

Ordinary Council Meeting

11 March 2020

Minutes



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

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

Vision Statement

Kwinana 2030

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



Mission

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

We will do this by –

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

Values

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

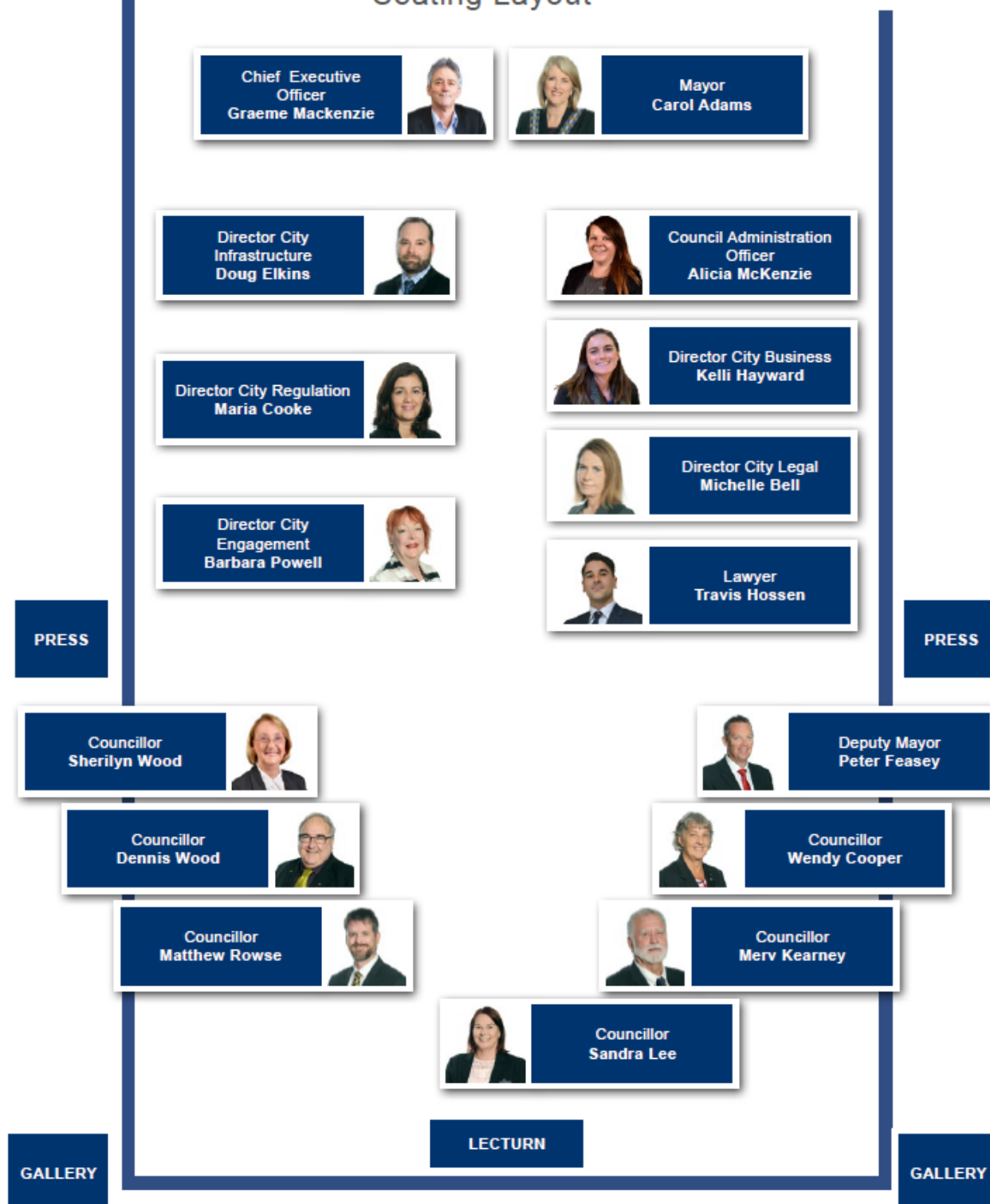
Lead from where you stand – *Leadership is within us all.* | Act with compassion – *Show that you care.* | Make it fun – *Seize the opportunity to have fun.* | Stand Strong, stand true – *Have the courage to do what is right.* | Trust and be trusted – *Value the message, value the messenger.* | Why not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





Council Chambers

Seating Layout



EMERGENCY GUIDE

Council Chambers



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

Fire Alarm

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

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



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

Assembly Points:

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

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Present:

MAYOR CAROL ADAMS, OAM
DEPUTY MAYOR PETER FEASEY
CR W COOPER
CR M ROWSE
CR D WOOD
CR S WOOD

MR G MACKENZIE	-	Chief Executive Officer
MRS K HAYWARD	-	Director City Business
MRS B POWELL	-	Director City Engagement
MR D ELKINS	-	Director City Infrastructure
MRS M COOKE	-	Director City Regulation
MRS M BELL	-	Director City Legal
MR T HOSSEN	-	Lawyer
MS R LYNCH	-	Contracts Officer
MS A MCKENZIE	-	Council Administration Officer

Members of the Press 1
Members of the Public 1

1 Opening and announcement of visitors

Presiding Member declared the meeting open and welcome all in attendance.

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

2 Acknowledgement of country

Presiding Member read the Acknowledgement of country

"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 and we pay our respects to their Elders past and present."

3 Dedication

Councillor Matthew Rowse read the dedication

"May we, the Elected Members of the City of Kwinana, have the wisdom to consider all matters before us with due consideration, integrity and respect for the Council Chamber.

May the decisions made be in good faith and always in the best interest of the greater Kwinana community that we serve."

4 Attendance, apologies, Leave(s) of absence (previously approved)

Apologies

Councillor Merv Kearney

Leave(s) of Absence (previously approved):

Councillor Sandra Lee from 3 March 2020 to 18 March 2020 inclusive.

5 Public Question Time

Nil

6 Receiving of petitions, presentations and deputations:

6.1 Petitions:

Nil

6.2 Presentations:

Nil

6.3 Deputations:

Nil

7 Confirmation of minutes

7.1 Ordinary Meeting of Council held on 26 February 2020:

COUNCIL DECISION

105

MOVED CR W COOPER

SECONDED CR D WOOD

That the Minutes of the Ordinary Meeting of Council held on 26 February 2020 be confirmed as a true and correct record of the meeting.

**CARRIED
6/0**

8 Declarations of Interest (financial, proximity, impartiality – both real and perceived) by Members and City Officers

Mayor Carol Adams declared an impartiality interest in item 17.1, Joint Development Assessment Panel Application for General Industry – Bulk Liquid Storage Facility – Lot 108 Kwinana Beach Road, Kwinana Beach due to being a member of the Development Assessment Panel (DAP).

Councillor Matthew Rowse declared an impartiality interest in item 17.1, Joint Development Assessment Panel Application for General Industry – Bulk Liquid Storage Facility – Lot 108 Kwinana Beach Road, Kwinana Beach due to being a member of the Development Assessment Panel (DAP).

Councillor Wendy Cooper declared an impartiality interest in item 17.1, Joint Development Assessment Panel Application for General Industry – Bulk Liquid Storage Facility – Lot 108 Kwinana Beach Road, Kwinana Beach due to being a proxy member of the Development Assessment Panel (DAP).

9 Requests for leave of absence

COUNCIL DECISION

106

MOVED CR S WOOD

SECONDED CR M ROWSE

That Councillor Wendy Cooper be granted a leave of absence from 27 March 2020 to 2 April 2020 inclusive.

That Councillor Dennis Wood be granted a leave of absence from 16 April 2020 to 1 June 2020 inclusive.

**CARRIED
6/0**

10 Items brought forward for the convenience of those in the public gallery

Nil

11 Any business left over from previous meeting

Nil

12 Recommendations of committees

Nil

13 Enbloc reports:

Nil

14 Reports - Community

Nil

15 Reports – Economic

Nil

16 Reports – Natural Environment

Nil

17 Reports – Built Infrastructure

17.1 Joint Development Assessment Panel Application for General Industry – Bulk Liquid Storage Facility – Lot 108 Kwinana Beach Road, Kwinana Beach

DECLARATION OF INTEREST:

Mayor Carol Adams declared an impartiality interest due to being a member of the Development Assessment Panel (DAP).

Councillor Matthew Rowse declared an impartiality interest due to being a member of the Development Assessment Panel (DAP).

Councillor Wendy Cooper declared an impartiality interest due to being a proxy member of the Development Assessment Panel (DAP).

SUMMARY:

The City has received a development application for a proposed bulk liquid storage facility at Lot 108 Kwinana Beach Road, Kwinana Beach (subject site). The application proposes the construction of a storage facility for a range of combustible liquids and an associated pipeline to the Kwinana Bulk Jetty for shipment. The application has been assessed and meets the relevant requirements of the City's Local Planning Scheme No. 2 (LPS2).

As the estimated development cost of this application is in excess of \$10 million, the City of Kwinana (the City) does not have delegation to determine the application and the application is therefore required to be referred to the Metro South West Joint Development Assessment Panel (JDAP) for determination. The application is scheduled to be considered by the JDAP at a meeting in March/April 2020. City Officers have prepared the attached Responsible Authority Report (RAR) in accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011* and it is attached for Council's consideration and adoption.

OFFICER RECOMMENDATION:

That Council adopt the recommendation for conditional approval of the Responsible Authority Report (attached to this report) to the Metro South West Joint Development Assessment Panel for the development application for a Bulk Liquid Storage Facility – Lot 108 Kwinana Beach Road, Kwinana Beach.

DISCUSSION:

Graincorp Liquid Terminals proposes to construct and operate a new bulk liquid storage depot on a 2.7 hectare portion of Lot 108 Kwinana Beach Road, Kwinana Beach (subject site).

The bulk liquids intended for storage at the site include:

- Class C1 - Combustible liquid:
 - Urea Ammonia Nitrate (UAN)

17.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION FOR GENERAL INDUSTRY – BULK LIQUID STORAGE FACILITY – LOT 108 KWINANA BEACH ROAD, KWINANA BEACH

- Class C2 - Combustible liquid:
 - Tallow
- Class 8 - Dangerous Good (Corrosive substance):
 - Caustic
- Class 9 - Dangerous Good (Miscellaneous):
 - Solvesso (industrial solvent)
- Other liquids proposed to be stored are:
 - Vegetable and used cooking Oils

The proposal comprises of the following:

- 20 tanks ranging in size between 1,250m³ – 13,500m³;
- Tank loading gantries;
- Transfer pipeline to the Kwinana Bulk Jetty (KBJ) located on elevated pipe bridge;
- Tank bunding area and plate separator;
- Boiler & Bleaching Rooms;
- Office, Driver's Hut and Switch Room buildings, and;
- Associated accessways, car parking & landscaping areas

The subject site is zoned General Industry under the LPS2 and Special Industry under the Metropolitan Region Scheme (MRS). The proposed development represents a General Industry land use under LPS2, which is a permitted use. The application meets the relevant development standards of LPS2 and as such, is recommended for approval. A more detailed assessment of the proposal is provided in "Planning Assessment" on page 9 of the attached RAR.

As the estimated development cost of this application is in excess of \$10 million, the City does not have delegation to determine the application and the application is therefore required to be referred to the JDAP for determination. The application is scheduled to be considered by the JDAP at a meeting in March/April 2020. City Officers have prepared the attached RAR in accordance with the Development Assessment Panel Regulations. The City is required to submit the RAR to the JDAP Secretariat on 26 March 2020. Should the City not submit this report to the JDAP Secretariat within the required timeframe, the Minister for Planning may direct the City to submit any information it has and provide it to the JDAP 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 Development Assessment Panel Regulations. Council should note that if it wishes to modify or make an alternative recommendation to that contained within the RAR, this should be in the form of a separate recommendation which will be included in the alternative recommendation part of the JDAP Responsible Authority Report.

Local Planning Policy No. 5 (LPP5) requires the provision of a public art contribution for proposed development. The applicant has requested an exemption from this requirement, stating that the requirement is unreasonable and does not have a planning basis. City Officers consider the requirements of LPP5 are reasonable given the value of the development (estimated at \$52 million) and the provision of public art for urban or industrial developments will improve public amenity and interest. LPP5 outlines that public art contributions can be met in a variety of ways, including the provision of public art on the subject site or on public land, or a financial contribution of \$500,000. It is open to the proponent to select how the requirement is fulfilled. The RAR officer recommendation includes a condition requiring a contribution be provided in accordance with the policy.

**17.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION FOR GENERAL INDUSTRY –
BULK LIQUID STORAGE FACILITY – LOT 108 KWINANA BEACH ROAD, KWINANA BEACH**

Finally, City Officers advise that the application has been referred to Main Roads Western Australia (MRWA) for comment in relation to the size of the vehicle proposed to be used in association with the development. At the time of writing this report, final comment had not been provided by MRWA however any comment will be included in the RAR prior to lodgement to the JDAP.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the applicant is Icubed Consulting Pty Ltd and the proponent is Quantem Bulk Liquid Storage and Handling (formally known as GrainCorp Liquid Terminals Pty Ltd. The landowner is DevelopmentWA.

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Kwinana Local Planning Scheme No. 2*
- *Environmental Protection Act 1986 and relevant Regulations*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992*
- *Health (Miscellaneous Provisions) Act 1911 and Regulations*

State Government Policies

- State Planning Policy 4.1 – State Industrial Buffer Policy

Local Policies

- Local Planning Policy No. 5 – Development Contribution Towards Public Art
- Local Planning Policy No. 11 – Site Requirements and Standards for Development within the Industrial Zones

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

The subject development application is accompanied by an application for Works Approval to the Department of Water and Environmental Regulation (DWER). The proposed facility is required to obtain a Works Approval, Licence and Clearing Permit from the DWER prior to the commencement of operations, which will address environmental issues.

**17.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION FOR GENERAL INDUSTRY –
BULK LIQUID STORAGE FACILITY – LOT 108 KWINANA BEACH ROAD, KWINANA BEACH**

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	Varied job opportunities	2.1 Residents have access to ample job opportunities.
Strategic Community Plan	A thriving local economy	2.5 Stimulate economic development and encourage diversification.

COMMUNITY ENGAGEMENT:

The development proposes permitted land uses which do not require advertising under LPS2. There are no community engagement implications as a result of this report.

PUBLIC HEALTH IMPLICATIONS

The development will require a Dangerous Good Licence to be obtained from the Department of Mines, Industry Regulation and Safety, which will address public health and risk matters.

RISK IMPLICATIONS:

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

Risk Event	Appeal of the JDAP's decision or conditions of approval imposed.
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)	Medium

**17.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION FOR GENERAL INDUSTRY –
BULK LIQUID STORAGE FACILITY – LOT 108 KWINANA BEACH ROAD, KWINANA BEACH**

Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Work instructions in place and checklists used when assessing the application. The recommendation on the application is justified on the basis of compliance with the Local Planning Scheme, and the discretion afforded to the JDAP to vary these documents. Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

107

MOVED CR P FEASEY

SECONDED CR M ROWSE

That Council adopt the recommendation for conditional approval of the Responsible Authority Report (attached to this report) to the Metro South West Joint Development Assessment Panel for the development application for a Bulk Liquid Storage Facility – Lot 108 Kwinana Beach Road, Kwinana Beach.

**CARRIED
6/0**



Form 1 – Responsible Authority Report

(Regulation 12)

Property Location:	Lot 108 Kwinana Beach Road, Kwinana Beach
Development Description:	Proposed Bulk Liquid Storage
DAP Name:	Metro South-West
Applicant:	Icubed Consulting (on behalf of Quantem Bulk Liquid Storage and Handling (formally Graincorp Liquid Terminals))
Owner:	WA Land Authority (Development WA)
Value of Development:	\$52 Million
LG Reference:	DA9518
Responsible Authority:	City of Kwinana
Authorising Officer:	Janni Curtis – Planning Officer
DAP File No:	DAP/19/01708
Report Due Date:	26 March 2020
Application Received Date:	28 November 2019
Application Process Days:	90 Days
Attachment(s):	1: Aerial Photograph 2: Location Plan 3: Site Plan – South 4: Site Plan – North 5: Site Elevations 6: Site Sections 7: Office Floor Plan 8: Office Elevations 1 9: Office Elevations 2 10: Drivers Building Floor & Elevation Plans 11: Switch Room Floor & Elevations Plans 12: Vessel Bund Plan 13: Crossover Plan 14: Swept Path Plan 15: Fencing Plan 16: Fencing Detail 17: Thermal Radiation Contour Plan 18: Copy of DWER Responses 19: Council Minutes

Officer Recommendation:

That the Metro South West Joint Development Assessment Panel resolves to:

- Approve** DAP Application reference DAP/19/01708 and accompanying plans
 17-329-DA01-F – Locality Plan;
 17-329-DA02-G – Site Plan – South;
 17-329-DA03-G – Site Plan – North;
 17-329-DA04-D – Site Elevations;
 17-329-DA05-D – Site Sections;
 17-329-DA20-E – Vessel & Bund Calculations;
 17-329-GC-KW01-81002-E – Vehicle Manoeuvring – A Double;
 17-329-GC-KW00-13001-A – Security Plan – Kwinana Site (Stage 1);

17-329-GC-KW00-13031-A – Site Fencing – Typical Details;
17-329-C203 – Finished Surface Details Sheet 1;
39191-WD03-C Version 6.00.028-1 – Office Floor Plan;
39191-WD04-C Version 6.00.028-1 – Office Elevations Sheet 1;
39191-WD05-C – Office Elevations Sheet 2;
PT-GB00-17003 Rev. 2 – Driver’s Building;
PT-GB00-17002 Rev. 2 – Switchroom Building;

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Clause 6.1 of the City of Kwinana Local Planning Scheme No. 2, and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. The premises being kept in a neat/tidy condition at all times by the owner/occupier to the satisfaction of the City of Kwinana.
3. Stormwater drainage from roofed and paved areas being contained and disposed of on-site in accordance with the Stormwater Management Plan prepared by Icubed Consulting dated 14 October 2019, version 1.1 to the satisfaction of the City of Kwinana.
4. Dust control measures shall be implemented for the duration of the site and construction works to the satisfaction of the City of Kwinana.
5. The requirements of Local Planning Policy 5 – Development Contribution Towards Public Art shall be met through one of the following options:
 - a. Prior to the lodgement of a building permit, submit a Public Art Report in accordance with LPP No. 5 to the City of Kwinana that details the public art to be developed as a component of the development. Prior to the occupation of the development, the approved artwork shall be installed on site to the satisfaction of the City of Kwinana; or
 - b. Prior to the commencement of works, shall provide a financial contribution of \$500,000 to the City of Kwinana in lieu of installing art work on site to the satisfaction of the City of Kwinana.
6. A minimum of eight (8) vehicle parking bays are to be provided in the area defined on the approved development plans in accordance with the AS/NZS 2890, to be clearly marked on the ground and constructed of bitumen or concrete and drained prior to the occupation of the development to the satisfaction of the City of Kwinana.
7. A detailed Landscaping Plan which outlines the proposed species and densities of plants to be used at the time of planting together with the anticipated height of each plant at maturity, spacing of each species and location of existing vegetation, and the proposed reticulation layout is required to be submitted to the City of Kwinana for approval prior to commencement of any works on site. The landscaping plan shall be implemented to the satisfaction of the City prior to the occupation of the development.

8. A minimum of 678m² (2.5%) of the subject site and the adjacent verge (as indicated on the attached site plans) is to be landscaped prior to the occupation of the development and maintained to a high standard thereafter to the satisfaction of the City of Kwinana.
9. Landscaping areas, vehicle parking spaces, accessways, and all other items and details as shown on the approved development plans shall be installed prior to the occupation of the proposed development and maintained thereafter to the satisfaction of the City of Kwinana.
10. A schedule of colours, materials, textures and finishes for the development shall be submitted to the City of Kwinana for approval prior to the commencement of any works on the subject site and implemented prior to the occupation of the development.
11. Any proposed fencing shall be installed to a minimum standard of black coated PVC chain mesh and frame to the satisfaction of the City of Kwinana. An amended fencing plan shall be provided prior to commencement of any works on site detailing fencing to meet this requirement and indicating the proposed barbed wire shall be no less than 2 metres above ground level.
12. The development shall at all times comply with the requirements and recommendations of the Bushfire Management Plan prepared by Ecological Australia and dated 15 October 2019, Version 3 to the satisfaction of the City of Kwinana. Land within the 15m asset protection zone (APZ) is to be managed and maintained as per the approved Bushfire Management Plan in perpetuity.
13. Vehicle crossover(s) shall be constructed of concrete and located to the specifications and satisfaction of the City of Kwinana.
14. All trafficable areas are to be sealed and drained as per the City of Kwinana 'Trafficable Areas' Specifications to the satisfaction of the City of Kwinana.
15. All non-trafficable and lay-down areas within the subject lot being sealed and drained to comply with the City of Kwinana non-trafficable and lay-down area specifications.
16. A nutrient retentive Aerobic Treatment Unit/Alternative Treatment System shall be installed on site, approved by the Department of Health WA, that complies with the environmental criteria of the State Environmental (Cockburn Sound) Policy 2015 (nitrogen retentive).
17. Laboratory wastewater and chemicals are not permitted to be drained to the Aerobic Treatment Unit/Alternative Treatment System and instead must be drained to a separate treatment facility or holding tank prior to disposal to an approved Department of Water and Environmental Regulation licenced facility.
18. The proposed storage tanks and any tanks or containers in excess of 5000 litre capacity shall be enclosed within concrete bunds sufficient in capacity to contain the contents in the event of leakage in accordance with AS1940.1:2017 The Storage and Handling of Flammable and Combustible Liquids to the satisfaction of the City of Kwinana.
19. Areas within the bund and gantry loading areas are to be constructed with an impervious hardstand that is graded to capture and direct any spillages away from the storage tanks to a containment area for treatment or disposal.
20. The bunded area shall be connected to a separate drainage system to the satisfaction of the City of Kwinana.

21. An apparatus for the treatment of contaminated wastewater shall be installed prior to occupation of the development.
22. Liquid waste arising from loading or unloading activities must be collected and contained for treatment or disposal at a Department of Water and Environmental Regulation licenced wastewater disposal facility.
23. Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.

Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental Regulation Contaminated Sites Guidelines.

Advice Notes

- i. The applicant is advised that all future development not the subject of this approval must be approved by the City of Kwinana prior to the commencement of works or alteration of land use.
- ii. Should the applicant be aggrieved by the decision of the City to refuse the application or impose any condition of approval, then an application for review of the City's decision may be lodged with the State Administrative Tribunal within 28 days of notification of the decision and right of review.
- iii. The applicant should ensure that the proposed development complies with all other relevant legislation, including but not limited to, the *Environmental Protection Act 1986* and Regulations, *Health (Miscellaneous Provisions) Act 1911* and Regulations, *Contaminated Sites Act 2003* and the National Construction Code.
- iv. In respect to the landscaping plan condition above, the applicant should note that while plant selection is the prerogative of the landowner, the City of Kwinana encourages the use of species indigenous to the locality, as these will reduce maintenance requirements and water demand.
- v. The applicant is advised that this approval is not a building permit, which constitutes a separate legislative requirement. Prior to any building work commencing on site, a building permit or building permit exemption must be obtained from the City of Kwinana. Significant penalties apply under the *Building Act 2011* for any failure to comply with this requirement.
- vi. The applicant shall submit an application to construct or install an apparatus for the treatment of sewage to the City of Kwinana and/or Department of Health WA for approval prior to installation of the system.
- vii. The nutrient retentive Aerobic Treatment Unit/Alternative Treatment System shall comply with the *Health (Treatment of Sewerage & Disposal of Effluent & Liquid Wastes) Regulations 1974* and the Department of Health WA Code of Practice for the Design, Manufacture, Installation & Operation of Aerobic Treatment Units.
- viii. The applicant is to ensure that adequate unencumbered, unsealed land is reserved for the effluent disposal system.
- ix. The applicant shall submit an application to construct or install an apparatus for the treatment of sewage to the City of Kwinana and/or Department of Health WA for approval to discharge treated liquid waste to the environment prior to

installation. The application shall be accompanied by detailed plans, equipment specifications and meet the indicative wastewater discharge criteria as per the Department of Water and Environmental Regulation's – Water Quality Protection Note 68.

- x. In relation to the soil and groundwater contamination investigation condition and in accordance with regulation 31(1)(c) of the *Contaminated Sites Regulations 2006*, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with this condition. A current list of accredited auditors is available from www.dwer.wa.gov.au.
- xi. The applicant is advised of the requirements under the *Dangerous Goods Safety Act 2004* and Regulations to obtain a Dangerous Goods Site Licence and a Dangerous Goods Pipeline Registration from the Department of Mines, Industry Regulation and Safety.
- xii. The applicant is advised to liaise with the Fremantle Port Authority with regard to approvals required to be obtained for development within adjoining Lot 497 Port Road, Kwinana Beach.
- xiii. The applicant is advised of the requirements under the *Environmental Protection Act 1986* to obtain a Works Approval and a Prescribed Premise Licence – Category 73 – Bulk storage of chemicals etc or Registration from the Department of Water and Environmental Regulation.
- xiv. The applicant is advised of the requirements under the *Environmental Protection Act 1986* to obtain a clearing permit for the clearing of native vegetation from the Department of Water and Environmental Regulation. The Department advises that the previous clearing permit CPS 8305/1 obtained by Coogee Chemicals for the adjoining development is not sufficient to cover the clearing associated with the proposed development.
- xv. The applicant is advised of the requirements under the *Road Traffic (Vehicles) Act 2012* to obtain a permit from Main Roads WA for the use of A Double and B Triple vehicles on Kwinana Beach Road.

Details: outline of development application

Insert Zoning	MRS:	Special Industry
	TPS:	General Industry
Insert Use Class:		General Industry
Insert Strategy Policy:		City of Kwinana Local Planning Policy No. 5 – Development Contribution Towards Public Art; City of Kwinana Local Planning Policy No. 11 – Site Requirements and Standards for Development within the Industrial Zones.
Insert Development Scheme:		City of Kwinana Local Planning Scheme No. 2
Insert Lot Size:		2.7135ha (proposed option area)
Insert Existing Land Use:		Vacant (previous historic residential use as part of the Kwinana townsite)

Proposal:

Quantem Bulk Liquid Storage and Handling (formally Graincorp Liquid Terminals) proposes to construct and operate a new bulk liquid storage depot on a 2.7 hectare portion of Lot 108 Kwinana Beach Road, Kwinana Beach (subject site). The subject site is zoned General Industry under the City's Local Planning Scheme No. 2 (LPS2) and Special Industry under the Metropolitan Region Scheme (MRS).

The bulk liquids intended for storage at the site include:

- Class C1 - Combustible liquid:
 - Urea Ammonia Nitrate (UAN)
- Class C2 - Combustible liquid:
 - Tallow
- Class 8 - Dangerous Good (Corrosive substance):
 - Caustic
- Class 9 - Dangerous Good (Miscellaneous):
 - Solvesso (industrial solvent)
- Other liquids proposed to be stored are:
 - Vegetable and used cooking Oils

The proposal comprises of the following:

- 20 tanks ranging in size between 1,250m³ – 13,500m³;
- Tank loading gantries;
- Transfer pipeline to the Kwinana Bulk Jetty (KBJ) located on elevated pipe bridge;
- Tank bunding area and plate separator;
- Boiler & Bleaching Rooms;
- Office, Driver's Hut and Switch Room buildings, and;
- Associated accessways, car parking & landscaping areas

The proposal includes the construction of transfer pipelines located on an elevated pipe bridge, which traverse across the adjacent Lot 497 to connect to the existing Kwinana Bulk Jetty. This pipe bridge is subject to a separate application to Fremantle Port Authority and is not part of this development application. The applicant advises that the proposed depot will utilise the Kwinana Bulk Jetty, with the ability to receive and discharge products from ships, storing these products in dedicated above ground storage tanks, and loading product into road tankers or rail tanker cars through loading gantries. The applicant advises the proposed bulk liquid storage depot is intended to replace Graincorp's existing facility in Rous Head, North Fremantle.

The development application package includes the following reports to enable the assessment of the application:

- Bushfire Management Plan (BMP)
- Traffic Impact Assessment (TIA)
- Preliminary Hazard Analysis (PHA)
- Stormwater Management Plan

Background:

Site Context

The subject site contains multiple separate land parcels, located across the Kwinana Beach and East Rockingham localities. It is located within the Kwinana Strategic Industrial Area and is surrounded by a mixture of primarily industrial/port related uses. Located approximately 220m to the southwest of the subject site is the Wells Park Beach, a liquor store and cafeteria. The subject site adjoins Kwinana Beach Road to the south, the Fremantle Port Authority Kwinana Bulk Jetty precinct to the west, a freight railway to the north and vacant land to the east.

Site History

The subject site was previously part of the Kwinana Beach townsite. The townsite was progressively reclaimed for industrial development and the final remaining houses were demolished in the 1990's. The site has remained vacant since this time.

Previous Applications

Whilst the City of Kwinana has not determined any development applications for the subject site, a development application was approved by the City in January 2019 for development on an adjoining portion of the subject lot. This approval is for clearing and bulk earthworks associated with a future liquid caustic soda geo dams storage facility for Coogee Chemicals to the east of the subject site. No works have commenced in relation to this approval.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- City of Kwinana Local Planning Scheme No. 2
- *Environmental Protection Act 1986* and relevant Regulations
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992*
- *Health (Miscellaneous Provisions) Act 1911 and Regulations*

State Government Policies

- State Planning Policy 4.1 – State Industrial Buffer Policy

Local Policies

- Local Planning Policy No. 5 – Development Contribution Towards Public Art
- Local Planning Policy No. 11 – Site Requirements and Standards for Development within the Industrial Zones

Consultation:

Public Consultation

The proposal represents a “P” use within the context of the requirements of LPS2 and therefore is not required to be advertised.

Consultation with other Agencies or Consultants

The application was referred to a number of agencies for their comments, including:

- Dampier Bunbury Pipeline operator (DBP)
- Department of Mines, Industry Regulation and Safety (DMIRS)
- Department of Water and Environmental Regulation (DWER)
- Fremantle Port Authority (FPA)
- Kwinana Industries Council (KIC)

The City has summarised the matters raised in agency responses below.

Contamination

The DWER Contaminated Sites Branch has classified the land as *possibly contaminated – investigation required* under the *Contaminated Sites Act 2003*, and as such, memorials have been placed on the Certificate of Title for the subject land. The site was subject to a preliminary site investigation in 2002 and indicated that potential Asbestos Containing Material were present in surface soils across the site.

In addition to the asbestos contamination, DWER were advised in July 2018 that elevated levels of ammonia, sulfate, cobalt and nickel were potentially present in groundwater beneath the site. This groundwater had potentially migrated from Lot 89 Patterson Road, Kwinana Beach (BHP Nicklewest Refinery), which is also classified under the *Contaminated Sites Act 2003*. Groundwater investigations are ongoing. DWER have advised that it cannot determine whether the subject site is suitable for the proposed development and has recommended a condition be imposed on the approval requiring soil and groundwater investigations be undertaken so a determination can be made on this, prior to development. This condition is included in the officer recommendation accordingly.

Bushfire

The BMP for the proposed development has been referred to the City's bushfire consultant for review. The City's bushfire consultant has reviewed the BMP and considers the BMP demonstrates compliance with the relevant bushfire requirements. The City's recommendation includes conditions requiring the establishment and ongoing maintenance of an Asset Protection Zone (APZ) around the development and requires the BMP to be implemented throughout the development and ongoing operational phases of the development.

Vegetation

The subject site was previously part of the Kwinana Beach townsite and much of the original vegetation has been historically cleared to make way for housing. The subject site has remained vacant since the 1990's and much of the current vegetation on site is scattered regrowth. There is limited significant vegetation on the subject site worthy of retention.

Traffic

The proposal includes a TIA to determine the traffic impacts of the proposed development on the surrounding road network. The proponent has indicated there will be five staff on site, including both administration and operational staff. Trip generation from these employees is anticipated to be limited. Deliveries of product

are estimated at 30 heavy vehicles per day, using A – Double, B – Triple and B – Double trucks. City Officers consider the traffic movements generated from the development can be accommodated by the existing surrounding road network. The City notes that the maximum vehicle size permitted by Main Roads WA on Kwinana Beach Road is a B Double (27 metre length). The proponent has indicated that vehicles larger than this (A Double and B Triple) are proposed to be used infrequently. Kwinana Beach Road is managed by Main Roads WA and approval is required to be obtained from Main Roads WA for the use of vehicles larger than 27 metres in length. The City has recommended an advice note be included on the development approval advising the proponent of this requirement.

