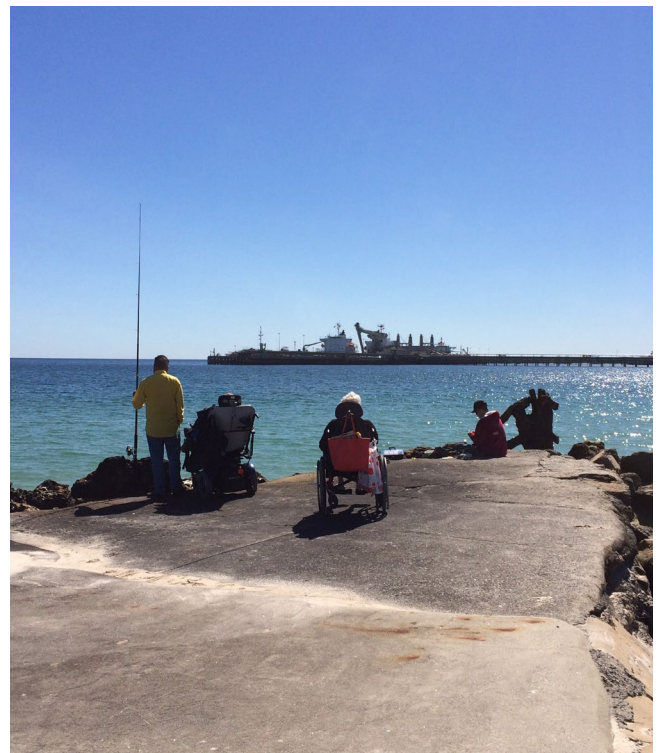
The Taskforce has adopted the PIANC Working with Nature⁴² philosophy that ensures environmental and social objectives are built into the project at the planning phase, when the capacity to secure benefits are highest.

The Westport Strategy presents a unique opportunity. Between the finalisation of the Strategy and the construction of any new infrastructure, there will be an opportunity to consider environmental issues, implement monitoring programmes and undertake work to build resilience into the habitats that may be impacted.

With 28 representatives from key government agencies, conservation, industry and research groups, the Environmental Work Stream has:

- identified and defined a total of 79 key environmental and social values within the Fremantle, Kwinana and Bunbury study areas;
- identified potential future sources of pressure in each study area, including pressures not associated with potential port development; and
- discussed possible implications of port-related development on these values in order to identify potential environmental issues and to prioritise areas for further investigation.

Figure 8 represents how the activities of the Environmental Work Stream align with the development of the Westport Strategy.

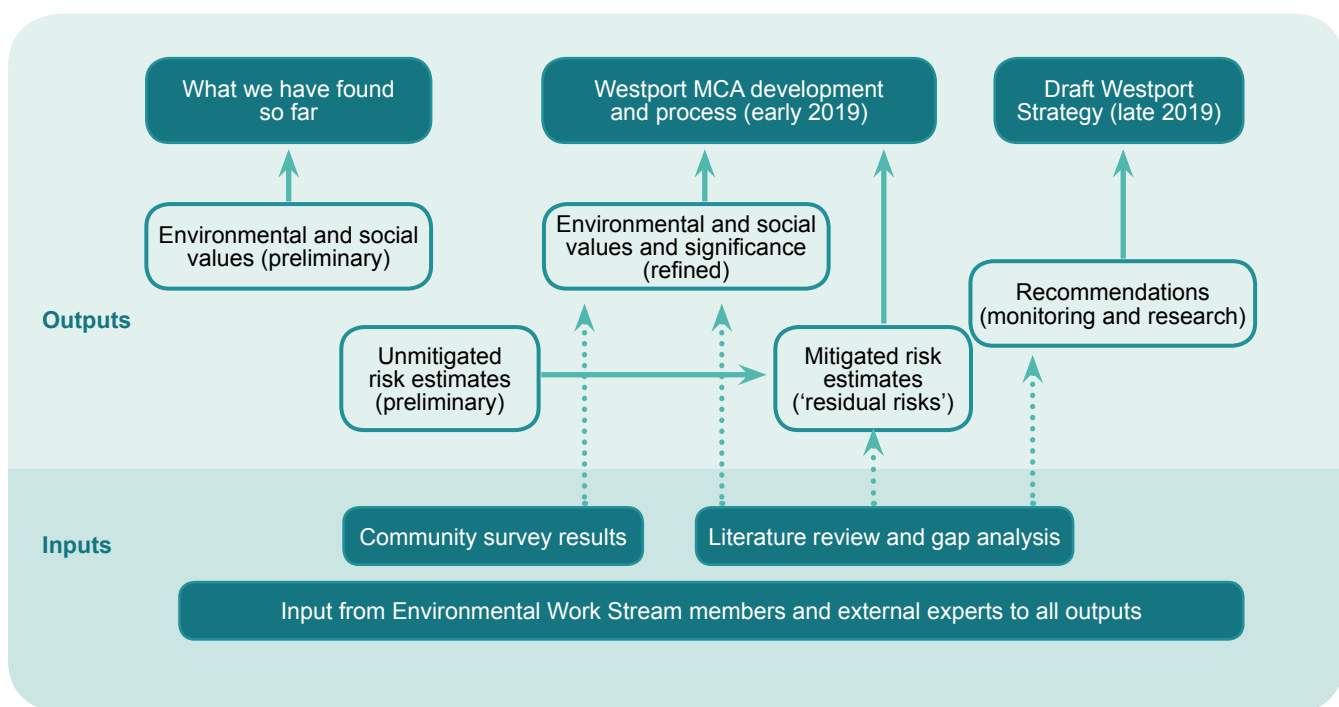


40. WAPC, 2016

41. WAPC, 2018

42. The PIANC (The World Association for Waterborne Transport Infrastructure) Working with Nature philosophy, <http://www.pianc.org/workingwithnature.php>

Figure 8: Environmental Work Stream input into the Westport Strategy



There is a substantial difference in the scale of potential development in the three study areas. An increase in throughput at Fremantle Ports' Inner Harbour represents the smallest scale of development, while the construction and operation of a new container port at Kwinana and associated intermodal terminals and freight routes representing the largest scale of development. This is reflected in the size of the study areas, with:

- the Fremantle study area being restricted to an area within 3 kilometres from the existing port;
- the Kwinana study area encompassing the whole of Cockburn Sound and the land surrounding required new freight corridors up to 20 kilometres inland; and
- the Bunbury study area encompassing Koombana Bay and the land surrounding the proposed port expansion and the planned Bunbury Outer Ring Road.

At this stage, the Kwinana study area is extensive so that investigations can inform the location and size of any potential additional port facilities – and the impacts associated with various location options may be compared and assessed. On the land side, the inland transport corridors will likely be required for future urban growth and industrial expansion regardless of any additional port developments, but the width of the transport corridors will be informed by potential port expansion in the area.

The values for each of the three study areas have been arranged into four groups:

- Marine and estuarine environmental values
- Terrestrial environmental values
- Marine and estuarine social values, assets and uses
- Terrestrial social values, assets and uses

Tables 9-12 compare the values present in the Fremantle, Kwinana and Bunbury study areas.

4.5.1. Marine and estuarine environmental values

A total of 21 marine and estuarine environmental values were identified across the three study areas. These included seagrass habitat, Australian sealions, fairy terns, little penguins, bottlenose dolphins, pink snapper, whitebait, King George whiting and blue swimmer crabs. Of these 21 values, 12 were identified in the Fremantle study area, 18 in the Kwinana study area and 14 in the Bunbury study area (Table 10).

Table 10: Marine and estuarine environmental values

MARINE & ESTUARINE ENVIRONMENTAL VALUES						
ID	CATEGORY			FREMANTLE	KWINANA	BUNBURY
		SUB CATEGORY	SPECIFIC			
1	Integral functioning ecosystem			●	●	●
2	Sheltered marine ecological community				●	●
3	Biological diversity			●	●	●
4	High level of water quality			●	●	●
5	High level of sediment quality			●	●	●
Significant benthic communities and habitats						
6	Seagrass habitat				●	●
Listed and significant fauna:						
		Threatened fauna for which area provides significant habitat				
7			Australian sealion	●	●	●
8			Fairy tern	●	●	●
9			Other threatened fauna	●	●	●
10		Priority & specially protected fauna		●	●	●
11		Migratory birds		●	●	●
		Iconic fauna				
12			Little penguins	●	●	
13			Bottlenose dolphins	●	●	●
Regionally significant spawning / nursery area						
14		Pink snapper			●	
15		Whitebait				●
16		King George whiting (nursery)			●	
17		Garfish			●	
18		Blue swimmer crab			●	
Marine reserves (existing and proposed)						
19			Shoalwater Islands Marine Park		●	
20			Swan Estuary Marine Park	●		
21			Leschenault Regional Park (p)			●
			Total number of values	12	18	14
Key: ● value present						

Key: ● value present

4.5.2. Terrestrial environmental values

The 21 identified terrestrial environmental values included Bush Forever sites and remnant vegetation, Black cockatoos, western ringtail possums as well as wetlands and ground formations such as Mount Brown and the Henderson cliffs. Of these 21 values, 10 were identified in the Fremantle study area, 16 in the Kwinana area and 15 in the Bunbury area (Table 11).

Table 11: Terrestrial environmental values

TERRESTRIAL ENVIRONMENTAL VALUES						
ID	CATEGORY			FREMANTLE	KWINANA	BUNBURY
		SUB CATEGORY				
			SPECIFIC			
	Terrestrial reserves (existing and proposed)					
22			Existing		●	●
23			Proposed			●
	Significant habitats for biodiversity conservation:					
24		Bush Forever sites		●	●	
25		Remnant native vegetation		●	●	●
	Listed and significant fauna					
		Threatened				
26			Black Cockatoo (threatened)	●	●	●
27			Western ringtail possum			●
28			Other threatened fauna	●	●	●
29		Priority & specially protected fauna		●	●	●
	Listed and significant flora					
30			Threatened flora		●	
31			Priority flora	●	●	●
	Conservation significant communities					
32		All State and Commonwealth listed Threatened Ecological Communities – TEC; and Priority Ecological Communities – PEC			●	●
	Significant Wetlands					
33			Swan Canning Estuary	●		
34			Beeliar Regional Park		●	
35			Leschenault Inlet/Estuary			●
36			Other significant wetlands (i.e. geomorphic and ‘conservation’ / ‘resource enhancement’ wetlands)		●	●
37		High level of terrestrial environmental quality		●	●	●
	Groundwater and surface water resource					
38		Hydrological resource		●	●	●
39		High level inland water EQ				●
	Significant Landforms / features					
40			Henderson Cliffs		●	
41			Mt Brown		●	
42			Other	●	●	●
			Total number of values	10	16	15
Key: ● value present						

4.5.3. Marine and estuarine social values, assets and uses

The 16 identified marine and estuarine social values, assets and uses included heritage, public health, social and community and business, industry and commercial categories. These values included recreational activities such as fishing, swimming and boating as well as commercial fisheries, aquaculture and assimilation of wastewater. Of these 16 values, 13 were identified in the Fremantle study area, 15 in the Kwinana area and 12 in the Bunbury area (Table 12).

Table 12: Marine and estuarine social values, assets and uses

MARINE & ESTUARINE SOCIAL VALUES, ASSETS AND USES					
ID	CATEGORY		FREMANTLE	KWINANA	BUNBURY
	SUB CATEGORY				
	Heritage				
42		Aboriginal	●	●	●
43		Maritime & historic	●	●	●
	Public health				
44		High quality source water for desalination		●	
45		Recreational water quality	●	●	●
46		Seafood quality safe for eating	●	●	●
	Social and community				
47		Recreational fishing	●	●	●
48		Recreational swimming	●	●	●
49		Recreational boating access	●	●	●
50		Marina facilities	●	●	●
51		Educational & scientific values	●	●	●
52		Landscape and visual amenity	●	●	●
	Business, industry & commercial				
53		Tourism (including ferries and cruise ships)	●		●
54		Commercial fisheries	●	●	●
55		Aquaculture	●	●	
56		Suitable quality water for industrial use		●	
57		Assimilation of wastewater		●	
		Total number of values	13	15	12
Key: ● value present					

4.5.4. Terrestrial social values, assets and uses

The 22 identified terrestrial social values, assets and uses were grouped into heritage, public health, social and community, business industry and commercial and connectivity and access categories. These values included air quality, odour, beaches, horse beaches, agriculture, tourism, road safety and ease of access. Of these 22 values, 15 were identified in the Fremantle study area, 21 in the Kwinana area and 18 in the Bunbury area (Table 13).

Table 13: Terrestrial social values, assets and uses

TERRESTRIAL SOCIAL VALUES, ASSETS AND USES					
ID	CATEGORY	SUB CATEGORY	FREMANTLE	KWINANA	BUNBURY
	Heritage				
58		Aboriginal	●	●	●
59		Historic	●	●	●
	Public health				
60		Air quality	●	●	●
61		Dust	●	●	●
62		Noise	●	●	●
63		Odour	●	●	●
	Social and community				
64		Beaches		●	●
65		Horse beach		●	
66		Naval base shacks		●	
67		Walk trails		●	
68		Four-wheel driving			●
69		Coastal access		●	●
70		Natural areas / open space	●	●	●
71		Educational & scientific values	●	●	●
72		Landscape and visual amenity	●	●	●
	Business, industry and commercial				
73		Industrial use	●	●	●
74		Urban development	●	●	●
75		Agriculture		●	
76		Tourism	●	●	●
	Connectivity and access				
77		Road safety	●	●	●
78		Access to transport options	●	●	●
79		Ease of transport (lack of congestion)	●	●	●
		Total number of values	15	21	18
Key: ● value present					

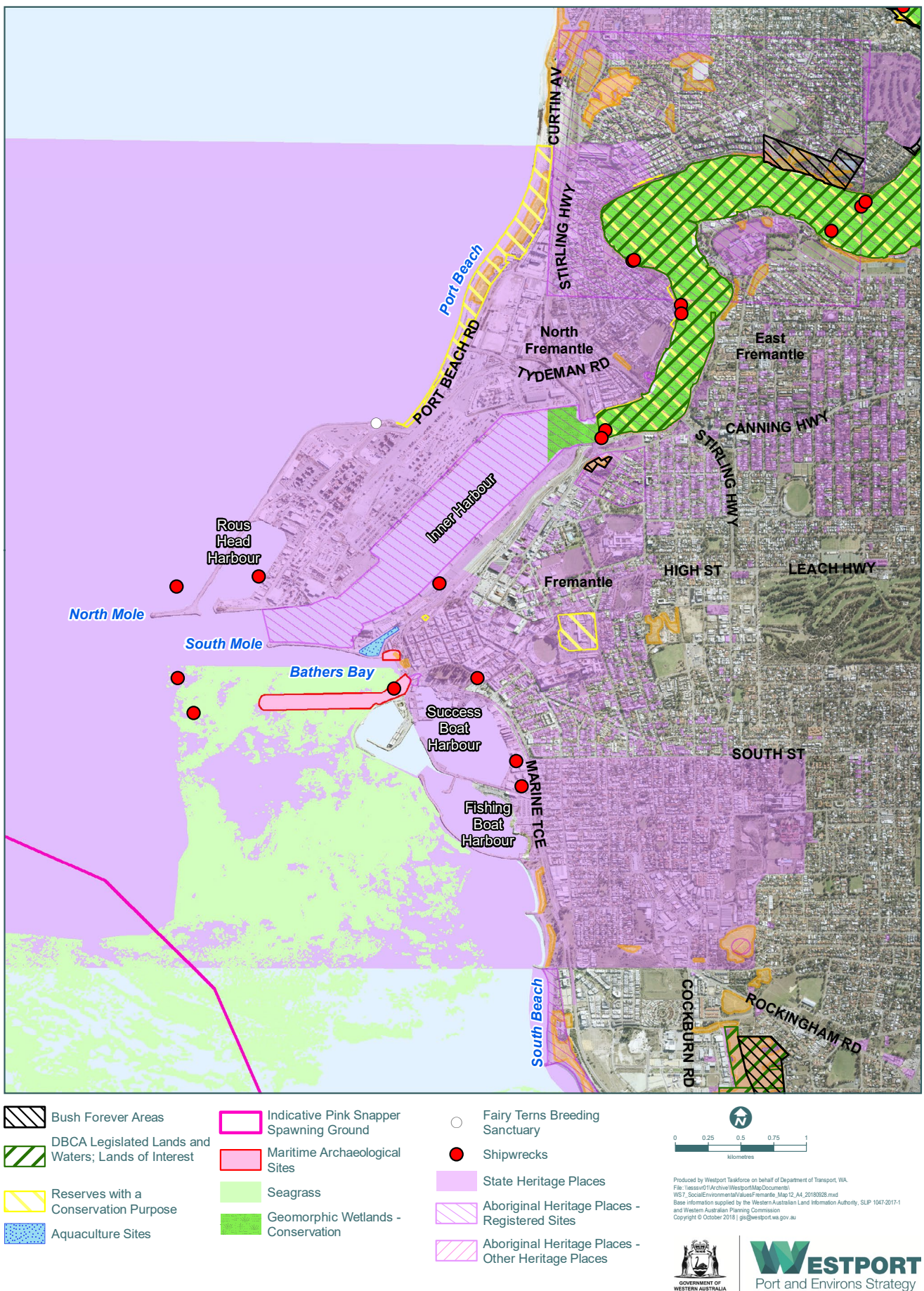
4.5.5. Environmental and social considerations at Fremantle

The Fremantle study area consists of the existing port footprint and a zone extending up to 2.5 kilometres around the port. This study area reflects that the Inner Harbour is an established port that is located in an urban area, where amenity is a defining characteristic.