Other Approvals/Licences Required

A number of agencies have advised the City of their requirements to obtain approvals for the development under other legislation. The City has recommended each of these requirements be included as advice notes on the development approval. These requirements are listed below:

- Planning Approval is required to be obtained from the FPA for the development of the proposed pipe bridge within the adjacent Lot 497.
- A Clearing Permit is required to be obtained from DWER for the clearing of native vegetation on the site. DWER advised the previous clearing permit issued to Coogee Chemicals for a portion of the subject site is not sufficient for the clearing of vegetation associated with the proposed development.
- A Works Approval is required to be obtained from DWER for Category 73 – Bulk storage of chemicals under the *Environmental Protection Act 1986* (EP Act). DWER advise an application has been made for a Works Approval and this is currently being assessed.
- A Licence or Registration is required to be obtained from DWER for the ongoing operations of the facility.
- A Dangerous Goods Licence and Dangerous Goods Pipeline Registration is required to be obtained from DMIRS under the *Dangerous Goods Safety Act 2004* and Regulations.

Planning Assessment:

Local Planning Scheme

Land Use

The City has considered the proposed development against the land use classifications outlined in LPS2. Hazardous Industry is described under Appendix 4 (Interpretations) of LPS2 as: “an industry which by reason of the processes involved or the method of manufacture, or the nature of the materials used or produced requires isolation from other buildings.” The development application includes a Preliminary Hazard Analysis (PHA) that outlines potential risk scenarios and risk incident probabilities related to the products proposed to be stored at the facility. City Officers have considered the level of risk associated with the development to determine whether the land use requires isolation from other buildings.

The bulk liquids facility use and storage of large volumes of combustible liquids generally contain a level of risk. However, with appropriate controls and measures put in place, the risk associated with such a development can be substantially

reduced. The applicant has undertaken a Preliminary Hazard Analysis (PHA) for the development. The PHA accounts for all the material stored on site and assesses this for risk and hazards against a number of criteria in a quantitative manner. The PHA considers a number of identified scenarios (i.e. tank rupture, pipe rupture, tank spill from over pressure / filling, general equipment failure, pool fires, vapour cloud explosions) against the likelihood of such events occurring. These events are then contoured against a set of acceptable criteria to demonstrate the level of risk associated with the development.

The prevention of the occurrence of each of the identified scenarios, and the mitigation of the potential consequences, is essential to the safe operation of the development. Measures are put in place to prevent and mitigate the risk from the hazard scenarios and are referred to as 'controls'. The management of the risk, from each of the identified Hazard Scenarios, is from a combination of design integrity controls and operation integrity controls.

The liquids proposed to be stored are a mixture of combustible, corrosive and non-hazardous liquids. The development does not include any flammable substances or volatile organic compounds. The PHA identifies the impact of product with the greatest level of offsite risk proposed to be stored as extremely low risk. The PHA considers the proposal against the risk criteria of the NSW Hazardous Industry Planning Advisory Paper No. 4, Risk Criteria for Land Use Safety Planning, January 2011 (HIPAP 4 Standard), which is accepted by the Western Australian Environmental Protection Authority to determine the potential risk associated with industrial development. The PHA identifies the likelihood of the greatest credible individual fatality risk scenario for the development as less than one in a million per year (1×10^{-6}).

The most sensitive land uses adjacent to the development are Wells Park (recreational area) and industrial premises. The HIPAP 4 Standard sets the risk acceptance criterion for Wells Park at 10 in a million fatalities per year. The PHA indicates that the potential events at the facility do not exceed the risk criteria for an active open space. Risk transects towards the surrounding industrial premises were also selected. The risk acceptance criterion for industrial premises is 50 in a million fatalities per year. The calculated risk for potential events that could affect the industrial premises resulted in a risk well below the risk criterion. The risk contours plan is shown as Attachment 17 to this report.

It is considered that the development meets the acceptable risk criteria levels and does not require separation from other buildings, therefore the City does not consider the proposed meets the definition of a Hazardous Industry. The City considers the proposal represents a 'General Industry' use in the context of LPS2, which is classified as a "P" (Permitted) use, provided it complies with the relevant standards and requirements laid down in the LPS2 and all conditions (if any) imposed by the responsible authority in granting planning consent. The City's assessment of the proposal against the relevant development standards of LPS2 is discussed below.

Development Standards

The following table lists the relevant development standards under LPS2 which apply to this application.

Local Planning Scheme No.2 Clause	Requirements	Planning Comment
6.8.4 – Plot Ratio and Site Coverage	0.8 Plot Ratio 65% Site Cover	Complies. The plot ratio and site coverage of the lot is well within LPS2 requirements with 2.1% of the site covered by buildings for the stage 1 lease area.
6.8.5 – Minimum Setbacks from Boundaries	Front – 15 metres Side – 6 metres Rear – 9 metres	Complies. Setbacks to the proposed development comply with the LPS2 requirements with a minimum 6 metre setback from the side boundary for the switch room. All other development on site is well setback from all other lot boundaries.
6.8.6 – Appearance of Buildings	Buildings located, constructed and finished so as to not cause detriment to the locality	Complies. The proposed development is considered appropriate for the industrial zone and consistent with existing development in the surrounding area. The proposed development should not detrimentally affect the amenity of the locality.
6.8.7 – Landscaping Areas	5% of site area to be landscaped and maintained OR 2.5% of site area and the adjacent verge area to be landscaped and maintained	Complies. The proponent has opted to landscape 2.5% of the site and the adjacent verge. The proponent is required to landscape a minimum of 678m ² of the lease area. The development provides a landscaped area of 1003.7m ² of the site (approximately 3.6%) and the adjacent verge.

		<p>A condition is recommended that a Landscaping Plan outlining the proposed species including mature/advanced species be submitted to the City of Kwinana for approval and be implemented to the satisfaction of the City.</p>
6.8.8 – Car Parking and Crossovers	<p>Car Parking Spaces to be provided in accordance with Table III of LPS2:</p> <p>Office – 1 bay for every 50m² gross floor area.</p>	<p>Complies</p> <p>The development requires the provision of 3 vehicle parking bays in accordance with the requirements of Table III of LPS2. The proponent has indicated that a total of 8 car parking bays plus spaces are also provided on site for truck stopping areas. Conditions have been recommended requiring trafficable areas to be sealed and drained in accordance with the City of Kwinana's specifications.</p>
6.8.9 – Loading and Unloading	<p>Loading / Unloading areas to be maintained in good order</p>	<p>Complies.</p> <p>The proposed loading / unloading areas of the development are proposed to be provided in an appropriate location and manner.</p>
6.8.10 – Waste Water and Effluent Disposal	<p>Waste water to be managed appropriately to preserve the environment and groundwater</p>	<p>Complies.</p> <p>The development provides a plate separator to capture and separate any hydrocarbons present within bund and gantry areas. This system is pumped out periodically by vacuum truck and any oil disposed of to a</p>

		<p>licenced DWER waste facility.</p> <p>Sewage and grey water generated on site is proposed and required to be disposed of through a nutrient retentive effluent disposal system.</p> <p>Stormwater collected on site is to be contained within drainage basins and trenches on the site.</p>
6.8.11 – Recycled Water	Not Applicable.	<p>Not Applicable.</p> <p>The development does not generate industrial process water.</p>
6.8.12 – Fencing	A security fence proposed on a front lot boundary shall be setback 1.5 metres from the front lot boundary and landscaping shall be established and maintained between these lines to the satisfaction of Council.	<p>Complies</p> <p>The security fence on the front lot boundary is setback 69 metres from the front lot boundary and landscaping is proposed to be established between these lines.</p>
6.8.13 – Materials Used	<p>a) The facade on the principal frontage shall be constructed of brick, stone, masonry or such other such material approved by Council.</p> <p>b) Notwithstanding this, Council may approve the installation of strategic landscaping on the principal frontage in lieu of facade treatment.</p>	<p>Complies</p> <p>The proposed development is located on a battleaxe configuration site, accessed by a long driveway and as a result the site does not enable buildings to face the principal frontage of Kwinana Beach Road.</p> <p>The application proposes the main office building located 200 metres from the street boundary. The office is of transportable construction, rather than masonry, however the front building elevation presents as a permanent</p>

		<p>office building. The front elevation includes a raised verandah and balustrading which spans the length of the building. The office building incorporates a split level 15 degree pitch, colourbond clad roof and walls are proposed to be rendered to achieve the same finish as a masonry building.</p> <p>As the proposed building is not located on the principal frontage or visible from the street the City considers the development meets this provision of LPS2. The City also notes the proposed office building presents elevations identical to that of a masonry building and do not detract from the amenity of the locality.</p>
6.8.14 – Private Utility	Not Applicable	Not Applicable.

Local Planning Policy - LPP 11 – Site requirements and standards for development within Industrial Zones

LPP 11 provides clarification for LPS2 provisions and alternative site requirements for when these provisions are proposed to be varied. General objectives and design principles are also included to facilitate quality design outcomes in the industrial area. The proposed development is considered to meet the objectives and requirements of LPP 11 as follows:

- The administration office is located towards the front of the site and located adjacent to staff amenities and parking areas.
- The administration office facade provides solar shading devices integrated into the building design, incorporates multiple windows and a variety of materials and textures.
- The proposal is well set back from the street and other boundaries.
- A condition requiring the installation of an on-site effluent disposal system is included in the officer recommendation.

Local Planning Policy - LPP 5 – Development contribution towards public art

Item	Requirement	Proposal	Compliance
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Public contribution	Art	1% of development cost	<p>The applicant has requested an exemption from this requirement and has provided the following grounds:</p> <ul style="list-style-type: none"> - the grounds for a proper planning purpose have not been met; - The policy is not reasonably relevant for the operation of the proposed development in its current proposed area; - It is an unreasonable imposition to be placed on a development that does not feature a principal or secondary street frontage, and will not be visible from the public arena. 	<p>The City considers the policy requirements are relevant to the proposal. The policy has a reasonable planning purpose. The provision of public art improves the amenity of urban and industrial areas alike. The matter of the provision (or contributions towards) public art has been challenged and upheld at the State Administrative Tribunal on a number of occasions, by various local governments.</p> <p>Elements of the proposed development are visible from the public realm. The proposed tanks and the driveway entrance to the development are visible from the public realm. City officers consider artwork could be provided on the proposed tanks or an artwork piece located at the Kwinana Beach Road entrance to the development, both of which would be visible to the public.</p> <p>It should be noted that the public art</p>
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			<p>contribution requirement can be met in a variety of ways, including the provision of public art on the subject site or on public land, or a financial contribution. It is open to the proponent to select how the requirement is fulfilled.</p> <p>A condition of approval requiring adherence with the policy is included in the officer recommended.</p>
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Local Planning Policy 8 - Designing Out Crime (LPP8)

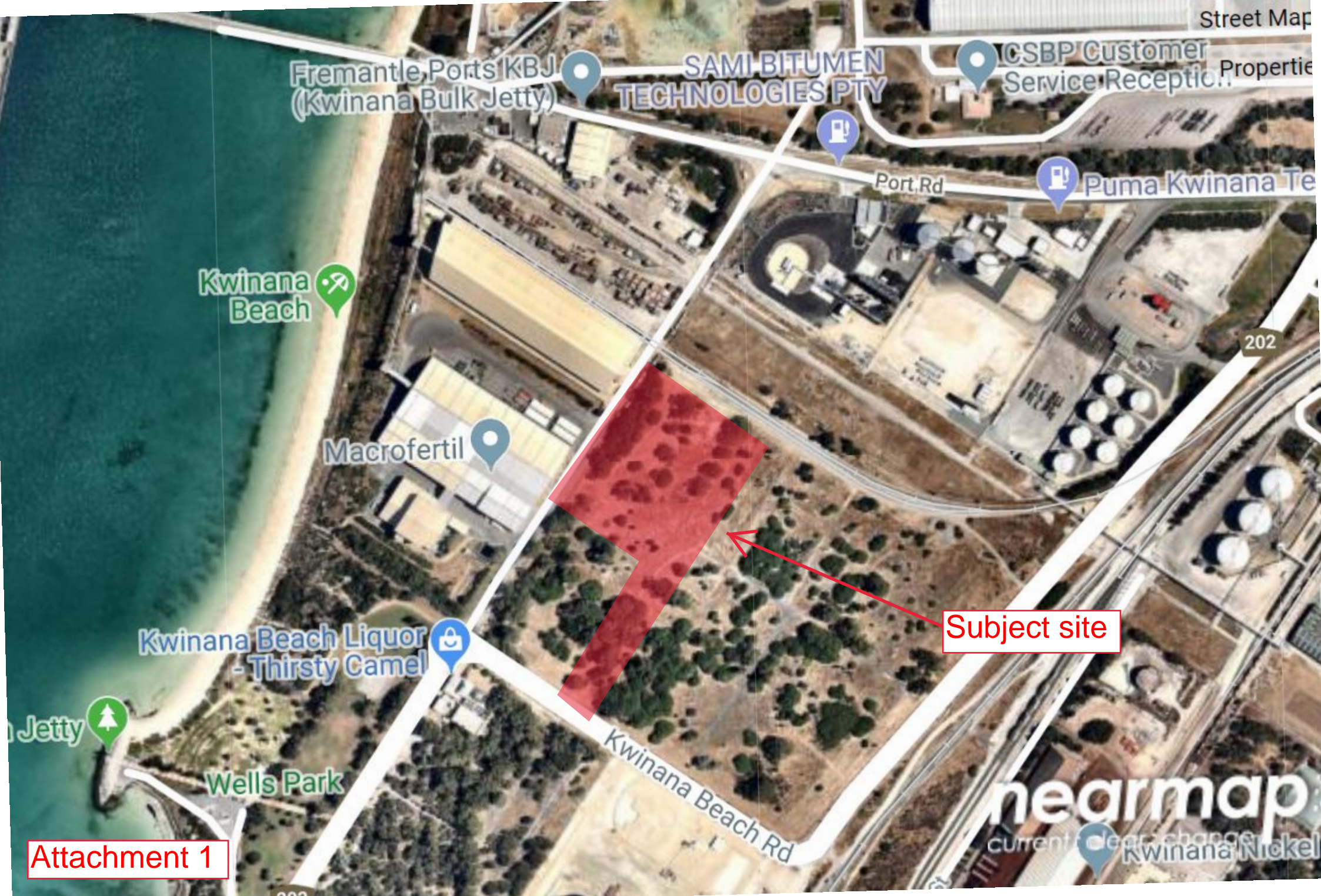
The proposed development is considered to meet the objectives and requirements of LPP 8 as follows:

- The design allows for natural surveillance, clear sightlines and visibility.
- Fencing and lighting enables surveillances from the public realm.
- The administration building and car park are clearly located towards the front of the development, adjacent to the main entrance point.
- Safe pedestrian routes are adequately signed.

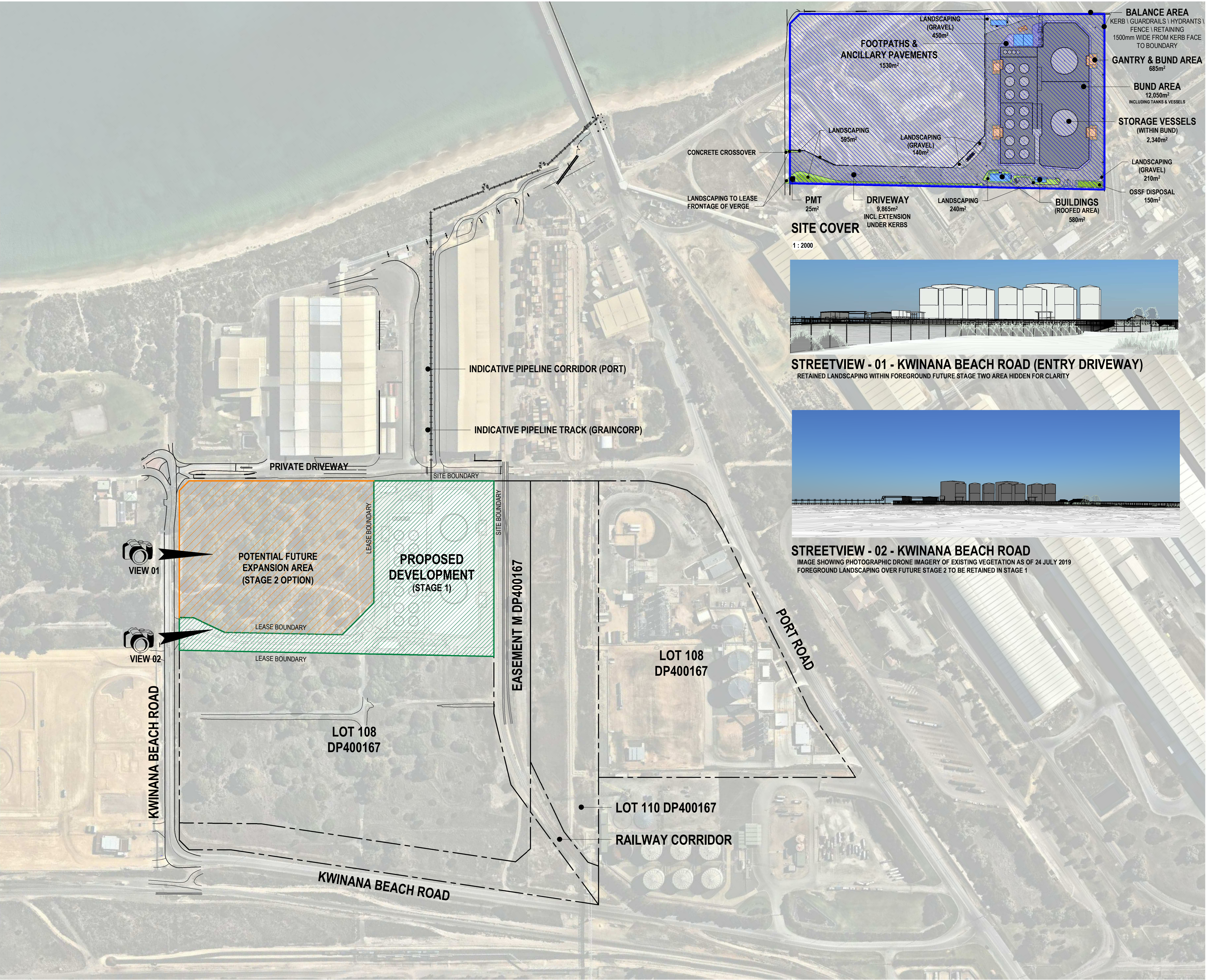
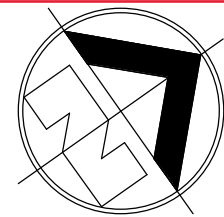
Council Recommendation:

Conclusion:

Upon assessment of the development against the objectives and requirements of LPS2, it is considered that the application can be approved subject to conditions. The development complies with the requirements of LPS2 and Local Planning Policies and represents effective use of currently underutilised industrial land within Kwinana Industrial Area.



Attachment 1



PROJECT TEAM

Development Consultant:

1

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SITE SCHEDULE

NAME	AREA
LEASE AREA 1 - STAGE 1	27138 m ²
LEASE AREA 1 - STAGE 2	30505 m ²
LOT 108 DP400167 TO BE CONFIRMED WITH SURVEY	229050 m ²
PART LOT 108 DP400167 SUB LEASE AREA 1	57638 m ²
LEASE PLAN 89133-01 JUROVICH SURVEYING	

BUILDING AREA (GROSS)

NAME	AREA
BLEACHING ROOM	126 m ²
BOILER ROOM	126 m ²
DRIVERS AMENITIES	36 m ²
FIRE SERVICES (STAGE 2)	257 m ²
OFFICE	142 m ²
STORE	0 m ²
SWITCH ROOM	88 m ²
TOTAL	776 m ²

CARPARKING SCHEDULE

DESCRIPTION	QTY
PWD 5.4 x 4.8 (2.4+2.4)	1
TYPICAL PARKING 5.5 x 2.6	7

SITE COVER SCHEDULE

NAME	AREA	PERCENTAGE
BUILDING SITE COVER	580m ²	2.1%
BUNDED AREAS	12,050m ²	45.5%
STORAGE VESSELS (IN BUND AREA)	2,340m ²	
LANDSCAPING	835m ²	3.0%
OSSF AREA (IF REQUIRED)	150m ²	0.5%
LANDSCAPING (GRAVEL)	800m ²	2.9%
DRIVEWAYS (CONCRETE / ASPHALT)	9865m ²	36.4%
BALANCE AREA		9.4%

F	LANDSCAPING REDUCED	24.01.2020	M.I.D
E	FOR APPROVAL	18.12.2019	M.I.D
D	FOR APPROVAL	26.09.2019	M.I.D
C	PRELIMINARY	10.09.2019	M.I.D
B	FOR DISCUSSION	13.08.2019	M.I.D
A	FOR DISCUSSION	04.07.2019	N.G.
REV	DESCRIPTION	DATE	BY

Status

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project

LEASE AREA 1

LOT 108 KWINANA BEACH ROAD,

KWINANA BEACH

for

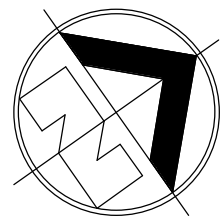
GRAINCORP LIQUID TERMINALS

AUSTRALIA PTY LTD

LOCALITY PLAN

Drawn	Date	Chkd	Date
Marc Duncaffe	25.09.2019	J.H	
Design	Date	Apprd	Date
Marc Duncaffe			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
17-329	DA01	F	

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LEGEND

-
- BUILDINGS

HARDSTANDDRIVEWAYPEDESTRIAN PATHBALANCE LAND AREA - GRAVEL LANDSCAPINGLANDSCAPESTORMWATER DETENTIONOSSF DISPOSAL AREASITE BOUNDARYEASEMENT BOUNDARIESPROPOSED LEASE EXTENTROAD SETBACKOVERHEAD ELEMENTSTANKS \ VESSELS
(REFER CALCULATIONS FOR DETAILS)TANK SEPARATION (AS1940.1)BUND WALL SEPARATION (AS1940.1)ON-SITE PROTECTED WORKS SEPARATIONOFF-SITE PROTECTED WORKS SEPARATIONBATTERY LIMITGANTRY (FLAMMABLE)GANTRY (NON FLAMMABLE)GANTRY (FUTURE)

PROJECT TEAM

Development Consultant:

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G	LANDSCAPING REDUCED	24.01.2020	M.I.D
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D	CLIENT AMENDMENTS	20.09.2019	M.I.D
C	DRAFT FOR REVIEW	13.02.2019	M.I.D
B	PRELIMINARY	10.09.2019	M.I.D
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REV	DESCRIPTION	DATE	BY

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
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LEASE AREA 1
LOT 108 KWINANA BEACH ROAD,
KWINANA BEACH
for
GRAINCORP LIQUID TERMINALS
AUSTRALIA PTY LTD

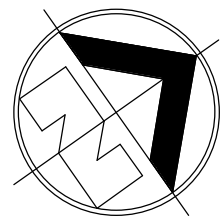
SITE PLAN - SOUTH

Drawn	Date	Chkd	Date
MID	25.09.2019	JH	
Design	Date	Apprd	Date
MID			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
17-329	DA02	G	

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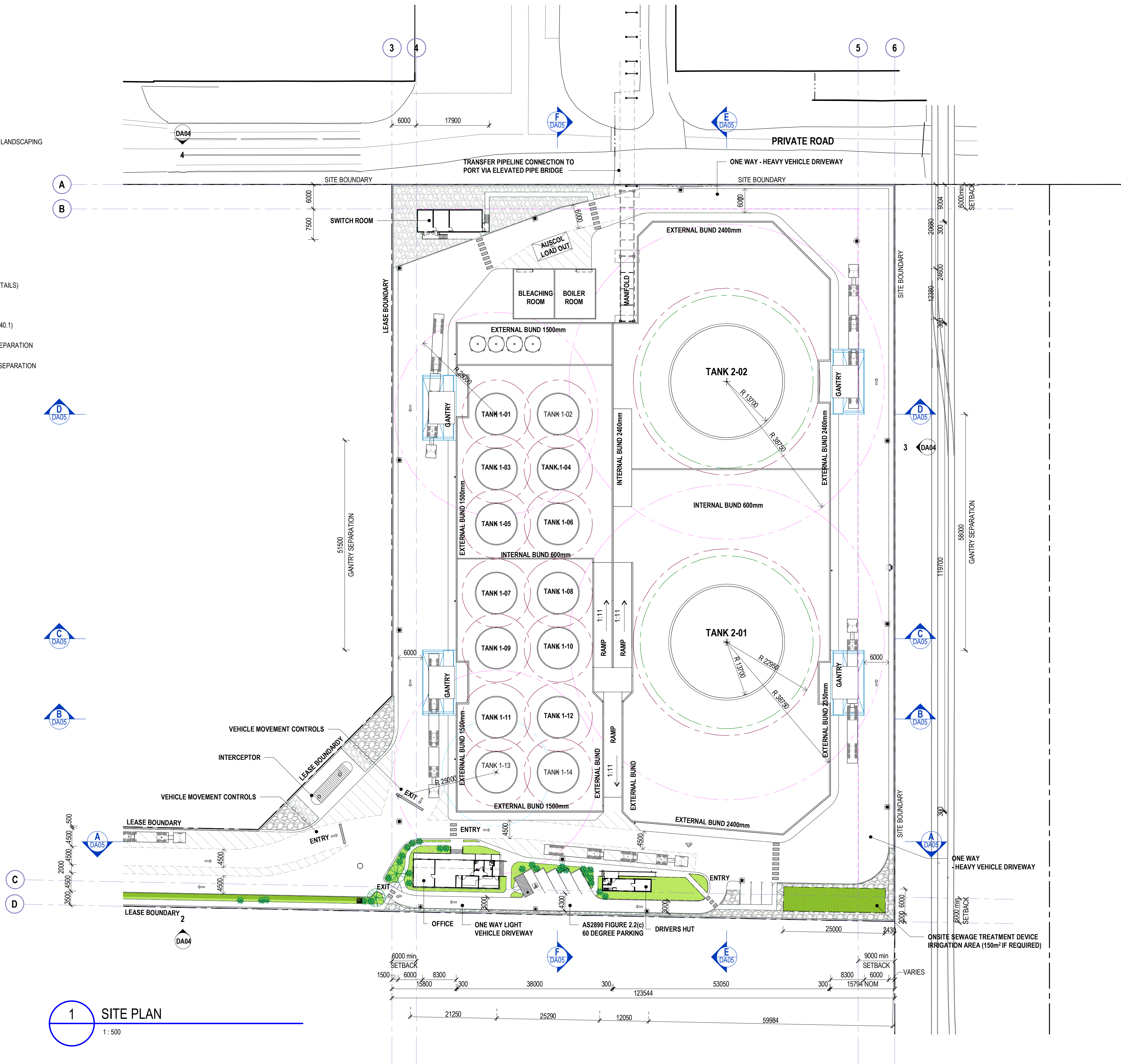
1 SITE PLAN

1:500



LEGEND

- BUILDINGS
- HARDSTAND
- DRIVEWAY
- PEDESTRIAN PATH
- BALANCE LAND AREA - GRAVEL LANDSCAPING
- LANDSCAPE
- STORMWATER DETENTION
- OSSF DISPOSAL AREA
- SITE BOUNDARY
- EASEMENT BOUNDARIES
- PROPOSED LEASE EXTENT
- ROAD SETBACK
- OVERHEAD ELEMENTS
- TANKS \ VESSELS
(REFER CALCULATIONS FOR DETAILS)
- TANK SEPARATION (AS1940.1)
- BUND WALL SEPARATION (AS1940.1)
- ON-SITE PROTECTED WORKS SEPARATION
- OFF-SITE PROTECTED WORKS SEPARATION
- BATTERY LIMIT
- GANTRY (FLAMMABLE)
- GANTRY (NON FLAMMABLE)
- GANTRY (FUTURE)



1 SITE PLAN

1:500

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Status

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Project

LEASE AREA 1
LOT 108 KWINANA BEACH ROAD,
KWINANA BEACH
for
GRAINCORP LIQUID TERMINALS
AUSTRALIA PTY LTD

Title

SITE PLAN - NORTH

Drawn	Date	Chkd	Date
MID	25.09.2019	JH	
Design	Date	Apprd	Date
MID			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
17-329	DA03	G	

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- NOTES
1. STORAGE VESSEL HEIGHTS AND PROPORTIONS ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN AND COMPLIANCE WITH RELEVANT CODES
 2. DETAIL ITEMS SUCH AS PIPES, MAINTENANCE PLATFORMS AND PROTECTION SYSTEMS ARE OMITTED FOR CLARITY
 3. BUILDING FINISHES TO BE GENERALLY PREFINISHED METAL CLAD WALLS WITH METAL ROOFING.