Risks associated with an increase in throughput at the existing Inner Harbour, such as impacts related to dredging to deepen the existing channel and berths, will be investigated in Stage 2, along with potential new freight roads and rail routes and Impacts on urban social values such as road safety, ease of access and air quality

The locations of Fremantle's key environmental and social values are shown in Map 11.

Map 11: Environmental and social values – Fremantle





4.5.6. Environmental and social considerations at Kwinana

The Kwinana study area encompasses the coastal strip of land between Woodman Point and Point Peron, the whole of Cockburn Sound and the stretches of land directly adjacent to the two proposed freight routes (Rowley and Anketell Roads) extending up to 20 kilometres inland. The study area supports extensive leisure activity, aquaculture, recreational and commercial fishing, much of Perth's heavy industry, the AMC and HMAS Stirling on Garden Island.

At this stage, the Kwinana study area is extensive so that investigations can inform the location and size of any potential additional port facilities – and the impacts associated with various location options may be compared and assessed. On the land side, the inland transport corridors will likely be required for future urban growth and industrial expansion regardless of any new port developments, but the

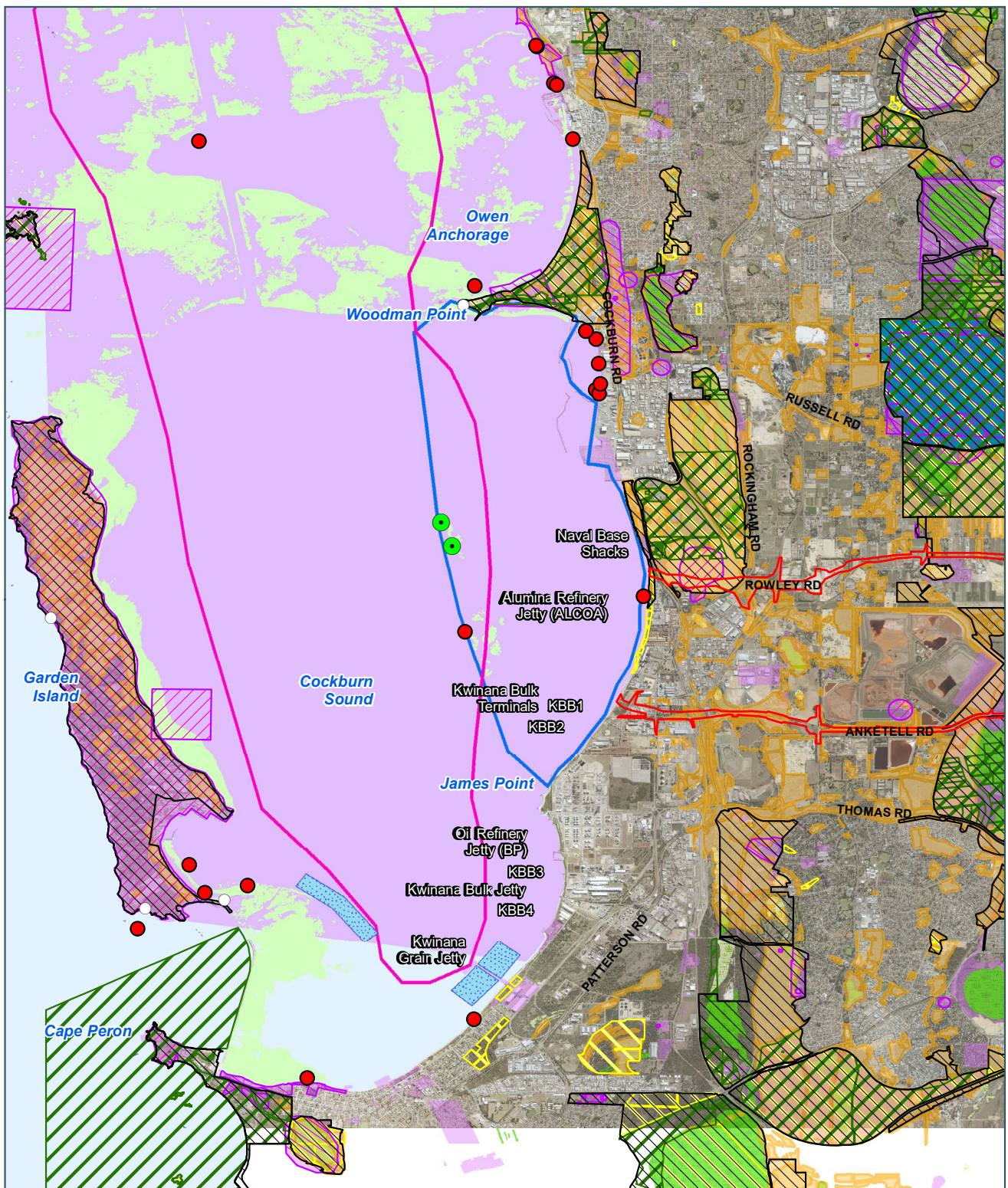
width of the transport corridors will be informed by potential port expansion in the area.

In Stage 2, the Environmental Work Stream will consider risks associated with:

- an expansion of operations in the Outer Harbour, including the construction and operation of a new container port;
- proposed extensions and expansions of Rowley and Anketell Roads;
- dredging and shipping traffic associated with potential new channels north and south of Garden Island, a second approach channel parallel to the existing shipping channel and a turning basin; and
- a potential second Perth Seawater Desalination Plant adjacent to the existing plant, including potential reconfiguration of the associated inlets and outfalls to deeper waters.

The locations of key environmental and social values for Kwinana are shown in Map 12.

Map 12: Environmental and social values – Kwinana



- | | | |
|---|--|--|
| Proposed Freight Road Corridors | Indicative Dolphin Foraging and Nursing Ground | Fairy Terns Breeding Sanctuary |
| DBCA Legislated Lands and Waters; Lands of Interest | Indicative Pink Snapper Spawning Ground | Recreational Fishing Spots |
| Reserves with a Conservation Purpose | Ramsar Wetlands | Shipwrecks |
| TEC/PEC Boundaries | Geomorphic Wetlands - Conservation | State Heritage Places |
| Aquaculture Sites | Geomorphic Wetlands - Resource Enhancement | Aboriginal Heritage Places - Registered Sites |
| Seagrass | | Aboriginal Heritage Places - Other Heritage Places |



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4.5.7. Environmental and social considerations at Bunbury

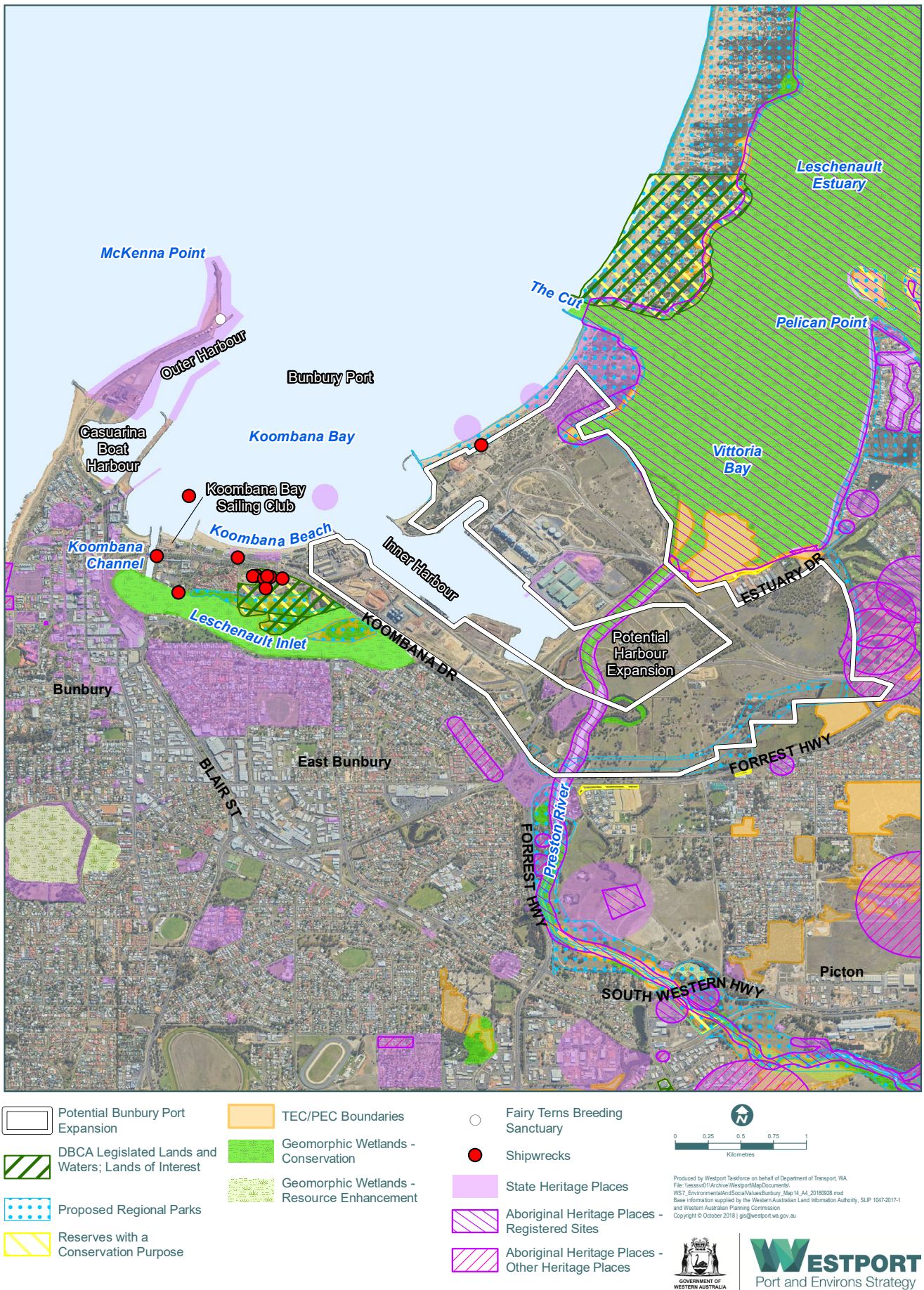
The Bunbury study area is defined as the zone occupied by the port footprint (as identified by Southern Ports Authority), as well the Bunbury Outer Ring Road (BORR) extending 15 kilometres from the port.

The Environmental Work Stream will consider in Stage 2, risks associated with:

- expansion of the port further inland;
- dredging associated with deepening the existing shipping channel and Harbour;
- truncation of the Preston River (which transfers river outflow from Leschenault Estuary to the harbour);
- port-related development of the land surrounding the harbour; and
- the proposed development of the BORR, and expansions of Casuarina Harbour and Koombana Bay Sailing Club.

The locations of key environmental and social values in Bunbury are shown in Map 13.

Map 13: Environmental and social values – Bunbury



4.5.8. Environmental and social considerations – next steps

In Stage 1 of the Westport process, the Environmental Work Stream identified a total of 79 marine and terrestrial environmental and social values at Fremantle, Kwinana and Bunbury.

Possible implications of port-related development on these values were discussed to identify potential environmental issues and to prioritise areas for further investigation. Within each area of interest, a number of values were identified that may be, or are likely to be, at risk of impact and that will need further investigation.

In Stage 2, the Environmental Work Stream will study these values further, identify and consider risk control measures and conduct an environmental risk assessment. The results will inform Westport's multi-criteria assessment and assist with planning and designing port-related development to avoid significant impacts. The Environmental Work Stream will focus on:

- reviewing and examining values and risks in more detail;
- defining and, where possible, addressing knowledge gaps;
- investigating potential control measures for avoiding, mitigating and offsetting potential impacts as well as opportunities for enhancing environmental and social values; and

- estimating residual risks.

Studies will include:

- a scientific literature review and gap analysis;
- an analysis of risks to urban social values from an increase in freight and port activity;
- identification and investigation of control measures and opportunities;
- consideration of the risks and potential impacts to environmental and social values from global climate change;
- a community survey for value mapping and weighting and the identification of potential issues;
- development of recommendations for research and environmental monitoring programs to address key gaps; and
- predictive scenario modelling (to investigate hydrodynamic implications of potential designs).

More comprehensive technical investigations, such as flora, fauna and ecological community surveys and mapping, high quality benthic habitat mapping and analysis, sediment fate modelling and detailed geotechnical studies (where required), are currently out of scope. These would generally be undertaken when a preferred option is endorsed by Government in the lead-up to an Environmental Impact Assessment process.



5. Communication, consultation and engagement

A key aspect of the Westport process has been to involve all members of the Taskforce in the development of the work streams, which comprised members from State and local government agencies, industry, academia and community groups, as well as other subject matter experts as required. Through numerous meetings, workshops, research and site visits, the work streams have shared and discussed information from many perspectives, identifying problems and opportunities in the process.

With more than 100 stakeholders involved, sound project governance has been keeping the project on track and has included:

- risk management being undertaken on the overall project, as well as for each individual work stream;
- six-monthly risk ‘health checks’ being undertaken with an independent external consultant;
- strictly adhering to Infrastructure Australia’s processes⁴³; and
- appointing independent peer reviewers to assess Westport’s procedures.

The Westport Taskforce is closely following the ISCA stakeholder engagement framework in the IS V2.0 Planning Rating, with a view to achieving accreditation. We are applying five ‘beyond business as usual’ principles⁴⁴ to stakeholder engagement to ensure all relevant parties are properly identified and have the opportunity to provide input that will be used to guide the decision-making process (see Table 14).

Table 14: ISCA’s guiding principles for stakeholder engagement

PRINCIPLE	DESCRIPTION
Clarity of Purpose	The extent to which the purpose of engagement, and how input will be used, is clear
Inclusive	The extent to which those that are potentially affected by, or interested in, a project are able to be involved
Integrated	The extent to which stakeholder engagement is integrated into the project
Credible	The extent to which stakeholder input influences the project and decision making
Continuous Improvement	Strategy and implementation contribute towards improved stakeholder engagement (e.g. lessons learnt, regular monitoring and review and knowledge sharing)

43. Infrastructure Australia Assessment Framework for initiatives and projects to be included in the infrastructure priority list, 2018. <http://infrastructureaustralia.gov.au/projects/make-a-project-assessment.aspx>

44. ISCA, 2018, Adapted from Table S1: Guiding principles for the stakeholder engagement credits. Infrastructure Sustainability V2.0 Technical Manual Planning Rating

Since the release of *Westport: What you have told us* in April 2018, a series of community drop-in events and shopping centre displays were conducted in Fremantle, Kwinana and Bunbury to enable interested residents to engage face-to-face with the Westport project team and ask questions.

The details of these events were:

1. Fremantle Woolstores shopping centre display – Saturday 7 July 2018
2. Fremantle drop-in session at Stackwood – Wednesday 11 July 2018
3. Kwinana Marketplace shopping centre display – Saturday 14 July 2018
4. Kwinana drop-in session at the Darius Wells Centre – Wednesday 18 July 2018
5. Bunbury Forum shopping centre display – Saturday 28 July 2018
6. Bunbury drop-in session at Maker + Co – Wednesday 1 August 2018

These events were promoted through the following methods:

- delivering nearly 8,000 flyers via mail to local residences and businesses in Fremantle, Kwinana and Bunbury;
- advertising in eight local newspapers covering Fremantle, Kwinana and Bunbury with a combined reach of 508,130 people;
- releasing an official statement from the Office of the Minister for Transport, Planning and Lands;
- providing details to Westport's stakeholder network and Reference Group, with request to forward onto their networks;
- promotion on the Department of Transport's and Main Road WA's social media channels;
- providing details in the Westport digital newsletter; and
- promotion on the Westport website.

Despite this promotion, the turnout to the drop-in sessions was lower than expected, with 55 people attending the Fremantle event, 57 in Kwinana and 30 in Bunbury. It is believed that the low turnout is due to Westport not having any specific plans as yet, so people are not exactly sure what the project is or how it affects them. As such, community ambivalence has been high up until this point. However, as the project progresses and plans become tangible, it is likely that public interest will increase.

Future community engagement will involve:

- Westport's new online consultation hub, [MySayTransport.wa.gov.au/Westport](https://mysaytransport.wa.gov.au/Westport), which enables people to complete polls, surveys and submission forms to provide feedback into the Westport process;
- an increase in Westport presentations at public events and conferences;
- community surveys to gather quantitative data and input;
- a series of focus groups comprising different demographic groups from Fremantle, Kwinana, Bunbury and wider Perth to obtain more in-depth, detailed understandings;
- an increased focus on the media;
- dissemination of information about Westport through our stakeholder network – comprising 30 companies, 33 peak bodies and membership organisations, three unions, numerous environmental groups, 35 Local Government Authorities, nearly all State Government agencies, and several Federal Government agencies. The combined reach of this network encompasses over 1.5 million people; and
- meetings and/or presentations with community groups (over 300 stakeholder meetings were already conducted in Westport's first year).

The quantitative data derived from this research will allow robust statistical analysis and inform the Taskforce on:

- the community's views on the importance of environmental and social assets/values/uses;
- socially acceptable and unacceptable levels of change to assets/values/uses; and
- the values that may be site constraints, differentiators between options or provide opportunities for port development.

The outcome of the Westport Strategy will have far-reaching consequences on our economy, our

environment and our way of life today and for future generations. We need to get the balance right. The Westport Taskforce sees the development of the Westport Strategy as a shared journey and welcomes feedback at every stage, so that problems and opportunities are examined from many perspectives.

You can help by providing feedback on *What we have found so far* to inform the next stage of the Westport process.



Photo courtesy of Southern Ports Authority



Appendix 1: Abbreviations

ADF	Australian Defence Force	ISCA	Infrastructure Sustainability Council of Australia
AMC	Australian Marine Complex	KIA	Kwinana Industrial Area
ATV	Automated Transfer Vehicle	KBJ	Kwinana Bulk Jetty
BORR	Bunbury Outer Ring Road	KBT	Kwinana Bulk Terminal
CBH	Cooperative Bulk Handling	KGJ	Kwinana Grain Jetty
DAE	Deloitte Access Economics	KIA	Kwinana Industrial Area
DJTSI	Department of Jobs, Tourism, Science and Innovation	Lat 32	Latitude 32 Industrial Area
DPLH	Department of Planning, Lands and Heritage	MCA	Multi-criteria assessment
DoT	Department of Transport	MRS	Metropolitan Region Scheme
DUKC	Dynamic Under Keel Clearance	MRWA	Main Roads Western Australia
ECP	Empty Container Park	NQRT	North Quay Rail Terminal
EPA	Environmental Protection Authority	OH	Outer Harbour
EQ	Environmental Quality	PEC	Priority Ecological Communities
FLCWA	Freight and Logistics Council of Western Australia	RIZ	Rockingham Industry Zone
FPA	Fremantle Ports Authority	SWM	South West Main railway line
GDP	Gross Domestic Product	TEC	Threatened Ecological Communities
GSP	Gross State Product	TEU	Twenty-Foot Equivalent Unit
HMAS	Her Majesty's Australian Ship	vpd	Vehicles per day
IA	Infrastructure Australia	WAPC	Western Australian Planning Commission
IWA	Infrastructure Western Australia	WTC	Western Trade Coast
IH	Inner Harbour		
IMEX	Import Export		
IMT	Intermodal Terminal		



We would like to extend our sincere thanks to the members of the Westport Taskforce for their contributions.

Arc Infrastructure	Department of Jobs, Tourism, Science and Innovation	Peel Development Commission
Australian Defence Network WA	Department of Planning, Lands and Heritage	Perth Airport
Australian Marine Complex	Department of Primary Industries and Regional Development	Planning and Transport Research Centre (PATREC)
Bunbury Wellington Economic Alliance	Department of the Premier and Cabinet	Property Council of Australia
CBH Group	Department of Transport	Rail Tram and Bus Union WA
Chamber of Commerce and Industry WA	Department of Treasury	Recfishwest
Chamber of Minerals and Energy of WA	Department of Water and Environmental Regulation	Regional Development Australia Perth
City of Armadale	DP World Australia	Shire of Chittering
City of Belmont	Eastern Metropolitan Regional Council	Shire of Dardanup
City of Bunbury	Freight and Logistics Council of WA	Shire of Murray
City of Canning	Fremantle Ports	Shire of Serpentine Jarrahdale
City of Cockburn	Kwinana Industries Council	South West Development Commission
City of Fremantle	LandCorp	South West Group
City of Gosnells	Latitude 32 Community Group	Southern Ports Authority
City of Kalamunda	Livestock and Rural Trade Association	Town of East Fremantle
City of Kwinana	Main Roads WA	Transport Workers Union Western Australia
City of Mandurah	Maritime Union of Australia	Urban Development Institute of Australia
City of Melville	Mediterranean Shipping Company	WA Livestock Exporters Association
City of Rockingham	Member for Bunbury	Watco
City of Swan	Member for Cockburn	Water Corporation
City of Vincent	Member for Fremantle	Western Australian Fishing Industry Council Inc.
City of Wanneroo	Member for Kwinana	Western Australian Marine Science Institution
Cockburn Power Boat Association	Naval Base Holiday Association	Western Australian Port Operations Taskforce
Cockburn Sound Management Council	Pastoralists and Graziers Association of WA	Western Harbours Alliance
Committee for Perth	Patrick	Western Roads Federation
Conservation Council of Western Australia		
Curtin University Sustainability Policy Unit		



Contact details:

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Email: enquiries@westport.wa.gov.au
Telephone: (08) 6551 6717

25 January 2019

Our Ref.: D19/544

Nicole Lockwood
Chair, Westport Taskforce
140 William Street
PERTH WA 6000

Dear Ms Lockwood

WESTPORT: WHAT WE HAVE LEARNED SO FAR

Thank you for the opportunity to comment on *Westport: What we have learned so far*. The report contains a comprehensive summary of all the issues to date. While City Officers have provided feedback to the Westport team throughout the process, the City wanted to make a formal submission to the report.

The report frequently refers to determining how long the Fremantle Inner Harbour can continue as an efficient and safe operation. The City would contend that the current situation with serious congestion issues is neither efficient or safe and should not be considered as a baseline for comparisons. It has been estimated that congestion costs Perth more than \$1.7 billion per year in lost productivity, and the road network servicing the Inner Harbour is one of Perth's most congested. There is a cost to business to continue to access this facility and the assumption in the report that this is efficient and safe is clearly incorrect. Ideally, Westport should calculate the opportunity cost and loss of not proceeding with a new port as part of the Stage 2 analysis, and accurately cost the implications related to the existing port access and layout.

Many of the assumptions about the ongoing suitability of the Fremantle Inner Harbour are from the 2014 AECOM study. For the sake of transparency, it is recommended that this report be published in full on the Westport website, along with any appendices, so that community members can understand any caveats or limitations associated with the planned expansion.

The trade task analysis by Deloitte makes many assumptions about the future demand based on past performance. One assumption is based around the demand for breakbulk at the Inner Harbour during the mining boom as being the maximum demand. Anecdotally, the performance of the port and the figures quoted relate to the maximum capacity of goods through the harbour, and additional unmet demand was not exported due to the capacity being reached. Further investigation of this point may lead to reconsideration of future growth.

The report refers to next stage multi-criteria assessments (MCA). A well developed MCA can be a very useful tool to compare options, however the relative weightings of the issues is often a matter of debate. Greater clarity of how community values will assist in the determination of the scoring and weighting is required and will need to be the subject of its own review if the final report is to be widely accepted. Community values will need to expand beyond issues such as geomorphic features, to consider matters such as the benefit to the economy and job creation of each option.

The report accurately identifies the probable hypotheses. However, based on a planning horizon of up to 100 years, there are likely more Options related to the roll out of the port. These may include further interim solutions, particularly with General Cargo, which may have roll on effects. Likewise, scenarios for mid-term solutions need to be considered, such as a 10, 20 and 40 year horizon in addition to the long term. Further, while it is accepted that General Cargo may not be of the scale of the containerised cargo, the impacts of 100,000 vehicles per year, or the potential for feed lots adjacent to a port facility, are significant planning issues that should be addressed with the same careful reflection as given to containerised materials.

Further, with respect to the hypotheses, the taskforce should look to determine early on the viability of containers at more than one port. This conclusion appears to have been drawn in part with respect to ships providing containerised trade based on the Bunbury catchment

alone. The required duplication of infrastructure and workforces may not be viable and could potentially rule out some options early in the analysis, leaving more time to explore more likely development scenarios.

The impact of the future needs of naval operations in the Cockburn Sound are not yet fully understood. Prior to commencing the analysis of the options, the likelihood of a second channel into the Sound as a result of Navy requirements should be determined, as the impacts from the enabling infrastructure may occur regardless of a decision to expand the Outer Harbour.

In the body of the report, Map 8 incorrectly shows the land within Latitude 32 as being zoned Rural and Urban under the Metropolitan Region Scheme. This land is not contained within the Metropolitan Region Scheme and the gazetted copy of the scheme correctly shows this area unshaded. A correction should be included on the Westport website, as it may lead people to incorrectly conclude that there are areas zoned for Urban uses or Rural uses within the Latitude 32 area and assume that the land has the same urban encroachment issues that Fremantle Port suffers.

The report lacks consideration of the opportunities to catalyse job creation in the South West corridor of Perth, as a result of moving the port. While mention is made of land for job creation in Bunbury, there is arguably more development ready land available in the Kwinana Region, which would generate much needed economic growth in a region that has faced entrenched socio-economic disadvantage. Table 3 of the report should be amended to note the potential to drive economic growth through the development of industrial parks, which are not possible in Fremantle due to urban encroachment and lack of vacant land.

The report identifies that the proximity of the Rowley and Anketell Road linkages to the future stages of the Desalination Plant may add complexity to the planning of a new Outer Harbour. While some conflict may exist, the Westport Taskforce Steering Committee should make a recommendation to the State Government not to proceed with any investment decisions surrounding further desalination investment until the Westport Strategy is finalised. There are other alternative locations for this facility that would not impact on the delivery of critical state economic development infrastructure. Further, the study should plan for the development of both Rowley and Anketell Roads in to a new port, as it is critical to provide

redundancy if there are blockages in the road network, a feature not present in the constrained High Street Fremantle Harbour access.

As the study progresses into the next stages, public consultation will be of significant importance to the community acceptance of the report and its recommendations. The City welcomes the adoption of the Infrastructure Sustainability Council of Australia stakeholder engagement framework. In addition, the City would suggest implementation of “world café” style engagement, which was successfully adopted in the roll out of the *Network City* plan for Perth. Engagement with a group which has representation from a wide cross section of the community will allow differing views to be expressed as well as limiting the influence of lobby groups on both sides of the issue.

Finally, the report mentions many times the availability of land within Latitude 32 to allow for an intermodal facility. Consideration must also be given to a land backed port with an integrated intermodal facility. This may have significant benefits in freeing up further industrial land in Latitude 32, as well as potentially freeing up land in the long term at other sites in Perth, such as Kewdale.

The City has welcomed the collaborative and open approach that the taskforce has taken towards the process so far and we look forward to continuing to work with you in the future. If any further clarification is required on any of these points raised, please do not hesitate to contact me.

Yours sincerely

Joanne Abbiss

CHIEF EXECUTIVE OFFICER

16.4 Request to Minister for Planning, Lands and Heritage to dedicate a portion of Wells Park as road

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

In or about 2003, the then Town of Kwinana constructed a widening of Kwinana Beach Road to facilitate movement of large trucks seeking access to the Cooperative Bulk Handling facility within the City of Rockingham. The widening was constructed over a portion of Wells Park otherwise known as Lot 1836 Kwinana Beach Road, Kwinana Beach – Reserve number 24575 (Lot 1836). In order to convert the affected section of Wells Park to a gazetted road, it is necessary for the Council to pass a resolution requesting the Minister for Planning, Lands and Heritage (the Minister) to dedicate the affected portion of Lot 1836 as road.

In addition, section 56(4) of the *Land Administration Act* 1997 provides that the Minister on granting a request to dedicate land as road requires the local government to indemnify the Minister against any claim for compensation in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request.

A plan showing Kwinana Beach Road and the widening of it in or about 2003 is shown on Attachment A.

OFFICER RECOMMENDATION:

That Council:

1. Request the Minister to dedicate that portion of land shown in Attachment A as road.
2. Indemnify the Minister against any claim for compensation in an amount equal to the amount of costs reasonably incurred by the Minister in considering and granting the request.

DISCUSSION:

The existence of a portion of Kwinana Beach Road over land formerly part of Wells Park is an anomaly that has not been corrected. As both Kwinana Beach Road and Wells Park are under the care, control and management of the City, this outstanding anomaly, while untidy, has not created any issues or resulted in any claims for compensation. Main Roads Western Australia (MRWA) have investigated and assessed the portion of Kwinana Beach Road, within the City of Kwinana, and have determined that the road meets the threshold for consideration for transfer to State responsibility, and they have approached the City regarding the process of handing over responsibility for the road to the State. However, for the State to take over responsibility for Kwinana Beach Road, the road itself will need to be contained within the road reserve. The process of investigation and assessment by MRWA has brought this anomaly to the City's attention.