D	FOR APPROVAL	18.12.2019	M.I.D
C	FOR APPROVAL	26.09.2019	M.I.D
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Project

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KWINANA BEACH

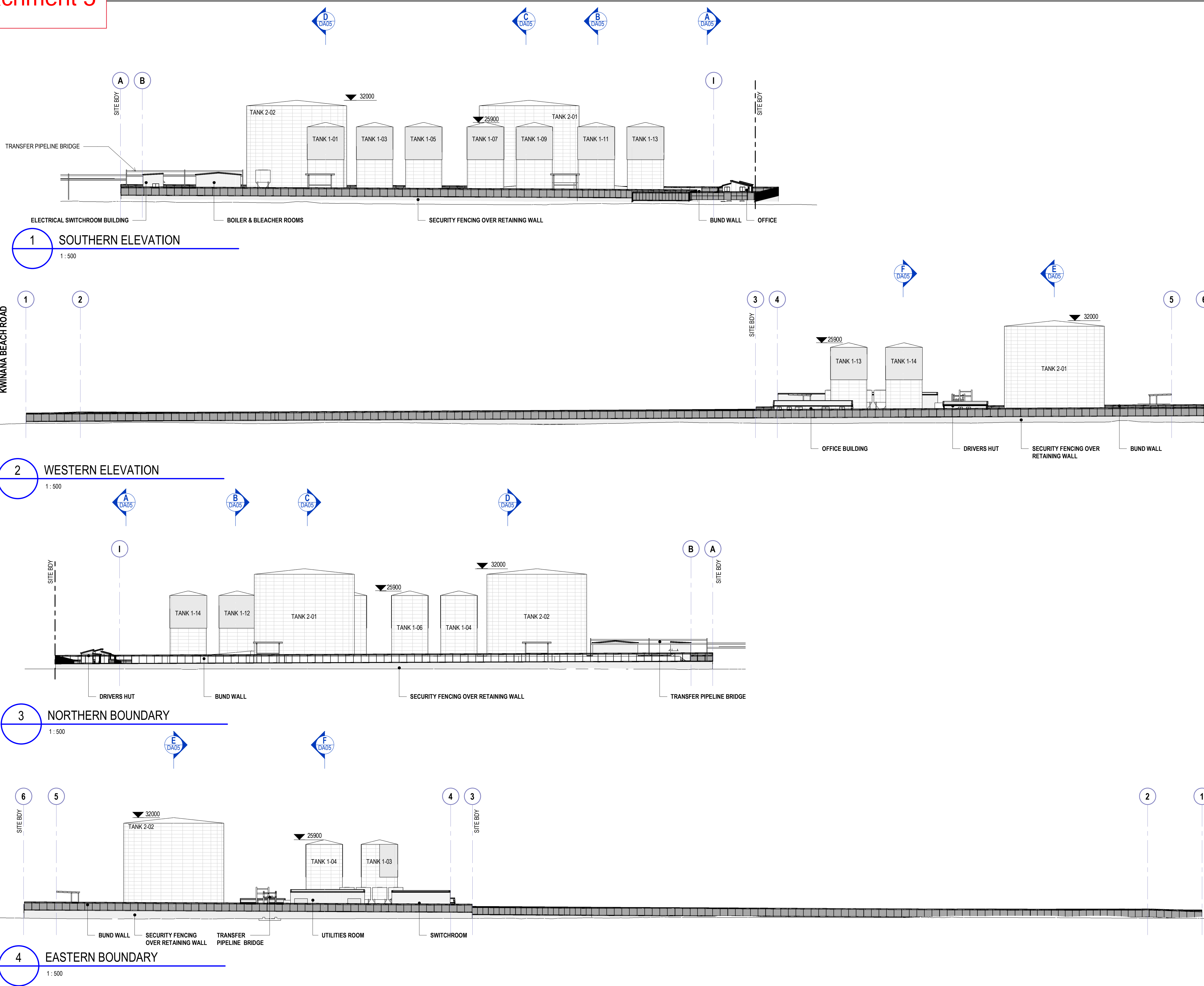
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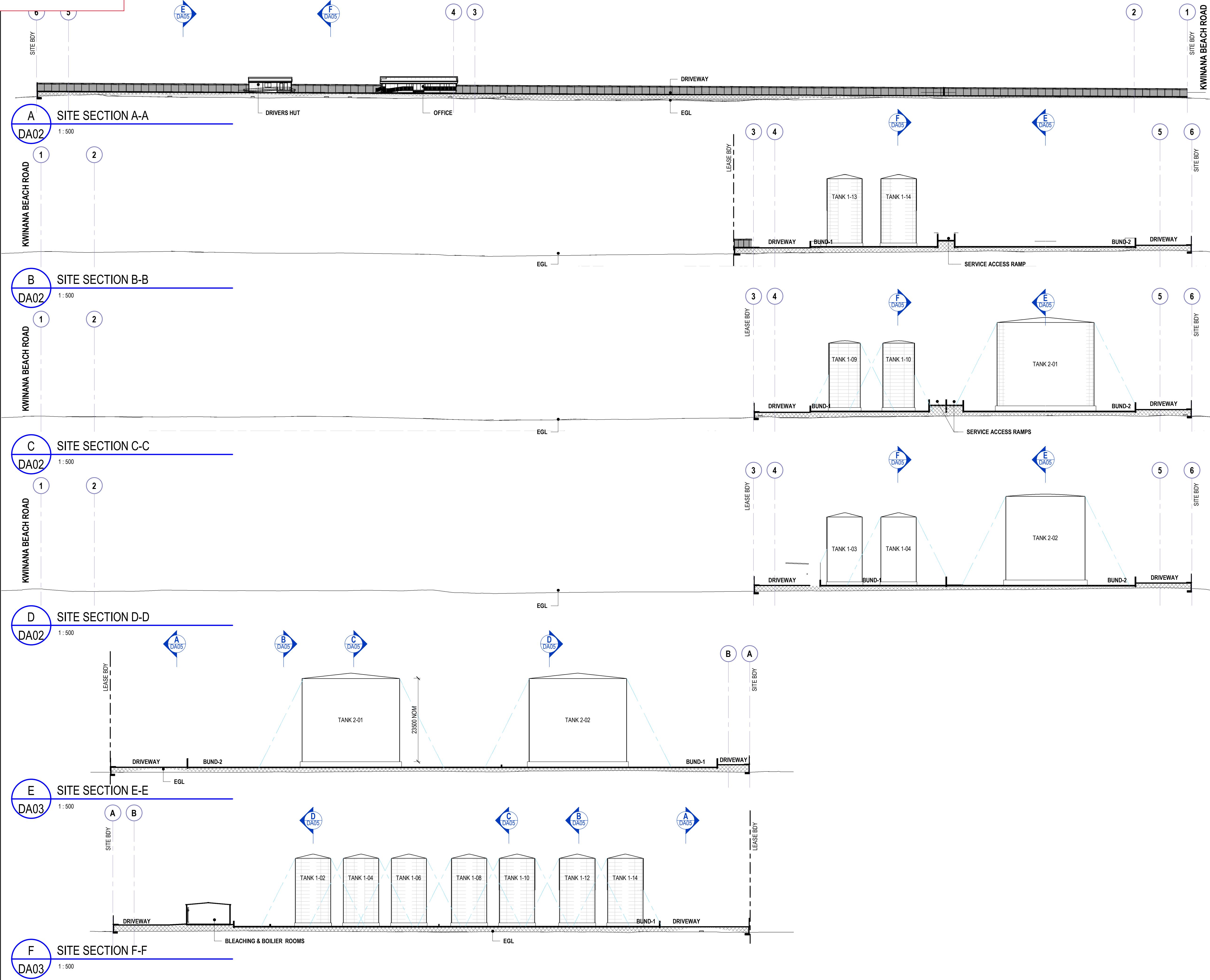
GRAINCORP LIQUID TERMINALS

AUSTRALIA PTY LTD

Title				SITE ELEVATIONS			
Drawn	Date	Chkd	Date	Author	25.09.2019	Checker	Date
Design	Date	Apprd	Date	Designer			
Scale	A1	Certif	Date	Project No.	17-329	Dwg. No.	DA04
	1 : 500					Rev	D

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ACN 106 675 156

D	FOR APPROVAL	18.12.2019	M.I.D
C	FOR APPROVAL	26.09.2019	M.I.D
B	DRAFT FOR REVIEW	13.02.2019	M.I.D
A	PRELIMINARY	10.09.2019	M.I.D
REV	DESCRIPTION	DATE	BY

Status

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project

LEASE AREA 1

LOT 108 KWINANA BEACH ROAD,

KWINANA BEACH

for

GRAINCORP LIQUID TERMINALS

AUSTRALIA PTY LTD

Title

SITE SECTIONS

Drawn	Date	Chkd	Date
Author	25.09.2019	Checker	
Design	Date	Apprd	Date
Designer			
Scale	A1	Certif	Date
1 : 500			
Project No.	Dwg. No.	Rev	
17-329	DA05	D	

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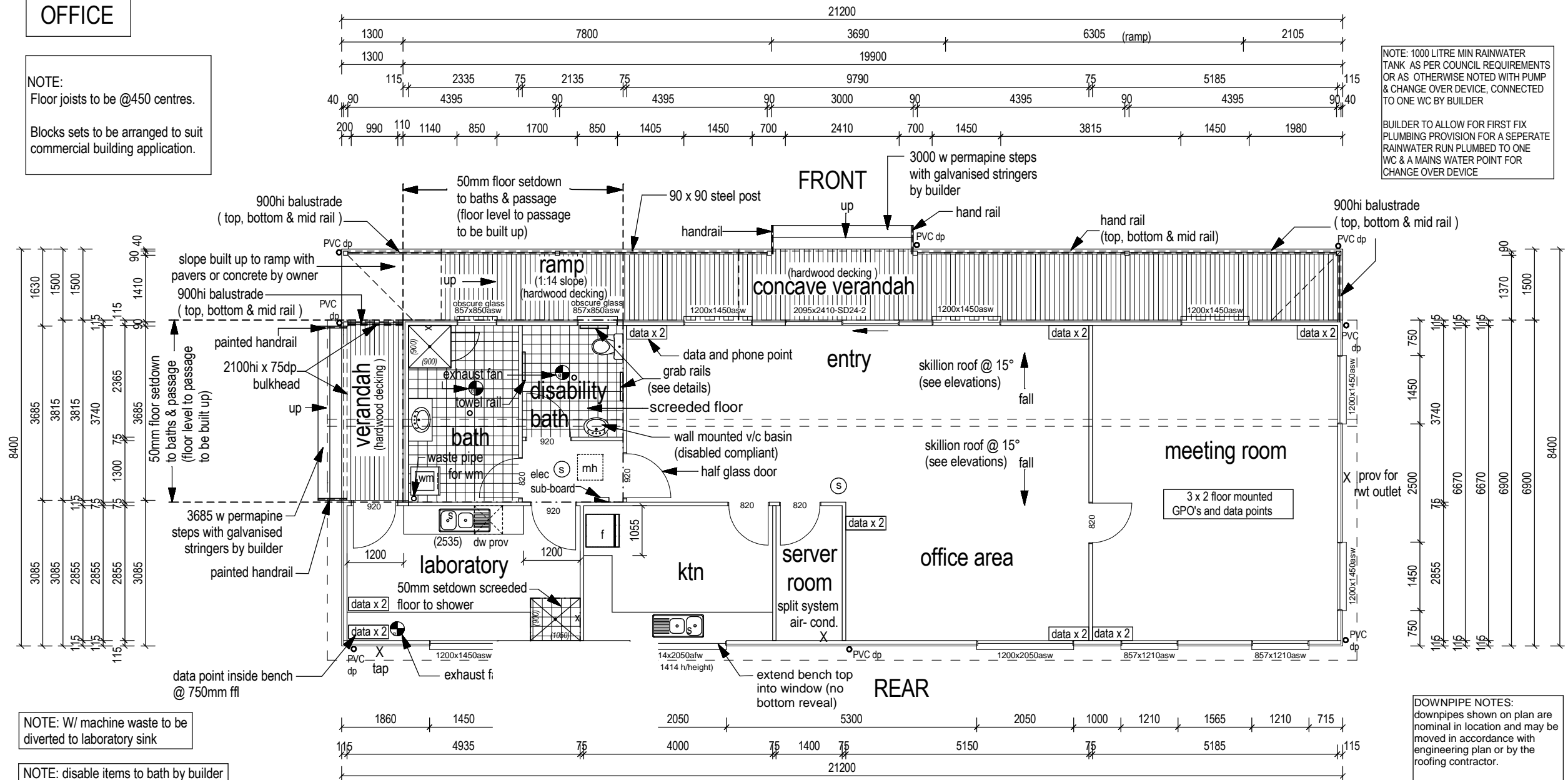
Attachment 7

THERMALOC® TO FLOOR AND EXTERNAL WALLS

OFFICE

NOTE:
Floor joists to be @450 centres.

Blocks sets to be arranged to suit commercial building application.



NOTE: W/ machine waste to be diverted to laboratory sink

NOTE: disable items to bath by builder

NOTE: Grab rail hs 500ps & p/ss 750 mm for disable bathroom

- GENERAL NOTES
- x tap - external wall mounted taps to be fixed 600mm above brick rebate
 - man hole to be trimmed on site (position is nominal only)
 - hard wired smoke detector with battery back up
 - laundry troughs adjacent sliding doors to have min. 150mm gap. tiled hobs to all showers
 - weather seals to external doors by builder
 - dry waste approx location

NOTE: 1000 LITRE MIN RAINWATER TANK AS PER COUNCIL REQUIREMENTS OR AS OTHERWISE NOTED WITH PUMP & CHANGE OVER DEVICE, CONNECTED TO ONE WC BY BUILDER

BUILDER TO ALLOW FOR FIRST FIX PLUMBING PROVISION FOR A SEPARATE RAINWATER RUN PLUMBED TO ONE WC & A MAINS WATER POINT FOR CHANGE OVER DEVICE



40 Barfield Crescent
Elizabeth West SA 5113
Ph. (08) 8282 7272 Fax. (08) 8282 7251
A.B.N. 97 008 087 278

All steel framing to comply with Aust Standards AS 3623
Roof Pitch subject to +/- 1 degree tolerance
Refer to engineers report for all structural elements
Control joints as specified by engineer defined by:

NOTE:
DESIGN: OWNER
SPECIFICATION: LIFESTYLE
ROLL ON RENDER T/ OUT
COLORBOND CUSTOM ORB CLADDING TO GABLES AND SKILLION ROOF INFILL
115 mm RIGID CELLULAR INSULATION TO EXTERNAL WALLS
CEILING INSULATION : R5.0 (EXC. VERANDAH)
200 mm RIGID CELLULAR INSULATION TO LIVING AREA FLOOR PANELS
FLOORING & CURTAINS BY OWNER
TILING TO BATHROOMS BY BUILDER
DUCTED A/C BY BUILDER

Cladding Type Colorbond
Roof Pitch 15
Eave Width 300, Nil
Ceiling Height 2400
Window Head Height 2100

Floor Plan - Ground

All Steel Transportables

Job No. 39191	Drawing No. WD03	Rev C
Areas - M2	Scale 1:100	
Floor - Ground 141.27	Date 25-Jul-2012	
Verandah 4.96	Drawn SM	
Concave verandah 31.80	Total Sheet 12	
(Inc. ramp)	Checked DR	
Total 178.03		

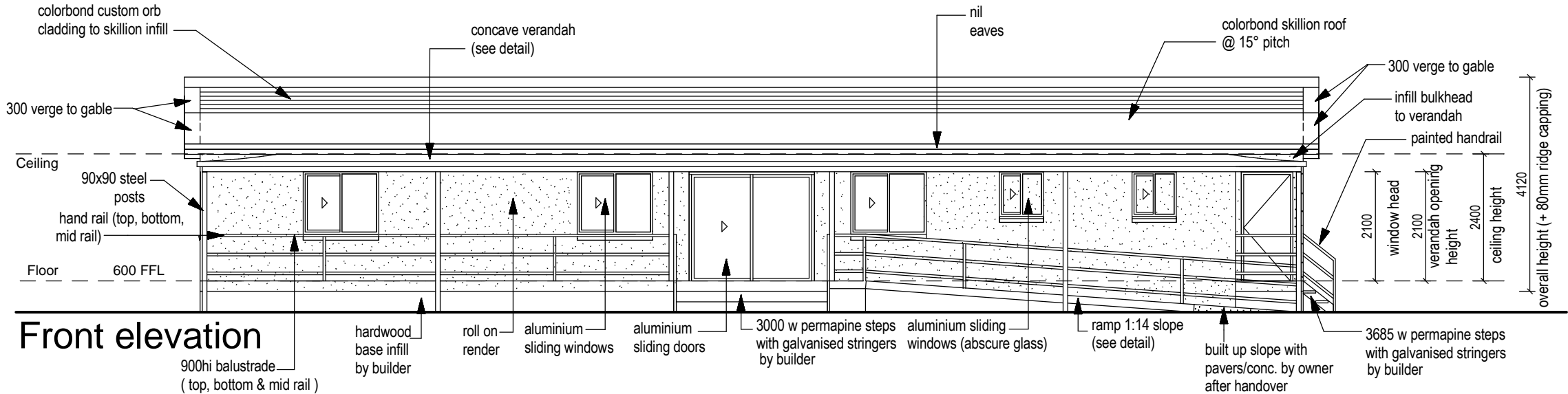
Sales Rep: Hayden Jones

Amendments
A- 7/08/12 DR FRAMING CHANGES REQ'D amendment as per variation dated 7/08/12.
B - 08/08/12 LMA no framing changes req'd. amendment as per selections request dated 08/08/12
C - 10/08/12 LMA framing changes req'd. amendment as per selections request dated 09/08/12

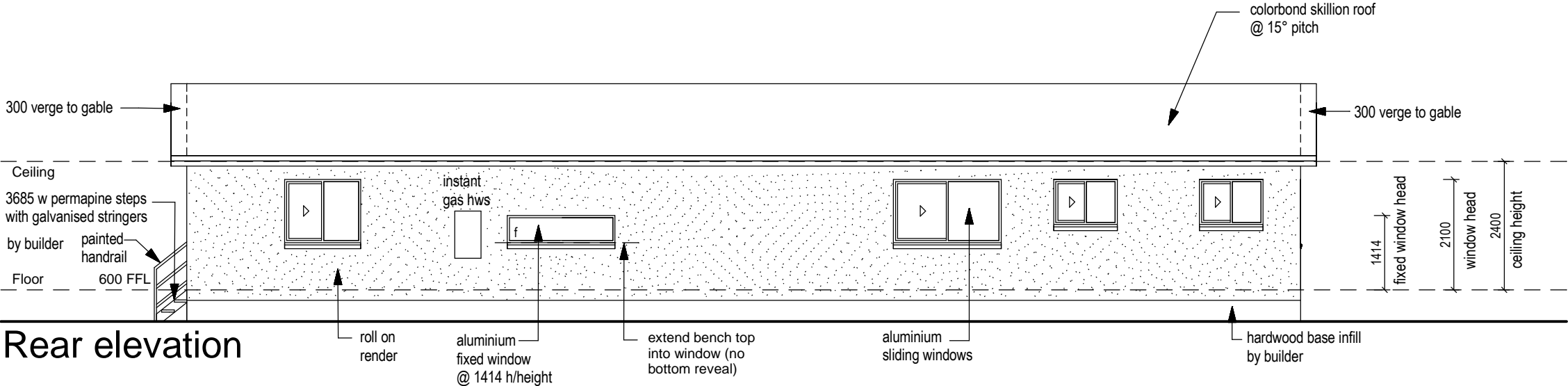
Version No. 6.00.028 - 1

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
THERMALOC® TO FLOOR
AND EXTERNAL WALLS



Rear elevation



40 Barfield Cresent
Elizabeth West SA 5113
Ph. (08) 8282 7272 Fax. (08) 8282 7251
A.B.N. 97 008 087 278

All steel framing to comply with
Aust Standards AS 3623
Roof Pitch subject to +/- 1 degree tolerance
Refer to engineers report for all structural elements
Control joints as specified by
engineer defined by:  CJ

Elevations - Sheet 1

All Steel Transportables

Job No.	Drawing No.	Rev
39191	WD04	C
Areas - M2	Scale	1:100
	Date	25-Jul-2012
	Drawn	SM
	Total Sheet	12
	Checked	DR

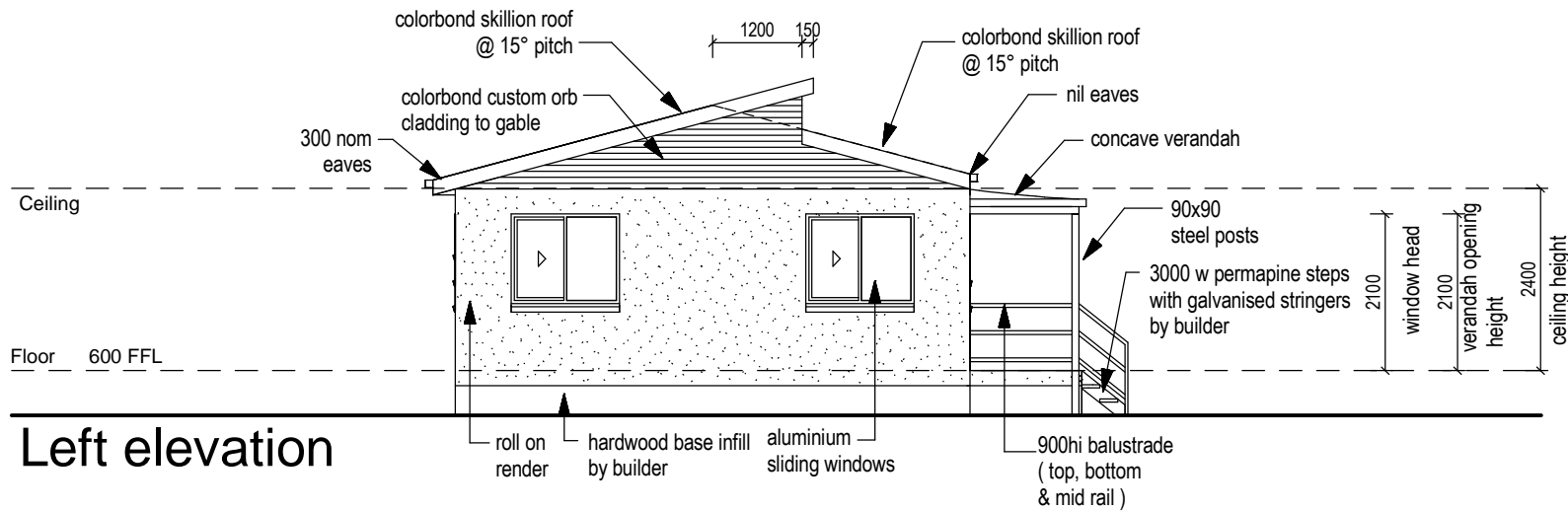
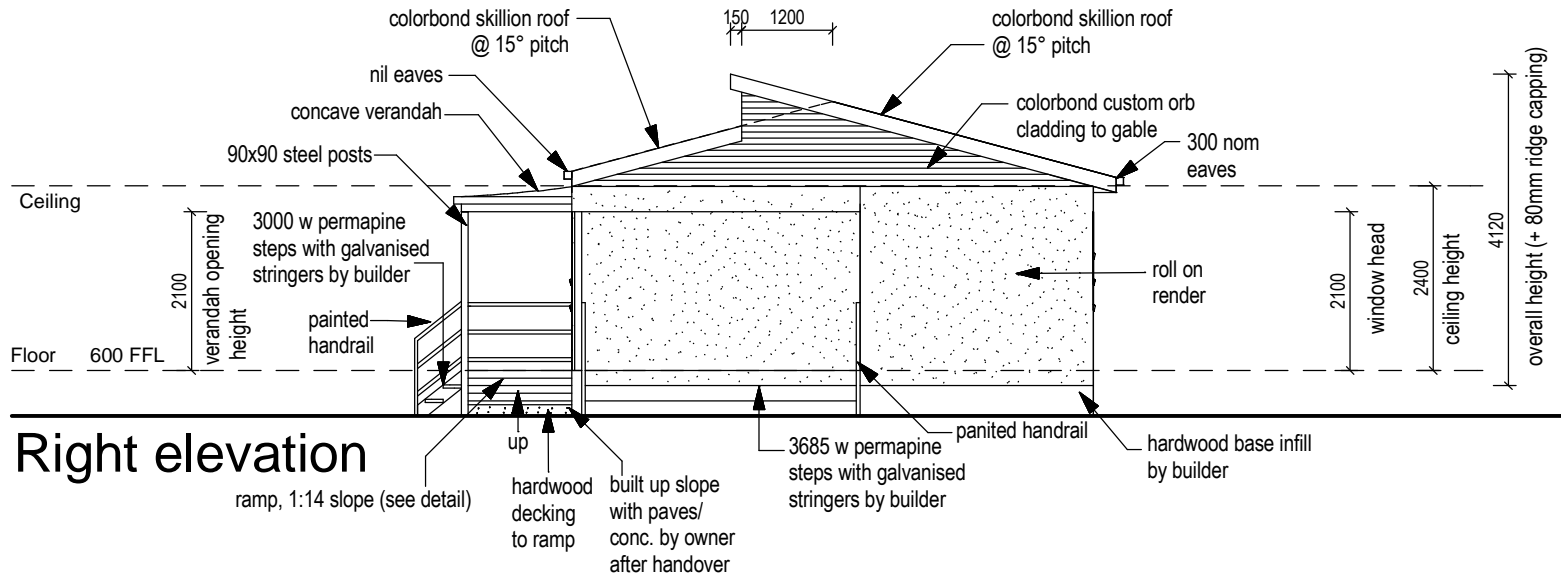
Sales Rep: Hayden Jones

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B - 08/08/12 LMA no framing changes req'd. amendment as per selections request dated 08/08/12
C - 10/08/12 LMA framing changes req'd. amendment as per selections request dated 09/08/12

Version No. 6.00.028 - 1

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THERMALOC® TO FLOOR
AND EXTERNAL WALLS



40 Barfield Cresent
Elizabeth West SA 5113
Ph. (08) 8282 7272 Fax. (08) 8282 7251
A.B.N. 97 008 087 278

All steel framing to comply with
Aust Standards AS 3623
Roof Pitch subject to +/- 1 degree tolerance
Refer to engineers report for all structural elements
Control joints as specified by
engineer defined by: CJ

Elevations - Sheet 2

All Steel Transportables

Job No.	Drawing No.	Rev
39191	WD05	C
Areas - M2	Scale	1:100
	Date	25-Jul-2012
	Drawn	SM
	Total Sheet	12
	Checked	DR

Sales Rep: Hayden Jones

Amendments
A- 7/08/12 DR FRAMING CHANGES REQ'D amendment as per variation dated 7/08/12.
B - 08/08/12 LMA no framing changes req'd. amendment as per selections request dated 08/08/12
C - 10/08/12 LMA framing changes req'd. amendment as per selections request dated 09/08/12

Version No.
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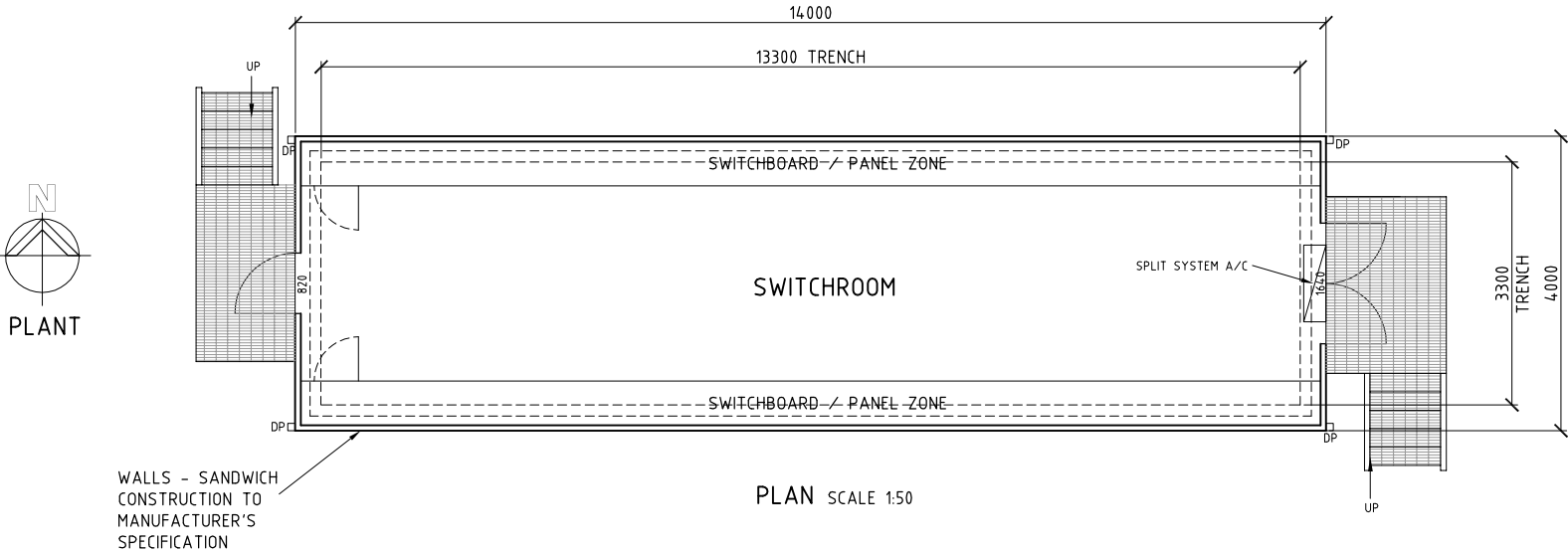
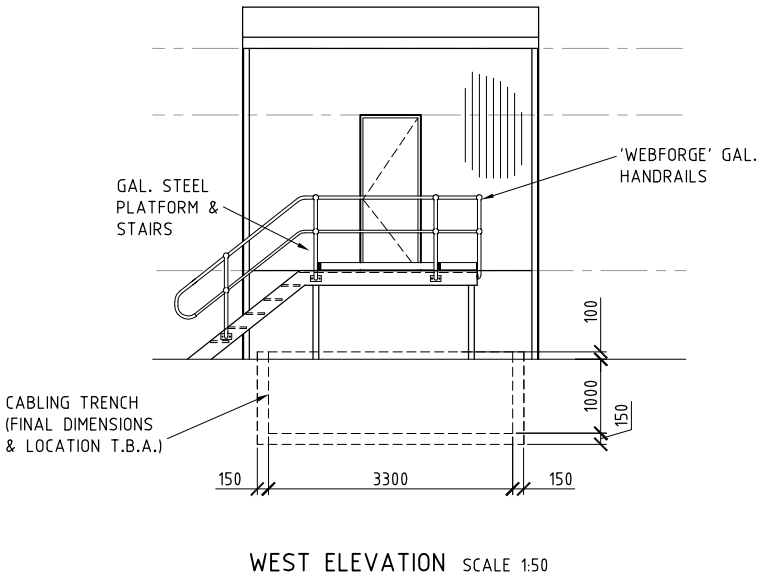
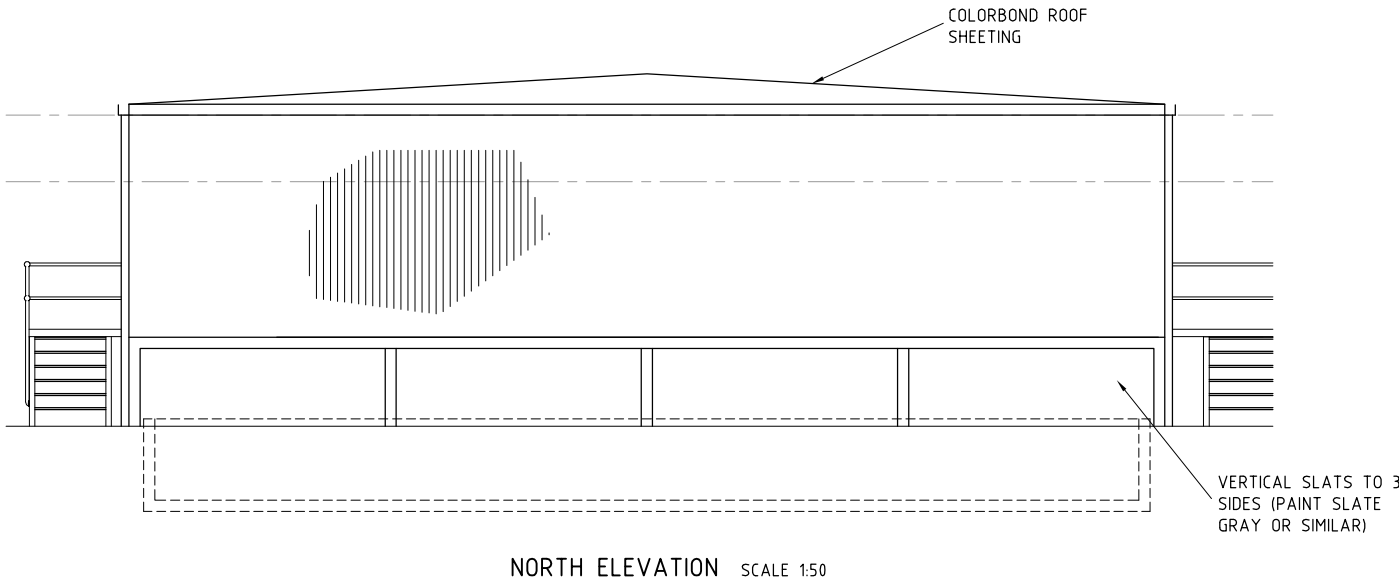
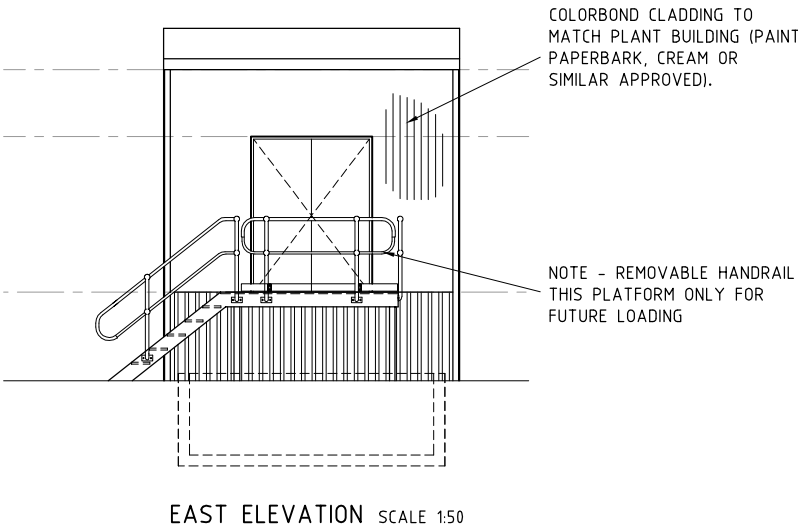
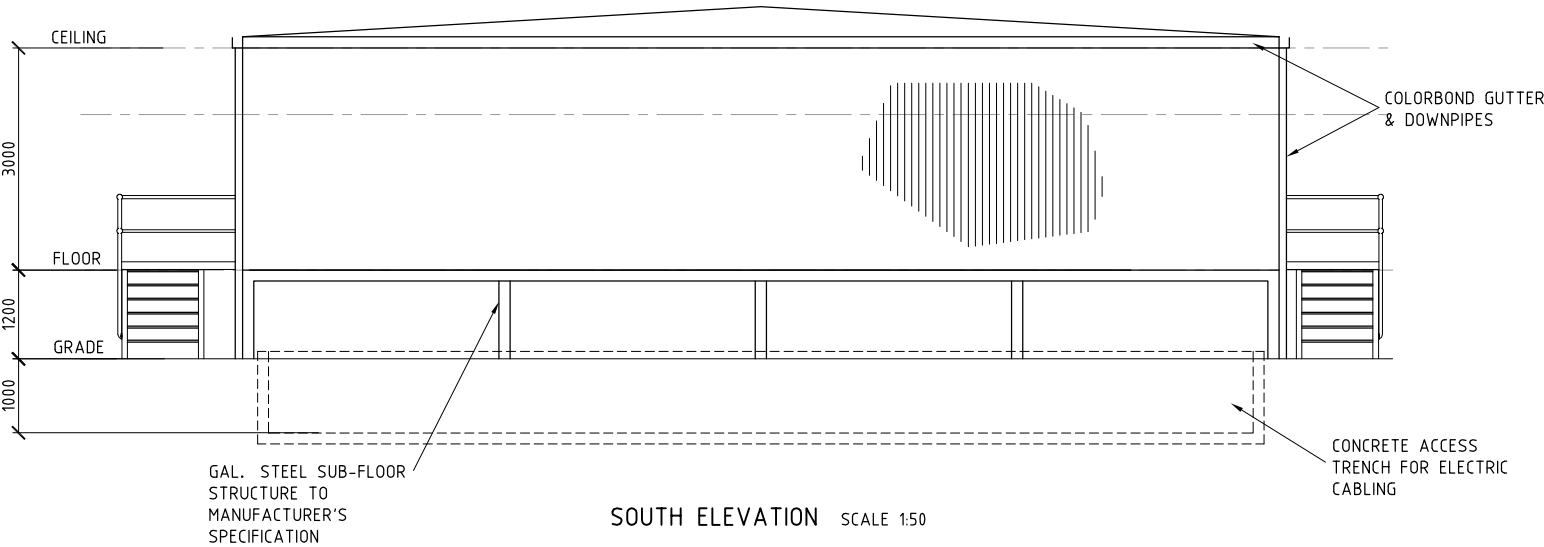
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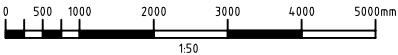
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3RD ANGLE PROJECTION U.N.O.