16.4 REQUEST TO MINISTER FOR PLANNING, LANDS AND HERITAGE TO DEDICATE A PORTION OF WELLS PARK AS ROAD

As previously noted, there is the possibility of transferring responsibility of Kwinana Beach Road to MRWA. The transfer of the road is not the subject of this Report. At this stage, the City is working with MRWA on gathering the information MRWA need to build the business case for a transfer of responsibility. If the business case is successful, a resolution of Council will be required to authorise the Chief Executive Officer to enter into an exchange of letters with MRWA. Accordingly, should the State determine that the business case is acceptable, a separate report will then be presented to Council for consideration.

As part of the dedication process, a check of utility services was undertaken by the City Infrastructure team and, as a result, identified a high voltage Western Power cable located within Wells Park and street lighting and associated cabling also contained within Wells Park adjacent to the road. Dedicating the land as road will result in the Western Power cables and street lighting being located within the road reserve rather than Wells Park reserve.

LEGAL/POLICY IMPLICATIONS:

Section 56(1)(a) of the *Land Administration Act 1997* (the Act) provides that, if in the district of a local government land is reserved or acquired for use by the public or is used by the public as a road under the care, control and management of a local government and that land is described in a survey, sketch plan or document, the local government may request the Minister to dedicate the land as a road.

Section 56(2) of the Act provides that if a local government resolves to make a request pursuant to subsection (1), it must in accordance with the *Land Administration Regulations 1998* prepare and deliver the request to the Minister and provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road.

Section 56(3) of the Act provides that on receiving a request delivered to him or her under subsection (2) the Minister must consider the request and then may, subject to subsection (5), by order:

- (a) grant the request; or
- (b) direct the local government to reconsider the request having regard to such matters as the Minister thinks fit to mention in his or her direction; or
- (c) refuse the request.

Section 56(4) of the Act provides that on the Minister granting a request under subsection (3) the relevant local government is liable to indemnify the Minister against any claim for compensation in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request.

Finally, section 56(5) of the Act provides that to be dedicated under subsection 3(a), land must immediately before the time of dedication be –

- (a) unallocated Crown land or, in the case of a private road, alienated land; and
- (b) designated in the relevant plan of survey, sketch plan or document as having the purpose of a road.

16.4 REQUEST TO MINISTER FOR PLANNING, LANDS AND HERITAGE TO DEDICATE A PORTION OF WELLS PARK AS ROAD

As the land now part of Kwinana Beach Road was formerly part of the Wells Park reserve, it will be necessary for the Minister to adjust the boundary of the reserve under the management order and excise that portion of Wells Park taken as part of the road in or about 2003 to create a portion of unallocated Crown land as a requirement of section 56(5) of the Act. This process that will be undertaken by the Department of Planning, Lands and Heritage.

FINANCIAL/BUDGET IMPLICATIONS:

There are not expected to be any costs associated with the dedication. However, in the unlikely event that the City is liable to indemnify the Minister against any claim for compensation, it is estimated that such costs and expenses of the Minister are unlikely to exceed five thousand dollars (\$5,000.00).

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications as a result of this report. The process is addressing a land tenure anomaly.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this report. The road was constructed approximately 15 years ago. There are no proposals for additional road works at this particular locality.

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Strategic Community Plan	A connected transport network	4.6 Provide a safe and efficient integrated network of roads, footpaths and cycle routes supported by a good public transport system.

COMMUNITY ENGAGEMENT:

The road works were completed approximately 15 years ago. Subsequent to the construction of the small section of road, the City undertook community consultation to develop the Wells Park Precinct Master Plan 2009 and in 2018 the City's Development Feasibility Study – Kwinana Beach: Stage 2: Community Needs Assessment (July 2018) included processes in order to determine community values related to the land.

The dedication of the land as a road does not affect the outcome of these consultation processes. The Wells Park Precinct Master Plan 2009 included the section of road within the spatial plan, and noted that the road alignment had the benefit of slowing traffic.

16.4 REQUEST TO MINISTER FOR PLANNING, LANDS AND HERITAGE TO DEDICATE A PORTION OF WELLS PARK AS ROAD**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	Minor embarrassment for constructing road over a portion of a public park.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Rare
Rating (before treatment)	Low
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Avoid
Rating (after treatment)	Low

COUNCIL DECISION

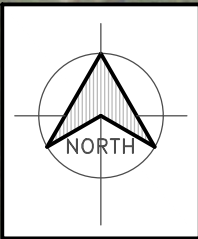
383

MOVED CR W COOPER**SECONDED CR D WOOD**

That Council:

- 1. Request the Minister to dedicate that portion of land shown in Attachment A as road.**
- 2. Indemnify the Minister against any claim for compensation in an amount equal to the amount of costs reasonably incurred by the Minister in considering and granting the request.**

**CARRIED
7/0**



SETOUT POINTS		
POINT	EASTING	NORTHING
P101	383160.171	6431545.922
P102	383147.418	6431526.782
P103	383146.398	6431497.800

LEGEND

- EXISTING PROPERTY BOUNDARY
- - - PROPOSED PROPERTY BOUNDARY

GENERAL NOTES:

1. UNITS ARE IN METRES UNLESS NOTED OTHERWISE.
2. SETOUT COORDINATES ARE MGA AND AHD.

				ASSOCIATE CONSULTANT:				PROJECT: KWINANA BEACH ROAD-KWINANA BEACH PROPOSED BOUNDRY LINE		SCALE 1:500 (A3)		DRAWING TITLE GENERAL LAYOUT SHEET 1 OF 1			
								ADDRESS: Cnr Gilmore Avenue and Sulphur Road, Kwinana WA 6167		DESIGN -- CHECK S.S					
								PHONE: (08) 9439 0200		DRAWN S.H DATE 07/18					
								FAX: (08) 9439 0222		AUTHORISED (MANAGER ENGINEERING SERVICES)		FILE NO. KWIN			
								EMAIL: admin@kwinana.wa.gov.au		R.NAJAFZADEH		DRAWING NUMBER 19-002-10		REVISION A	
						WEB: http://www.kwinana.wa.gov.au									
REV		DATE		DESCRIPTION				DRAWN							
A		07/18		ISSUED FOR COMMENT				S.H							

16.5 Proposed disposition by way of lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware - Part of 4 Beacham Crescent, Medina

DECLARATION OF INTEREST:

Councillor Merv Kearney declared a financial interest due to his wife and himself being lessees of the property. Councillor Kearney left the Council Chambers at 8:17pm and returned to the Council Chambers at 8:20pm.

Mayor Carol Adams declared an impartiality interest due to the lessee being a fellow City of Kwinana Elected Member.

Deputy Mayor Peter Feasey declared an impartiality interest due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Wendy Cooper declared an impartiality interest due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Sandra Lee declared an impartiality interest due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Sheila Mills declared an impartiality interest due to the lessee being a fellow City of Kwinana Elected Member.

Councillor Dennis Wood declared an impartiality interest due to the lessee being a fellow City of Kwinana Elected Member.

SUMMARY:

This report seeks Council to declare by resolution that the CEO and Mayor are authorised on behalf of the City of Kwinana, to enter into a lease (Attachment A) for part of 4 Beacham Crescent, Medina with Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware ABN 72 845 535 167.

The proposed rent for the land the subject of the lease was determined by an independent valuation undertaken on 12 June 2018 (Confidential Attachment B). Accordingly, this report also seeks Council to declare by resolution that it believes a valuation carried out more than six months before the proposed disposition is a true indication of the value at the time of the proposed disposition (i.e. the commencement of the lease).

On 10 October 2018, Council resolved to give local public notice of the proposed disposition in accordance with the *Local Government Act 1995 (WA)*.

On 19 October 2018, local public notice was published in the Weekend Courier, advertising that submissions were to be made in writing no later than 5 November 2018 (Attachment C). No submissions were received.

16.5 PROPOSED DISPOSITION BY WAY OF LEASE BETWEEN THE CITY OF KWINANA AND MERVYN KEARNEY AND SUSAN KEARNEY TRADING AS KEARNS GARDEN CENTRE AND HARDWARE - PART OF 4 BEACHAM CRESCENT, MEDINA

OFFICER RECOMMENDATION:

That Council:

1. Authorise the Chief Executive Officer and Mayor to execute the lease as detailed in Attachment A and make modifications to the lease where its intent does not change, subject to an amendment being made to the lease requiring notifications to be registered on the titles of 22 and 26 Seabrook Way, Medina advising of the lease.
2. Declare the valuation contained at Attachment C carried out more than 6 months before the proposed disposition to be a true indication of the value at the time of the proposed disposition.

NOTE – AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

The City of Kwinana (the City) owns 4 Beacham Crescent, Medina more particularly described as Lot 115 on Deposited Plan 189850 being the whole of the land in Certificate of Title Volume 1884 Folio 390 (the Premises). The City's Depot facilities are located on the north-west portion of the Premises.

Part of the Premises, being approximately 1,700 square metres of land adjacent to 22 and 26 Seabrook Way, Medina (Leased Premises) is leased to Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware (Kearns Garden Centre) by way of a lease dated 2009. The term of this lease expired on 31 August 2017 but now continues to operate on a month to month basis. Notably, 22 and 26 Seabrook Way are owned by Mervyn and Susan Kearney.

In September 2017, Mervyn and Susan Kearney were advised that the abovementioned lease had expired and due to them still occupying the Leased Premises, the lease would remain on a month to month basis until they vacated or a new lease was entered into. Mervyn and Susan Kearney confirmed that they intended to continue their tenancy and enter into a new lease with the City subject to Council approval.

Section 3.58(4)(c) of the *Local Government Act 1995 (WA)* requires the market value of a disposition to be ascertained by a valuation carried out not more than 6 months before the proposed disposition. However, section 3.58(4)(c)(ii) of the *Local Government Act 1995 (WA)*, allows the City to declare by resolution that it believes a valuation carried out more than six months before the proposed disposition, is a true indication of the value at the time of the proposed disposition. The proposed rent for the Leased Premises was determined by an independent valuation undertaken on 12 June 2018 to be \$5,500 (excluding GST and outgoings). Whilst this is more than 6 months before the disposition, it is believed that the valuation amount would not have changed significantly to affect the original valuation.

16.5 PROPOSED DISPOSITION BY WAY OF LEASE BETWEEN THE CITY OF KWINANA AND MERVYN KEARNEY AND SUSAN KEARNEY TRADING AS KEARNS GARDEN CENTRE AND HARDWARE - PART OF 4 BEACHAM CRESCENT, MEDINA

At the Ordinary Council Meeting held on 10 October 2018, Council resolved to give local public notice of the proposed lease. Local public notice was published in the Weekend Courier on 19 October 2018, advertising that submissions were to be made in writing no later than 5 November 2018. It is understood that there were no submissions received.

Following the expiry of the submission period for local public notice, City Officers sent Mervyn and Susan Kearney a draft lease for their perusal.

Mervyn and Susan Kearney are now seeking to enter into a lease with the City for the Leased Premises and have paid the necessary administrative fees and charges.

By way of summary, it is proposed that the lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware ABN 72 845 535 167 be for an initial term of 3 years with an extension option of 2 years. Further, the proposed initial rent will be \$5,500 p.a (excluding GST and outgoings) in accordance with the market valuation, which we understand to be a true indication of the value of the Premises.

City Officers considered how the City could ensure that in the event that the business is ever sold prospective purchasers of 22 and 26 Seabrook Way, Medina (Private Land), being land adjoining the City's land at 4 Beecham Cr, Medina (City Land) are made aware that the portion of the City Land that is leased for the purposes of the garden centre business undertaken on the Private Land, does not comprise part of the Private Land. At present the portion of the City Land used for the garden centre business appears as part of the Private Land as there is no physical boundary that has been maintained.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the lessee's are Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware ABN 72 845 535 167.

Local Government Act 1995 (WA)

Local Government (Functions and General) Regulations 1996 (WA)

Leasing of Community Facility Policy 2015

FINANCIAL/BUDGET IMPLICATIONS:

There are financial/budget implications identified as a result of this report. The City will lose \$5,500 per annum of potential lease revenue, if it does not enter into the lease.

ASSET MANAGEMENT IMPLICATIONS:

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

16.5 PROPOSED DISPOSITION BY WAY OF LEASE BETWEEN THE CITY OF KWINANA AND MERVYN KEARNEY AND SUSAN KEARNEY TRADING AS KEARNS GARDEN CENTRE AND HARDWARE - PART OF 4 BEACHAM CRESCENT, MEDINA

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	6.3 Maximise the value of the City's property assets

COMMUNITY ENGAGEMENT:

Community engagement has occurred by way of advertising in the Weekend Courier. 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	That Council does not authorise the Chief Executive Officer and Mayor to execute the lease.
Risk Theme	Ineffective management of facilities/venues/events
Risk Effect/Impact	Financial/Reputational
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Avoid
Response to risk treatment required/in place	This report is in relation to the Chief Executive Officer and Mayor executing the lease between the City of Kwinana and Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware ABN 72 845 535 167
Rating (after treatment)	Low

16.5 PROPOSED DISPOSITION BY WAY OF LEASE BETWEEN THE CITY OF KWINANA AND MERVYN KEARNEY AND SUSAN KEARNEY TRADING AS KEARNS GARDEN CENTRE AND HARDWARE - PART OF 4 BEACHAM CRESCENT, MEDINA

COUNCIL DECISION

384

MOVED CR D WOOD

SECONDED CR S LEE

That Council:

- 1. Authorise the Chief Executive Officer and Mayor to execute the lease as detailed in Attachment A and make modifications to the lease where its intent does not change, subject to an amendment being made to the lease requiring notifications to be registered on the titles of 22 and 26 Seabrook Way, Medina advising of the lease.**
- 2. Declare the valuation contained at Attachment C carried out more than 6 months before the proposed disposition to be a true indication of the value at the time of the proposed disposition.**

CARRIED BY ABSOLUTE MAJORITY OF COUNCIL
6/0

Standard Community Lease Precedent

Lease of Part of 4 Beacham Crescent, Medina

City of Kwinana

Mervyn Kearney and Susan Kearney trading as
Kearns Garden Centre and Hardware ABN 72
845 535 167

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Details

Parties

City of Kwinana

of PO Box 21, Kwinana, Western Australia 6966
(Lessor)

Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware ABN 72 845 535 167

Of 22 Seabrook Way, Medina, Western Australia 6167
(Lessee)

Background

- A The Lessor is registered as the proprietor of the Land.
- B The Lessor has agreed to lease and the Lessee has agreed to take a lease of the Premises upon the terms and conditions contained in this Deed.

Agreed terms

1. Definitions

In this Lease, unless otherwise required by the context or subject matter:

Amounts Payable means the Rent and any other money payable by the Lessee under this Lease;

Authorised Person means:

- (a) an agent, employee, licensee or invitee of the Lessor; and
- (b) any person visiting the Premises with the express or implied consent of any person mentioned in paragraph (a);

CEO means the Chief Executive Officer for the time being of the Lessor or any person appointed by the Chief Executive Officer to perform any of her or his functions under this Lease;

Commencement Date means the date of commencement of the Term specified in **Item 4** of the Schedule;

Contaminated Sites Act means the *Contaminated Sites Act 2003 (WA)*;

CPI means the Consumer Price Index (All Groups) Perth number published from time to time by the Australian Bureau of Statistics;

DER means the Department of Environment Regulation of Western Australia;

Environmental Contamination has the same meaning as the word “contaminated” in the Contaminated Sites Act;

EPA means the Environment Protection Agency of Western Australia;

Encumbrance means a mortgage, charge, lien, pledge, easement, restrictive covenant, writ, warrant or caveat and the claim stated in the caveat;

Further Term means each further term specified in **Item 3** of the Schedule;

Good Repair means good and substantial tenantable repair and in clean, good working order and condition;

Interest Rate means the rate at the time the payment falls due being 2% greater than the Lessor’s general overdraft rate on borrowings from its bankers on amounts not exceeding \$100,000.00;

Land means the land described at **Item 1(a)** of the Schedule;

Lease means this deed as supplemented, amended or varied from time to time;

Lessee’s Agents includes:

- (a) the sublessees, employees, agents, contractors, invitees and licensees of the Lessee; and
- (b) any person on the Leased Premises by the authority of a person specified in paragraph (a);

Lessee's Covenants means the covenants, agreements and obligations set out or implied in this Lease or imposed by law to be performed and observed by any person other than the Lessor;

Lessor's Covenants means the covenants, agreements and obligations set out or implied in this Lease, or imposed by law to be observed and performed by the Lessor;

Notice means each notice, demand, consent or authority given or made to any person under this Lease;

Party means the Lessor or the Lessee according to the context;

Premises means the premises described at **Item 1(b)** of the Schedule;

Rent means the rent specified in **Item 5** of the Schedule;

Schedule means the Schedule to this Lease;

Term means the term of years specified in **Item 2** of the Schedule and any Further Term; and

Termination means expiry by effluxion of time or sooner determination of the Term or any period of holding over.

2. Interpretation

In this Lease, unless expressed to the contrary:

- (a) words importing:
 - (i) the singular includes the plural and vice versa; and
 - (ii) a gender or genders include each other gender;
- (b) if a word or phrase is assigned a particular meaning, other grammatical forms of that word or phrase have a corresponding meaning;
- (c) a reference to:
 - (i) a natural person includes a body corporate or local government;
 - (ii) a body corporate or local government includes a natural person;
 - (iii) a professional body includes a successor to or substitute for that body;
 - (iv) a Party includes its legal personal representatives, successors and assigns and if a Party comprises two or more persons, the legal personal representatives, successors and assigns of each of those persons;
 - (v) a statute, includes an ordinance, code, regulation, award, town planning scheme, regulation, local law, by-law, requisition, order or other statutory instruments made under any of them and a reference to any of them, whether or not by name, includes any amendments to, re-enactments of or replacements of any of them from time to time in force;
 - (vi) a right includes a benefit, remedy, discretion, authority or power;
 - (vii) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;

- (viii) this Lease or provisions of this Lease or any other deed, agreement, instrument or contract includes a reference to:
 - (ix) both express and implied provisions; and
 - (x) that other deed, agreement, instrument or contract as varied, supplemented, replaced or amended;
 - (xi) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;
 - (xii) any thing (including, without limitation, any amount) is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them; and
 - (xiii) a subparagraph, paragraph, subclause, clause, Item, Schedule or Annexure is a reference to, respectively, a subparagraph, paragraph, subclause, clause, Item, Schedule or Annexure of this Lease;
- (d) the covenants and obligations on the part of the Lessee not to do or omit to do any act or thing include:
- (i) covenants not to permit that act or thing to be done or omitted to be done by a Lessee's Agent; and
 - (ii) a covenant to take all reasonable steps to ensure that that act or thing is not done or omitted to be done;
- (e) the meaning of general words or phrases is not limited by specific examples introduced by 'including', 'for example' or similar expressions; and
- (f) if a Party comprises two or more persons, the covenants and agreements on their part bind them and must be observed and performed by them jointly and each of them severally, and may be enforced against any one or more of them.

3. Approval of the Minister for Lands

Not Applicable

4. Grant of lease

The Lessor leases to the Lessee the Premises for the Term subject to:

- (a) all Encumbrances;
- (b) the payment of the Amounts Payable; and
- (c) the performance and observance of the Lessee's Covenants.

5. Quiet enjoyment

Except as provided in the Lease, for so long as the Lessor is registered as the proprietor in fee simple in the Land, and subject to the performance and observance of the Lessee's Covenants the Lessee may quietly hold and enjoy the Premises during the Term without any interruption or disturbance from the Lessor or persons lawfully claiming through or under the Lessor.

6. Rent and other payments

The Lessee covenants with the Lessor:

6.1 Rent

To pay to the Lessor the Rent in the manner set out at **Item 5** of the Schedule on and from the Commencement Date clear of any deductions.

6.2 Outgoings

- (1) To pay to the Lessor or to such person as the Lessor may from time to time direct punctually all the following outgoings or charges, assessed or incurred in respect of the Premises:
 - (a) local government rates, specified area rates, taxes, service and other charges and including charges for rubbish and garbage removal;
 - (b) water, drainage and sewerage rates, charges for disposal of stormwater, meter rent and excess water charges;
 - (c) telephone, electricity, gas and other power and light charges including but not limited to meter rents and the cost of installation of any meter, wiring, internet connections or telephone connection;
 - (d) land tax and metropolitan regional improvement tax on a single ownership basis;
 - (e) premiums, excess and other costs arising from the insurance obtained by the Lessor pursuant to **clause 8.2**. For the avoidance of doubt, the parties agree:
 - (i) that if such premium or cost does not include a separate assessment or identification of the Premises or the Land, the Lessee must pay a proportionate part of such premium or cost determined by the Lessor acting reasonably; and
 - (ii) such insurance will include insurance for the full replacement value of buildings; and
 - (iii) any other consumption charge or cost, statutory impost or other obligation incurred or payable by reason of the Lessee's use and occupation of the Premises.
- (2) If the Premises are not separately charged or assessed the Lessee will pay to the Lessor a proportionate part of any charges or assessments referred to in **clause 6.2(1)** being the proportion that the Premises bears to the total area of the land or premises included in the charge or assessment.

6.3 Interest

Without affecting the rights, power and remedies of the Lessor under this Lease, to pay to the Lessor interest on demand on any Amounts Payable which are unpaid for 7 days computed from the due date for payment until payment is made and any interest payable under this paragraph will be charged at the Interest Rate.

6.4 Costs

- (1) To pay to the Lessor on demand:
 - (a) all duty, fines and penalties payable under the *Duties Act 2008* and other statutory duties or taxes payable on or in connection with this Lease;

- (b) all registration fees in connection with this Lease; and
 - (c) all legal costs of and incidental to the instructions for the preparation, execution and stamping of this Lease and all copies.
- (2) To pay to the Lessor all costs, legal fees, disbursements and payments incurred by or for which the Lessor is liable in connection with or incidental to:
 - (a) the Amounts Payable or obtaining or attempting to obtain payment of the Amounts Payable under this Lease;
 - (b) any breach of covenant by the Lessee or the Lessee's Agents;
 - (c) the preparation and service of a notice under Section 81 of the *Property Law Act 1969* requiring the Lessee to remedy a breach even though forfeiture for the breach may be avoided in a manner other than by relief granted by a Court;
 - (d) any work done at the Lessee's request; and
 - (e) any action or proceedings arising out of or incidental to any matters referred to in this **clause 6.4** or any matter arising out of this Lease.

6.5 Accrual of amounts payable

Amounts Payable accrue on a daily basis.

7. Rent Review

7.1 Rent to be Reviewed

The Rent will be reviewed on and from each Rent Review Date to determine the Rent to be paid by the Lessee until the next Rent Review Date.

7.2 Methods of Review

The review will be either based on CPI or a Market Review. The basis for each rent review is as identified for each Rent Review Date in **Item 6** of the Schedule.

7.3 CPI Review

A rent review based on CPI will increase the amount of Rent payable during the immediately preceding period by the percentage of any increase in CPI having regard to the quarterly CPI published immediately prior to the later of the Commencement Date or the last Rent Review Date as the case may be and the quarterly CPI published immediately prior to the relevant Rent Review Date. If there is a decrease in CPI having regard to the relevant CPI publications the Rent payable from the relevant Rent Review Date will be the same as the Rent payable during the immediately preceding period. Should the CPI be discontinued or suspended at any time or its method of computation substantially altered, the parties shall endeavour to agree upon the substitution of the CPI with an equivalent index, or failing agreement by the parties, the substitution shall be made by a Valuer appointed in accordance with **clause 7.4**.

7.4 Market Rent Review

- (1) A rent review based on market rent will establish the current market rent for the Premises (which will not be less than the Rent payable in the period immediately preceding the Rent Review Date) by agreement between the parties and failing agreement, will be determined in accordance with the following provisions.

- (2) If agreement as to the substitution of the CPI with an equivalent index for the Premises is not reached at least one (1) month prior to the relevant Rent Review Date then the current market rent for the Premises will be determined at the expense of the Lessee by a valuer (**Valuer**) licensed under the *Land Valuers Licensing Act 1978*, to be appointed, at the request of either party, by the President for the time being of the Australian Property Institute (Western Australian Division) (or if such body no longer exists, such other body which is then substantially performing the functions performed at the Commencement Date by that Institute).
- (3) The Valuer will act as an expert and not as an arbitrator and his or her decision will be final and binding on the parties. The parties will be entitled to make submissions to the Valuer.
- (4) In this **clause 7**, “current market rent” means the rent obtainable for the Premises in a free and open market if the Premises was unoccupied and offered for rental for the use for which the Premises is permitted pursuant to this Lease and on the same terms and conditions contained in this Lease, BUT will not include:
 - (a) any improvements made or effected to the Premises by the Lessee; and
 - (b) any rent free periods, discounts or other rental concessions.

7.5 Rent will not decrease

Notwithstanding the provisions in this clause, the Rent payable from any Rent Review based on CPI Review will not be less than the Rent payable in the period immediately preceding such Rent Review Date.

7.6 Lessor's right to review

The Lessor may institute a rent review notwithstanding the Rent Review Date has passed and the Lessor did not institute a rent review on or prior to that Rent Review Date, and in which case the Rent agreed or determined shall date back to and be payable from the Rent Review Date for which such review is made.

8. Insurance

8.1 Insurance required

The Lessee must effect and maintain with insurers approved by the Lessor (noting the Lessor's and the Lessee's respective rights and interest in the Premises) for the time being:

- (a) adequate public liability insurance for a sum not less than the sum set out at **Item 8** of the Schedule in respect of any one claim or such greater amount as the Lessor may from time to time reasonably require;
- (b) insurance against all risks as the Lessor may require, of all plate glass windows, doors and display show cases forming part of or within the Premises for a sum which is not less than its full insurable value;
- (c) insurance to cover the Lessee's fixtures, fittings, equipment and stock against loss or damage by fire, fusion, smoke, lightning, flood, storm, tempest, earthquake, sprinkler leakage, water damage and other usual risks against which a Lessee can and does ordinarily insure in their full replacement value, and loss from theft or burglary;
- (d) employers' indemnity insurance including workers' compensation insurance in respect of all employees of the Lessee employed in, about or on the Premises; and

- (e) any other policy of insurance which the Lessor may reasonably require or specify from time to time.

8.2 Building Insurance to be effected by Lessor

The Lessor shall effect and keep effected insurance to the full insurable value on a replacement or reinstatement value basis of the Premises against damage arising from fire, tempest, storm, earthquake, explosion, aircraft, or other aerial device including items dropped from any device, riot, commotion, flood, lightning, act of God, fusion, smoke, rainwater, leakage, impact by vehicle, machinery breakdown and malicious acts or omissions and other standard insurable risks and the Lessee will reimburse the Lessor for any premiums, excess or other costs arising therefrom.

8.3 Details and receipts

In respect of the insurances required by **clause 8.1** the Lessee must:

- (a) upon renewal of any insurance policy immediately forward to the Lessor copies of Certificates of Currency and details of the insurances as held by the Lessee;
- (b) promptly pay all premiums and produce to the Lessor each policy or certificate of currency and each receipt for premiums or certificate of currency issued by the insurers; and
- (c) notify the Lessor immediately:
 - (i) when an event occurs which gives rise or might give rise to a claim under or which could prejudice a policy of insurance; or
 - (ii) when a policy of insurance is cancelled.

8.4 Payment of excess on insurance

The Lessee AGREES with the Lessor that it shall be responsible to pay any excess payable in connection with the insurances referred to in **clause 8.1** and **clause 8.2**.

8.5 Not to invalidate

The Lessee must not do or omit to do any act or thing or bring or keep anything on the Premises which might:

- (a) render any insurance effected under **clause 8.1** and **clause 8.2** on the Premises, or any adjoining premises, void or voidable; or
- (b) cause the rate of a premium to be increased for the Premises or any adjoining premises (except insofar as an approved development may lead to an increased premium).

8.6 Report

Each Party must report to the other promptly in writing and in an emergency verbally:

- (a) any damage to the Premises of which they are or might be aware; and
- (b) any circumstances of which they are aware and which are likely to be a danger or cause any damage or danger to the Premises or to any person in or on the Premises.

8.7 Settlement of claim

The Lessor may, but the Lessee may not without prior written consent of the Lessor, settle or compromise any claims under any policy of insurance required by **clause 8.1** and **clause 8.2**.

8.8 Lessor as attorney

The Lessee irrevocably appoints the Lessor as the Lessee's attorney during the Term:

- (a) in respect to all matters and questions which may arise in relation to any insurances required by **clause 8.1** and **clause 8.2**;
- (b) with full power to demand, sue for and recover and receive from any insurance company or society or person liable to pay the insurance money as are payable for the risks covered by the insurances required by **clause 8.1** and **clause 8.2**;
- (c) to give good and effectual receipts and discharges for the insurance; and
- (d) to settle, adjust, arbitrate and compromise all claims and demands and generally to exercise all powers of absolute owner.

9. Indemnity

9.1 Lessee responsibilities

- (1) The Lessee is subject to the same responsibilities relating to persons and property to which the Lessee would be subject if during the Term the Lessee were the owner and occupier of the freehold of the Premises.
- (2) The Lessee is responsible and liable for all acts or omissions of the Lessee's Agents on the Premises and for any breach by them of any covenants or terms in this Lease required to be performed or complied with by the Lessee.

9.2 Indemnity

- (1) The Lessee indemnifies, and shall keep indemnified, the Lessor from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be incurred or suffered by the Lessor, or brought, maintained or made against the Lessor, in respect of:

- (a) any loss whatsoever (including loss of use);
- (b) injury or damage of, or to, any kind of property or thing; and
- (c) the death of, or injury suffered by, any person,

caused by, contributed to, or arising out of, or in connection with, whether directly or indirectly:

- (d) the use or occupation of the Premises by the Lessee or the Lessee's Agents;
- (e) any work carried out by or on behalf of the Lessee on the Premises;
- (f) the Lessee's activities, operations or business on, or other use of any kind of, the Premises;
- (g) the presence of any Contamination, Pollution or Environmental Harm in on or under the Premises or adjoining land caused or contributed to by the act, neglect or omission of the Lessee or the Lessee's Agents;

- (h) any default by the Lessee in the due and punctual performance, observance and compliance with any of the Lessee's covenants or obligations under this Lease; or
- (i) an act or omission of the Lessee.

9.3 Obligations Continuing

The obligations of the Lessee under this clause:

- (a) are unaffected by the obligation of the Lessee to take out insurance, and the obligations of the Lessee to indemnify are paramount, however if insurance money is received by the Lessor for any of the obligations set out in this clause then the Lessee's obligations under **clause 9.2** will be reduced by the extent of such payment;
- (b) continue after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

9.4 No indemnity for Lessor's negligence

The parties agree that nothing in this clause shall require the Lessee to indemnify the Lessor, its officers, servants, or agents against any loss, damage, expense, action or claim arising out of a negligent or wrongful act or omission of the Lessor, or its servants, agents, contractors or invitees.

9.5 Release

- (1) The Lessee:
 - (a) agrees to occupy and use the Premises at the risk of the Lessee; and
 - (b) releases to the full extent permitted by law, the Lessor from:
 - (i) any liability which may arise in respect of any accident or damage to property, the death of any person, injury to any person, or illness suffered by any person, occurring on the Premises or arising from the Lessee's use or occupation of the Premises by;
 - (ii) loss of or damage to the Premises or personal property of the Lessee; and
 - (iii) all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) the presence of any Contamination, Pollution or Environmental Harm in, on or under the Premises or surrounding area,
- except to the extent that such loss or damage arises out of a negligent or wrongful act or omission of the Lessor, or its servants, agents, contractors or invitees.
- (2) The release by the Lessee continues after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

10. Limit of Lessor's liability

10.1 No liability for loss on Premises

The Lessor will not be liable for loss, damage or injury to any person or property in or about the Premises however occurring.