SCALE - 1:50



PROJECT
GRAINCORP LIQUID TERMINALS
200 TINGIRA ST. PINKENBA
DFT DEVELOPMENT

TITLE SWITCHROOM BUILDING		
SHEET SIZE A1	DRAWING No. PT-GB00-17002	REVISION 2
CAD REF.		

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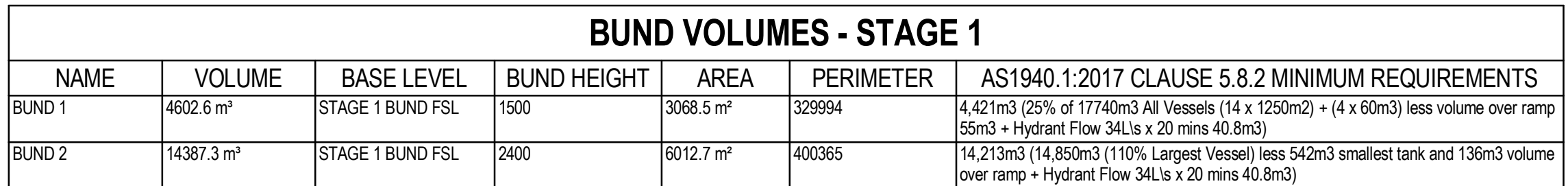
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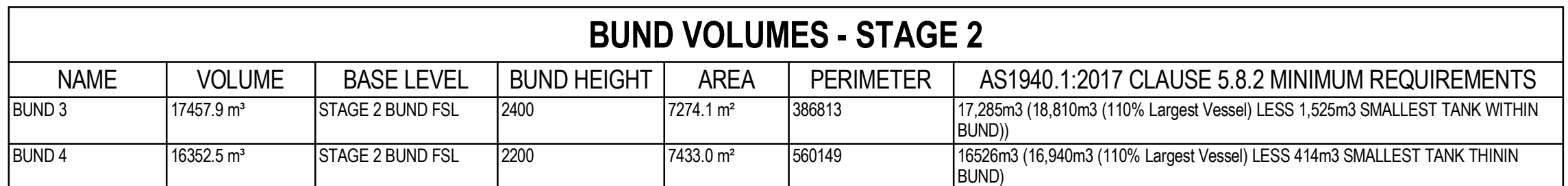
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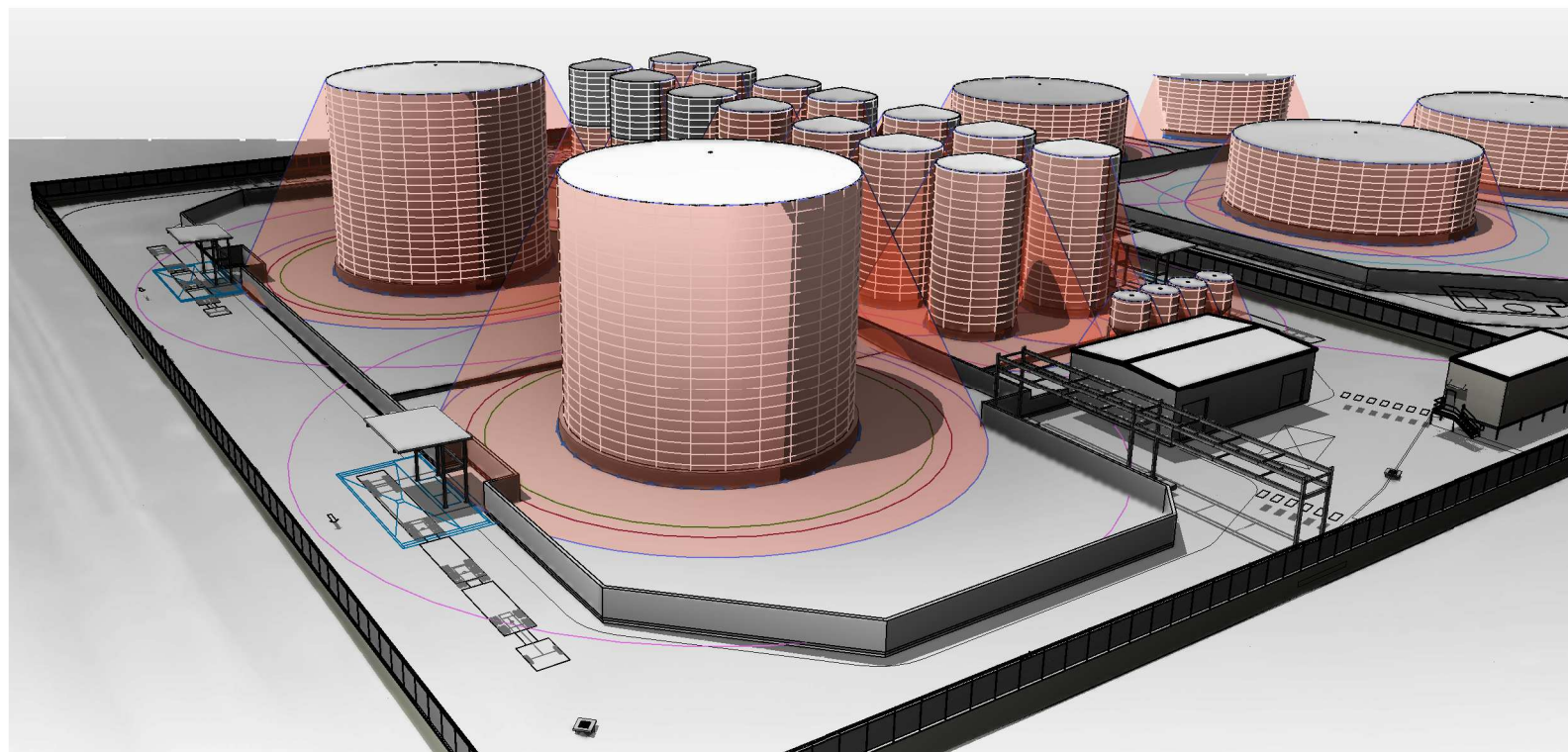
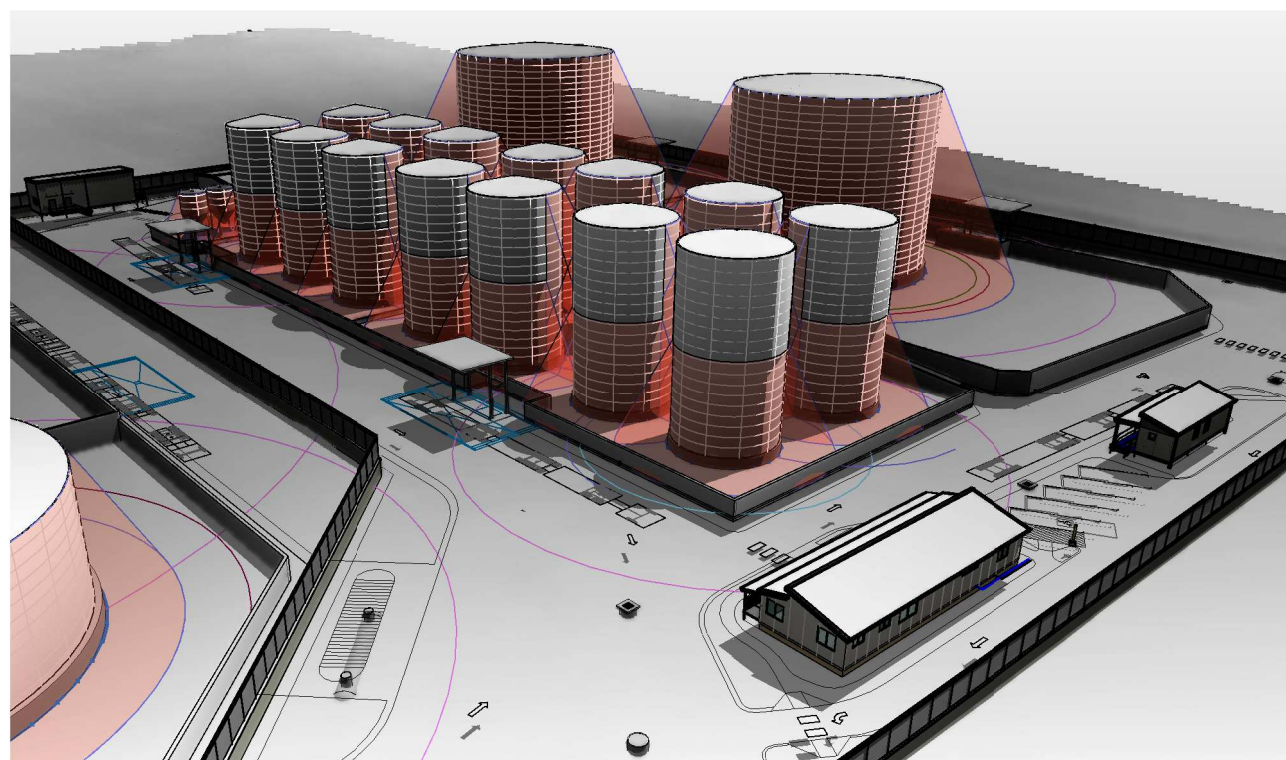
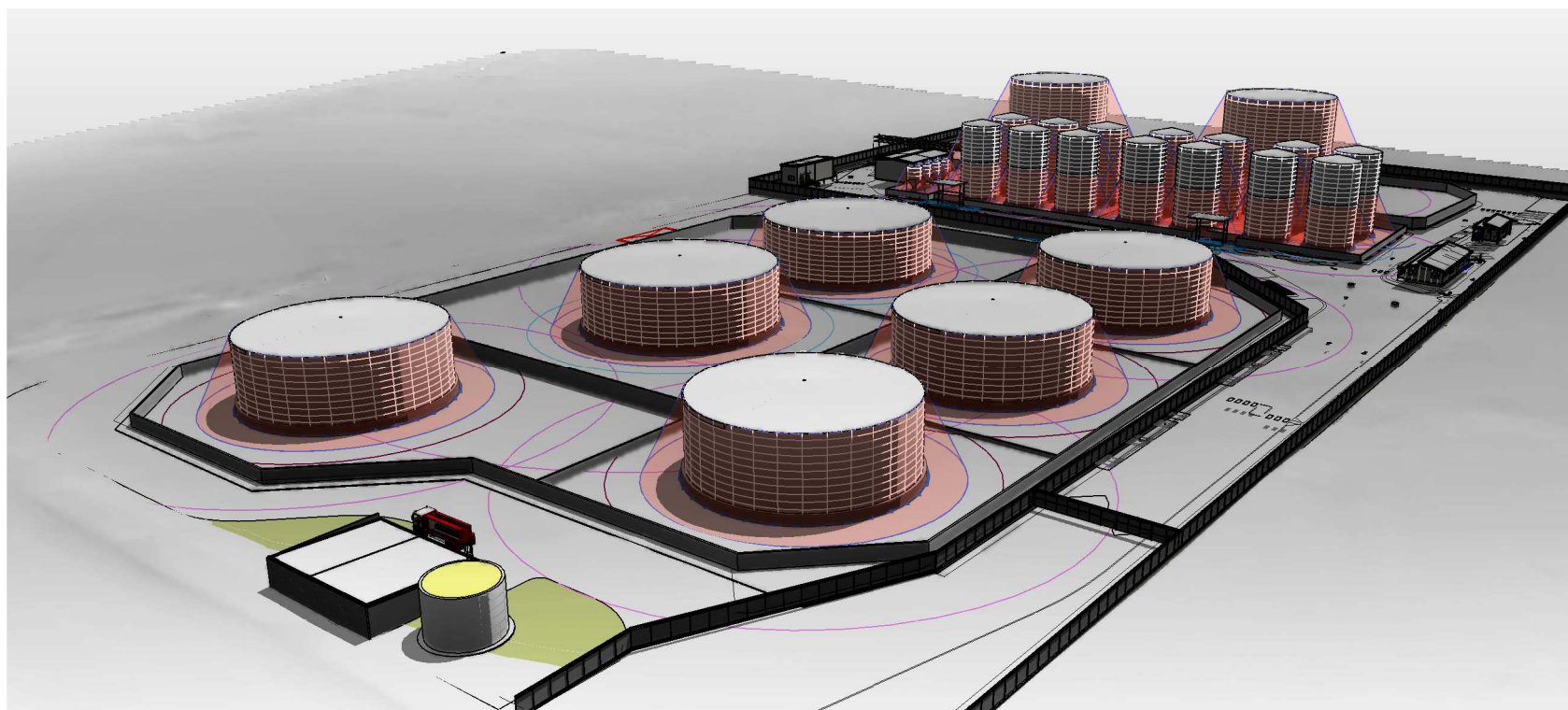


1 : 1000 DIMENSIONS SHOWN TO NOMINAL VESSEL WALL DIAMETER



1 : 1000 (PROOF OF CONCEPT PROVISIONAL DESIGN - NOT PART OF APPLICATION)

NUMBER	PRODUCT	CLASS	CAPACITY	SIZE	CONSTRUCTION	LEVEL	ELEVATION	CONDITION	COMMENTS
STAGE 1									
PRT-01	SLOPS TANK	PRT	60.0 m³	4m DIA x 5mH		STAGE 1 BUND FSL	0	NEW	PRE-RECEIVING CONICAL BOTTOM TANK
PRT-02	SLOPS TANK	PRT	60.0 m³	4m DIA x 5mH		STAGE 1 BUND FSL	0	NEW	PRE-RECEIVING CONICAL BOTTOM TANK
PRT-03	SLOPS TANK	PRT	60.0 m³	4m DIA x 5mH		STAGE 1 BUND FSL	0	NEW	PRE-RECEIVING CONICAL BOTTOM TANK
PRT-04	SLOPS TANK	PRT	60.0 m³	4m DIA x 5mH		STAGE 1 BUND FSL	0	NEW	PRE-RECEIVING CONICAL BOTTOM TANK
TANK 1-01		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-02		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-03		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-04		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-05		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-06		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-07		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-08		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-09		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-10		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-11		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-12		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-13		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 1-14		C1	1250.0 m³	10m DIA x 18.2mH	API-650	STAGE 1 BUND FSL	0	RELOCATED	
TANK 2-01	UREA AMMONIUM NITRATE	C2	13500.0 m³	27.5m DIA x 23.5mH	API-650	STAGE 1 BUND FSL	0	NEW	
TANK 2-02	UREA AMMONIUM NITRATE	C2	13500.0 m³	27.5m DIA x 23.5mH	API-650	STAGE 1 BUND FSL	0	NEW	
STAGE 2									
TANK 3-01		PGII \ PG III	17100.0 m³	35m DIA x 20.65mH	API-650	STAGE 2 BUND FSL	0		
TANK 3-02		PGII \ PG III	17100.0 m³	35m DIA x 20.65mH	API-650	STAGE 2 BUND FSL	0		
TANK 4-01		C1	15400.0 m³	31.5m DIA x 20.65mH	API-650	STAGE 2 BUND FSL	0	NEW	
TANK 4-02		C1	15400.0 m³	31.5m DIA x 20.65mH	API-650	STAGE 2 BUND FSL	0	NEW	
TANK 4-03		C1	15400.0 m³	31.5m DIA x 20.65mH	API-650	STAGE 2 BUND FSL	0	NEW	
TANK 4-04		C1	15400.0 m³	31.5m DIA x 20.65mH	API-650	STAGE 2 BUND FSL	0	NEW	



Development Consultant:



E	FOR APPROVAL	18.12.2019	M.I.D
D	FOR APPROVAL	26.09.2019	M.I.D
C	CLIENT AMENDMENTS	20.09.2019	M.I.D
B	PRELIMINARY	10.09.2019	M.I.D
A	FOR DISCUSSION	13.08.2019	M.I.D
REV	DESCRIPTION	DATE	BY

Status	
--------	--

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Project	Start Date	End Date	Status	Manager	Team	Budget	Progress	Risks	Notes
Project A	2023-01-01	2023-03-31	Completed	John Doe	Team Alpha	\$100,000	100%	Low	Successful launch.
Project B	2023-04-01	2023-06-30	In Progress	Jane Smith	Team Beta	\$150,000	75%	Medium	Minor delays.
Project C	2023-07-01	2023-09-30	On Hold	Mike Johnson	Team Gamma	\$80,000	20%	High	Resource shortage.
Project D	2023-10-01	2023-12-31	Planned	Sarah Lee	Team Delta	\$120,000	0%	Low	Initial planning.

LEASE AREA 1
LOT 108 KWINANA BEACH ROAD,
KWINANA BEACH
for
GRAINCORP LIQUID TERMINALS
AUSTRALIA PTY LTD

Title	VESSEL & BUND CALCULATIONS
-------	----------------------------

Drawn	Date	Chkd	Date
M.I.D	25.09.2019	J.H	
Design	Date	Apprd	Date
M.I.D			
Scale	A1	Certif	Date
1 : 1000			
Project No.	Dwg. No.	Rev	
17-329	DA20	E	

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PROJECT TEAM

Consulting Engineer:

3

1

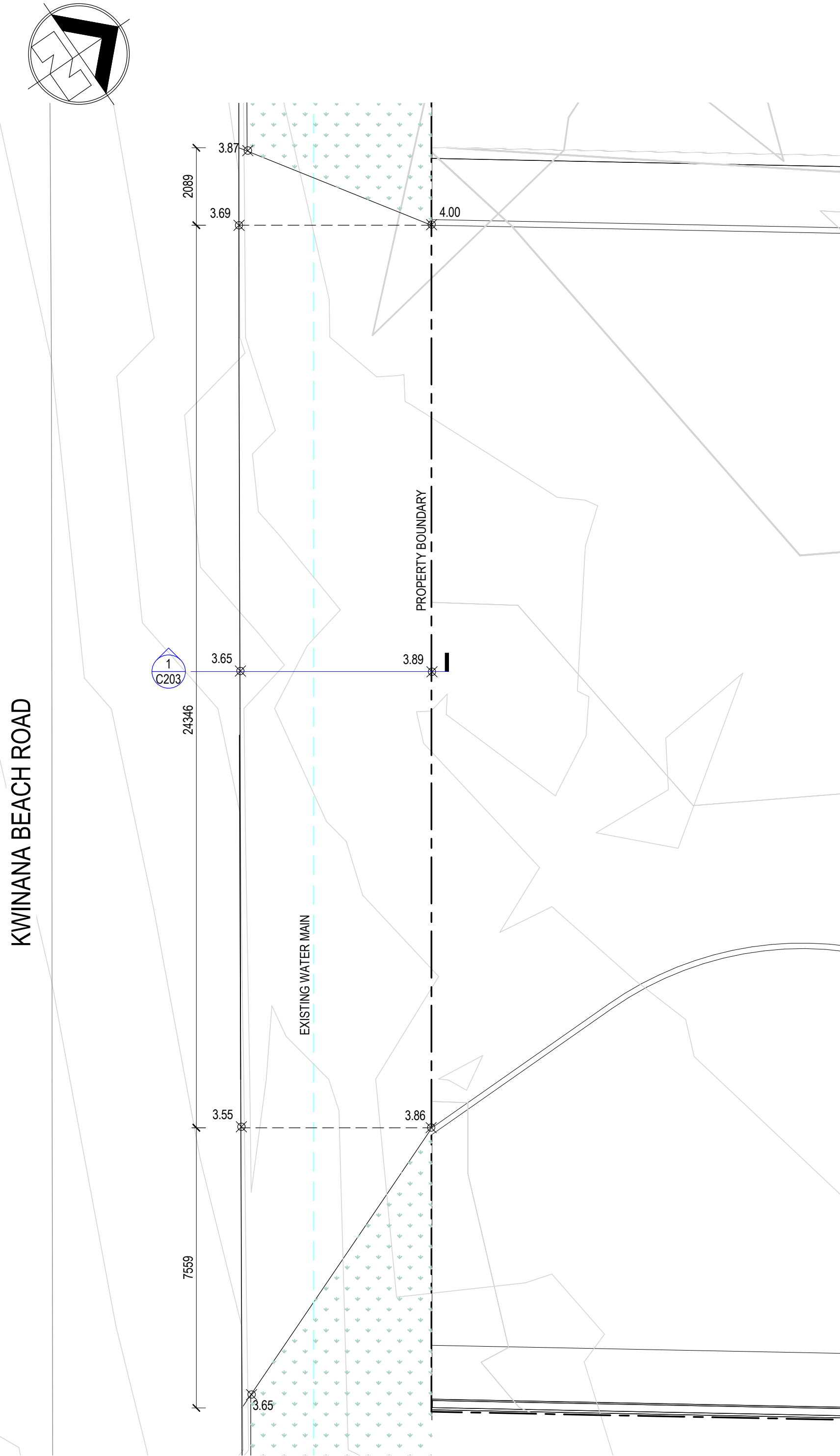
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engineering consultants

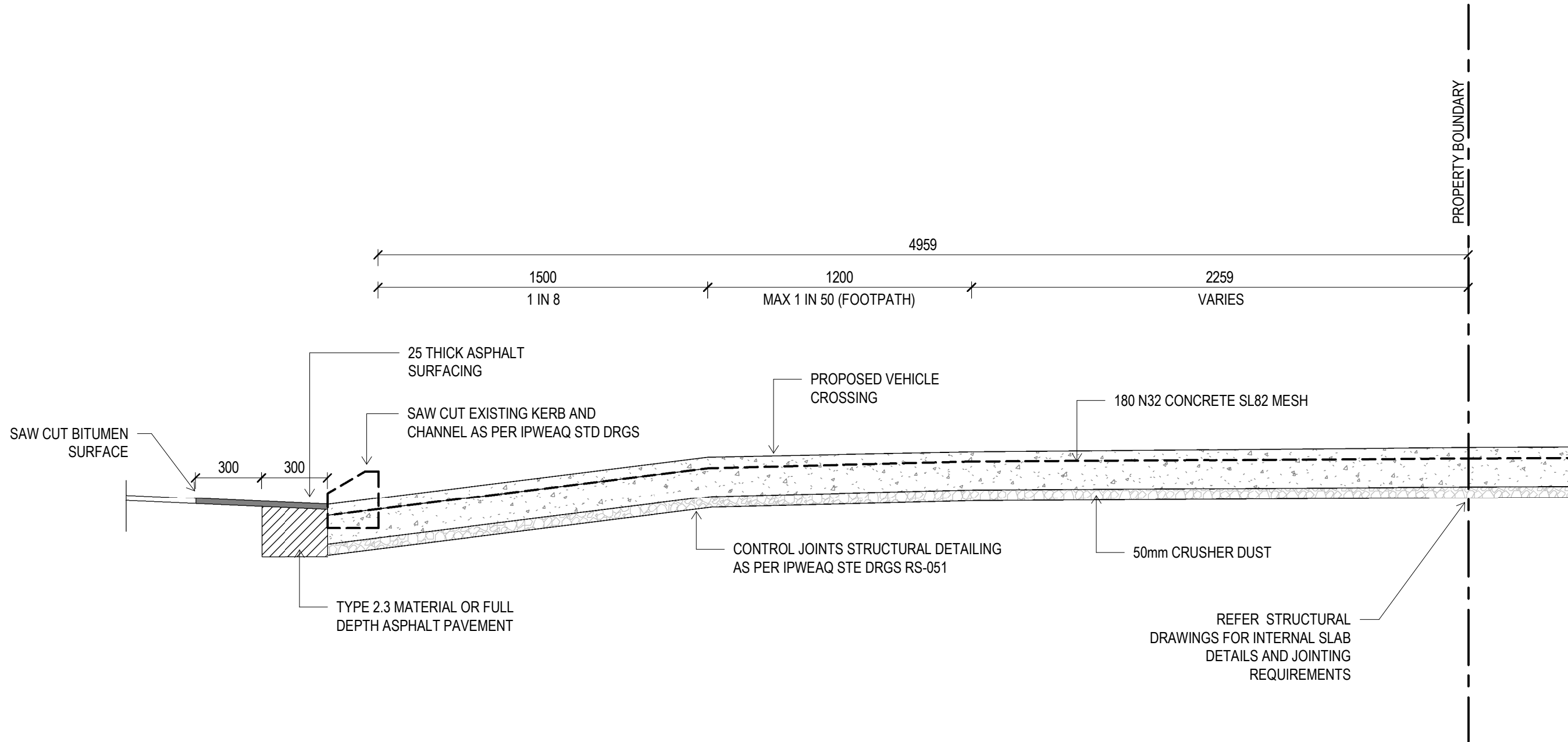
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ACN 106 675 156



2 DRIVEWAY DETAIL
C201 1:100

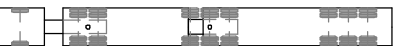


1 DRIVEWAY SECTION
C201 1:20

REV	DESCRIPTION	DATE	BY
Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
Project			
LEASE AREA 1			
LOT 108 KWINANA BEACH ROAD,			
KWINANA BEACH			
for			
GRAINCORP LIQUID TERMINALS			
AUSTRALIA PTY LTD			
Title			
FINISHED SURFACE DETAILS			
SHEET 1			
Drawn	Date	Chkd	Date
FG	25.09.2019	T.J.S.	
Design	Date	Apprd	Date
T.J.S.			
Scale	A1	Certif	Date
As indicated			
Project No.	Dwg. No.	Rev	
17-329	C203		

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LEGEND



B-DOUBLE (26.0m) Austroads (2103)
Overall Length 26.000m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 15.000m



B-TRIPLE (35.4m) Austroads (2103)
Overall Length 35.400m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 15.000m



A-DOUBLE (36.2m) Austroads (2103)
Overall Length 36.200m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 15.000m



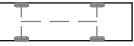
A-TRIPLE (53.4m) Austroads (2103)
Overall Length 53.400m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.540m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 15.000m



AV - ARTICULATED VEHICLE (19.0m) AS2890.2 (2002)
Overall Length 19.000m
Overall Width 2.500m
Overall Body Height 4.301m
Min Body Ground Clearance 0.418m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m



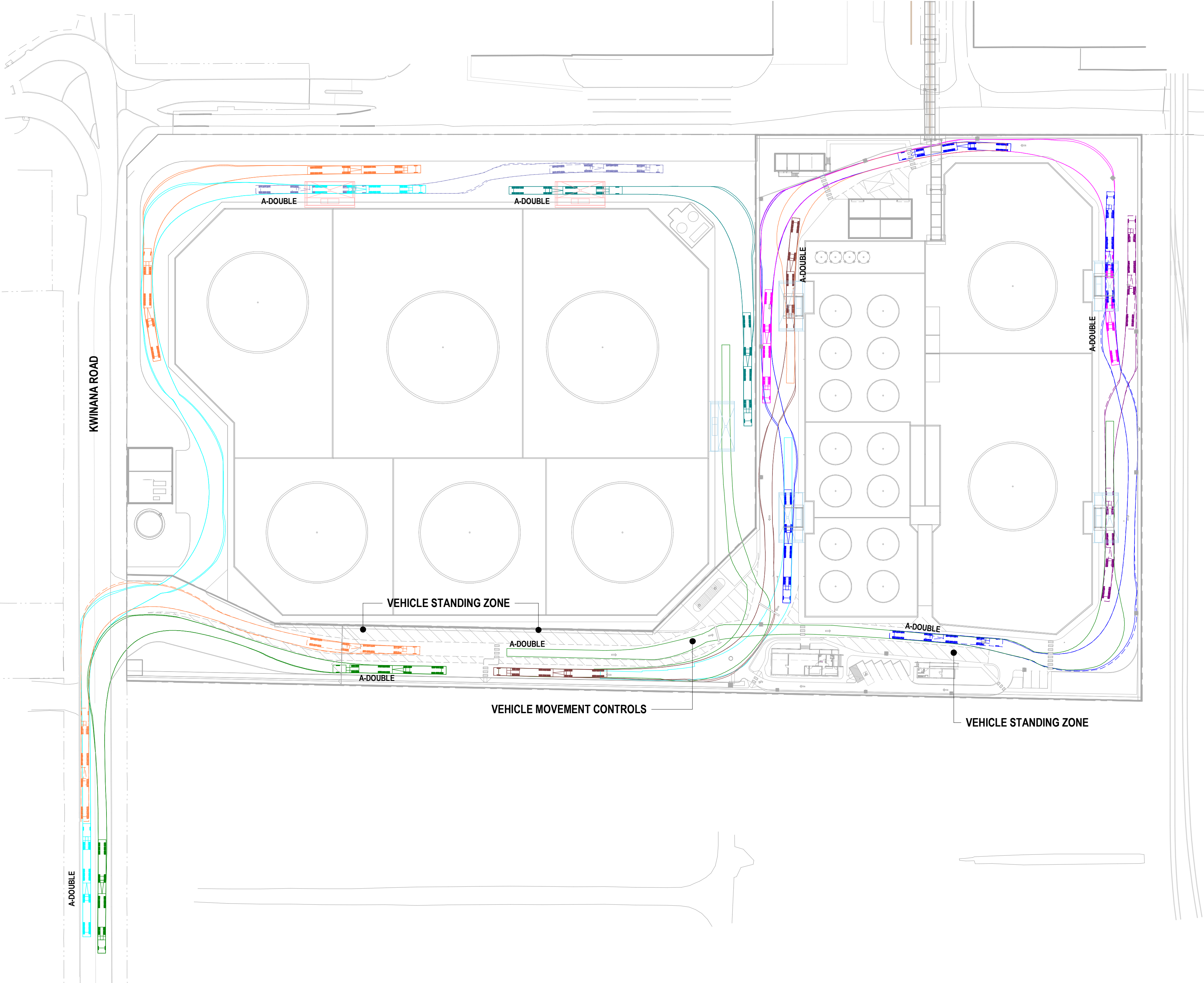
HRV - HEAVY RIGID VEHICLE (12.5m) AS2890.2 (2002)
Overall Length 12.500m
Overall Width 2.500m
Overall Body Height 4.300m
Min Body Ground Clearance 0.417m
Track Width 2.500m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 12.500m



MRV - MEDIUM RIGID VEHICLE (8.8m) AS2890.2 (2002)
Overall Length 8.800m
Overall Width 2.500m
Overall Body Height 3.633m
Min Body Ground Clearance 0.428m
Track Width 2.500m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 10.000m



SRV - SMALL RIGID VEHICLE (6.4) AS2890.2 (2002)
Overall Length 6.400m
Overall Width 2.330m
Overall Body Height 3.500m
Min Body Ground Clearance 0.398m
Track Width 2.330m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 7.1000m



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mail@icubed.com.au
ACN 106 675 156

E	UPDATED SURVEY INFORMATION	M.I.D		T.J.S	18.12.2019
D	FOR APPROVAL	M.I.D			26.09.2019
C	DRAFT FOR REVIEW	M.I.D			13.02.2019
B	PRELIMINARY	M.I.D			10.09.2019
A	FOR DISCUSSION	M.I.D			13.08.2019
REV	REVISION DESCRIPTION	DRAWN	CHECK	APPRV	DATE

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CLIENT:
GRAINCORP LIQUID TERMINALS AUSTRALIA PTY LTD

PROJECT:
KWINANA BULK LIQUID TERMINAL

ADDRESS:
LEASE AREA 1
LOT 108 KWINANA BEACH ROAD, KWINANA BEACH

DRAWN BY: Marc Duncalfe	DATE:	DESIGNED BY: Marc Duncalfe	DATE:
CHECKED BY: T.J.S	DATE:	APPROVED BY: T.J.S	DATE:

STATUS:
FOR APPROVAL

TITLE:
VEHICLE MANOUVRING - A-DOUBLE

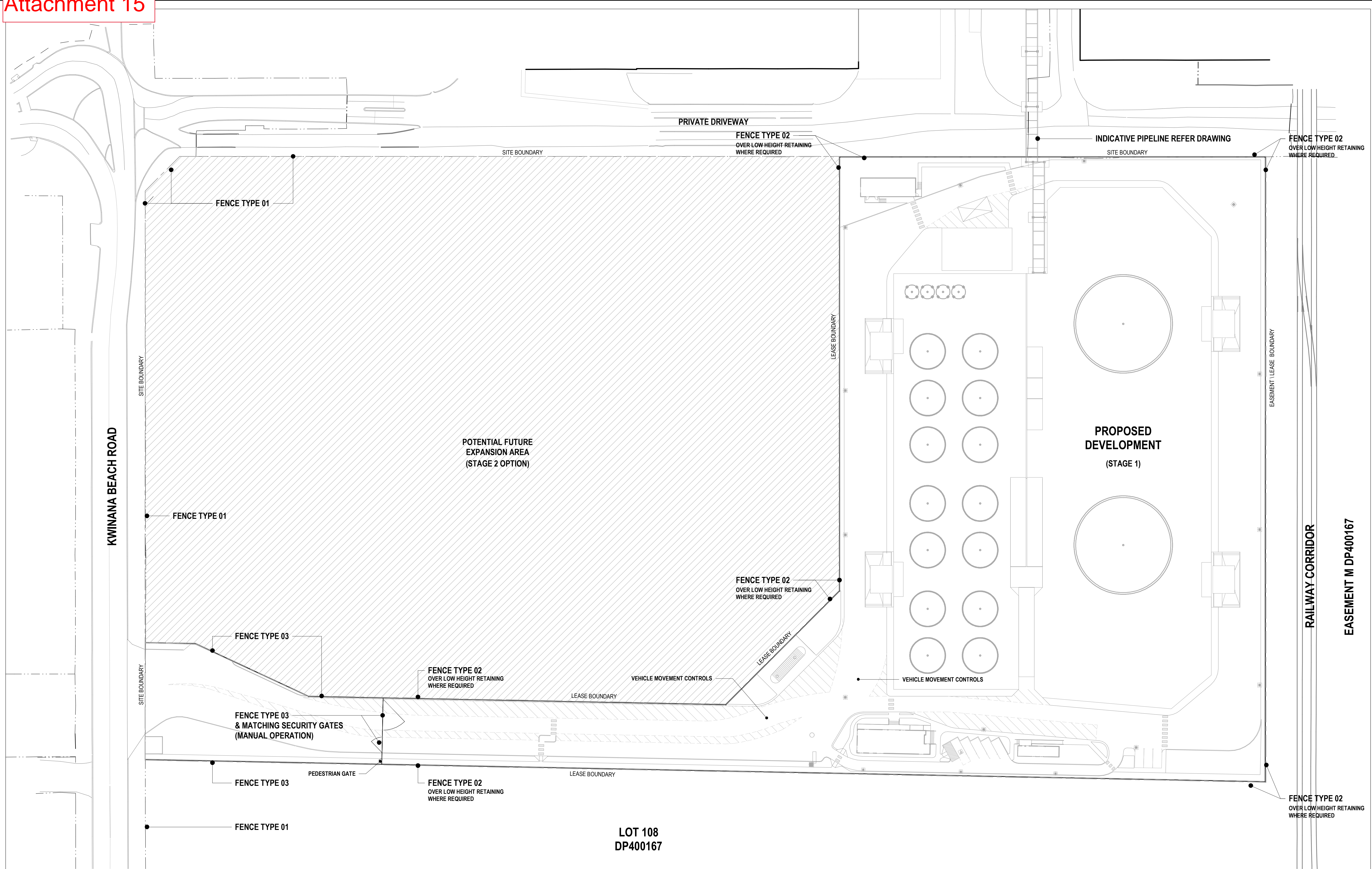
NOT TO BE USED FOR CONSTRUCTION

DRAWING No:
17-329- GC- KW01-81002

REVISION
E

SCALE:
As indicated @ A1

JOB CODE:
17-329



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A	FOR APPROVAL					M.I.D			18.12.2019
REV	REVISION DESCRIPTION					DRAWN	CHECK	APPRV	DATE

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CLIENT:
GRAINCORP LIQUID TERMINALS AUSTRALIA PTY LTD

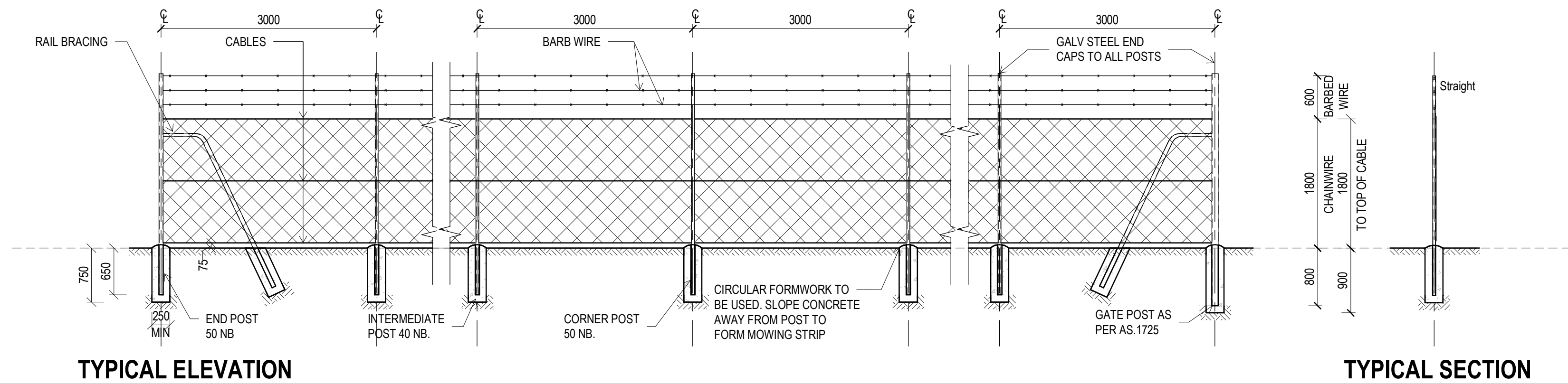


GrainCorp

PROJECT: KWINANA BULK LIQUID TERMINAL			
ADDRESS: LEASE AREA 1 LOT 108 KWINANA BEACH ROAD, KWINANA BEACH			
DRAWN BY: M.I.D	DATE:	DESIGNED BY: M.I.D	DATE:
CHECKED BY: J.H	DATE:	APPROVED BY: J.H	DATE:

STATUS: FOR APPROVAL		NOT TO BE USED FOR CONSTRUCTION	
TITLE: SECURITY PLAN - KWINANA SITE (STAGE 1)			
SCALE: 1 : 500 @ A1	DRAWING No: 17-329- GC- KW00-13001	REVISION A	

FENCE TYPE 2 CHAINWIRE

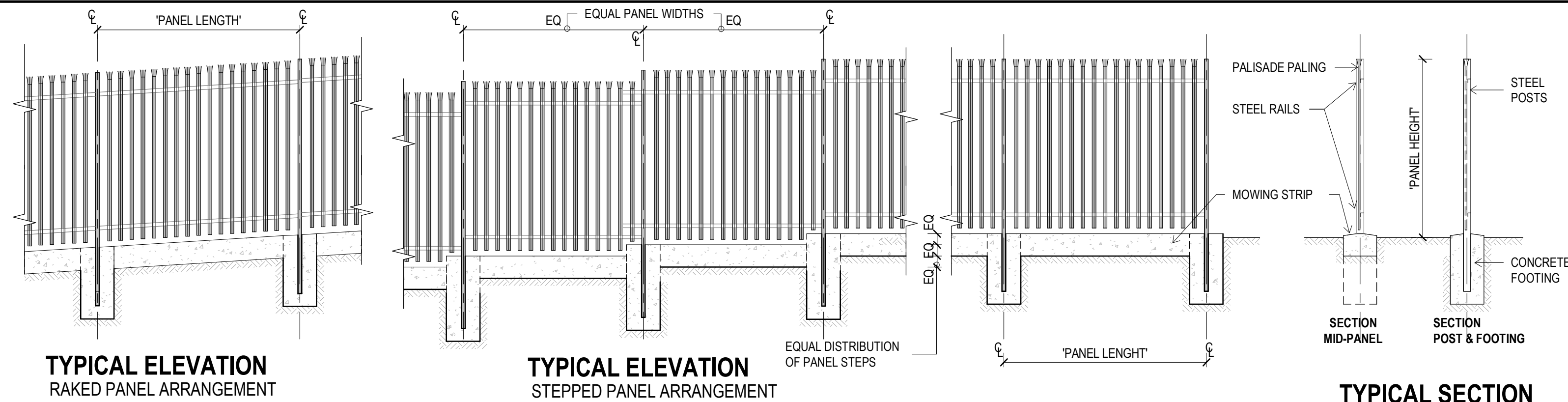


NOTES - RETAINED EXISTING CHAINWIRE FENCE

1. UNO ALL BOUNDARY FENCES ARE TO BE RETAINED.
2. CONTRACTOR IS TO DO ALL THINGS NECESSARY TO REINSTATE BOUNDARY FENCES (REQUIRED TO BE RETAINED) SHOULD THEY BECOME DAMAGED OR REQUIRE TEMPORARY REMOVAL FOR CONSTRUCTION RELATED ACTIVITIES.
3. IRRELEVANT OF ORIGINAL CONDITION, ANY MODIFICATIONS OR REPAIRS TO EXISTING FENCES ARE TO COMPLY WITH CURRENT COMMERCIAL CONSTRUCTION STANDARDS

LINETYPE — . . — . . — . . —

FENCE TYPE 3



SCHEDULE - PALISADE FENCE

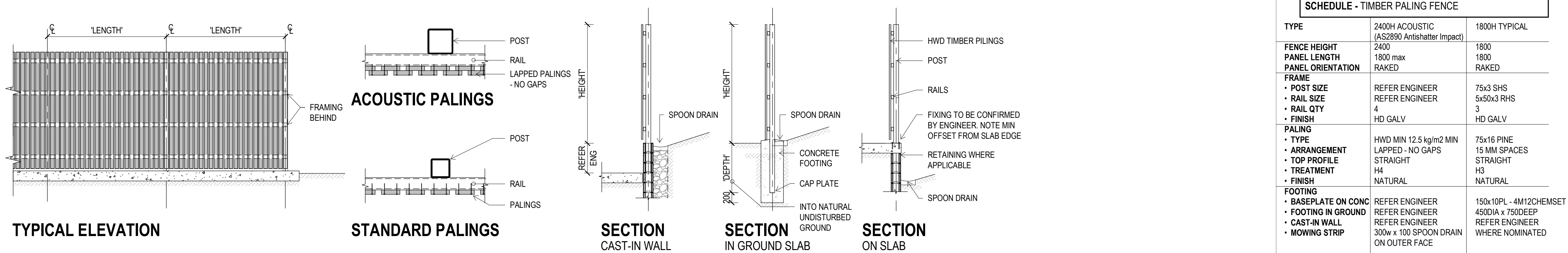
MANUFACTURER	LEDA SECURITY
MODEL / SYSTEM	PALISADE SERIES
TYPE	FPA
PANEL LENGTH	3000 max
PANEL HEIGHT	2400
TOP SECTION	STANDARD
PANEL ORIENTATION	RAKED
FENCE FINISH	POWDERCOAT
FENCE COLOUR	BLACK
MOWING STRIP	INTEGRATED REINFORCED CONCRETE MOWING STRIP

LINETYPE — — — — — — —

NOTES:

1. INDICATIVE ARRANGEMENT SHOWN. FENCE IS TO BE PROPRIETARY FENCING SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

FENCE TYPE 4 TIMBER FENCING



SCHEDULE - TIMBER PALING FENCE

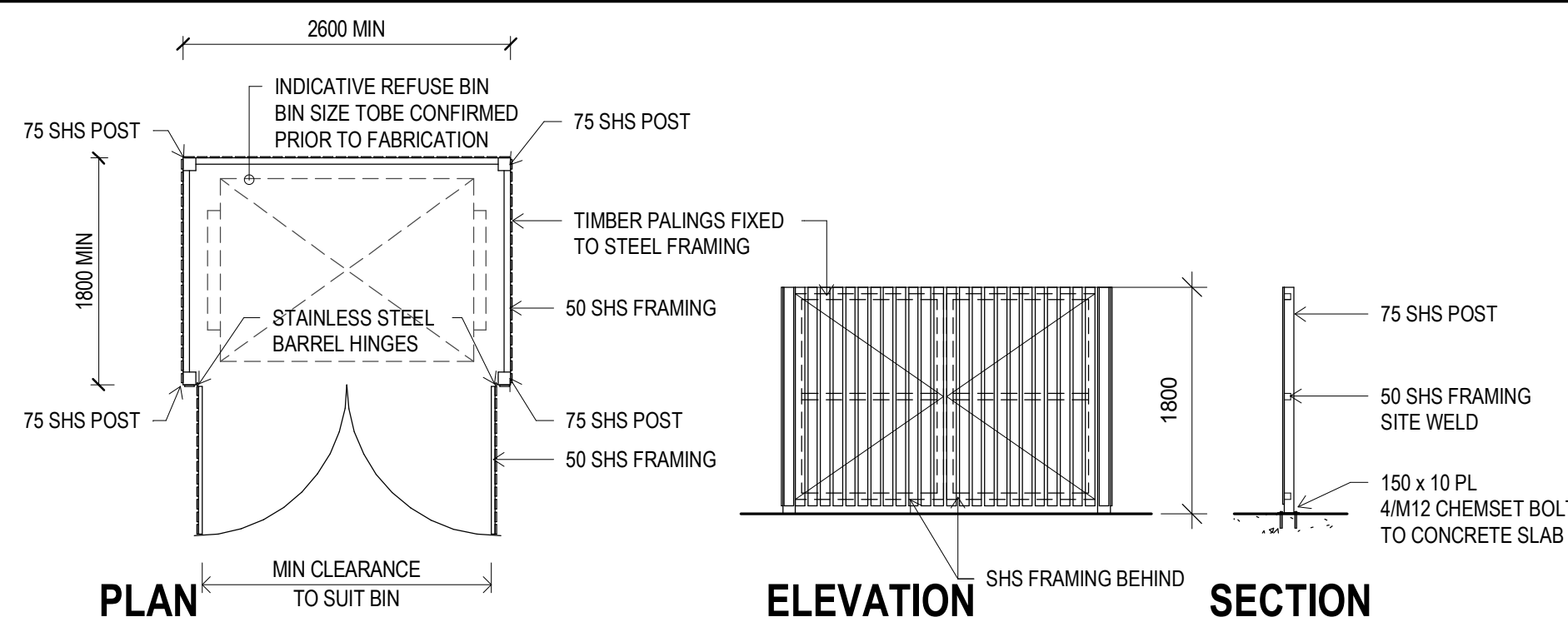
TYPE	240OH ACOUSTIC (AS2890 Antishatter Impact)	180OH TYPICAL
FENCE HEIGHT	2400	1800
PANEL LENGTH	1800 max	1800
PANEL ORIENTATION	RAKED	RAKED
FRAME		
• POST SIZE	REFER ENGINEER	75x3 SHS
• RAIL SIZE	REFER ENGINEER	5x50x3 RHS
• RAIL QTY	4	3
• FINISH	HD GALV	HD GALV
PALING		
• TYPE	HWD MIN 12.5 kg/m2 MIN LAPPED - NO GAPS	75x16 PINE 15 MM SPACES
• ARRANGEMENT	STRAIGHT	STRAIGHT
• TOP PROFILE	H3	H3
• TREATMENT	NATURAL	NATURAL
FOOTING		
• BASEPLATE ON CONC	REFER ENGINEER	150x10PL - 4M12CHEMSET
• FOOTING IN GROUND	REFER ENGINEER	4500IDA x 750DEEP
• CAST-IN WALL	REFER ENGINEER	REFER ENGINEER
• MOWING STRIP	300w x 100 SPOON DRAIN ON RUTTER FACE	WHERE NOMINATED

LINETYPE — — — — — — —

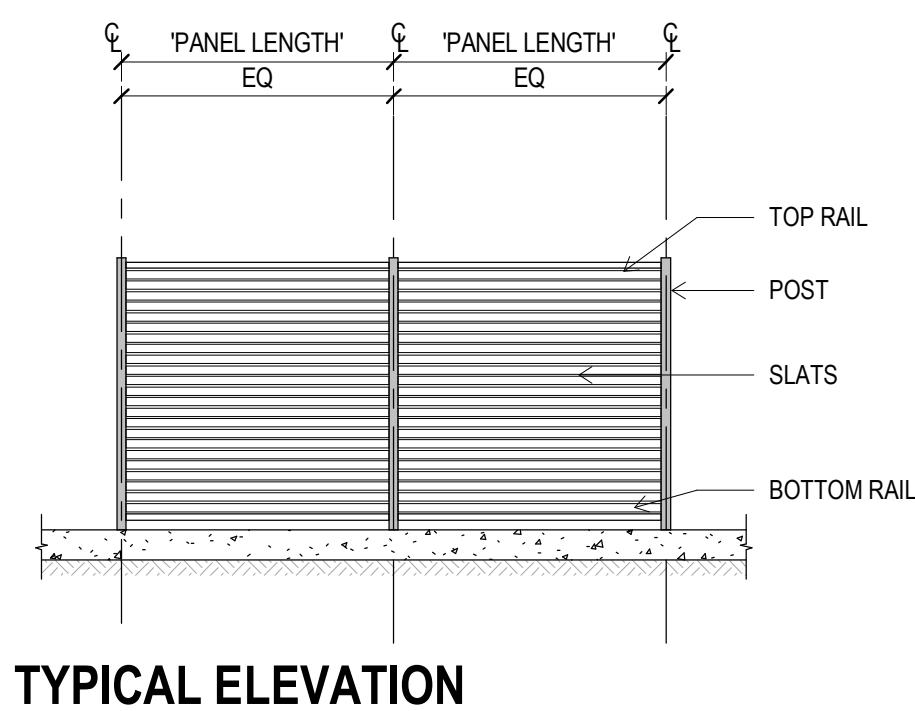
NOTES:

1. LAPPED TIMBER PALING FENCE TO COMPLY WITH ACOUSTIC ENGINEERS REQUIREMENT FOR TIMBER PALING FENCE
2. REFER ACOUSTIC ENGINEERS REPORT FOR PALING MATERIAL, DENSITY AND LAPPING REQUIREMENTS
3. FENCE TO BE CONSTRUCTED WITH STEEL POSTS AND RAILS ATTACHED TO RETAINING STRUCTURES TO COMPLY WITH ANTI-SHATTER REQUIREMENTS OF AS2890 VEHICLE PROTECTION

**REFUSE ENCLOSURE
TIMBER PALING SCREENING**



SLAT SCREENING



SCHEDULE - SLATTED SCREEN FENCE & GATES

TYPE	Click'n'Fit® SLATTED SCREEN BY SUPERIOR SCREENS
FENCE HEIGHT	1800
PANEL LENGTH	1800 max
PANEL ORIENTATION	FLAT
FRAME	
• POST SIZE	REFER MANUFACTURER
• RAIL SIZE	REFER MANUFACTURER
• FINISH	COLORBOND
PALING	
• TYPE	55mm SLAT
• ARRANGEMENT	15mm GAPS
• FINISH	COLORBOND
FOOTING	
• BASEPLATE ON CONC	REFER MANUFACTURER
• FOOTING IN GROUND	REFER MANUFACTURER
• IN WALL	REFER MANUFACTURER

LINETYPE _____

NOTES:

1. INDICATIVE ARRANGEMENT SHOWN. FENCE IS TO BE PROPRIETARY FENCING SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

A	FOR APPROVAL		M.I.D			18.12.2019
REV	REVISION DESCRIPTION		DRAWN	CHECK	APPRV	DATE

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CLIENT: GRAINCORP LIQUID TERMINALS AUSTRALIA PTY LTD



PROJECT:
KWINANA BULK LIQUID TERMINAL

ADDRESS:
LEASE AREA 1
LOT 108 KWINANA BEACH ROAD, KWINANA BEACH

DRAWN BY: M.I.D	DATE:	DESIGNED BY: M.I.D	DATE:
CHECKED BY: J.H	DATE:	APPROVED BY: J.H	DATE:

STATUS: **FOR APPROVAL** NOT TO BE USED FOR CONSTRUCTION

TITLE: SITE FENCING - TYPICAL DETAILS

SCALE:	1 : 50	@ A1
JOB CODE:	17-329	

DRAWING No:

17-329- GC- KW00-13031

REVISION
A

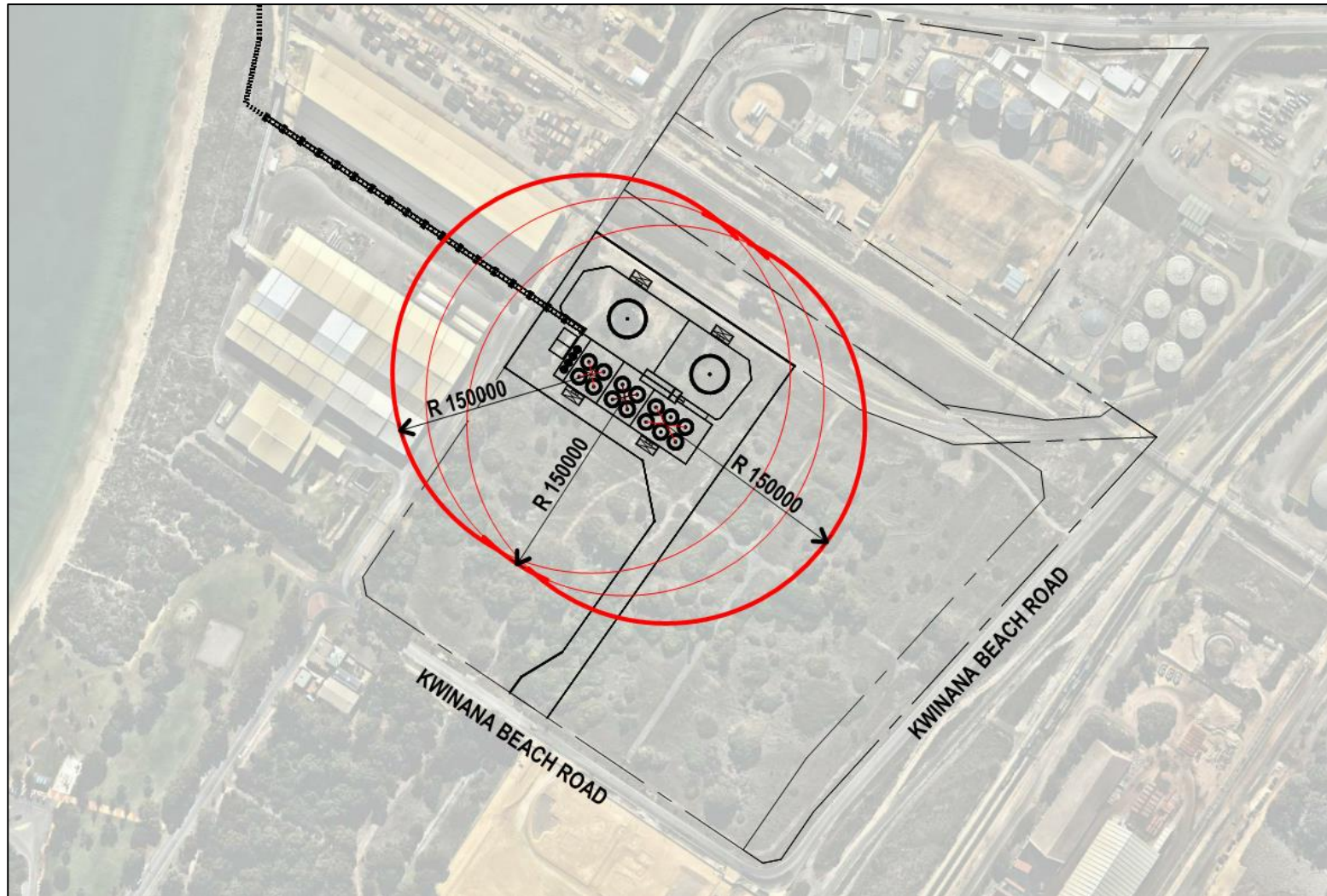


Figure 7 Thermal Radiation Threat Zone for Risk of Injury - 4.7kW/m^2



Your ref: DA9518
Our ref: RF3778-04, PA 031039
Enquiries: Jane Sturgess, Ph 9550 4228

City of Kwinana
PO Box 21
Kwinana WA 6966

Attention: Janni Curtis

Dear Janni

LOT 108 KWINANA BEACH ROAD, KWINANA BEACH – BULK LIQUID STORAGE FACILITY

Thank you for providing the development application for bulk liquid storage facility for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the facility has the potential for impact on environment and water values and/or management. While the Department does not object to the proposal key issues and recommendations are provided below, and these matters should be addressed:

Issue:

Industry Regulation

Recommendation:

The provided development application request was reviewed in relation to works approval and/or licensing requirements under Part V of the *Environmental Protection Act 1986* (EP Act).

The Department can confirm that an application for a Works Approval has been received by GrainCorp Liquid Terminals Australia Ltd and is currently under assessment. The key characteristics between the application and this referral are the same. The referral relates to a facility that may be categorised as prescribed premises as per Schedule 1 of the *Environmental Protection Regulations 1987*:

- Category 73 – Bulk storage of chemicals etc: premises on which acids, alkalis or chemicals that – (a) contain at least one carbon to carbon bond; and (b) are liquid at STP are stored. Production or design capacity greater than 1,000 m³ in aggregate.

Emissions and Discharges relevant to this proposal regulated under Part V of the *Environmental Protection Act 1986* (EP Act)

- Emissions to air from venting
- Noise
- Fugitive dust
- Stormwater contaminated or potentially contaminated through contact with operation areas

Emissions and Discharges not regulated under Part V (to be addressed through planning process)

- Stormwater separate from operational areas
- Vehicle emissions and traffic implications
- Emissions associated with the proposed <500 L/day sewage aerobic treatment unit (ATU)

The following regulations apply to this application: *Environmental Protection Regulations 1987 (EP Regulations)*, *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992*, *Environmental Protection (Noise) Regulations 1997* and *Environmental Protection (Unauthorised Discharges) Regulations 2004*.

The Applicant has applied for Category 73 (Bulk storage of chemicals etc) works approval. Therefore the Applicant may apply for a Registration (rather than a licence) for the operational phase of the premises upon the completion of any works under a works approval. A Registration does not include any conditions.

Issue:

Native Vegetation Regulation

Recommendation:

Under section 51C of the *Environmental Protection Act 1986* (EP Act), clearing of native vegetation is an offence unless undertaken under the authority of a clearing permit, or the clearing is subject to an exemption. Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (the Clearing Regulations).

Based on the information provided, no exemption applies to the proposed clearing and a clearing permit is required.

The Department has not received a clearing permit application relating to this proposal. Application forms are available from <https://www.der.wa.gov.au/our-work/clearing-permits/46-clearing-permit-application-forms>.

Additional information on how to apply for a clearing permit is available here: [https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Fact sheets/Fact Sheet - how to apply.pdf](https://www.der.wa.gov.au/images/documents/your-environment/native-vegetation/Fact%20sheets/Fact%20Sheet%20-%20how%20to%20apply.pdf)

The Department granted Clearing Permit CPS 8305/1 on 28 March 2019 to Coogee Chemicals to clear 8.5ha hectares of native vegetation at this location for the purposes of constructing chemical storage facility purpose. The permit is subject to avoid, minimise and reduce the impacts and extent of clearing, weed control, erosion control condition/s. A copy of the clearing permit and associated decision report can be

obtained at <ftp://ftp.dwer.wa.gov.au/permit/8305/1>. This clearing permit is not sufficient to cover the clearing proposed in relation to this planning advice.

Issue:

Contaminated Sites

Recommendation:

Please see attached a copy of correspondence sent to the City by the contaminated sites branch dated 5 December 2019.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact Jane Sturgess on 9550 4228.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brett Dunn', with a stylized, flowing script.

Brett Dunn
Program Manager – Planning Advice
Kwinana Peel Region

09 / 12 / 2019



Government of Western Australia
Department of Water and Environmental Regulation

Your ref DA9518
Our ref DMO3615 and DMO11023
Enquiries Justin Ritchie and Chek Cher
Phone 6364 7183 and 6364 7207
Fax 6364 7001
Email Justin.Ritchie@dwer.wa.gov.au

Ms Janni Curtis
Planning Officer
City of Kwinana
PO Box 21
KWINANA WA 6966

Dear Ms Curtis

CITY OF KWINANA DEVELOPMENT APPLICATION DA9518 – PART LOT 108 KWINANA BEACH ROAD, KWINANA BEACH

I refer to your email dated 29 November 2019 to the Department of Water and Environmental Regulation (the department) regarding an application to the City of Kwinana for the proposed development on Part Lot 108 on Deposited Plan 400167, Kwinana Beach as depicted in Attachment 1.

As per the requirements under section 58(6)(b) of the *Contaminated Sites Act 2003* (CS Act), advice is required as to the suitability of the land for the proposed development of a bulk liquid terminal comprising various aboveground storage tanks, buildings, driveways, easements, bunding and sub-surface utilities. It is further understood the tank capacities will range between 1,250 and 13,500 cubic metres, and connecting to bulk shipping terminals off-site via a series of aboveground pipelines with intended products being urea, ammonium nitrate, tallow, sodium hydroxide solution, industrial solvents, vegetable and used cooking oils.

Part Lot 108 on Deposited Plan 400167, as shown on certificate of title 2953/177, was classified as *possibly contaminated – investigation required* under the CS Act on 4 September 2008 and multiple contaminated site memorials (reference numbers L991334, L991335, N301986) were placed on the certificate of title. These memorials cover spatially defined portions on Lot 108, as shown in Deposited Plan 400167 (depicted in Attachment 2).

The classification was based on a preliminary site investigation carried out in 2002 which found asbestos-containing material fragments were present in surface soils across the site.

In July 2018, the department received additional information which indicated that elevated levels of ammonia, sulfate, cobalt and nickel were potentially present in groundwater beneath this site. The impacted groundwater had potentially migrated from Lot 89 on Deposited Plan 411084, East Rockingham, located approximately 150 metres south-east of this site. Lot 89 was classified separately under the CS Act.

Groundwater investigations are ongoing, and Lot 89 and this site continue to be managed under the CS Act.

Given the uncertainties associated with the current contamination status of part Lot 108 on Deposited Plan 400167, the department cannot comment on the suitability of the site for the proposed development.

The department recommends the following contamination condition and advice are included in the approval, consistent with conditions EN9 and advice ENa2, as published in *Model subdivision conditions schedule* (Department of Planning, Lands and Heritage; WAPC, November 2019).

Condition X

- a) Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required.

If required, remediation, including validation of remediation, of any contamination identified shall be completed prior to the issuing of titles to the satisfaction of the Western Australian Planning Commission on advice from the Department of Water and Environmental Regulation, to ensure that the lots created are suitable for the proposed use.

Investigations and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation Contaminated Sites Guidelines. (Department of Water and Environmental Regulation)

Advice

In relation to Condition [X] and in accordance with regulation 31(1)(c) of the *Contaminated Sites Regulations 2006*, a Mandatory Auditor's Report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with Condition [X]. A current list of accredited auditors is available from www.dwer.wa.gov.au.

Please note that this advice relates to potential contamination only. You will likely receive additional advice from other areas within the department.

If you have any further queries, please contact Environmental Officer, Justin Ritchie, on 6364 7183.

Yours sincerely



Andrew Miller
SENIOR MANAGER
CONTAMINATED SITES
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

5 December 2019

Attachment 1: Part Lot 108 on Deposited Plan 400167

Attachment 2: Deposited Plan 400167

17.2 Proposed Local Planning Scheme Amendment No. 152 – Deemed provisions of Planning and Development (Local Planning Scheme) Regulations 2015

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) took effect on 19 October 2015, replacing the *Town Planning Regulations 1967*. The Regulations included new mandatory requirements for local planning schemes in Schedule 2, referred to as deemed provisions. These deemed provisions apply to all local schemes in Western Australia and immediately replaced parts of existing schemes without materially changing the text of each local government's scheme. In addition to the deemed provisions, the Regulations include model provisions for use in the preparation of a new scheme. These are not proposed to be implemented at this stage.

The deemed provisions provide standardised provisions and procedures for the creation of structure plans, activity centre plans, local development plans and local planning policies. Additionally, it sets out the circumstances in which a development application is required as well as a procedure for the assessment and determination of the applications. City Officers have been applying these deemed provisions as a part of their daily operations since 2015 as they override the corresponding provisions in Local Planning Scheme No. 2 (LPS2).

While not essential, the Western Australian Planning Commission (WAPC) has recommended that local governments take steps to amend their local schemes to ensure that inconsistencies between these deemed provisions and local scheme provisions are removed. The deemed provisions prevail over the extent of any inconsistency regardless of whether they are written into the scheme or not. This amendment therefore proposes to delete the clauses of LPS2 that no longer have any statutory effect following the gazettal of the Regulations.

The City of Kwinana's LPS2 was gazetted in 1992. It is recognised that the age of LPS2 needs to be addressed and it is noted that City Officers are currently undertaking work on a local planning strategy which is the first step in the development of a new scheme.