10.2 Limit on liability for breach of Lessor's covenants

- (1) The Lessor is only liable for breaches of the Lessor's Covenants set out in this Lease which occur while the Lessor is registered as the proprietor in fee simple in the Premises.
- (2) The Lessor will not be liable for any failure to perform and observe any of the Lessor's Covenants due to any cause beyond the Lessor's control.

11. Maintenance, repair and cleaning

11.1 Generally

- (1) The Lessee AGREES during the Term and for so long as the Lessee remains in possession or occupation of the Premises to maintain, replace, repair, clean and keep the Premises (which for the avoidance of doubt includes the Lessor's fixtures and fittings and any appurtenances) in Good Repair having regard to the age of the Premises at the Commencement Date PROVIDED THAT this subclause shall not impose on the Lessee any obligation:
 - (a) to carry out repairs or replacement that are necessary as a result of fair and reasonable wear and tear, EXCEPT when such repair or replacement is necessary because of any act or omission of or on the part of the Lessee (or its servants, agents, contractors or invitees), or the Lessor's insurances are invalidated by any act, neglect or default by the Lessee (or its servants, agents, contractors or invitees); and
 - (b) in respect of any structural maintenance, replacement or repair EXCEPT when such maintenance, repair or replacement is necessary because of any act or omission of or on the part of the Lessee or the Lessee's Agents, or by the Lessee's particular use or occupancy of the Premises.
- (2) In discharging the obligations imposed on the Lessee under this subclause, the Lessee shall where maintaining, replacing, repairing or cleaning:
 - (a) any electrical fittings and fixtures;
 - (b) any plumbing;
 - (c) any air-conditioning fittings and fixtures; and
 - (d) any gas fittings and fixtures,in or on the Premises use only licensed trades persons, or such trades persons as may be approved by the Lessor and notified to the Lessee, which approval shall not be unreasonably withheld.
- (3) The Lessee must take such reasonable action as is necessary to:
 - (a) prevent, if it has occurred as a result of the Lessee's use of the Premises; and
 - (b) rectify or otherwise ameliorate,the effects of erosion, drift or movement of sand, soil, dust or water on or from the Premises.

11.2 Cleaning

The Lessee must at all times keep the Premises clean, tidy, unobstructed and free from dirt and rubbish.

11.3 Repair

Unless such damage is the Lessor's responsibility pursuant to the terms of the Lease, the Lessee must promptly repair at its own expense to the satisfaction of the Lessor, any damage to the Premises, regardless of how the damage is caused and replace any of the Lessor's fixtures and fittings which are or which become damaged.

11.4 Responsibility for Securing the Premises

The Lessee must ensure the Premises, including Lessor's and Lessee's fixtures and fittings, are appropriately secured at all times.

11.5 Maintain surroundings

- (1) The Lessee must regularly inspect and maintain in good condition any part of the Premises which surrounds any buildings, including but not limited to any flora, gardens, lawns, shrubs, hedges and trees.
- (2) The Lessee agrees that any pruning of trees must be undertaken by a qualified tree surgeon.
- (3) If any flora, trees or lawn dies the Lessee must replace the flora, trees or lawn at its own expense.
- (4) The Lessee must plant and care for such trees on the Premises as the Lessor may from time to time reasonably require.
- (5) The Lessee may not remove any trees, shrubs or hedges without first consulting with and obtaining the approval of the Lessor, except where necessary for urgent safety reasons.

11.6 Lessor's Fixtures and Fittings

The Lessee covenants and agrees that the Lessor's Fixtures and Fittings will remain the property of the Lessor and must not be removed from the Premises at any time.

11.7 Pest control

The Lessee must keep the Premises free of any pests and vermin and the cost of extermination will be borne by the Lessee.

11.8 Painting

- (1) The Lessee must on or before each repainting date as stated in **Item 9** of the Schedule paint with at least 2 coats of paint those parts of the Premises usually painted internally.
- (2) All painting carried out on the Premises must be carried out by a registered painting contractor and the registered painting contractor or other person engaged by the Lessee to paint the Premises must:
 - (a) do so in a proper manner using good quality materials;
 - (b) have the colour and quality of the materials approved in writing by the Lessor before the work commences;
 - (c) comply with all reasonable directions given or requests made by the Lessor; and
 - (d) be finished in a proper and workmanlike manner.

11.9 Drains

- (1) The Lessee must keep and maintain the waste pipes drains and conduits originating in the Premises or connected thereto in a clean clear and free flowing condition and must pay to the

Lessor upon demand the cost to the Lessor of clearing any blockage which may occur in such waste pipes, drains and conduits between the external boundaries of the Premises and the point of entry thereof into any trunk drain unless such blockage has been caused without neglect or default on the part of the Lessee.

- (2) The Lessee must not permit the drains, toilets, grease traps (if any) and other sanitary appliances on the Premises to be used for any purpose other than that for which they were constructed and must not allow any foreign matter or substance to be thrown therein.

12. Use

12.1 Restrictions on use

(1) Generally

The Lessee must not and must not suffer or permit a person to:

- (a) use the Premises or any part of it for any purpose other than the Permitted Purpose; or
- (b) use the Premises for any purpose which is not permitted under any local or town planning scheme, local laws, acts, statutes or any law relating to health.

(2) No offensive or illegal acts

The Lessee must not and must not suffer or permit a person to do or carry out on the Premises any harmful, offensive or illegal act, matter or thing.

(3) No nuisance

The Lessee must not and must not suffer or permit a person to do or carry out on the Premises any thing which causes a nuisance, damage or disturbance to the Lessor or to owners or occupiers of adjoining properties.

(4) No dangerous substances

The Lessee must not and must not suffer or permit a person to store any dangerous compound or substance on or in the Premises, otherwise than in accordance with the following provisions:

- (a) any such storage must comply with all relevant statutory provisions;
- (b) all applications for the approval or renewal of any licence necessary for such storage must be first referred to the Lessor;
- (c) the Lessor may within its absolute discretion refuse to allow the storage of any particular dangerous compound or substance on the Premises; and
- (d) upon the request of the Lessor, the Lessee will provide a list of all dangerous compounds or substances stored on the Premises.

(5) No harm or stress

The Lessee must not and must not suffer or permit a person to do any act or thing which might result in excessive stress or harm to any part of the Premises.

(6) No signs

The Lessee must not and must not suffer or permit a person to display from or affix any signs, notices or advertisements on the Premises without the prior written consent of the Lessor.

(7) No smoking

The Lessee must not suffer or permit a person to smoke inside any building or other enclosed area on the Premises.

(8) Consumption of alcohol

The Lessee must not suffer or permit a person to use or allow the Premises to be used for the consumption of alcohol without first obtaining the written consent of the Lessor.

(9) Sale of Alcohol

The Lessee will not sell or supply liquor from the Premises or allow liquor to be sold or supplied from the Premises without the prior written consent of the Lessor and then only in accordance with the provisions of the *Liquor Control Act 1988*, *Health (Food Hygiene) Regulations 1993*, *Liquor Licensing Regulations 1989* and any other relevant written laws that may be in force from time to time.

(10) Removal of rubbish

The Lessee must keep the Premises free from dirt and rubbish and to store and keep all trade waste and garbage in proper receptacles.

(11) No pollution

The Lessee must do all things necessary to prevent pollution or contamination of the Premises by garbage, refuse, waste matter, oil and other pollutants.

12.2 No warranty

The Lessor gives no warranty:

- (a) as to the use to which the Premises may be put; or
- (b) that the Lessor will issue any consents, approvals, authorities, permits or licences required by the Lessee under any statute for its use of the Premises.

12.3 Lessee to Observe Copyright

In the event that the Lessee or any person sub-leasing, hiring, or in temporary occupation of the Premises provides, contracts for, or arranges for the performance, exhibition or display of any music or work of art the copyright of which is not vested in the Lessee or that person, the Lessee shall ensure that all obligations in regard to payment of copyright or licensing fees with the owner or licensor of the copyright are met before any such performance, exhibition or display is held.

12.4 Premises Subject to Restriction

The Lessee accepts the Premises for the Term subject to any existing prohibition or restriction on the use of the Premises.

12.5 Indemnity for Costs

The Lessee indemnifies the Lessor against any claims or demands for all costs, on a solicitor client basis, reasonably incurred by the Lessor by reason of any claim in relation to any matters set out in this **clause 12**.

13. Alterations

13.1 Restriction

- (1) The Lessee must not without prior written consent:
 - (a)
 - (i) from the Lessor;
 - (ii) from any other person from whom consent is required under this Lease; or
 - (iii) as required under statute in force from time to time, including but not limited to the planning approval of the Lessee under a local planning scheme of the Lessee;
 - (b) make or allow to be made any alteration, addition or improvements to or demolish any part of the Premises; or
 - (c) subject to the performance of the Lessee's obligations in **clause 11**, remove any flora or fauna, alter or cut down any flora, or sell, remove or otherwise dispose of any flora, sand, gravel, timber or other materials from the Premises.

13.2 Consent

- (1) If the Lessor and any other person whose consent is required under this Lease or at law consents to any matter referred to in **clause 13.1** the Lessor may:
 - (a) consent subject to conditions; and
 - (i) require that work be carried out in accordance with plans and specifications approved by the Lessor or any other person giving consent; and
 - (ii) require that any alteration be carried out to the satisfaction of the Lessor under the supervision of an engineer or other consultant; and
 - (b) if the Lessor consents to any matter referred to in clause 13.1:
 - (i) the Lessor gives no warranty that the Lessor will issue any consents, approvals, authorities, permits or policies under any statute for such matters; and
 - (ii) the Lessee must apply for and obtain all such consent approvals, authorities, permits or policies as are required at law before undertaking any alterations, additions, improvements or demolitions.

13.3 Cost of Works

All works undertaken under this **clause 13** will be carried out at the Lessee's expense.

13.4 Conditions

If any of the consents given by the Lessor or other persons whose consent is required under this Lease or at law require other works to be done by the Lessee as a condition of giving consent, then the Lessee must at the option of the Lessor either:

- (a) carry out those other works at the Lessee's expense; or
 - (b) permit the Lessor to carry out those other works at the Lessee's expense,
- in accordance with the Lessor's requirements.

14. Lessor's right of entry

14.1 Entry on Reasonable Notice

The Lessee must permit entry by the Lessor or any Authorised Person onto the Premises without notice in the case of an emergency, and otherwise upon reasonable notice:

- (a)
 - (i) at all reasonable times;
 - (ii) with or without workmen and others; and
 - (iii) with or without plant, equipment, machinery and materials;
- (b) for each of the following purposes:
 - (i) to inspect the state of repair of the Premises and to ensure compliance with the terms of this Lease;
 - (ii) to carry out any survey or works which the Lessor considers necessary, however the Lessor will not be liable to the Lessee for any compensation for such survey or works provided they are carried out in a manner which causes as little inconvenience as is reasonably possible to the Lessee;
 - (iii) to comply with the Lessor's Covenants or to comply with any notice or order of any authority in respect of the Premises for which the Lessor is liable; and
 - (iv) to do all matters or things to rectify any breach by the Lessee of any term of this Lease but the Lessor is under no obligation to rectify any breach and any rectification under this **clause 14.1(b)(iv)** is without prejudice to the Lessor's other rights, remedies or powers under this Lease.

14.2 Costs of Rectifying Breach

All costs and expenses incurred by the Lessor as a result of any breach referred to at **clause 14.1(b)(iv)** together with any interest payable on such sums will be a debt due to the Lessor and payable to the Lessor by the Lessee on demand.

15. Statutory obligations and notices

15.1 Comply with Statutes

The Lessee must:

- (a) comply promptly with all statutes and local laws from time to time in force relating to the Premises;
- (b) apply for, obtain and maintain in force all consents, approvals, authorities, licences and permits required under any statute for the use of the Premises specified at **clause 12**;
- (c) ensure that all obligations in regard to payment for copyright or licensing fees are paid to the appropriate person for all performances, exhibitions or displays held on the Premises; and
- (d) comply promptly with all orders, notices, requisitions or directions of any competent authority relating to the Premises or to the business the Lessee carries on at the Premises.

15.2 Indemnity if Lessee Fails to Comply

The Lessee indemnifies the Lessor against:

- (a) failing to perform, discharge or execute any of the items referred to in **clause 15.1**; and
- (b) any claims, demands, costs or other payments of or incidental to any of the items referred to in **clause 15.1**.

16. Report to Lessor

The Lessee must immediately report to the Lessor:

- (a) any act of vandalism or any incident which occurs on or near the Premises which involves or is likely to involve a breach of the peace or become the subject of a report or complaint to the police and of which the Lessee is aware or should be aware;
- (b) any occurrence or circumstances in or near the Premises of which it becomes aware, which might reasonably be expected to cause, in or on the Premises, pollution of the environment; and
- (c) all notices, orders and summonses received by the Lessee and which affect the Premises and immediately deliver them to the Lessor.

17. Default

17.1 Events of Default

A default occurs if:

- (a) any Amounts Payable remain unpaid for 14 days after a Notice has been given to the Lessee that an amount is outstanding;
- (b) the Lessee is in breach of any of the Lessee's Covenants for 28 days after a Notice has been given to the Lessee to rectify the breach or to pay compensation in money;
- (c) the association is wound up whether voluntarily or otherwise;
- (d) the Lessee passes a special resolution under the *Associations Incorporation Act 1997* altering its rules of association in a way that makes its objects or purposes inconsistent with the use permitted by this Lease;
- (e) a mortgagee takes possession of the property of the Lessee under this Lease;
- (f) any execution or similar process is made against the Premises on the Lessee's property;
- (g) the Premises are vacated, or otherwise not used, in the Lessor's reasonable opinion, for the Permitted Purpose for six month period; or
- (h) a person other than the Lessee or a permitted sublessee or assignee is in occupation or possession of the Premises or in receipt of a rent and profits.

17.2 Forfeiture

On the occurrence of any of the events of default specified in **clause 17.1** the Lessor may:

- (a) without notice or demand at any time enter the Premises and on re-entry the Term will immediately determine;
- (b) by notice to the Lessee determine this Lease and from the date of giving such notice this Lease will be absolutely determined; and
- (c) by notice to the Lessee elect to convert the unexpired portion of the Term into a tenancy from month to month when this Lease will be determined as from the giving of the notice and until the tenancy is determined the Lessee will hold the Premises from the Lessor as a tenant from month to month under **clause 18**,

but without affecting the right of action or other remedy which the Lessor has in respect of any other breach by the Lessee of the Lessee's Covenants or releasing the Lessee from liability in respect of the Lessee's Covenants.

17.3 Lessor may remedy breach

If the Lessee:

- (a) fails or neglects to pay the Amounts Payable by the Lessee under this Lease; or
- (b) does or fails to do anything which constitutes a breach of the Lessee's Covenants,

then, after the Lessor has given to the Lessee notice of the breach and the Lessee has failed to rectify the breach within a reasonable time, the Lessor may without affecting any right, remedy or power arising from that default pay the money due or do or cease the doing of the breach as if it were the Lessee and the Lessee must pay to the Lessor on demand the Lessor's cost and expenses of remedying each breach or default.

17.4 Acceptance of Amount Payable By Lessor

Demand for or acceptance of the Amounts Payable by the Lessor after an event of default has occurred will not affect the exercise by the Lessor of the rights and powers conferred on the Lessor by the terms of the Lease or at law and will not operate as an election by the Lessor to exercise or not to exercise any right or power.