The purpose of this report is to:

1. Highlight the major changes introduced by the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
2. Recommend adoption by Council of a basic amendment to the City of Kwinana LPS2 to provide consistency with the Regulations.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

OFFICER RECOMMENDATION:

That Council:

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, adopt an amendment to the City of Kwinana Local Planning Scheme No. 2 (LPS2) for the purposes of:
 - a. Amending Residential Planning Codes to be Residential Design Codes in clause 1.9.3.
 - b. Inserting new Clause 1.10 NOTES DO NOT FORM PART OF SCHEME into Part 1 – Preliminary, which states:
1.10.1.1 Notes, and instructions printed in italics, do not form part of this Scheme;
Notes are also included throughout text to indicate where clause is now dealt with in Regulations.
 - c. Part II renamed to Development Approval.
 - d. Deleting Clause 2.1.1 and 2.1.3.
 - e. Deleting Clauses 2.2 (a), (d) and (e);
 - f. Deleting Clauses 2.3.3, 2.3.4 and 2.3.5;
 - g. Deleting Clauses 2.4.1 – 2.4.6 inclusive;
 - h. Deleting Clauses 2.5.1 – 2.5.3 inclusive;
 - i. Deleting Clause 2.6 Delegations ;
 - j. Deleting wording under Clause 6.1 Development of Land as follows:
Subject to Clause 6.1.1 a person shall not commence or carry out development of any land zoned or reserved under the Scheme without first having applied for and obtained the Planning Approval of the Council under the Scheme.;
 - k. Amending wording of clause 6.4.1 (a) to refer to current Residential Design Codes;
 - l. Deleting Clause 6.16.5.5;
 - m. Renumbering Clause 6.16.5.6 to 6.16.5.19 inclusive to Clause 6.16.5.5 to 6.16.5.18;
 - n. Deleting 'structure plan' interpretation in clause 6.17.1;
 - o. Deletion of Section 6.17.3 and Sub-Clauses 6.17.3.1 – 6.17.5.3 inclusive.
 - p. Renaming Detailed Area Plans to 6 Local Development Plans in clause 6.17.6;
 - q. Deleting Clause 6.17.6.1;
 - r. Deleting Clause 6.17.6.4;
 - s. Renumbering Clause 6.17.6 to Clause 6.16.3;
 - t. Deleting Clauses 6.17.7, 6.17.8 and related sub-clauses;
 - u. Deleting Clause 6.18.5 and 6.18.6;
 - v. Renumbering Clause 6.18.7 and 6.18.8 to Clause 6.18.6 and 6.18.7;
 - w. Deleting Clause 8.1 Powers of the Scheme;
 - x. Deleting Clause 8.5 Appeals;
 - y. Amending Clause 8.6 from "Planning Policies" to "Local Planning Policies"; and
 - z. Deleting Clauses 8.6.1 – 8.6.7 inclusive;
 - aa. Deleting Appendix II Form for Application for Planning Approval;
 - bb. Deleting Appendix III Decision on Application for Planning Approval;
 - cc. Deleting 'Absolute Majority of Council' and 'Owner' in Appendix IV Interpretations;

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

- dd. Deleting Appendix V Notice of Public Advertisement of Development Proposal;
 - ee. Deleting Appendix VIII Control of Advertisements;
 - ff. Replacing the term 'Council' with 'local government' throughout the text;
 - gg. Replacing the term 'planning approval' with 'development approval' throughout the text;
 - hh. Replacing the term 'Town of Kwinana' with 'City of Kwinana' throughout the text.
2. Refer the amendment to the Environmental Protection Authority ("EPA") as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, forward the amendment to the Western Australian Planning Commission. In the event that the EPA determines that the amendment requires modification, the City shall modify the amendment and forward it to the WAPC.
 3. Resolve that in the opinion of Council Amendment No. 152 is a 'Basic Amendment' as it satisfies the following criteria of Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations):

An amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in schedule 2.

DISCUSSION:

Schedule 2 – Deemed provisions

The Regulations came into effect on 19 October 2015 to replace the *Town Planning Regulations 1967*. The Regulations were a major part of Western Australia's planning reform agenda, affecting processes for local planning strategies, schemes and amendments to achieve consistency across local governments. A set of deemed provisions (Schedule 2) were introduced that in accordance with regulation 10 (4) now form part of every local planning scheme in the State. This requirement applies regardless of whether the subject scheme has incorporated the provisions. Table 1 provides a broad outline of the provisions now covered by the deemed provisions.

Table 1 – Content of deemed provisions

Part	Heading	Content
1	Preliminary	Lists defined terms within Schedule 2.
2	Local planning framework	Details what a local planning strategy is and what a local planning policy is, as well as the procedure for approving one.
3	Heritage protection	Includes provisions for heritage lists and areas, as well as heritage assessment and provisions to vary scheme provisions for heritage purposes.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

4	Structure plans	Outlines the circumstances when a structure plan may be prepared and the procedure for preparing and determining an application for a structure plan, the allocation of local government and WAPC responsibilities.
5	Activity centre plans	Outlines the circumstances when an activity centre plan may be prepared and the procedure for preparing and determining an application for an activity centre plan, including the allocation of local government and WAPC responsibilities.
6	Local development plans	Outlines the circumstances when a local development plan may be prepared and the procedure for preparing and determining an application for a local development plan.
7	Requirement for development approval	Specifies the instances where development requires (and does not require) approval.
8	Applications for development approval	Details lodgement requirements for applicants and procedures for advertising of development applications.
9	Procedure for dealing with applications for development approval	Outlines provisions for consultation with other authorities, matters to be considered by local government in assessing an application for development approval and determination requirements.
10a	Bushfire risk management	This part includes provisions for bushfire prone areas.
10	Enforcement and administration	Set outs the powers of local government in administering the deemed provisions and scheme.
11	Forms referred to in this scheme	Includes application forms and a determination notice for development applications.

Council will be aware that City Officers have already been applying the deemed provisions, noting the following key changes that were introduced –

- The introduction of timeframes in the structure planning process for both local government and the WAPC.
- Local government consent is now not required to advertise a structure plan or activity centre plan.
- A local government must now advertise a ‘complete’ application for a structure plan or activity centre plan within 28 days of receiving it, or a local development plan (LDP) within 14 days of receiving it.
- The WAPC is now the sole approval authority for structure plans and activity centre plans; the local government only provides a recommendation.
- Activity centre plans must contain development/built form provisions.
- Structure plans, activity centre plans and LDPs now have an approval period of 10 years from the date of approval, or for existing structure plans, from 19 October 2015.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

- Development approval is now not required for a change of use from one 'P' (permitted) use to another 'P' use provided that no works are required or that development approval is not required for the works.
- A number of works are noted as 'exempt development'.
- Application forms for development approval and a standard determination notice have been mandated for use by all local governments.
- Development requirements for areas dedicated as being bushfire prone have been set out.

Proposal

To provide clarification for users of LPS2, this amendment proposes to delete the sections the deemed provisions replace. In addition to deleting the replaced clauses, it is recommended that a note be included in LPS2 that directs readers to the Regulations. An edited copy of LPS2 has been included as Attachment B to this report, showing the amendments in a tracked changes format.

The alternative option, is that the Regulations be included as clauses within LPS2. Officers do not recommend this approach as whenever the State Government amends the Regulations, LPS2 would be immediately out of date.

Major changes to the City's LPS2 are outlined in Table 2, noting that where clauses have been deleted it is because they are now dealt with via the Regulations.

Table 2 – Changes to LPS2

Part	Heading	Proposed change
1	Preliminary	<ul style="list-style-type: none"> • Addition of clause advising that notes do not form part of LPS2. • Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
2	Planning approval	<ul style="list-style-type: none"> • Heading amended to development approval to ensure consistency with regulations. • Deletion of clauses referencing redundant forms and details of what is to be lodged with an application. • Deletion of clauses now replaced by Heritage list requirements in the deemed provisions. • Deletion of advertising procedures. • Deletion of determination requirements. • Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
3	Reserved land	<ul style="list-style-type: none"> • Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
4	Policies, zones and development areas	<ul style="list-style-type: none"> • Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

5	Non-conforming uses	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
6	Development requirements	<ul style="list-style-type: none"> Deletion of clause requiring approval before works or use. Deletion of structure plan requirements. Deletion of detailed area plan requirements (Now referred to as local development plans). Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
7	Car parking	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
8	Administration	<ul style="list-style-type: none"> Deletion of powers of scheme clause. Deletion of appeals clause. Deletion of planning policies clause. Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch1	Special Residential Zones	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch2	Special Rural Zones	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch3	Special uses	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch4	Development areas	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch5	Development contribution areas	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch6	Cluster/communal rural settlement zone	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch7	Additional uses	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch9	Parking of commercial vehicles	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
App1	Buildings, objects and places, the preservation of which should be encouraged	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

App2	Form for application for planning approval	<ul style="list-style-type: none"> Delete form.
App3	Decision on application for planning approval	<ul style="list-style-type: none"> Delete form.
App4	Interpretation	<ul style="list-style-type: none"> Delete Absolute Majority of Council and Owner. Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
App5	Notice of public advertisement of development proposal	<ul style="list-style-type: none"> Delete form.
App7	Exempted advertisements pursuant to Division 11.	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
App8	Control of advertisements	<ul style="list-style-type: none"> Delete form.

Where clauses have been deleted, it is proposed to replace these with a note directing the reader to the deemed provisions of the Regulations.

Amendment Type

As per Part 5, Division 1, Regulation 34 of the Regulations, there are three scheme amendment types: basic, standard and complex. In a local government resolution to prepare or adopt an amendment, Regulation 35(2) requires the local government to specify what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is classified as a basic amendment as outlined in Regulation 34 (Terms used). The relevant excerpt of this is included below:

basic amendment means any of the following amendments to a local planning scheme —

- c) *an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;*

A report for submission to the WAPC is included as Attachment A to this report.

Proposed Local Planning Scheme No. 4

In addition to the deemed provisions, the Regulations also include a set of model provisions for local planning schemes. Due to the age of the City's current Local Planning Scheme No. 2, it does not follow this format. In this regard, Councillors will be aware that the City is currently in the process of preparing the City's Local Planning Strategy (LPS) and new local planning scheme (scheme). The new scheme will include the model scheme provisions and will reflect the objectives and strategies detailed in the LPS.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

The preparation of the LPS has been broken down into three stages. Stage 1 has been completed and involved comprehensive community consultation around a number of key planning themes associated with the LPS (housing, environment, transport, employment & economy and rural land use). The current stage, Stage 2 is focused on the preparation of a draft LPS which will be considered by Council in 2020. Stage 3 involves the formal advertising of the LSP (following endorsement by the WAPC) and final determination by Council.

City Officers will be commencing the preparation of the new scheme in 2020 as part of Stage 2 above and anticipate the new scheme will be put to the WAPC for final adoption following the adoption of the City's LPS by the WAPC.

LEGAL/POLICY IMPLICATIONS:

The legislation applicable to this item is as follows:

Planning and Development Act 2005.

Planning and Development (Local Planning Schemes) Regulations 2015

FINANCIAL/BUDGET IMPLICATIONS:

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

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications as a result of this Scheme Amendment.

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

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

COMMUNITY ENGAGEMENT:

As this amendment is classified as Basic under the Regulations, the community is not required to be consulted on this Scheme Amendment.

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

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	Incorrect advice/procedures resulting from discrepancies between the LPS2 and <i>Planning and Development (Local Planning Scheme Regulations 2015)</i>
Risk Theme	Errors omissions delays Providing inaccurate advice/ information
Risk Effect/Impact	Service Delivery
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Scheme amendment to remove inconsistent clauses from the LPS and introduce the deemed provisions from the Regulations
Rating (after treatment)	Low

COUNCIL DECISION

108

MOVED CR P FEASEY

SECONDED CR D WOOD

That Council:

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, adopt an amendment to the City of Kwinana Local Planning Scheme No. 2 (LPS2) for the purposes of:
 - a. Amending Residential Planning Codes to be Residential Design Codes in clause 1.9.3.
 - b. Inserting new Clause 1.10 NOTES DO NOT FORM PART OF SCHEME into Part 1 – Preliminary, which states:
1.10.1.1 Notes, and instructions printed in italics, do not form part of this Scheme;
Notes are also included throughout text to indicate where clause is now dealt with in Regulations.
 - c. Part II renamed to Development Approval.
 - d. Deleting Clause 2.1.1 and 2.1.3.
 - e. Deleting Clauses 2.2 (a), (d) and (e);
 - f. Deleting Clauses 2.3.3, 2.3.4 and 2.3.5;
 - g. Deleting Clauses 2.4.1 – 2.4.6 inclusive;

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

- h. **Deleting Clauses 2.5.1 – 2.5.3 inclusive;**
 - i. **Deleting Clause 2.6 Delegations ;**
 - j. **Deleting wording under Clause 6.1 Development of Land as follows:
Subject to Clause 6.1.1 a person shall not commence or carry out development of any land zoned or reserved under the Scheme without first having applied for and obtained the Planning Approval of the Council under the Scheme.;**
 - k. **Amending wording of clause 6.4.1 (a) to refer to current Residential Design Codes;**
 - l. **Deleting Clause 6.16.5.5;**
 - m. **Renumbering Clause 6.16.5.6 to 6.16.5.19 inclusive to Clause 6.16.5.5 to 6.16.5.18;**
 - n. **Deleting ‘structure plan’ interpretation in clause 6.17.1;**
 - o. **Deletion of Section 6.17.3 and Sub-Clauses 6.17.3.1 – 6.17.5.3 inclusive.**
 - p. **Renaming Detailed Area Plans to 6 Local Development Plans in clause 6.17.6;**
 - q. **Deleting Clause 6.17.6.1;**
 - r. **Deleting Clause 6.17.6.4;**
 - s. **Renumbering Clause 6.17.6 to Clause 6.16.3;**
 - t. **Deleting Clauses 6.17.7, 6.17.8 and related sub-clauses;**
 - u. **Deleting Clause 6.18.5 and 6.18.6;**
 - v. **Renumbering Clause 6.18.7 and 6.18.8 to Clause 6.18.6 and 6.18.7;**
 - w. **Deleting Clause 8.1 Powers of the Scheme;**
 - x. **Deleting Clause 8.5 Appeals;**
 - y. **Amending Clause 8.6 from “Planning Policies” to “Local Planning Policies”; and**
 - z. **Deleting Clauses 8.6.1 – 8.6.7 inclusive;**
 - aa. **Deleting Appendix II Form for Application for Planning Approval;**
 - bb. **Deleting Appendix III Decision on Application for Planning Approval;**
 - cc. **Deleting ‘Absolute Majority of Council’ and ‘Owner’ in Appendix IV Interpretations;**
 - dd. **Deleting Appendix V Notice of Public Advertisement of Development Proposal;**
 - ee. **Deleting Appendix VIII Control of Advertisements;**
 - ff. **Replacing the term ‘Council’ with ‘local government’ throughout the text;**
 - gg. **Replacing the term ‘planning approval’ with ‘development approval’ throughout the text;**
 - hh. **Replacing the term ‘Town of Kwinana’ with ‘City of Kwinana’ throughout the text.**
- 2. Refer the amendment to the Environmental Protection Authority (“EPA”) as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, forward the amendment to the Western Australian Planning Commission. In the event that the EPA determines that the amendment requires modification, the City shall modify the amendment and forward it to the WAPC.**

17.2 PROPOSED LOCAL PLANNING SCHEME AMENDMENT NO. 152 – DEEMED PROVISIONS OF PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

- 3. Resolve that in the opinion of Council Amendment No. 152 is a 'Basic Amendment' as it satisfies the following criteria of Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations):**

An amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in schedule 2.

**CARRIED
6/0**

CITY OF KWINANA
LOCAL PLANNING SCHEME NO. 2 AMENDMENT NO.152

Date Initiated By Council: [to be inserted]

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME**

City of Kwinana Local Planning Scheme No.2

Amendment No. 152

Resolved that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by

- a. Amending Residential Planning Codes to be Residential Design Codes in clause 1.9.3.
- b. Inserting new Clause 1.10 NOTES DO NOT FORM PART OF SCHEME into Part 1 – Preliminary, which states:
1.10.1.1 Notes, and instructions printed in italics, do not form part of this Scheme;
Notes are also included throughout text to indicate where clause is now dealt with in Regulations.
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- ff. Replacing the term 'Council' with 'local government' throughout the text;
- gg. Replacing the term 'planning approval' with 'development approval' throughout the text;
- hh. Replacing the term 'Town of Kwinana' with 'City of Kwinana' throughout the text.

The Amendment is basic under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason (s):

The amendment to the scheme text is to delete provisions that have been superceded by the deemed provisions in schedule 2.

Dated this..... day of..... 20.....

.....
(Chief Executive Officer)

REPORT – AMENDMENT NO.152

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

1. Local Government: City of Kwinana
2. Description of Scheme: City of Kwinana Local Planning Scheme No.2
3. Type of Scheme: Local Planning Scheme
4. Serial Number: Amendment No. 152
5. Proposal:
 - a. Amending Residential Planning Codes to be Residential Design Codes in clause 1.9.3.
 - b. Inserting new Clause 1.10 NOTES DO NOT FORM PART OF SCHEME into Part 1 – Preliminary, which states:
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and
- z. Deleting Clauses 8.6.1 – 8.6.7 inclusive;
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- ee. Deleting Appendix VIII Control of Advertisements;
- ff. Replacing the term ‘Council’ with ‘local government’ throughout the text;
- gg. Replacing the term ‘planning approval’ with ‘development approval’ throughout the text;
- hh. Replacing the term ‘Town of Kwinana’ with ‘City of Kwinana’ throughout the text.

6. Report by: City of Kwinana

1 Introduction

The City of Kwinana seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Minister for Planning for the proposed Scheme Amendment.

The amendment will delete provisions of Local Planning Scheme No. 2 that are now replaced by the deemed provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). For this reason, it is considered appropriate to classify the amendment as basic.

2 Proposal

The Regulations include model and deemed provisions for local planning schemes. The model provisions provide a framework for consistent scheme layout and terminology, and the deemed provisions provide uniform provisions that apply to all schemes automatically. The intent of this amendment is to remove clauses from LPS2 that are now detailed in the deemed provisions to ensure no confusion is created.

The City has not undertaken a formal scheme review as part of this amendment, and has therefore not implemented the model provisions of the Regulations at this stage. The WAPC is advised that the City is currently undertaking significant work on its local planning strategy and will also be commencing work on a new local planning scheme where the model provisions will be implemented.

The following table details the changes that are proposed to be made to each part of the scheme:

Part	Heading	Proposed change
1	Preliminary	<ul style="list-style-type: none">• Addition of clause advising that notes do not form part of LPS2.• Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
2	Planning approval	<ul style="list-style-type: none">• Heading amended to development approval to ensure consistency with regulations.• Deletion of clauses referencing redundant forms and details of what is to be lodged with an application.• Deletion of clauses now replaced by Heritage list requirements in the deemed provisions.• Deletion of advertising procedures.• Deletion of determination requirements.• Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
3	Reserved land	<ul style="list-style-type: none">• Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.

4	Policies, zones and development areas	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
5	Non-conforming uses	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
6	Development requirements	<ul style="list-style-type: none"> Deletion of clause requiring approval before works or use. Deletion of structure plan requirements. Deletion of detailed area plan requirements (Now referred to as Local Development Plans). Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
7	Car parking	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
8	Administration	<ul style="list-style-type: none"> Deletion of powers of scheme clause. Deletion of appeals clause. Deletion of planning policies clause. Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch1	Special Residential Zones	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch2	Special Rural Zones	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch3	Special uses	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch4	Development areas	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch5	Development contribution areas	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch6	Cluster/communal rural settlement zone	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch7	Additional uses	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
Sch9	Parking of commercial vehicles	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
App1	Buildings, objects and places, the preservation of which should be encouraged	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.

App2	Form for application for planning approval	<ul style="list-style-type: none"> Delete form.
App3	Decision on application for planning approval	<ul style="list-style-type: none"> Delete form.
App4	Interpretation	<ul style="list-style-type: none"> Delete Absolute Majority of Council and Owner. Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
App5	Notice of public advertisement of development proposal	<ul style="list-style-type: none"> Delete form.
App7	Exempted advertisements pursuant to Division 11.	<ul style="list-style-type: none"> Minor edits to terminology and/or legislation references to ensure consistency with the Regulations.
App8	Control of advertisements	<ul style="list-style-type: none"> Delete form.

3 Conclusion

The City of Kwinana seeks the support of the WAPC and the approval of the Minister to amend LPS2 by deleting clauses now dealt with via the deemed provisions of the Regulations. The amendment is recommended to be classified as basic and will update the scheme in order to create clarity and consistency for the reader.

SCHEME AMENDMENT NO,152
PLANNING AND DEVELOPMENT ACT 2005
CITY OF KWINANA

The Council of the City of Kwinana, under and buy virtue of the power conferred upon it on that behalf by the Planning and Development Act 2005 (as amended), hereby amends Local Planning Scheme No.2 by:

RESOLVED that the local government, in pursuance of section 75 of the Planning and Development Act 2005 (as amended), amends the above Local Planning Scheme by:

- a. Amending Residential Planning Codes to be Residential Design Codes in clause 1.9.3.
- b. Inserting new Clause 1.10 NOTES DO NOT FORM PART OF SCHEME into Part 1 – Preliminary, which states:
1.10.1 Notes, and instructions printed in italics, do not form part of this Scheme;
- c. Notes are also included throughout text to indicate where clause is now dealt with in Regulations.
- d. Part II renamed to Development Approval.
- e. Deleting Clause 2.1.1 and 2.1.3.
- f. Deleting Clauses 2.2 (a), (d) and (e);
- g. Deleting Clauses 2.3.3, 2.3.4 and 2.3.5;
- h. Deleting Clauses 2.4.1 – 2.4.6 inclusive;
- i. Deleting Clauses 2.5.1 – 2.5.3 inclusive;
- j. Deleting Clause 2.6 Delegations ;
- k. Deleting wording under Clause 6.1 Development of Land as follows:
Subject to Clause 6.1.1 a person shall not commence or carry out development of any land zoned or reserved under the Scheme without first having applied for and obtained the Planning Approval of the Council under the Scheme.;
- l. Amending wording of clause 6.4.1 (a) to refer to current Residential Design Codes;
- m. Deleting Clause 6.16.5.5;
- n. Renumbering Clause 6.16.5.6 to 6.16.5.19 inclusive to Clause 6.16.5.5 to 6.16.5.18;
- o. Deleting 'structure plan' interpretation in clause 6.17.1;
- p. Deletion of Section 6.17.3 and Sub-Clauses 6.17.3.1 – 6.17.5.3 inclusive.
- q. Renaming Detailed Area Plans to 6 Local Development Plans in clause 6.17.6;
- r. Deleting Clause 6.17.6.1;
- s. Deleting Clause 6.17.6.4;
- t. Renumbering Clause 6.17.6 to Clause 6.16.3;
- u. Deleting Clauses 6.17.7, 6.17.8 and related sub-clauses;
- v. Deleting Clause 6.18.5 and 6.18.6;
- w. Renumbering Clause 6.18.7 and 6.18.8 to Clause 6.18.6 and 6.18.7;
- x. Deleting Clause 8.1 Powers of the Scheme;
- y. Deleting Clause 8.5 Appeals;
- z. Amending Clause 8.6 from "Planning Policies" to "Local Planning Policies"; and
- aa. Deleting Clauses 8.6.1 – 8.6.7 inclusive;
- bb. Deleting Appendix II Form for Application for Planning Approval;
- cc. Deleting Appendix III Decision on Application for Planning Approval;

- dd. Deleting 'Absolute Majority of Council' and 'Owner' in Appendix IV Interpretations;
- ee. Deleting Appendix V Notice of Public Advertisement of Development Proposal;
- ff. Deleting Appendix VIII Control of Advertisements;
- gg. Replacing the term 'Council' with 'local government' throughout the text;
- hh. Replacing the term 'planning approval' with 'development approval' throughout the text;
- ii. Replacing the term 'Town of Kwinana' with 'City of Kwinana' throughout the text.

Initiate Scheme Amendment

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

MAYOR

CHIEF EXECUTIVE OFFICER

Final Approval

Adopted for final approval by resolution of the City of Kwinana at the Ordinary Meeting of the Council held on _____.

The Common Seal of the City of Kwinana was hereunto affixed by authority of a resolution of the Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED
FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT
2005

MINISTER FOR PLANNING

DATE

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~~TOWN~~-CITY OF KWINANA

Local Planning Scheme No. 2

Updated to include AMD 132 GG 19/03/2019



Department of Planning,
Lands and Heritage

Prepared by the
Department of Planning, Lands and Heritage

Original Town Planning Scheme Gazettal
20 November 1992

Disclaimer

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

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TOWN-OF-KWINANACITY OF KWINANA LPS 2 - TEXT AMENDMENTS

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
28	23/09/94	30/11/94	RA	AMENDING SCHEDULE TWO - VARIOUS
9	18/11/95	09/01/95	RA	Inserting in 2 Schedule Lot 52 Braddock Rd, Wellard - Dev Condition No. 4
33	3/3/95	2/12/96	DH	Inserting in Schedule 2 - Lot 14, Cnr Braddock Road and Banksia Road, Wellard.
37	26/6/95	2/12/96	DH	Schedule 1 - adding "Portion of Pt lot 245 Wellard Road, Leda".
38	7/7/95	2/12/96	DH	Schedule 2 - adding Lot 1 Millar Road, Wellard
2	17/3/95	2/12/96	DH	Schedule 2 - adding No. 16, Lots 6 and 651 Anketell Road, Anketell & - replacing Clause 1 with Rural Zone No. 16. - replacing Clause 2, 3 & renumbering acc. - adding new Clause 14 - replacing Clause 13 with new Clause 15 - replacing Clause 14 with new Clause 16
11	8/8/95	2/12/96	DH	Adding new Clause 4.15 - Service Stations Schedule 3 - adding Lot 3 Johnson Road, Casuarina
39	16/2/96	2/12/96	DH	Schedule 2 - adding Peel Estate Lot 303 corner Braddock Road and Banksia Road, Wellard
40	9/2/96	2/12/96	DH	Schedule 2 - adding Lot 2 Banksia Road, Wellard Schedule 2 - Special Rural Zone No. 15 - Modifying Clause 3. Schedule 2 - adding Clause 16 to Special Rural Zone No. 15.
45	31/12/96	13/1/97	DH	Schedule 3 - adding Lo 574 Postans Road, Hope Valley
43	21/2/97	13/3/97	DH	Part 4, Clause 4.3 - adding "Area 22 – Bertram". Part 4 - retitling to 'Part IV - Policies, Zones & Development Areas'. Part 4 - replacing Clauses 4.1 and 4.2. Part 4 - adding new "Clause 4.15 Development Areas". Adding new Schedule IV - Residential Development Areas.
48	21/2/97	13/3/97	DH	Schedule 3 - deleting Lot 1883 Burlington Street, Naval Base, Lot 2 cnr Calista Ave & Sayer Rd, Calista, Lot 13 cnr Meares & Challenger Aves, Kwinana Town Centre.
50	18/4/97	22/4/97	DH	Schedule 2 - modifying Clause 3 of the Development Conditions. Clause 6.10.4 - adding (o) Stock.
47	18/4/97	23/4/97	DH	Appendix 1 - adding listing for Postans Cottage. Clause 3.3 - amending. Appendix 4 Interpretations - amending Aged and/or Dependent Persons Accommodation. Appendix 4 - adding new Interpretation Child Care Centre". Table 1 - adding new use "Child Care Centre". Appendix 4 - amending interpretation "Family Day Care Centre". Appendix 2 - amending Clause 2.1.1. Schedule 1 - amending clause 13. Schedule 1 - amending clause 6. Schedule 1 - replacing numbers 6.8, 6.9 and 6.10 with numbers 6.9, 6.10 & 6.11 respectively. Part 4, Clause 4.3 - adding "Tailing Ponds are not permitted" as new policy statements to Area 1, Area 2, Area 3, Area 10, Area 12 and Area 13. Part 8 - adding new Clause 8.6 - Planning Policies.
35	6/5/97	14/5/97	DH	Schedule 2 - inserting into special Rural Zone No. 15 under Lot Description "Part Lot 147 Jolley Road, Wellard" and inserting "Part Lot 147 Jolley Road, Wellard, Subdivision Guide Map 13 under Development condition 1.

49	18/7/97	30/7/97	DH	Schedule 2 - inserting into Special Rural Zone No. 15 under Lot Description "304 Banksia Road, Wellard" and inserting "Lot 304 Banksia Road, Wellard, Subdivision Guide Map 14 under Development condition 1. Schedule 2 - replacing Development Condition 7 of Special Rural Zone 15.
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AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
44	13/03/98	17/03/98	DH	Schedule 2 - adding into Special Rural zone No. 15 under Lot Description "Lot 322, Woolcoat Road, Wellard" and inserting "Lot 322 Woolcoat Road, Wellard; Subdivision Guide Map 12" under Development Condition 1. Schedule 2 - amending Development Condition 1 & 2 of Special Rural Zone 15.
60	26/05/98	08/06/98	DH	Schedule 2 - replacing existing Subdivision Guide Map amendment No. 39 with a new subdivision guide map with is entitled "Subdivision Guide Map – A".
61	24/07/98	03/07/98	DH	Schedule 3 - amending Lot 3 Johnson road, Casuarina to Lot 66 Johnson road, Casuarina and adding Drive-in Takeaway Food Shop and Eating House as permitted uses.
62	7/04/99	04/05/99	DH	Appendix 4 - adding interpretation "Art & Craft Centre". Schedule 3 - adding "Lots C692 and C694 Moulton Street, Calista".
57	01/06/99	10/05/99	DH	Appendix 4 - modifying interpretation "Showroom". Part 4 - adding provision "AA(1)" at Clause 4.6. Part 4 - adding 'Mixed Business 1' zone to list of zones at Clause 4.4.1. Table 1 - adding 'Mixed Business 1' zone to the head of Table and listing against use classes. Table 1 - adding notation "(1) The land use class comprises only land use activities reflected in Appendix 5 of the Scheme and activities not listed in appendix 5 are deemed to be not permitted in the corresponding zone". Adding a new Division 4 - Mixed Business zone 1 to the Scheme text and renumbering all existing Divisions 4 to 12 (inclusive). Clause 6.5.9 - amending second paragraph 6.5.9 'Upper Floors' by deleting the word "Zone" and replacing it with the words "and Mixed Business 1 Zone". (There was no provision to enable this amendment to be carried out). Inserting a new Appendix 5 - Mixed Business Zone No. 1 - Land Use Classes and Subset Land Use Activities.
66	19/11/99	22/11/99	DH	Adding new schedule "Sixth Schedule - Additional Uses" after Schedule 5 (<i>note: No schedule 5</i>) and adding land particulars "Lot 339 Hope Valley Road Hope Valley". Part 4 - adding new clause "4.18 Additional Uses" after clause 4.17 (<i>Note no clause 4.17</i>) Appendix 1 - adding interpretation "Aggregate Crushing".
63	14/1/00	20/1/99	DH	Schedule 3 - adding "Lot 379 Sayer Road, Mandogalup" with relevant uses and conditions.
64	19/12/00	18/12/00	DH	Schedule 4 - adding to Residential development Area - No. 1, Casuarina additional clause to read "6. No dwelling or carport roof or outbuilding shall be constructed of highly reflective materials, including but not limited to, unpainted galvanised iron, or light colours such as white or silver. Construction materials should be generally limited to tiles or painted metal sheeting of non-glaring darker colours.
67	19/01/01	18/01/01	DH	Substituting Subdivision Guide Map 3 in Amendment No. 1 with a modified map to be known as Subdivision Guide Map No. 3A.
72	05/02/02	04/02/02	DH	Schedule 2 - modifying Special Rural Zone No. 15 under the column headed "Lot Description" by adding "Peel Estate Lot 13 Braddock Road, Wellard". Schedule 2 - modifying Special Rural Zone No. 15 "Development Condition No. 1" by inserting "Peel Estate Lot 13 Braddock Road, Wellard; subdivision Guide Map No. 16. Part 6 - modifying under Clause 6.11.4 Division 8.

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
58	2/5/03	6/5/03	DH	<p>Part 4 - modify subclause 4.3 ' Policy Area 6 - Wellard' by including point (b) and reclassify points (b) to (f) accordingly.</p> <p>Part 4 - adding a new zone "Cluster/Communal Rural Settlement Zone" under subclause 4.4.1.</p> <p>Part 4 - insert new clause "4.12 Cluster/Communal Rural Settlement Zone" and renumber existing clauses 4.12 to 4.15 accordingly.</p> <p>Table 1 - including new zone "Cluster/Communal Rural Settlement" with permissibility column lengthwise "As denoted on Scheme Map, Clause 6.12 and in the Fifth Schedule".</p> <p>Table 2 - including new zone "Cluster/Communal Rural Settlement" with front, side, rear and secondary frontage dimensions to read "As per Fifth Schedule".</p> <p>Part 6 - inserting a new Division 9 - Cluster/Communal Rural Settlement Zone and renumbering the existing divisions and clauses accordingly.,.</p> <p>Under the new Division 9 "Cluster/Communal Rural Settlement Zone" insert new clause 6.12.</p> <p>Inserting new Schedule, Fifth Schedule - Cluster/Communal Rural Settlement Zone.</p> <p>Appendix 4 - adding new interpretation "Flora Culture" and "Rural Pursuit".</p>
76	29/7/03	31/7/03	DH	Schedule 2 - modifying Special Rural Zone No. 15 by inserting Lot description "Lot 148 Jolley Road, Wellard" into the column headed "Lot Description" and inserting Subdivision Guide Map No. 17 into the column headed "Development Condition No. 1.
79	26/8/03	25/8/03	DH	Schedule 2 – substituting Subdivision Guide Map No. 8 in Amendment No. 38 (referring to Lot 1, Millar Road, Wellard) with a new Subdivision Guide Map to be known as Subdivision Guide Map No. 8A.
75	7/11/03	11/11/03	DH	<p>Schedule 1 – modifying by inserting in Special Residential Zone No. 1, under the column headed Lot Description – "portion of Lots 254 Wellard Road 271 Blacksmith Drive"</p> <p>Subdivision Guide Map No. 2 – modifying and renaming Subdivision Guide Map No. 2 to "Subdivision Guide Map No. 3" and to include the additional special residential area.</p> <p>Schedule 1 – modifying the first Schedule Development Condition 1 to refer to Subdivision Guide Map No. 3.</p>
85	4/5/04	5/5/04	DH	<p>Part 4 – modifying subclause 4.3 Policies to rename Area 19 – Leda to "Leda/Wellard".</p> <p>Fourth Schedule – adding Residential Development Area being "2. Wellard Village" together with related special provisions.</p>
86	17/9/04	21/9/04	DH	Table 1 – Use Class Table – modifying use class "Child Care Centre" to an "AA" use within the Service Commercial Zone.
87	24/12/04	5/1/05	DH	<p>Part 4 – adding new Clauses 4.16 and 4.17. (Note: already existing clause 4.16 and 4.17). Schedule 4 – renaming existing fourth schedule from "Residential Development Areas" to "Development Areas" and renaming in the Fourth Schedule existing "Residential Development Area No. 1 Casuarina" to "Development Area No. 1 Bertram".</p> <p>Schedule 4 – adding at the end of existing Clause 2 of Residential Development Area No. 1 Casuarina renamed in accordance with 2 above the following: "Nothing within Clause 4.16 (Part IV Policies, Zones & Development Areas) will serve to undermine the Approval to Commence Development or conditions imposed therein for the Casuarina Structure Plan, approved by Council." and amending Clause 3 to read "Prior to consideration and adoption of a local structure plan shall be advertised in accordance with Clause 4.16.2.8 of the Scheme".</p> <p>Inserting a Fifth Schedule titled "Development Contribution Plans" and inserting into the new schedule Development Contribution Plan for DCA1 (Bertram/Parmelia (north east)/Orelia (east)</p> <p>Inserting Development Contribution Area No. 1 Plan.</p> <p>Renumbering existing Fifth and Sixth Schedules to the Sixth and Seventh Schedules respectively.</p>

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
88	19/4/05	21/4/05	DH	<p>Part 4 – modifying subclause 4.3 Policies by adding to Area 15 – Kwinana Industrial Strip “(f) Where an approved Outline Development Plan (ODP) exists for a site, industrial developments shall be undertaken in accordance with the approved ODP.”</p> <p>Part 6 – inserting “6.8.1 Outline Development Plans” and “6.8.2 Minor Works not Requiring Planning Approval” and clause 6.8.3 under Division 5 – Kwinana Industrial Strip.</p> <p>Part 6 – renumbering existing clauses 6.8.1 to 6.8.10 accordingly.</p> <p>Part 6 – adding clause “6.8.12 Private Utility”.</p> <p>Appendix 4 – adding new interpretation “Private Utility” and “Telecommunications Infrastructure”.</p> <p>Table 1 – adding Private Utility and Telecommunications Infrastructure to Table 1.</p>
78	19/4/05	27/4/05	DH	<p>Schedule 2 – amending by deleting all existing provisions for Locations described as:</p> <p>Peel Estate Lots 688, 690, 691 Mandogalup (Special Rural Zone No 2),</p> <p>Peel Estate Lots 693, 100, 104 Hope Valley Road, Mandogalup</p> <p>Peel Estate Lot 685 Certificate Title 237 Fol. 100A (Special Rural Zone No 9), and substituting:</p> <p>LOCATION</p> <p>LOT DESCRIPTION</p> <p>Peel Estate Lots 688, 690, 691 Mandogalup</p> <p>Peel Estate Lots 693, 100, 104 Hope Valley Road, Mandogalup</p> <p>Peel Estate Lot 685 Certificate of Title 237 Fol. 100A (To be known as Special Rural Zone No 2 – Wand)</p> <p>PERMITTED AND AA USES</p> <p>P Dwelling House</p> <p>AA Aged and Dependent Persons Accommodation</p> <p>Equestrian Use</p> <p>Home Occupation</p> <p>Public Utility</p> <p>Public Recreation</p> <p>Stables</p> <p>X All other uses are not permitted.</p> <p>ADDING RELEVANT DEVELOPMENT CONDITIONS.</p>
84	31/3/06	12/3/06	DH	<p>Schedule 2 (Special Rural Zones) – inserting in Special Rural Zone No. 15 under the column headed “Lot Description” – Lot 153 Woolcoot road, Wellard.</p> <p>Schedule 2 (Special Rural Zones) – inserting into Development Condition No. 1 of Special Rural Zone No. 15 “Lot 153 Woolcoot Road, Wellard”, “Subdivision Guide Map No. 18”.</p> <p>Establishing a Subdivision Guide Map for 18 for Special Rural Zone No. 15.</p>
80	2/6/06	12/6/06	DH	<p>Part 4 – modifying clause 4.4.1.</p> <p>Inserting a new Division 8 titled “Rural Water Resource Zone: to read as below and renumbering existing Divisions 8 – 14 and associated Clauses 6.11 to 6.17.3 thereafter.</p> <p>“6.10. 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.”</p> <p><i>Note: Clause 6.10 already exists – this anomaly was corrected by making this Clause 6.11.</i></p> <p><i>Subsequent clauses needed then to be renumbered to Clause 6.23.3.</i></p>

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
80 (Cont'd)	2/6/06	12/6/06	DH	<p>Table 1 – inserting new column with the heading “Rural Water Resource Zone” with relevant annotation.</p> <p>Table 2 – inserting new row for Rural Water Resource.</p> <p>Part 4 – adding an additional section at the end of Clause 4.7 to read “In the case of the Rural Water Resource Zone such uses shall be deemed not permitted.”</p> <p>Part 4 – adding new Clause 4.11 titled “Rural Water Resource Zone” and renumbering subsequent clauses thereafter.</p> <p>Schedule 3 – deleting existing listing of Lot 107 Thomas Road Casuarina of the Scheme (Special Uses) and including Lot 107 Thomas Road in Schedule 7 (additional uses) as additional use A2.</p>
80	2/6/06	12/6/06	DH	<p>Appendix 4 – adding interpretations “Industry – Cottage”, “Bed and Breakfast”, “Community Hall”, “Clubs Sporting and Recreation”, “Farm Stay Accommodation Rural Chalets”, “Home Business”.</p> <p>Schedule 2 – deleting Clause (c) of the column headed “Permitted and AA Uses” of Special Rural Zone No. 14.</p> <p>Schedule 2 – in Special Rural Zone No. 14 replacing existing Clause 2.</p> <p>Schedule 2 – deleting the use class “Private Recreation” as a permissible use under the column headed “Permitted and AA Uses” in Special Rural Zones No. 2 and 5.</p> <p><i>Note: No use class “Private Recreation” appeared in SR 2.</i></p> <p>Schedule 2 – adding new provision under column headed “Permitted and AA Uses” of Special Rural Zones No 2, 5, 11, 12, 13 and portions of SR No. 16 for the area which corresponds with the Rural-Water Protection Zone of the Metropolitan Region Scheme as follows:</p> <p>“Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.”</p> <p>Schedule 2 – adding in column headed “Permitted and AA Uses” in the development conditions of Special Rural Zone No. 16, under the use permissibility “AA” a new provision “Private Recreation – only in areas not within the Rural-Water Protection Zone of the Metropolitan Region Scheme”.</p> <p>Part 3 – adding at the end of Clause 3.4 the words “In the case of land within the Rural Water Protection Zone of the Metropolitan Region Scheme, Council shall have regard to the provisions of Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy.”</p> <p>Part 4 – adding under Clause 4.3 an additional Policy provision to each of Policy Area 1 – Wandi, Area 2 – Mortimer Road, and Area 3 – Thomas Road and numbered sequentially, the words “Land use and development shall be consistent with the objectives of “Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection”.</p> <p>Schedule 2 – changing use permissibility of Stables from “P” (permitted) to “AA” (discretionary approval) under the column headed “Permitted and AA Uses” for Special Rural Zone No.s 2, 5, 11, 12, and 13 and adding the use “Stables” as an “AA” discretionary use to Special Rural Zone 16.</p> <p>Modifying the Table of Contents of Scheme to reflect renumbering as appropriate arising from modifications.</p>
91	22/6/07	4/7/07	DH	<p>Schedule 5 - modify Developer Contribution Area No. 1 to include new contribution item 1.3.</p> <p>Schedule 5 - modify DCA1 area by inserting new Contributions Methodology item 2.3 and renumbering existing items 2.3 and 2.4 (including sub-items).</p> <p>Schedule 5 - modifying cost methodology item 2.2 of Development contribution Area No. 1.</p>
92	24/8/07	4/9/07	DH	<p>Schedule 3 - deleting Lots 554 & 555 Gilmore Avenue, Media from the Special uses Table.</p> <p>Schedule 4 - modifying by adding Development Area No. 3 "Lot 555 Gilmore Avenue, Medina" together with relevant provisions.</p>

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
98	15/1/08	22/1/08	DH	Adding modified Subdivision Guide Plan into text. Schedule 2 - amending Special Rural Zone No. 2 by renaming Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 dated July 2003 to "Subdivision Guide Plan No. 2 dated October 2006". Part 6 - modify Division 9 - Special Rural Zone, by deleting the words "to a 2.5 metre wide road sub-base or gravel standard" from Clause 6.12.4(e) and replacing them with "and maintained thereafter, to the Council's specification and satisfaction". Schedule 2 - modifying Development Condition of Special Rural Zone No. 2 by adding new clause "20." and renumbering subsequent clauses accordingly.
96	22/1/08	5/2/08	DH	Part 4 - delete (including all associated provisions) Clause 4.18 Development Areas, Clause 4.20 Special Control Areas and Clause 4.21.3 Development contribution Areas and replace with Clause "4.18 Special Control Areas". Part 4 - inserting new Development Zone under Clause 4.4.1. Table 1 - inserting new Development Zone "15. Development" and use classes after Cluster/Communal Rural Settlement Zone. Part 6 - deleting Clause 6.15 Division 12 - Area of Landscape Protection and replacing with "5.16 Division 12 - Development Zone". Part 6 - deleting Clause 6.16 Division 13 - The Peel-Harvey Coastal Catchment and replace with "6.16 division 13 - Special Control Areas". Part 6 - inserting a new Clause "6.17 Division 14 - Structure Plans" into the Scheme. Part 6 - renumbering (including all associated provisions) the existing Clause 6.17 and 6.18 to 6.18 and 6.19 respectively. Schedule 4 - deleting Special Provisions 2-5 of Development Areas 1 - Bertram and 2 - Wellard Village and renumbering existing provisions accordingly.
89	22/1/08	12/2/08	DH	Part 4 - including Part Lot 100 and Lots 60-61 Abercrombie Road, Lots 3-5 Hope Valley Road and Part Lot 113 Anketell road, Hope Valley in Scheme Policy Area 11 - Postans East.
94	9/12/08	12/1/09	DH	Schedule 2 - inserting within Special Rural Zone No. 15 "Lot 20 Mortimer Road, Casuarina", modifying development condition No. 1 and adding development condition No. 17.
106	15/5/09	26/5/09	DH	Subdivision Guide Plan - renaming Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 dated October 2006" to "Subdivision Guide Plan No. 2 dated June 2008 for Special Rural Zone No. 2" and modifying the Development Conditions of Special Rural Zone No. 2 under the Schedule 2 to reflect this.
93	23/6/09	30/6/09	DH	Schedule 4 - adding special provisions 3 & 4 to Development Area No. 1.
103	25/9/09	5/10/09	DH	Schedule 4 - adding Development Area No. 4 "Lot 257 Wellard Road, Calista" together with relevant provisions.
136	16/03/12	20/03/12	NM	Renamed "Subdivision Guide Plan No. 2 (Special Rural Zone No. 2) dated June 2008" to "Subdivision Guide Plan No. 2 (Special Rural Zone No. 2) dated November 2010" within Special Rural Zone No. 2 within Schedule 2 – Special Rural Zones. Included an additional provisions within Special Rural Zone No. 2 within Schedule 2 – Special Rural Zones.
115	19/06/12	16/07/12	NM	Inserted Development Contribution Areas (DCA) 8, DCA 9, DCA 10, DCA 11, DCA 12, DCA 13, DCA 14 and DCA 15 into Schedule V – Development Contribution Plans. Replaced Clause 6.16.5 – Development Contribution Areas. Inserted Schedule VIII – Static Feasibility Model.

AMDT NO	GAZETAL DATE	UPDATED		DETAILS
		WHEN	BY	
135	23/05/14	26/02/14	MLD	<p>Retaining a portion of Lot 2 Orelia Avenue, Orelia that accommodates the mixed use commercial and residential development approved by the City of Kwinana on 23 January 2013 in the Commercial zone, and rezoning the balance of the lot from Commercial to Residential with an R40/50 density code.</p> <p>Rezoning Lots 1 and 3 Orelia Avenue, Orelia from Commercial to Residential with an R40/50 density code.</p> <p>Insert new clause into "Division 1 - Residential Zone" in "Part VI - Development Requirements" of the Scheme:</p>
140	03/07/15	07/07/15	NG	<p>Zone Lot 303 Wellard Road and portion of unmade 'Wellard Road' Road Reserve from 'No Zone' to 'Kwinana Town Centre' Zone.</p> <p>Rezone Portion Lot 9036 Wellard Road from 'Residential' to 'Kwinana Town Centre' Zone.</p> <p>Modify the boundary of Development Area No.2 to coincide with the existing Wellard Road alignment.</p> <p>Modify the boundary of Development Contribution Areas 14 and 15 to coincide with the existing Wellard Road alignment.</p> <p>Replace Column 2 'Kwinana Town Centre Use Classes' under Table 1.</p> <p>Replace the 'Minimum Setback from Boundaries' requirements for the Kwinana Town Centre Zone under Table II.</p> <p>Under Section 4.3 Policies, modify point five.</p> <p>Delete Clause 6.4.3 of the Scheme and renumber Clause 6.4.4 accordingly.</p> <p>Modify Clause 6.4.4 .</p> <p>Delete Paragraph One under Part 6.5 Division 2- Kwinana Town Centre and insert a new Paragraph One.</p> <p>Modify Clause 6.5.1 "Plot Ratio".</p> <p>Delete Clause 6.5.3 "Residential Design Codes" and renumber 6.5.4 and 6.5.7 accordingly.</p> <p>Modify Clause 6.17.2.1.</p> <p>Modify Clause 6.17.3.3.</p> <p>Modify Clause 6.17.3.4.</p> <p>Modify Clause 6.17.3.5.</p> <p>Modify Clause 6.17.7.3 (b).</p> <p>Replace 'Town Centre' with 'Kwinana Town Centre' in Table II- Minimum Setbacks from Boundaries.</p> <p>Insert a new Sub-Clause 6.5.8 'Structure Plan'.</p> <p>Modify the Scheme Map.</p>
141	05/06/15	19/09/16	MLD	<p>Modifying the Subdivision Guide Plan No. 2 to allow for the subdivision of Lot 25 Robinson Road, Wandj; and</p> <p>Renaming the "Subdivision Guide Plan No. 2 (Special Rural Zone No. 2) dated November 2010" to "Subdivision Guide Plan No. 2 (Special Rural Zone No. 2) dated March 2014" and modifying the Development Conditions of Special Rural Zone No. 2 under the Second Schedule of the Scheme to reflect this.</p>
149	02/09/16	20/09/16	MLD	<p>Modifying the Scheme Maps by deleting the Special Use zone over Lot 116 Rockingham Road, Naval Base.</p> <p>Modifying the Scheme text by deleting the Special Use provisions for Lot 116 Rockingham Road, Naval Base within Schedule 3 - Special Uses.</p> <p>Modifying the Scheme Maps by introducing the General Industry zone over Lot 116 Rockingham Road, Naval Base.</p>

147	15/9/17	20/9/17	MLD	<p>Modifying the Subdivision Guide Plan No. 2 in accordance with the proposed new lot configuration for Lot 9 (No. 81) Robinson Road, Wandí.</p> <p>Within the Second Schedule of the Scheme, rename 'Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 dated March 2014' to 'Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 dated December 2016' for Special Rural Zone No. 2 and modifying the Development Conditions of Special Rural Zone No. 2 under the Second Schedule of TPS2 to reflect this.</p>
151	15/09/17	18/09/17	GM	<p>Appendix IV – Interpretations – included definition for Commercial Vehicle and deleted definition for Transport Depot.</p> <p>Inserted new Clause 6.20 – Parking of Commercial Vehicles.</p> <p>Inserted new Schedule IX – Parking of Commercial Vehicles.</p> <p>Deleted Clause 6.4.5 – Commercial Vehicles.</p> <p>Deleted development conditions 14 under Schedule 1 – Special Residential Zones.</p>
100A	03/10/17	12/10/17	GM	<p>Schedule 5 – Development Contribution Plans - introduced new Development Contribution Areas 2 to 7 inclusive.</p> <p>Modified the Scheme Map by introducing the Development Contribution Areas 2 to 7 inclusive.</p> <p>Modified clause 6.16.5.13.2 to insert new paragraph (a).</p>
127	09/02/18	13/02/18	MLD	<p>Rezone Portion of Lots 1581, 300, Unallocated Crown Land, 9266, portion Unmade Road Reserve and Lot 1362 (Reserve 41661) corner Challenger Avenue and Bertram Road, Bertram from Rural A and No Zone to Residential R30.</p> <p>Modifying the Scheme Maps accordingly.</p>
146	09/02/18	13/02/18	MLD	<p>Modifying the Subdivision Guide Plan No. 2 in accordance with the proposed new lot configuration for Lot 21(No. 160) Robinson Road, Wandí</p> <p>Within the Second Schedule of the Scheme, rename 'Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 dated March 2014' to 'Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 dated December 2016' for Special Rural Zone No. 2 and modifying the Development Conditions of Special Rural Zone No. 2 under the Second Schedule of TPS2.</p>
146	16/02/18	16/02/18	HB	<p>Correction notice to change date of Subdivision Guide Plan No 2 dated 2 June 2017.</p>
154	09/02/18	13/02/18	MLD	<p>Transferring the portion of Lot 501 Varris Way, Orelia reserved for Parks, Recreation and Drainage to the Residential zone.</p> <p>Applying an R40 density coding to Lot 501 Varris Way, Orelia; and</p> <p>Updating the scheme maps accordingly.</p>
144	20/04/18	8/5/18	HB	<p>Modify the density code of Lot 54 Johnson Rd and Lot 9001 Holden Close, Bertram from R20 to R40.</p> <p>Add Development Area 1a into Schedule IV - Development Areas of the Scheme.</p> <p>Remove Lot 54 Johnson Rd and Lot 9001 Holden Close, Bertram from Development Area No. 1 and include Lot 54 Johnson Rd and Lot 9001 Holden Close, Bertram into Development Area 1a.</p> <p>Include additional Uses No. 3 - Lot 54 Johnson Rd and Lot 9001 Holden Close, Bertram into Schedule VII - Additional Uses of the Scheme.</p> <p>Amend the Scheme Map accordingly.</p> <p>Update special provisions into Schedule IV - Development Area 1a - Lot 54 Johnson Rd and Lot 9001 Holden Close, Bertram.</p>

155	02/11/18	7/11/18	MLD	<p>Modify the definition of Developable Area in the 'Method for Calculating Contributions' section of DCPs 2-6 inclusive to delete reference to 'commercial land'.</p> <p>Correct a minor typographical error to 4.1 of DCP 4, whereby the first word should state "costs".</p> <p>Correct a minor typographical error to the Total Contribution formula in the 'Method for Calculating Contributions' section of DCPs 4-7 inclusive, whereby the first word immediately following the '=' sign should state "cost"</p> <p>Correct a minor typographical error to the Cost Contribution for Administration Costs in the 'Method for Calculating Contributions' section of DCP7, whereby the referenced item number should state "3".</p>
156	01/02/19	01/02/19	HB	<p>Adding the following definition into Appendix IV – Interpretations:</p> <p>Bulky Goods Showroom</p>
132	19/03/19	20/03/19	GM	<p>The boundary of DCA1 to be amended on the scheme maps to include the Bollard Bulrush area and adjacent areas within Wellard, Bertram and Parmelia.</p> <p>Replacing Schedule V - Development Contribution Plans, DCA1 in its entirety.</p>

**~~TOWN-CITY~~ OF
KWINANA**

LOCAL PLANNING SCHEME NO. 2

The Kwinana Town Council, under and by virtue of the powers conferred upon it in that behalf by the *Town Planning and Development Act 1928* (as amended), hereinafter referred to as 'The Act', hereby makes the following Town Planning Scheme for the purposes laid down in the Act.

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PART I - PRELIMINARY

1.1 CITATION

This Town Planning Scheme may be cited as the ~~Town-City~~ of Kwinana Town Planning Scheme No. 2 hereinafter called 'the Scheme' and shall come into operation on the publication of the Scheme in the Government Gazette.

1.2 RESPONSIBLE AUTHORITY

The Authority responsible for implementing the Scheme is the ~~Town-City~~ of Kwinana hereinafter called 'the Council local government'.

1.3 SCHEME AREA

The Scheme applies to the whole of the area of land contained within the inner edge of the broken black border of the Scheme Map, which area is hereinafter referred to as the 'Scheme Area'.

1.4 CONTENTS OF SCHEME

The Scheme comprises:

- (a) The Scheme Text.
- (b) The Scheme Map.
- (c) The Land Use Map.

1.5 ARRANGEMENT OF SCHEME TEXT

The Scheme Text is divided into the following parts:-

Part I	Preliminary
Part II	Planning Approval <u>Development approval</u>
Part III	Reserved Land
Part IV	Policies, Zones and Development Areas
Part V	Non-Conforming Uses
Part VI	Development Requirements
Part VII	Car Parking
Part VIII	Administration

1.6 SCHEME OBJECTIVES

The objectives of the Scheme are as follows:

- (a) reserving land required for public purposes;
- (b) zoning the balance of the land for the various purposes described in the Scheme;
- (c) providing development controls for the purpose of securing and maintaining an orderly and properly planned use and development of land within the Scheme Area;
- (d) introducing measures by which places of natural beauty and places of historic or scientific interest may be conserved;
- (e) making provision for other matters authorised by the enabling Act.

1.7 REVOCATION OF EXISTING SCHEME

The Town of Kwinana Town Planning Scheme No. 1 as amended, which came into operation by publication in the Government Gazette on 11 March, 1971, is hereby revoked.

1.8 RELATIONSHIP TO METROPOLITAN REGION SCHEME

- 1.8.1 The Scheme is complementary to, and is not a substitute for, the Metropolitan Region Scheme, and the provisions of the Metropolitan Region Scheme, as amended from time to time, shall continue to have effect.
- 1.8.2 Notwithstanding anything to the contrary in the Scheme and without affecting the generality of Clause 1.2 Part 1, the ~~Council~~local government may, with the consent of the Minister, or when required by the State Planning Commission, require that the development of any land within the District, however zoned, shall be subject to the provisions of Clause 10, 24 and 30 of the Metropolitan Region Scheme.

1.9 INTERPRETATION

- 1.9.1 Except as provided in Clause 1.9.2 the words and expressions of the Scheme have their normal and common meaning.
- 1.9.2 In the Scheme unless the context otherwise requires, or unless it is otherwise provided therein, words and expressions have the respective meanings given to them in Appendix 4.
- 1.9.3 Where a word or term is defined in the ~~Residential Planning Codes~~Residential Design Codes then notwithstanding anything else in the Scheme, that word or term when used in respect of residential development has the meaning given to it in the Residential ~~Planning Design~~ Codes.

1.10 NOTES DO NOT FORM PART OF SCHEME

- 1.10.1 Notes, and instructions printed in italics, do not form part of this Scheme.

PART II - ~~PLANNING APPROVAL~~ DEVELOPMENT APPROVAL

2.1 APPLICATION FOR ~~PLANNING APPROVAL~~ DEVELOPMENT APPROVAL

~~2.1.1 Every application for Planning Approval shall be made in the form prescribed in Appendix 2 or other such form as adopted from time to time by Council to the Scheme and shall be accompanied by such plans and other information as is required by the Scheme.~~ AMD 47-GG-18/4/97

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 8: Applications for development approval – Clause 62 Form of application and Clause 63 Accompanying material

2.1.2 ~~Planning Approval~~ Development approval is not required for the uses listed in Clause 6.1.1.

~~2.1.3 Unless Council waives any particular requirement every application for Planning Approval shall be accompanied by:~~

~~(a) a plan or plans to a scale of not less than 1:500 showing:~~

~~(i) street names, lot number(s), north point and the dimensions of the site;~~

~~(ii) the location and proposed use of any existing buildings to be retained and the location and use of buildings proposed to be erected on the site;~~

~~(iii) the existing and proposed means of access for pedestrians and vehicles to and from the site;~~

~~(iv) the location, number, dimensions and layout of all car parking spaces intended to be provided;~~

~~(v) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;~~

~~(vi) the location, dimensions and design of any landscaped, open storage or trade display area and particulars of the manner in which it is proposed to develop the same;~~

~~(b) plans, elevations and sections of any building proposed to be erected or altered and of any building it is intended to retain;~~

~~(c) any other plan or information that the Council may reasonably require to enable the application to be determined.~~

2.2 PRESERVATION OF OBJECTS, BUILDINGS OR PLACES

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 3: Heritage Protection

~~(a) A list of buildings which at the gazettal date the Council considers to be of historical or architectural interest is contained in Appendix 1 to the Scheme. The buildings so listed are not necessarily the only buildings of historical or architectural interest and the inclusion of the list in the Scheme neither imposes any obligation on the Council to protect or preserve those buildings nor restricts the Council from protecting or preserving other buildings pursuant to this clause.~~

- (b) Where a development which is the subject of an application for ~~Planning Approval~~Development approval involves a material alteration to, or the destruction, total or partial, of an object, building or place of historical or architectural interest or of outstanding natural beauty, the ~~Council~~local government, having regard to the desirability of retaining the object, building or place, may refuse to approve the application or approve of it subject to such conditions as the local government Council deems necessary with a view to protecting or preserving the object, building or place.
- (c) The local government~~Council~~, in considering and determining any such application:
- (i) shall take into account the reasons for the inclusion of the particular building, object or place in Appendix 1 and the effects of the proposal thereon;
 - (ii) may consult with the following:

The National Trust of Australia (WA)
The W.A. Heritage Committee
The State Planning Commission
- and may take into account the advice given by these authorities;
- (iii) may confer with any other authority, body or person able to offer advice or guidance as to the effect of development on a scheduled building, object or place;
 - (iv) may, if it deems appropriate, advertise details of the proposal in accordance with Clause 2.3 for public inspection and comment and may take into account any submissions made.
- ~~(d) The Council may give notice to the owner of any object, building or place of the type referred to in this clause requiring him to give written notice to the Council of any material alteration or modification proposed to be made to the same and no such alteration or modification shall be commenced or carried out without the written approval of the Council.~~
- ~~(e) In the interests of conserving or preserving places of heritage value, the Council may, subject to the provisions of Part 2 of this Scheme grant planning approval to proposals for the maintenance and repair, reconstruction or restoration of any building or place notwithstanding that the proposal may not comply with either the other provisions of this Scheme or with the Building Code of Australia~~

2.3 ADVERTISING OF APPLICATIONS

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 8: Applications for Development Approval – Clause 64 Advertising Applications

- 2.3.1 Where an application is made for ~~Planning Approval~~Development approval to commence or carry out development which involves an 'SA' use the ~~Council~~local government shall not grant consent to that application unless notice of the application is first given in accordance with the provisions of this clause.
- 2.3.2 Where an application is made for ~~Planning Approval~~Development approval to commence or carry out development which involves an 'AA' use, or for any other development which requires the ~~Planning Approval~~Development approval of the

~~Council~~local government, the ~~Council~~local government may give notice of the application in accordance with the provisions of this clause.

~~2.3.3 Where the Council is required or decides to give notice of an application for Planning Approval the Council shall cause one or more of the following to be carried out:~~

- ~~(a) notice of the proposed development to be served on the owners and occupiers of land within an area determined by the Council as likely to be affected by the granting of Planning Approval stating that submissions may be made to the Council within twenty-one days of the service of such notice;~~
- ~~(b) notice of the proposed development to be published at least twice within two consecutive weeks in a newspaper circulating in the Scheme area stating that submissions may be made to the Council within twenty-one days from the publications thereof;~~
- ~~(c) a sign or signs displaying notice of the proposed development to be erected in a conspicuous position on the land for a period of twenty-one days from the date of publication of the notice referred to in paragraph (b) of this clause.~~

~~2.3.4 The notice referred to in Clause 2.3.3 (a) and (b) shall be in the form contained in Appendix 5 with such modifications as circumstances require.~~

~~2.3.5 After expiration of twenty-one days from the serving of notice of the proposed development, the publication of notice or the erection of a sign or signs, whichever is the later, the Council shall consider and determine the application.~~

2.4 DETERMINATION OF APPLICATIONS

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 9: Procedure for Dealing with applications for development approval

~~2.4.1 In determining an application for Planning Approval the Council may consult with any authority which, in the circumstances, it thinks appropriate.~~

~~2.4.2 The Council having regard to any matter which it is required by the Scheme to consider, to the purpose for which the land is reserved, zoned or approved for use under the Scheme, to the purpose for which land in the locality is used, and to the orderly and proper planning of the locality and the preservation of the amenities of the locality, may refuse to approve any application for Planning Approval or may grant its approval unconditionally or subject to such conditions as it thinks fit.~~

~~2.4.3 The Council shall issue its decision in respect of an application for Planning Approval in the form prescribed in Appendix 3 to the Scheme.~~

~~2.4.4 Where the Council has refused an application for Planning Approval, the applicant may within 28 days of the receipt of the refusal request that the decision in respect of the application be reconsidered.~~

~~2.4.5 Where the Council approved an application for Planning Approval under this scheme the Council may limit the time for which that consent remains valid.~~

~~2.4.6 Where Council receives an application for planning approval which involves change of use of existing building or land and, in the opinion of Council, no significant structural modifications, renovations or additional improvements are proposed, Council may limit the time for which approval is valid, following the expiration of which Council may renew the approval for a further limited period or refuse to renew approval.~~

2.5 DEEMED REFUSAL

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 9: Procedure for Dealing with applications for development approval – Clause 75

~~2.5.1 Where the Council has not within sixty days of the receipt by it of an application for Planning Approval either conveyed its decision to the applicant or given notice of the application in accordance with Clause 2.3.3 the application may be deemed to have been refused.~~

~~2.5.2 Where the Council has given notice of an application for Planning Approval in accordance with Clause 2.3 and where the Council has not within ninety days of receipt by it of the application conveyed its decision to the applicant, the application may be deemed to have been refused.~~

~~2.5.3 Notwithstanding that an application for Planning Approval may be deemed to have been refused under Clauses 2.5.1 or 2.5.2 the Council may, with the approval of the applicant, issue a decision in respect of the application at any time after the expiry of the sixty day or ninety day period specified in those clauses, as the case may be.~~

2.6 DELEGATIONS

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 10: Enforcement and Administration – Division 2 - Delegations

~~The Council may delegate to an officer of the Council the power to determine applications for Planning Approval, including the discretionary power of Council, which it is entitled to exercise by virtue of the Scheme.~~

PART III - RESERVED LAND

3.1 METROPOLITAN REGION SCHEME RESERVES

The lands shown as Metropolitan Region Scheme Reserves on the Scheme Map are lands reserved under the Metropolitan Region Scheme and are shown on the Scheme Map in order to comply with the Metropolitan Region Town Planning Scheme Act, 1959, as amended. Those lands are not reserved by this Scheme. The provisions of the Metropolitan Region Scheme continue to apply to such reservations.

3.2 LOCAL AUTHORITY SCHEME RESERVES

The lands shown as Local Authority Scheme Reserves on the Scheme Map, hereinafter called 'Local Reserves' are lands reserved under the Scheme for Local Authority purposes or for the purposes shown on the Scheme Map.