17.5 Essential Terms

Each of the Lessee's Covenants in **clauses 6** (Rent and Other Payments), **7** (Insurance), **9** (Indemnity), **11** (Maintenance, Repair and Cleaning), **12** (Use), **24** (Assignment, Subletting and Charging) and **31** (Goods and Services Tax), is an essential term of this Lease but this clause **17.5** does not mean or imply that there are no other essential terms in this Lease.

17.6 Breach of Essential Terms

If the Lessee breaches an essential term of this Lease then, in addition to any other remedy or entitlement of the Lessor:

- (a) the Lessee must compensate the Lessor for the loss or damage suffered by reason of the breach of that essential term;
- (b) the Lessor will be entitled to recover damages against the Lessee in respect of the breach of an essential term; and
- (c) the Lessee covenants with the Lessor that if the Term is determined:
 - (i) for breach of an essential term or the acceptance by the Lessor of a repudiation of this Lease by the Lessee; or

- (ii) following the failure by the Lessee to comply with any notice given to the Lessee to remedy any default,

the Lessee must pay to the Lessor on demand the total of the Amounts Payable under this Lease which would have been payable by the Lessee for the unexpired balance of the Term as if the Term had expired by effluxion of time together with the losses incurred or reasonably expected to be incurred by the Lessor as a result of the early determination including but not limited to the costs of re-letting or attempting to re-let the Premises;

- (d) the Lessee agrees that the covenant set out in this **clause 17.6(c)** will survive termination or any deemed surrender at law of the estate granted by this Lease;
- (e) the Lessee may deduct from the amounts referred to at **clause 17.6(c)** the Rent and other money which the Lessor reasonably expects to obtain by re-letting the Premises between the date of Termination and the date on which the Term would have expired by effluxion of time; and
- (f) the Lessor must take reasonable steps to mitigate its losses and endeavour to re-let the Premises at a reasonable rent and on reasonable terms but the Lessor is not required to offer or accept rent or terms which are the same or similar to the rent or terms contained or implied in this Lease.

18. Damage or destruction of Premises

18.1 Abatement of Rent

If the Premises are at any time during the Term, without neglect or default of the Lessee, destroyed or damaged by fire or other risk covered by insurance so as to render the same unfit for the occupation and use of the Lessee, then the Rent or a proportionate part thereof (according to the nature and extent of the damage) shall abate until the Premises have been rebuilt or made fit for the occupation and use of the Lessee, and in case of any dispute arising under this provision the same will be referred to arbitration under the provisions of the *Commercial Arbitration Act 1985* and the full Rent must be paid without any deduction or abatement until the date of the arbitrator's award whereupon the Lessor will refund to the Lessee any Rent which according to the aware appears to have been overpaid.

18.2 Total Damage or Destruction

If the premises are at any time during the Term destroyed or damaged to an extent as to be wholly unfit for the occupation and use of the Lessee either party may be notice in writing to the other of them given within sixty (60) days after the event elect to cancel and terminate this lease. The term will terminate upon such notice being given and the Lessee must vacate the premises and surrender the same to the Lessor, but such termination will be without prejudice however to the liability of the Lessee under this Lease up to the date of termination.

19. Option to renew

If the Lessee at least one month, but not earlier than 12 months, prior to the date for commencement of the Further Term gives the Lessor a Notice to grant the Further Term and:

- (a) all consents and approvals required by the terms of this Lease or at law have been obtained; and
- (b) there is no subsisting default by the Lessee at the date of service of the Notice in:
 - (i) the payment of Amounts Payable; or
 - (ii) the performance or observance of the Lessee's Covenants,

the Lessor shall grant to the Lessee a lease for the Further Term at the Rent and on terms and conditions similar to this Lease other than this **clause 19** in respect of any Further Term previously taken or the subject of the present exercise and on such other terms and conditions as the Lessor may consider appropriate.

20. Holding over

If the Lessee remains in possession of the Premises after the expiry of the Term with the consent of the Lessor, the Lessee will be a monthly tenant of the Lessor at a rent equivalent to one twelfth of the Rent for the period immediately preceding expiry of the Term and otherwise on the same terms and conditions of this Lease provided that all consents required under this Lease or at law have been obtained to the Lessee being in possession of the Premises as a monthly tenant.

21. Restore premises

Prior to Termination, the Lessee at the Lessee's expense must restore the Premises to a condition consistent with the observance and performance by the Lessee of the Lessee's Covenants under this Lease fair wear and tear excepted.

22. Yield up the premises

22.1 Peacefully surrender

On Termination the Lessee must:

- (a) peacefully surrender and yield up to the Lessor the Premises in a condition consistent with the observance and performance of the Lessee's Covenants under this Lease;
- (b) surrender to the Lessor all keys and security access devices and combination for locks providing an access to or within the Premises held by the Lessee whether or not provided by the Lessor.

22.2 Clause 22.1 to survive termination

The Lessee's obligation under **clause 22.1** will survive termination.

23. Removal of property from Premises

23.1 Remove property prior to termination

Prior to Termination, unless otherwise mutually agreed between the parties, the Lessee must remove from the Premises all property of the Lessee which is not a fixture other than air-conditioning plant and fire equipment, security alarms and security systems and other fixtures and fittings which in the opinion of the Lessor form an integral part of the Premises and promptly make good, to the satisfaction of the Lessor, any damage caused by the removal.

23.2 Lessor can remove property on re-entry

On re-entry the Lessor will have the right to remove from the Premises any property of the Lessee and the Lessee indemnifies the Lessor against all damage caused by the removal of and the cost of storing that property.

24. Assignment, Subletting and Charging

24.1 No assignment or sub-letting without consent

The Lessee must not assign the leasehold estate in the Premises nor Sub-let, part with possession, or dispose of the Premises or any part of the Premises without the prior written consent of the Lessor and any other persons whose consent is required under the terms of this Lease or at law.

24.2 Lessor's Consent to Assignment and Sub-letting

Provided all parties whose consent is required, under this Lease or at law, to an assignment or Sub-letting, give their consent and any assignment or sublease is for a purpose consistent with the use of the Premises permitted by this Lease then the Lessor may not unreasonably withhold its consent to the assignment or Sub-letting of the leasehold estate created by this Lease if:

- (a) the proposed assignee or sublessee is a respectable and responsible person of good financial standing capable of continuing the permitted use for non-profit making community purposes;
- (b) all Amounts Payable due and payable have been paid and there is no existing unremedied breach, whether notified to the Lessee or not, of any of the Lessee's Covenants;
- (c) the Lessee procures the execution by:
 - (i) the proposed assignee of a deed of assignment; or
 - (ii) the proposed sublessee of a deed of sublease,to which the Lessor is a party and which deed is prepared and completed by the Lessor's solicitors; and
- (d) the assignment contains a covenant by the assignee or sublessee with the Lessor to pay all Amounts Payable and to perform and observe all the Lessee's Covenants.

24.3 Consents of Assignee Supplementary

The covenants and agreements on the part of any assignee will be supplementary to the Lessee's Covenants and will not release the assigning lessee from the Lessee's Covenants.

24.4 *Property Law Act 1969*

Sections 80 and 82 of the *Property Law Act 1969* are excluded.

24.5 Costs for assignment and sub-letting

If the Lessee wishes to assign or sub-let the leasehold estate created by this Lease the Lessee must pay all reasonable professional and other costs, charges and expenses, incurred by the Lessor or other person whose consent is required under this Lease, of and incidental to:

- (a) the enquiries made by or on behalf of the Lessor as to the respectability, responsibility and financial standing of each proposed assignee or sublessee;
- (b) any consents required under this Lease or at law; and
- (c) all other matters relating to the proposed assignment or sub-letting,

whether or not the assignment or Sub-letting proceeds.

24.6 No mortgage or charge

The Lessee must not mortgage nor charge the Premises.

25. Disputes

25.1 Referral of Dispute: Phase 1

Except as otherwise provided any dispute arising out of this Lease is to be referred in the first instance in writing to the Lessor's Representative as nominated in writing by the Lessor from time to time (**the Lessor's Representative**) who shall convene a meeting within 10 days of receipt of such notice from the Lessee or such other period of time as is agreed to by the parties between the Lessor's Representative and an officer of the Lessee for the purpose of resolving the dispute (**the Original Meeting**).

25.2 Referral of Dispute: Phase 2

In the event the dispute is not resolved in accordance with **clause 25.1** of this Lease then the dispute shall be referred in writing to the CEO of the Lessor who shall convene a meeting within 10 days of the Original Meeting or such other date as is agreed to by the parties between the CEO and the President of the Lessee for the purpose of resolving the dispute.

25.3 Appointment of Arbitrator: Phase 3

In the event the dispute is not resolved in accordance with **clause 25.2** of this Lease then the dispute shall be determined by a single arbitrator under the provisions of the *Commercial Arbitration Act 1985* (as amended from time to time) and the Lessor and the Lessee may each be represented by a legal practitioner.

25.4 Payment of Amounts Payable to Date of Award

The Lessee must pay the Amounts Payable without deduction to the date of the award of the Arbitrator or the date of an agreement between the Parties whichever event is the earlier, and if any money paid by the Lessee is not required to be paid within the terms of the award of the Arbitrator or by agreement between the Lessor and the Lessee then the Lessor will refund to the Lessee the monies paid

26. Prior notice of proposal to change rules

The Lessee agrees that it will not change its rules of association under the *Associations Incorporations Act 1987* without notifying the Lessor of its intention to make such a change prior to consideration of the required special resolution.

27. Provision of information

The Lessee agrees to provide to the Lessor:

- (a) a copy of the Lessee's audited annual statement of accounts for each year;
- (b) advice of any changes in its office holders during the Term; and
- (c) any information reasonably required by the Lessor.

28. Caveat

28.1 No absolute caveat

The Lessee nor any person on behalf of the Lessee will, without the prior written consent of the Lessor, lodge any absolute caveat at Landgate against the Certificate of Title for the Land, to protect the interests of the Lessee under this Lease.

28.2 CEO & Lessor as attorney

In consideration of the Lessor having granted this Lease to the Lessee, the Lessee irrevocably appoints the Lessor and the CEO of the Lessor jointly and severally:

- (a) for the Term of this Lease;
- (b) for any holding over under this Lease; and
- (c) for a period of 6 months after Termination,

to be the agent and attorney of the Lessee in its name and on its behalf to sign and lodge at Landgate:

- (d) a withdrawal of any absolute caveat lodged by or on behalf of the Lessee;
- (e) a withdrawal of any caveat lodged by or on behalf of the Lessee and not withdrawn on Termination; and
- (f) a surrender of the estate granted by this Lease,

and the costs of withdrawing any caveat or surrendering this Lease (including the Lessor's solicitor's costs and registration fees) will be borne by the Lessee.

28.3 Ratification

The Lessee undertakes to ratify all the acts performed by or caused to be performed by the Lessor, its agent or attorney under this clause.

28.4 Indemnity

The Lessee indemnifies the Lessor against:

- (a) any loss arising directly from any act done under this clause. and
- (b) all costs and expenses incurred in connection with the performance of any act by the attorney on behalf of the Lessee under this clause.

29. Goods and Services Tax

29.1 Definitions

The following definitions apply for the purpose of this clause:

- (a) **Act** means the Commonwealth's *A New Tax System (Goods and Services Tax) Act 1999* and associated Acts and subsidiary legislation;

- (b) **Consideration** means the Amounts Payable or any other money payable to the Lessor under this Lease, but does not include the amount of the GST which may apply to the Amounts Payable or other money payable under the Act;
- (c) **GST** means a tax under the Act levied on a Supply including but not limited to the Amounts Payable or other money payable to the Lessor for goods or services or property or any other thing under this Lease; and
- (d) **Supply** means a good or service or any other thing supplied by the Lessor under this Lease and includes but is not limited to a grant of a right to possession of the Premises.

29.2 Lessee to pay GST

- (1) The Consideration will be increased by the amount of the GST, if any, which the Lessor is required under the Act to pay on any Supply made under this Lease.
- (2) The Lessee must pay any increase referred to at **clause 29.2(1)** whether it is the Lessee or any other person who takes the benefit of any Supply.
- (3) The Lessee must pay the amount of the GST to the Lessor at the same time and in the same manner as the Lessee is required to pay the Consideration under this Lease.

29.3 Consideration in Kind

If consideration in kind is accepted by the Lessor for any Supply made under this Lease, the GST amount payable to the Lessor under **clause 29.2(2)** in respect of the consideration in kind will be calculated by using the prevailing market value of the consideration in kind as determined by the Lessor.

29.4 No Contribution from Lessor

If the Lessee is required under this Lease to make any payment of money or give other consideration to a third party for outgoings, goods, services and benefits of any kind, the Lessee is not entitled to any contribution from the Lessor for any GST payable by it to any person.

29.5 Statement of GST paid is Conclusive

A written statement given to the Lessee by the Lessor of the amount of the GST that the Lessor pays or is liable to pay or account for is conclusive as between the Parties except in the case of an obvious error.

29.6 Tax Invoices

For each payment by the Lessee under this clause the Lessor agrees to promptly deliver to the Lessee, as required under the Act, tax invoices and adjustment notes in a form which complies with the Act, so as to enable the Lessee to claim input tax credits or decreasing adjustments for Supplies.

29.7 Reciprocity

If the Lessee furnishes any Supplies to the Lessor under this Lease, then the requirements set out in this clause with respect to the Lessee will apply to the Lessor with the necessary changes.

30. No Fetter

Notwithstanding any other provision of this Lease, the Parties acknowledge that the Lessor is a local government established by the *Local Government Act 1995*, and in that capacity, the Lessor may be obliged to determine applications for consents, approvals, authorities, licences and permits

having regard to any Written Law governing such applications including matters required to be taken into consideration and formal processes to be undertaken, and the Lessor shall not be taken to be in default under this Lease by performing its statutory obligations or exercising its statutory discretions, nor shall any provision of this Lease fetter the Lessor in performing its statutory obligations or exercising any discretion.

31. Additional Terms Covenants and Conditions

Each of the terms, covenants and conditions (if any) specified in **Item 10** of the Schedule are part of this Lease and are binding on the Lessor and the Lessee as if incorporated into the body of this Lease.

32. Commercial Tenancy Act

If at any time and for so long as the *Commercial Tenancy (Retail Shops) Agreements Act 1985* applies to this Lease and a provision of that Act conflicts with a provision of this Lease, then each conflicting provision of this Lease is deemed to be amended to the extent necessary to comply with that Act.

33. Acts by agents

All acts and things which the Lessor is required to do under this Lease may be done by the Lessor, the CEO, an officer or the agent, solicitor, contractor or employee of the Lessor.

34. Governing law

This Lease is governed by and is to be interpreted in accordance with the laws of Western Australia and, where applicable, the laws of the Commonwealth of Australia.

35. Statutory powers

The powers conferred on the Lessor by or under any statutes for the time being in force are, except to the extent that they are inconsistent with the terms and provisions expressed in this Lease, in addition to the powers conferred on the Lessor in this Lease.

36. Notice

36.1 Form of delivery

A Notice to a Party must be in writing and may be given or made:

- (a) by delivery to the Party personally; or
- (b) by addressing it to the Party and leaving it at or posting it by registered post to the address of the Party appearing in this Lease or any other address nominated by a Party by Notice to the other.

36.2 Service of notice

A Notice to a Party is deemed to be given or made:

- (a) if by personal delivery, when delivered;
- (b) if by leaving the Notice at an address specified in **clause 36.1(b)**, at the time of leaving the Notice, provided the Notice is left during normal business hours; and

- (c) if by post to an address specified in **clause 36.1(b)**, on the second business day following the date of posting of the Notice.

36.3 Signing of notice

A Notice to a Party may be signed:

- (a) if given by an individual, by the person giving the Notice;
- (b) if given by a corporation, by a director, secretary or manager of that corporation;
- (c) if given by a local government, by the CEO;
- (d) if given by an association incorporated under the *Associations Incorporation Act 1987*, by any person authorised to do so by the board or committee of management of the association; or
- (e) by a solicitor or other agent of the individual, corporation, local government or association giving the Notice.

37. Severance

If any part of this Lease is or becomes void or unenforceable, that part is or will be severed from this Lease to the intent that all parts that are not or do not become void or unenforceable remain in full force and effect and are unaffected by that severance.

38. Variation

This Lease may be varied only by deed executed by the parties subject to such consents as are required by this Lease or at law.

39. Moratorium

The provisions of a statute which would but for this clause extend or postpone the date of payment of money, reduce the rate of interest or abrogate, nullify, postpone or otherwise affect the terms of this Lease do not, to the fullest extent permitted by law, apply to limit the terms of this Lease.

40. Further assurance

The Parties must execute and do all acts and things necessary or desirable to implement and give full effect to the terms of this Lease.

41. Payment of money

Any Amounts Payable to the Lessor under this Lease must be paid to the Lessor at the address of the Lessor referred to in the Lease or as otherwise directed by the Lessor by Notice from time to time.

42. Waiver

42.1 No general waiver

Failure to exercise or delay in exercising any right, power or privilege in this Lease by a Party does not operate as a waiver of that right, power or privilege.

42.2 Partial exercise of right power or privilege

A single or partial exercise of any right, power or privilege does not preclude any other or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.

Schedule

Item 1 Land and Premises

(a) Land

Lot 115 on Deposited Plan 189850 being the whole of the land comprised in Certificate of Title Volume 1884 Folio 390.

(b) Premises

That part of the Land hachured and depicted on the plan annexed hereto as **Annexure 1**, including all buildings, structures, alterations, additions and improvements on that part of the Land, or erected on that part of the Land during the Term (including any Further Term).

Item 2 Term

3 years commencing on 1 January 2019 and expiring on 31 December 2021.

Item 3 Further Term

2 years commencing on 1 January 2022 and expiring on 31 December 2024.

Item 4 Commencement Date

1 January 2019.

Item 5 Rent

Five thousand five hundred (\$5,500) per annum plus GST payable in advance by equal monthly instalments.

Item 6 Rent Review

Review Date	Review Type
1 January 2020	CPI Review
1 January 2021	CPI Review
1 January 2022	Market Review
1 January 2023	CPI Review

Item 7 Permitted purpose

Garden, hardware and pet supplies and products and uses reasonably ancillary thereto.

Item 8 Public liability insurance

Twenty million dollars (\$20,000,000.00).

Item 9 Repainting Dates

Not Applicable

Item 10 Additional terms and covenants

10.1 **Right to terminate upon notice**

Notwithstanding any other provision of this Lease, the Parties AGREE that either party may terminate this Lease for any reason upon six months written notice to the other party. If this Lease is terminated in accordance with this clause, **clause 21** and **22** will apply.

Signing page

EXECUTED

201

THE COMMON SEAL of CITY OF KWINANA
is affixed in the presence of:

Mayor

(Print Full Name)

Chief Executive Officer

(Print Full Name)

Signed by **Mervyn Kearney** trading as Kearns
Garden Centre and Hardware ABN 72 845 535
167 in the presence of an authorised witness

Signature of Witness

Signature of Mervyn Kearney

Name of Witness

Address of Witness

Occupation of Witness

Date

Signed by **Susan Kearney** trading as Kearns
Garden Centre and Hardware ABN 72 845 535
167 in the presence of an authorised witness

Signature of Witness

Signature of Susan Kearney

Name of Witness

Address of Witness

Occupation of Witness

Date

Annexure 1 – Sketch of Premises



10/19/2018

Weekend Courier

WORKPLACE

CALL 13 20 13

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

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Amendment to the City's 2018/19 Schedule of Fees and Charges



In accordance with s6.19 of the Local Government Act 1995, notice is hereby given that the following amendments to the fees and charges have been adopted by Council and pursuant to s6.16 of the Local Government Act 1995 are effective 21 days from publication of this notice:

Amendment to Current Fees:

Fee and Charge Description	Current 2018/2019 Fee \$	Proposed 2018/2019 Amended Fee \$
Bees		
Application for permit to keep bees	\$72	No charge for up to two hives \$34.50 for more than two hives
Site inspection fee	\$144	\$144 for more than two hives

Removal of Current Fee:

Fee and Charge Description	Current 2018/2019 Fee \$
Bees	
Permit fee	\$72

Joanne Abbiss
Chief Executive Officer



NOTICE OF DISPOSAL OF PROPERTY BY WAY OF LEASE

PART OF 4 BEACHAM CRESCENT, MEDINA

In accordance with Section 3.58 of the Local Government Act 1995, the City of Kwinana hereby advertises its intention to dispose of the following property by way of lease:

Address:
Part of 4 Beacham Crescent, Medina

Parcel Identifier:
Part of Lot 115 on Deposited Plan 189850 being the whole of the land in Certificate of Title Volume 1884 Folio 390

Lessee:
Mervyn Kearney and Susan Kearney trading as Kearns Garden Centre and Hardware ABN 72 845 535 167

Market Rent Valuation:
\$5,500p.a (exclusive of GST)

Proposed Rent:
\$5,500p.a (exclusive of GST)

Valuer:
Pember WILSON & EFTOS (pvt)
220 Carr Place, Leederville WA 6007

Date of Valuation:
12 June 2018.

For further information contact City Legal on (08) 9439 0428.

Submissions are required to be made in writing to PO Box 21, Kwinana, WA 6966, addressed to the Chief Executive Officer and to be received no later than 5pm, 5 November 2018.

Joanne Abbiss
CHIEF EXECUTIVE OFFICER



LOCAL PLANNING SCHEME NO. 2

PROPOSED LOCAL PLANNING POLICY LOCAL PLANNING POLICY NO.11: SITE REQUIREMENTS AND STANDARDS FOR DEVELOPMENT WITHIN THE INDUSTRIAL ZONES AVAILABLE FOR INSPECTION

The City of Kwinana has prepared a draft Local Planning Policy under its Local Planning Scheme No. 2 to provide greater clarity and guidance to landowners, developers and the City of Kwinana Officers on the assessment of applications on land zoned for industrial purposes under Local Planning Scheme No. 2.

The key objective of the draft Local Planning Policy is to provide a consistent approach to the development of the industrial zones within the City of Kwinana. The draft policy will align with modern changes in construction standards and provide an updated set of design criteria to help ensure a high standard of built form is achieved throughout the City's industrial zones.

The draft Local Planning Policy No.11: Site Requirements and Standards for Development within the Industrial Zones will be available for inspection at the City of Kwinana Administration Offices during business hours, or can be viewed on the City's website at www.kwinana.wa.gov.au/publicnotices from Friday 19 October 2018 until Friday 9 November 2018, inclusive.

Submissions on the proposed Local Planning Policy may be made in writing and lodged with the undersigned on, or, before Friday 9 November 2018. Submissions may be posted to City of Kwinana, PO Box 21, Kwinana WA 6966 or emailed to admin@kwinana.wa.gov.au.

J Abbiss
CHIEF EXECUTIVE OFFICER

16.6 Attendance at the 2019 Smart City Summit and Expo (SCSE)

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

In accordance with the Elected Members and Chief Executive Officer Training and Development Council Policy (Policy), it is recommended that Council approve the Mayor and the Chief Executive Officer application to attend the 2019 Smart City Summit Expo (expo) to be held between 26 to 29 March 2019 in Taipei, Taiwan. It is anticipated that the costs associated with the Mayor attending this event will be covered by the Australian Government's Australian Trade and Investment Commission (Austrade) and South West Group. It is anticipated that the costs associated with the Chief Executive Officer attending this event will be covered by the Austrade and the South West Group. The City will be advised by the South West Group if there are any additional costs associated with the event that will be incurred by the City, however this will not occur until after Council has considered this report. The Mayor and the Chief Executive Officer have not spent any of their \$4,000 training and conferences allocation for the 2018/2019 financial year.

OFFICER RECOMMENDATION:

That Council approve the Mayor and Chief Executive Officer attend the 2019 Smart City Summit Expo to be held between 26 to 29 March 2019 in Taipei, Taiwan and acknowledge that any costs not covered by Austrade or the South West Group will be funded from the Mayor or Chief Executive Officer's training and conferences allocation.

DISCUSSION:

At the South West Group meeting held on 3 December 2018, the Board approved the attendance of its members to the 2019 Smart City Summit Expo to be held between 26 to 29 March 2019 in Taipei, Taiwan. The expo is an annual exhibition on smart city developments and solutions. It is considered by Austrade to be the most comprehensive and intelligent solutions expo in the Asia-Pacific region. The expo connects smart city government, business leaders, policy makers and industry experts from around the world. The expo will be held between 26 to 29 March 2019 in Taipei, Taiwan.

For more information on the expo, visit

<https://myevents.austrade.gov.au/api/event/brochure?code=CMP-15540-G0V3M4>

LEGAL/POLICY IMPLICATIONS:

Elected Members and Chief Executive Officer Training and Development Council Policy

3.1 Events to which this policy applies are generally limited to those coordinated and/or run by either:

- (a) The Australian or Western Australian Local Government Associations (ALGA / WALGA).*
- (b) The major professional bodies associated with local government.*

16.6 ATTENDANCE AT THE 2019 SMART CITY SUMMIT AND EXPO (SCSE)

- (c) *Accredited organisations offering training relevant to the role and responsibilities of Elected Members and the Chief Executive Officer.*
- (d) *Other local government specific events where the Chief Executive Officer or Council is of the opinion attendance would benefit the Elected Members, Chief Executive Officer and the City.*
- (e) *Study tours, arranged by the City or by a third party, where there is a benefit to Council for Elected Members and the Chief Executive Officer to attend*

4. Definitions

Event means conferences, seminars, forums, workshops, courses, study tours, information training sessions and other like events conducted within Australia and internationally.

5.2.2 Approval for Elected Members attendance may be granted by:

- (a) *The Chief Executive Officer where the:*
 - (i) *Application complies with this policy;*
 - (ii) *Event is to be held within Australia or New Zealand; and*
 - (iii) *Estimated expenses incurred by the City for each event are less than \$4000 per Elected Member.*
- (b) *Resolution of Council; where the:*
 - (i) *Application does not comply with this policy;*
 - (ii) *Estimated event expenses exceed the available balance of the Elected Member's annual expense allocation;*
 - (iii) *Event is to be held outside of Australia or New Zealand; or*
 - (iv) *Estimated expenses incurred by the City for each event are greater than \$4000 per Elected Member.*

5.2.3 Approval the Chief Executive Officer attendance may be granted by:

- (a) *The Mayor where the:*
 - (i) *Application complies with this policy;*
 - (ii) *Event is to be held within Australia or New Zealand; and*
 - (iii) *Estimated expenses incurred by the City for each event are less than \$4000.*
- (b) *Resolution of Council; where the:*
 - (i) *Application does not comply with this policy;*
 - (ii) *Estimated event expenses exceed the available balance of the Chief Executive Officer's annual expense allocation;*
 - (iii) *Event is to be held outside of Australia or New Zealand; or*
 - (iv) *Estimated expenses incurred by the City for each event are greater than \$4000.*

It is intended that the City's Economic Development Specialist and Manager of Information Technology also attend the expo. This does not require a decision of Council as the Chief Executive Officer has the ability to approve this expenditure in accordance with the Human Resources Internal Policy – Learning and Development.

16.6 ATTENDANCE AT THE 2019 SMART CITY SUMMIT AND EXPO (SCSE)**FINANCIAL/BUDGET IMPLICATIONS:**

The financial/budget implications associated with this report have been included in the 2018/2019 budget. The Elected Members and the Chief Executive Officer have a \$4000 allocation each financial year for training and conferences. The Mayor and the Chief Executive Officer have not spent any of their 2018/2019 \$4,000 allocation. It is anticipated that the Mayor's flights and accommodation will be reimbursed by Austrade and the Chief Executive Officer accommodation will be reimbursed by Austrade and the flights will be reimbursed by the South West Group. All other costs, including flight insurance, food, incidentals, transfers, registration fees are yet to be confirmed by the South West Group on whether the South West Group will incur these costs or the City of Kwinana. It is estimated that these expenses will not exceed the \$4,000 each that Elected Members and the Chief Executive Officer have been allocated for each financial year.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications related to 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	Civic Leadership	5.1 An active and engaged Local Government, focussed 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 implications on any determinants of health as a result of this report.

16.6 ATTENDANCE AT THE 2019 SMART CITY SUMMIT AND EXPO (SCSE)

RISK IMPLICATIONS:

Risk Event	Council approval is not requested by City Officers
Risk Theme	Errors omissions delays
Risk Effect/Impact	Compliance
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	Request Council's approval for the Mayor and Chief Executive Officer to attend
Rating (after treatment)	Moderate

COUNCIL DECISION

385

MOVED CR W COOPER**SECONDED CR S MILLS****That Council:**

- 1. Approve the Mayor and Chief Executive Officer attend the 2019 Smart City Summit Expo to be held between 26 to 29 March 2019 in Taipei, Taiwan and acknowledge that any costs not covered by Austrade or the South West Group will be funded from the Mayor and Chief Executive Officer's training and conference allocation.**
- 2. Approve the Mayor and Chief Executive Officer (after consultation with the Department of Jobs, Science, Tourism and Innovation) to attend meetings in China with stakeholders with an interest in projects that could aid the economic development of the City with costs to be funded from the City's economic development budget. The Council acknowledge that the City will take advantage of being in Taipei on an externally funded program and make the meetings in China contiguous with this travel.**

CARRIED
7/0

NOTE – That the Officer Recommendation has been amended to include point 2.

17 Urgent Business

Nil

18 Councillor Reports

18.1 Councillor Merv Kearney

Councillor Merv Kearney reported that the Men's Shed is now up and running with 13 financial members so far. Councillor Kearney advised that the group has received funding from several bodies and it is going really well. Councillor Kearney encourages everyone to come down and have a look as it is an asset to the community.

19 Response to Previous Questions

Nil

20 Mayoral Announcements (without discussion)

Mayor Carol Adams reported that she is looking forward to an exciting 2019 for the City of Kwinana, which will be kicked off this weekend with the Australia Day celebrations.

21 Matters Behind Closed Doors

COUNCIL DECISION

386

MOVED CR P FEASEY

SECONDED CR W COOPER

That in accordance with Section 5.23(2)(c) of the *Local Government Act 1995*, Council move behind closed doors to allow discussion of the Matters Behind Closed Doors items.

CARRIED

7/0

The gallery exited the Council Chambers and the doors were closed at 8:27pm.

21.1 EPA Report 1632 - Kwinana Waste to Energy Project City of Kwinana Proposed Amendment to Ministerial Statement

COUNCIL DECISION

387

MOVED CR P FEASEY

SECONDED CR W COOPER

That Council:

1. authorise the Chief Executive Officer to negotiate an outcome in respect to Ministerial Statement 1016 in order to give effect to the EPA's intent to not limit the waste types permitted to be delivered to and processed at the Kwinana Waste to Energy Facility.

CARRIED

7/0

COUNCIL DECISION

388

MOVED CR W COOPER

SECONDED CR D WOOD

That Council return from Behind Closed Doors.

CARRIED

7/0

The Council Chambers doors were reopened at 8:28pm.

22 Meeting Closure

The Mayor declared the meeting closed at 8:29pm.

Chairperson:

13 February 2019