3.3 DEVELOPMENT OF LOCAL RESERVES

Subject to Part V of the Scheme and except as otherwise provided, a person shall not on any Local Reserve without first applying for and obtaining the Planning Consent of the ~~Council-local government~~ under this Scheme;
AMD 47 GG 18/4/97

- (a) commence or carry out a development other than the erection of a boundary fence unless that land is vested in a Public Authority and the development is for the purpose for which the land is so vested;
- (b) use that land other than for the purpose for which it is reserved under this Part;
- (c) demolish, damage or alter any buildings or works, or remove or damage any tree; or
- (d) excavate, spoil or waste the land so as to destroy, damage or adversely affect its usefulness for the purpose which it is reserved. *AMD 47 GG 18/4/97*

3.4 MATTERS TO BE CONSIDERED BY ~~COUNCIL~~THE LOCAL GOVERNMENT

AMD 80 GG 2/6/06

Where an application for ~~Planning Approval~~development approval is made with respect to land within a Local Reserve, the ~~Council-local government~~ shall have regard to the ultimate purposes intended for the Reserve and the ~~Council-local government~~ shall, in the case of land reserved for the purposes of a Public Authority, confer with that Authority before granting its consent.

In the case of land within the Rural Water Protection Zone of the Metropolitan Region Scheme, ~~Council-local government~~ shall have regard to the provisions of Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy.

3.5 COMPENSATION

- 3.5.1 Where the ~~Council-local government~~ refuses ~~Planning Approval~~development approval for the development of a local Reserve on the ground that the land is reserved for Local Authority purposes or for the purposes shown on the Scheme Map, or grants consent subject to conditions that are unacceptable to the applicant the owner of the land may, if the land is injuriously affected thereby, claim compensation for such injurious affection.
- 3.5.2 Claims for such compensation shall be lodged at the office of the ~~Council-local government~~ not later than six months after the date of the decision of the ~~Council-local government~~ refusing ~~Planning Approval~~development approval or granting it subject to conditions that are unacceptable to the applicant.
- 3.5.3 In lieu of paying compensation the ~~Council-local government~~ may purchase the land affected by such decision of the ~~Council-local government~~ at a price representing the unaffected value of the land at the time of refusal of ~~Planning Approval~~development

| approval or of the grant of ~~Planning Approval~~Development approval subject to conditions that are unacceptable to the applicant.

PART IV - POLICIES, ZONES AND DEVELOPMENT AREAS

4.1 POLICY AREAS & ZONES

AMD 43 GG 21/2/97

The Scheme Area is covered by;

- Policy Areas;
- Development Areas; and
- Zones

Each Policy Area is the subject of a Policy Statement which establishes broad land use objectives as a guide to future decisions concerning subdivision, development and zoning. The Development Areas are not zones but delineate land areas and include Scheme provisions in the 'Fourth Schedule' to ensure that co-ordinated, equitable and orderly development of the defined land area occurs.

Development Areas may cover existing and/or proposed Residential, Industrial or Commercial land areas which may or may not be presently zoned for this purpose.

4.2 REZONING

Where in the opinion of Council the local government any rezoning is inconsistent with the Policy Statement for the Policy Area, the strategy for future development of the area, or the requirements of the 'Development Area' (where and if appropriate), the Council local government shall;

- (a) not proceed with the rezoning on the grounds that it is inconsistent with established planning directions; or
- (b) proceed with the rezoning after review of the implications and desirability of such action.

4.3 POLICIES

The following policy statements shall apply to the Policy Areas so named and numbered on the Scheme Map and shown on the Policy Maps Figures 1 and 2.

AMD 26 GG 30/9/94	Rezoning portions of Lot 99 Cockburn Road and Lot 102 Sutton Road, Naval Base from Local Reserve - Park, Recreation and Drainage to General Industry; - Excluding the abovementioned land from Policy Area No. 16 - Mt Brown and including it within Policy Area No. 15 - Kwinana Industrial Strip.
AMD 29 GG 24/2/95	(1) Rezoning Part Lot 180 Abercrombie Road, Hope Valley, from 'Rural A' to 'Rural B'. (2) Amend Table 1 TPS2 - Policy Area map to include Part Lot 180 in Policy Area 11 - Postans East and exclude from Policy Area 7 - Hope Valley.
AMD 43 GG 21/2/97	Adding a new "Policy Area 22 - Bertram" to cover the land bounded by Thomas Road, Mortimer/Bertram Road, the Freeway and the Tramway Reserve as depicted on the Scheme Amendment Plan.
AMD 89 GG 22/1/08	Including Part Lot 100 and Lots 60-61 Abercrombie Road, Lots 3-5 Hope Valley Road and Part Lot 113 Anketell road, Hope Valley in Scheme Policy Area 11 - Postans East.

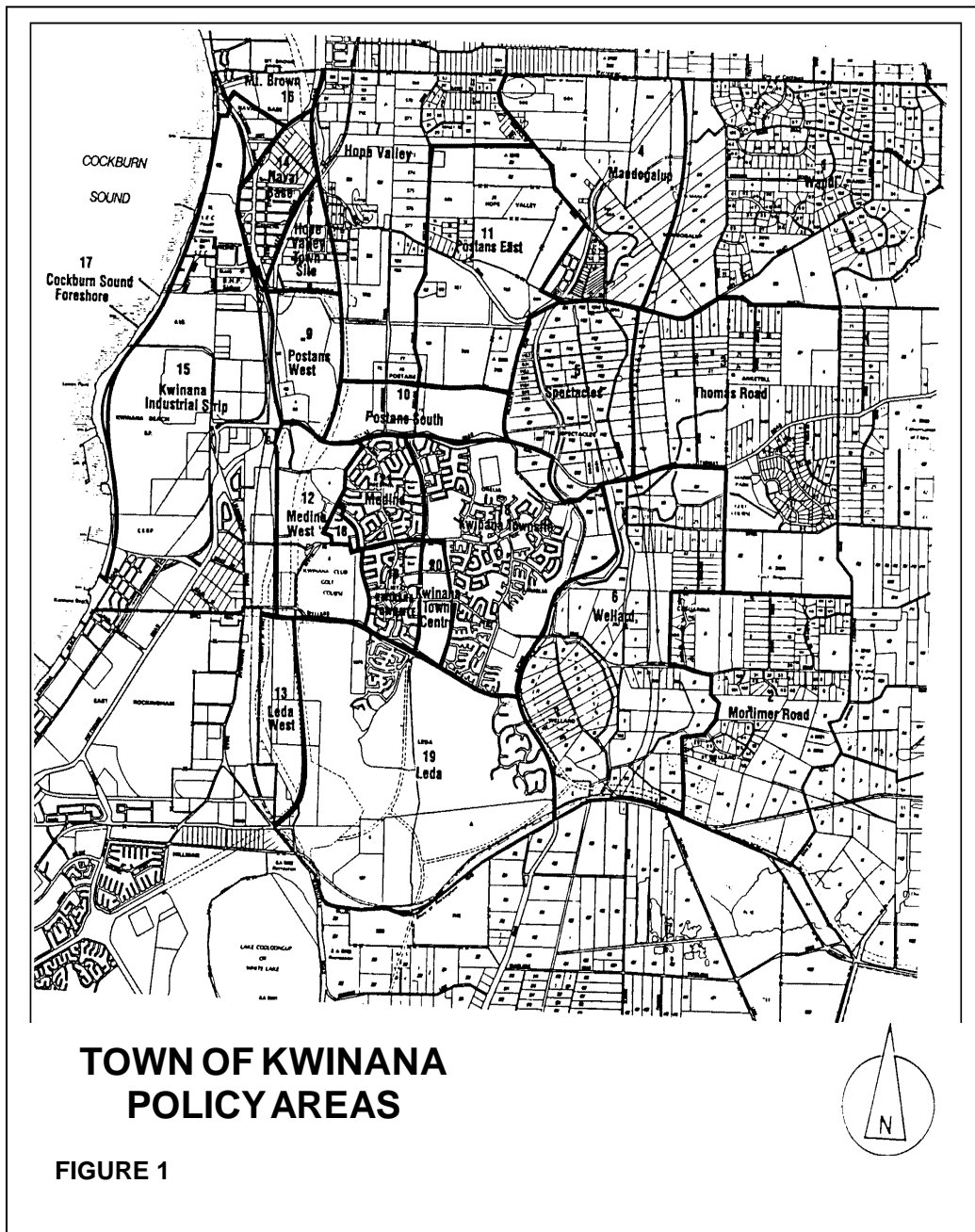


FIGURE 1
TOWN OF KWINANA CITY OF KWINANA - POLICY AREAS

Area 1 - Wandí

Whereas equestrian special rural development has been established in the eastern and northern parts of this policy area and whereas adjacent areas extending west to Lyon Road and south to Anketell Road have similar landform and whereas ~~Council~~the local government supports orderly development of this policy area, the following planning policy shall apply:

- (a) The predominant use shall be equestrian special rural development;
- (b) A rural community and service centre to cater for the needs of the local residents may be provided within the policy area as and when ~~Council~~the local government is satisfied that the need exists;
- (c) Development of land for special rural purposes shall occur in such a manner as to secure the preservation of banksia woodlands;
- (d) Extractive industry will not be supported;
- (e) Tailing Ponds are not permitted. *AMD 47 GG 18/4/97*
- (f) Land use and development shall be consistent with the objectives of "Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection". *AMD 80 GG 2/6/06*

Area 2 - Mortimer Road

Whereas rural homesites have been developed within special rural zones north and south of Mortimer Road and whereas the adjacent area of Born Road has similar landform and rural lots of 4ha and whereas the adjacent area south to the town boundary has a relatively higher carrying capacity and pasture potential, the following planning policy shall apply:

- (a) The predominant use shall be rural homesites within special rural zones and equestrian special rural development shall not be supported north of Lots 54 and 148 Woolcoat Road;
- (b) The keeping of more than two horses shall not be supported;
- (c) Rezoning of the lots on either side of Born Road for the predominant use will be supported by ~~Council~~the local government;
- (d) Development of land for special rural purposes shall occur in such a manner as to secure the preservation of banksia woodlands.
- (d) Extractive industry will not be supported.
- (e) Tailing Ponds are not permitted. *AMD 47 GG 18/4/97*
- (f) Land use and development shall be consistent with the objectives of "Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection". *AMD 80 GG 2/6/06*

Area 3 - Thomas Road

Whereas rural homesites have been developed within Newbold Road special rural zone and whereas the adjacent private golf course is partially developed and whereas rural homesites, market gardening and rural uses have been developed on existing lots the following planning policy shall apply:

- (a) The predominant use shall be rural homesites;
- (b) The predominant use within the existing special rural zones shall be rural homesites and equestrian special rural zones will not be supported;

- (c) Development of land for special rural purposes shall occur in such a manner as to secure the preservation of banksia woodlands.
- (d) Extractive industry will not be supported.
- (e) Tailing Ponds are not permitted. *AMD 47 GG 18/4/97*
- (f) Land use and development shall be consistent with the objectives of "Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection". *AMD 80 GG 2/6/06*

Area 4 - Mandogalup

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

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

Area 5 - Spectacles

Whereas market gardening and rural homesites are the predominant uses and whereas a large area of the Spectacles wetland has been held for industrial purposes and whereas the Spectacles have conservation value, as a wetland habitat, the following planning policy shall apply:

- (a) The predominant use shall be rural provided such uses are not in conflict with principles of groundwater conservation and do not significantly contribute to nutrient discharge to the district drainage network;
- (b) The landscape amenity of the Spectacles Wetlands shall be conserved;
- (c) Subdivision shall only be supported where consistent with the predominant use;
- (d) A rural community and service centre may be established in the vicinity of the Hope Valley Road and Johnson Road intersection;
- (e) Tailings ponds are not permitted.

Area 6 - Wellard

AMD 58 GG 2/5/03

Whereas market gardening has been developed on groundwater supplies and whereas rural homesites have been established primarily on existing lots and whereas the Bollard Bullrush Swamps have landscape amenity as a wetland habitat, the following planning policy shall apply:

- (a) The predominant use shall be rural provided such uses are not in conflict with principles of groundwater conservation and do not significantly contribute to nutrient discharge to the district drainage network;
- (b) ~~Council~~ The local government may consider multiple occupancy development in the form of strata titling within this Policy Area provided such development is within the Cluster/Communal Rural Settlement Zone.
- (c) The landscape amenity of the Bollard Bullrush Swamps shall be conserved;

- (d) Subdivision shall only be supported where consistent with the predominant use;
- (e) Tailings ponds are not permitted;
- (f) A rural community and service centre may be established in the vicinity of the Thomas Road and Johnson Road intersection.

Area 7 - Hope Valley

Whereas rural homesites and other rural uses have been established primarily on existing lots and whereas market gardening has been developed on groundwater supplies and whereas limestone quarrying and sand mining continue to exploit those resources the following planning policy shall apply:

- (a) The predominant uses shall be rural provided such uses are not in conflict with principles of groundwater conservation and do not significantly contribute to nutrient discharge to the district drainage network;
- (b) Subdivision shall only be supported where consistent with the predominant use;
- (c) Extractive industries will be supported subject to a management plan approved by ~~Council~~local government;
- (d) Tailings ponds are not permitted;
- (e) The landscape of Long Swamp shall be protected.

Area 8 - Hope Valley Townsite

Whereas a rural-residential community is established and whereas airborne industrial emissions are sometimes evident and whereas market gardening based on groundwater supplies is established and whereas there are numerous stables already established the following planning policy shall apply:

- (a) The predominant use shall continue to be rural-residential homesites with an equestrian theme provided with a system of riding trails in accordance with an overall structure plan adopted by ~~Council~~local government, however other uses may also be encouraged on existing lots;
- (b) Tailings ponds are not permitted;
- (c) Consolidation and development of the townsite will be supported by ~~Council~~the local government, subject to demonstrated improvements in air quality and the availability of essential services.

Area 9 - Postans West

Whereas tailings ponds A, B and C have been established and they have unused capacity, and whereas upon decommissioning they could be used for a range of uses, the following planning policy shall apply:

- (a) Subject to an overall management programme and structure plan, ~~Council~~the local government will support redevelopment of the site;
- (b) Redevelopment and use shall be consistent with the emissions buffer, with the further limitation that noise, vibration, airborne emissions and odours shall not adversely affect residences within the Hope Valley townsite;
- (c) Suitable landscape buffers shall be developed.

Area 10 - Postans South

Whereas the urban areas of Medina and Orelia require separation from industrial activity and whereas the agricultural research station is a suitable buffer use, the following planning policy shall apply:

- (a) The predominant uses shall provide adequate separation and buffer for the urban areas;
- (b) A landscape buffer 100 metres wide north of and parallel to Thomas Road shall be retained and be the subject of a management plan approved by the local government~~Council~~;
- (c) Extractive industries shall not be supported;
- (d) Tailing Ponds are not permitted.

AMD 47 GG 18/4/97

Area 11 - Postans East

Whereas tailings ponds are established and whereas further tailings pond areas will be required in the future the following planning policy shall apply:

- (a) Tailings ponds, extractive industries and processing will be supported by the local government~~Council~~ on the basis that the activity is confined to a consolidated area and;
- (b) That an overall management programme is prepared by the proponent and agreed by the local government~~Council~~;
- (c) That new tailings ponds construction shall be sympathetic to topography, either by accentuation or softening of natural landform features and shall preserve in perpetuity existing perimeter vegetation.

Area 12 - Medina West

Whereas district level recreation facilities have been established and whereas Chalk Hill and the linear parklands remain in their natural state and whereas separation between heavy industry and the urban areas is required the following planning policy shall apply:

- (a) The predominant uses shall be townscape open space and recreation and buffer;
- (b) Only such additional uses as will not degrade the landscape buffer function and amenity of adjacent residential areas shall be supported;
- (c) Council-Local government shall prepare a management plan which allows for the public utilisation of the open space system through the development of trails to link historic sites, recreation facilities and passive leisure facilities;
- (d) Extractive Industry is not permitted;
- (e) Tailing Ponds are not permitted.

AMD 47 GG 18/4/97

Area 13 - Leda West

Whereas tailings (gypsum) have been disposed of on lot 17 and whereas the Pickle Swamps have landscape amenity as a wetland habitat and whereas separation between heavy industry and the urban area of Leda is required the following planning policy shall apply:

- (a) Tailings disposal will be supported subject to a management plan approved by Council
the local government;

- (b) The predominant use shall be rural homesites with landscape protection;
- (c) General industrial activity shall not be supported;
- (d) Only such uses as will not degrade the wetland habitat and the landscape buffer shall be supported;
- (e) Extractive Industry is not permitted;
- (f) Tailing Ponds are not permitted.

AMD 47 GG 18/4/97

Area 14 - Naval Base

Whereas light industry and service commercial have established and whereas small scale heavy industry (fabrication) has also established and whereas the road access and subdivision layout was not designed for these activities the following planning policy shall apply:

- (a) The predominant use shall be general industry with the limitation that noise, vibration, groundwater pollution, airborne emissions and odours, shall not adversely affect nearby businesses or residents;
- (b) Subdivision and development shall be supported where in accordance with an overall structure plan (which includes design levels A.H.D.) approved by the local government Council;
- (c) Service road, slip road and side road access shall be established along the Rockingham Road frontage in accordance with the overall structure plan approved by the local government Council and the Main Roads Department;
- (d) Industrial developments shall be designed and constructed so as to minimise their visual impact on the locality and to blend harmoniously with the locality;
- (e) Subdivision design and works associated with subdivisional development shall be carried out in such a manner as to ensure minimal destruction of existing vegetation considered by the local government Council to be worthy of preservation.

Area 15 - Kwinana Industrial Strip

Whereas heavy industries (Class 1 and 2) have established under agreement acts and whereas airborne emissions (SO₂) cause occasional nuisance to adjacent businesses and residents and whereas the overall aesthetic appearance and presentation is of a low standard and whereas the road network and accessibility is severely limited the following planning policy shall apply:

- (a) The predominant use shall be general industry with the limitation that noise, vibration, groundwater pollution, airborne emissions and odours, shall not adversely affect nearby businesses or residents;
- (b) Airborne emissions and noise levels shall be monitored with a view to encouraging low pollution levels for residents of the urban areas;
- (c) Streets and public places shall be suitably landscaped in accordance with a management plan agreed between businesses and the local government Council;
- (d) Industrial establishments shall be encouraged to improve the landscape quality of their sites;
- (e) The road network and accessibility of the industrial strip shall be improved in accordance with an overall structure plan approved by the local government Council;
- (f) Where an approved Outline Development Plan (ODP) exists for a site, industrial developments shall be undertaken in accordance with the approved ODP;

- (g) Industrial developments shall be designed and constructed so as to minimise their visual impact on the locality and to blend harmoniously with the locality; AMD 88 GG 19/4/05
- (h) Industrial developments shall ensure that public access to, and recreational use of The Wells Park Recreation Reserve is preserved, with particular attention being given to ensuring that the Reserve is appropriately buffered from any future industrial development; AMD 88 GG 19/4/05
- (i) Subdivision design and works associated with subdivisional development shall be carried out in such a manner as to ensure minimal destruction of existing vegetation considered by the local government~~Council~~ to be worthy of preservation. AMD 88 GG 19/4/05

Area 16 - Mt. Brown

Whereas the scenic and landscape quality of the Mt. Brown locality is significant and whereas the adjacent land to the north is reserved for "parks and recreation" in the Metropolitan Region Scheme and whereas the topography is steep to undulating and naturally wooded the following planning policy shall apply:

- (a) The local government~~Council~~ shall support the development of passive recreation and look-out facilities in accordance with an overall management plan;
- (b) Industrial development shall not be permitted;
- (c) Subdivision design and works associated with subdivisional development shall be carried out in such a manner as to ensure minimal destruction of existing vegetation considered by the local government~~Council~~ to be worthy of preservation.

Area 17 - Cockburn Sound Foreshore

Whereas the public use Challenger Beach, Barter Road Beach and Kwinana Beach for recreation, and whereas certain sections of the foreshore dunes and beaches require restoration and management, and whereas boat launching and other beachfront facilities are required, and whereas industrial and port facilities cross the foreshore, the following planning policy shall apply:

- (a) Public access to defined foreshore areas shall be encouraged for recreation purposes and facilities shall be established in accordance with the management plan (E.P.A. Bulletin 172) adopted by the local government~~Council~~;
- (b) As much of the littoral strip and foreshore dunes as are not required by industry for the time being and which are required for the management of erosion and recreation pursuits shall be reserved for that purpose;
- (c) Where industrial or port facilities require to cross foreshore areas of Cockburn Sound provision shall be made for continuity of public access along the foreshore or as close thereto as practicable.

Area 18 - Kwinana Town

Whereas low density single family residential development has been established in accordance with an overall structure plan and whereas further development is proposed and whereas a wide range of commercial, service commercial, recreational, civic and cultural facilities have been established the following planning policy shall apply:

- (a) The predominant use shall be low density residential development to a maximum of two storeys;
- (b) Residential densities shall be in accordance with the codes as denoted on the Scheme Map together with other densities or combinations of densities permitted under this

Scheme;

- (c) Further subdivision and development shall be in accordance with a structure plan approved by ~~the local government~~Council;
- (d) ~~The local government~~Council shall support a wider range of residential subdivision and development designs in keeping with consumer requirements;
- (e) Within the broadacre unsubdivided land coded R 20 ~~the local government~~Council shall;
 - support diversity in lot sizes and development design,
 - promote higher density development only in selected locations subject to the standard re-coding procedure.
- (f) Subdivision design and works associated with subdivisional development shall be carried out in such a manner as to ensure minimal destruction of existing vegetation considered by ~~the local government~~Council to be worthy of preservation;
- (g) Subdivision and development of the Medina Light Industrial Area in the vicinity of Seabrook Way and Gentle Road shall be designed and developed in such a manner as to not detract from the environmental quality of the wetlands in respect of earthworks, stormwater drainage and industrial effluent disposal.

Area 19 - Leda/Wellard

AMD 85 GG 4/5/04

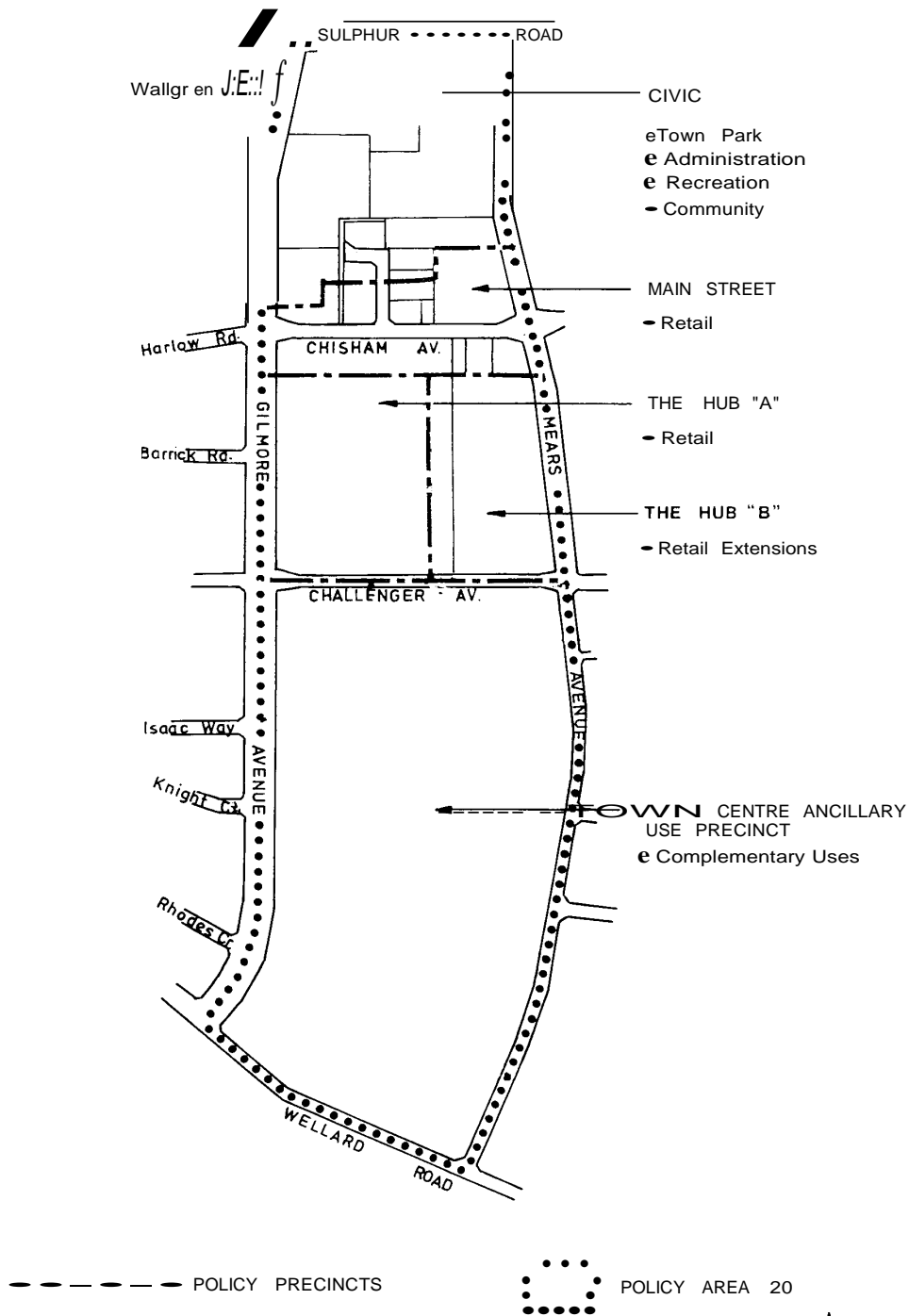
Whereas the area has been set aside for urban extensions to Kwinana Town and whereas the area includes the Leda Conservation Reserve and Bush Forever sites and whereas portions of the area have been developed for various residential forms and whereas development constraints and community aspirations need to be considered, the following planning policy shall apply:

- (a) Subdivision and development shall be designed based on the principles contained within Liveable Neighbourhoods and Transit Orientated Design and achieve mixed-use Neighbourhood Centres.
- (b) Subdivision and development shall be in accordance with a Structure Plan and associated documentation approved by the ~~Council~~local government and the Western Australian Planning Commission, incorporating the following design objectives:
 - ~~The local government~~Council shall support a wide range of residential lot sizes and development designs in accordance with the approved Structure Plan.
 - The north-south chain of wetlands shall be integrated into the neighbourhood design and set aside as open space.
 - The recreation slow-ways forming part of the townsite linear parkland shall be provided for in the Structure Plan and subdivision layout.
 - A central access spine focussing on the Neighbourhood Centre and transit precinct.
- (c) Subdivision design and works should be carried out in such a manner as to retain any feature, specifically the undulating landform, ridgelines and vegetation, which ~~the Council~~local government considers is practicable to and worthy of preservation.
- (d) Subdivision and development shall be established in such a manner as to avoid contamination of wetland bodies from stormwater and leachates and to minimise intrusion into environmentally sensitive areas.
- (e) Extractive industry is not permitted.

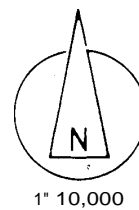
Area 20 - Kwinana Town Centre

Whereas the district centre has been established and whereas population levels could double with the development of Leda and whereas a wide range of community, cultural, commercial, recreation and administrative facilities need to be located in a convenient central location the following planning policy shall apply:

- (a) Development of district level facilities shall be encouraged in accordance with the Kwinana Town Centre Strategy Plan (as amended) adopted by the local government~~Council~~;
- (b) The policy area shall be divided into the following precincts;
- Civic Precinct shall contain the local government~~Council~~ administration, offices, community and cultural facilities, town park and recreation facilities,
 - Main Street Precinct shall contain retail shopping and associated commercial uses consistent with the concept of the traditional shopping street,
 - The Hub 'A' Precinct shall contain the retail and other commercial core of the district,
 - The Hub 'B' Precinct shall contain retail and other commercial expansion,
 - Town Centre Ancillary Use Precinct shall contain uses ancillary and complimentary to district centre functions and shall be the subject of a Structure Plan as set out under ~~Division 6.17~~the Planning and Development (Local Planning Schemes) Regulations 2015 and approved by ~~Council~~The local government prior to subdivision and development.
AMD 140 GG 03/07/15
- (c) Subdivision design and works associated with subdivisional development shall be carried out in such a manner as to ensure minimal destruction of existing vegetation considered by the local government~~Council~~ to be worthy of preservation.



KWINANA TOWN CENTRE POLICY AREA PRECINCTS



FIG

Area 21 - Medina

Whereas low density single residential development has been established and whereas aging housing stock exists and whereas reticulated sewerage facilities are not available, the following planning policy shall apply:

- (a) The local government~~Council~~ will support redevelopment of areas containing aging housing stock subject to the adoption of an overall redevelopment strategy by the local government~~Council~~;
- (b) The local government~~Council~~ will support the extension of a reticulated sewerage system into the Medina area in order to facilitate redevelopment;
- (c) The local government~~Council~~ will support redevelopment to the higher densities shown on the Scheme provided that it is demonstrated that redevelopment will occur in a comprehensive co-ordinated manner;
- (d) The local government~~Council~~ will support redevelopment that produces diversity in lot sizes and development designs.

Area 22 - Bertram

AMD 43 GG 21/2/97

Whereas Rural uses are established ranging from intensive to extensive agriculture and whereas the Bollard/Bullrush swamp has high landscape and conservation value and whereas the existing Kwinana Residential Area is established to the west and whereas a multiplicity of land holdings exist the following planning policy shall apply:

- (a) The local government~~Council~~ will support new residential and complimentary subdivision and development in accordance with a Structure Plan adopted by the local government~~Council~~ in order to co-ordinate the orderly development of the area;
- (b) The Structure Plan for the area shall have regard to the multiplicity of landholdings, the need to accommodate regional, district and local drainage and ultimate severance of the area from the existing urban areas by the regional transit reserves;
- (c) Subdivision for residential purposes should respond to water sensitive design criteria in accord with principles of catchment management in recognition of the area's location within the Peel/Harvey Estuarine system, and should include provision for a nutrient stripping detention basin/water feature in and adjacent to the Peel Main Drain;
- (d) The local government~~Council~~ will support the use of agreements and co-operative mechanisms to ensure the orderly development of the Policy Area.

4.4 ZONES

4.4.1 The Scheme Area is classified and divided into the following zones:

Residential	
Kwinana Town Centre	
Commercial	
Service Commercial	
Mixed Business 1	AMD 57 GG 1/6/99
General Industry	
Light Industry	
Rural Zone A and B	
Rural Water Resource Zone	AMD 80 GG 2/6/06
Special Residential Zone	
Special Rural Zone Special	
Use Zone	
Cluster/Communal Rural Settlement Zone	AMD 58 GG 2/5/03
Development	AMD 96 GG 22/1/08

4.4.2 The zones are delineated and depicted on the Scheme Map according to the legend thereon.

4.5 DEVELOPMENT OF ZONED LAND

Except as provided in Clause 6.1.1, no development including a material change in the use of land shall be undertaken on any zoned land without the prior approval of the ~~Council~~local government having first been sought and obtained.

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 7: Requirement for development approval – Clause 61, for Development types for which development approval is not required.

4.6 ZONING TABLE

Table No. 1 indicates, subject to the provisions of the Scheme, the several uses permitted in the Scheme Area in the various zones such uses being determined by cross reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

The symbols used in the Zoning Table have the following meaning:

- "P" A use that is permitted provided it complies with the relevant standards and requirements laid down in this Scheme and all conditions (if any) imposed by the ~~Council~~local government in granting planning consent;
- "AA" A use in respect of which the ~~Council~~local government exercising discretionary powers available to it may approve under this Scheme;
- "AA(1)" A use in respect of which the ~~Council~~local government exercising discretionary powers available to it may approve under the Scheme only in relation to land use and development in Mixed Business Zone No. 1.
AMD 57 GG 1/6/99
- "SA" A use which ~~Council~~the local government exercising the discretionary powers available to it may approve under this Scheme after notice of application has been given in accordance with Clause 2.3;
- "IP" A use which will not be approved pursuant to this Scheme unless the ~~Council~~local government can be satisfied that the proposed use will be dependent upon and incidental and subservient to the predominant use of the land as may be determined by ~~Council~~the local government;
- "X" A use that is not permitted.

4.7 USES NOT SPECIFIED

AMD 57 GG 1/6/99; AMD 80 GG 2/6/06

If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use classes, the ~~local government~~Council may, except in the case of Mixed Business Zone No. 1 -

- (a) determine that the use is not consistent with the objectives and purpose of the particular zone and is therefore not permitted, or
- (b) determine by absolute majority that the proposed use may be consistent with the objectives and purposes of the zone and thereafter follow the advertising procedures of Clause 2.3 in considering an application for ~~Planning Approval~~Development approval.

In the case of Mixed Business Zone No. 1 such uses shall be deemed to be not permitted.

In the case of the Rural Water Resource Zone such uses shall be deemed not permitted.

4.8 USES SPECIFIED

Where in the zoning table a particular use is mentioned, it is deemed to be excluded from any other use class which by its more general terms might otherwise include such particular use.

TABLE I - ZONING AND USE CLASSES

KEY TO COLUMNS

- | | |
|--------------------------------------|--|
| 1. RESIDENTIAL | 9. RURAL B |
| 2. KWINANA TOWN CENTRE | 10. RURAL WATER RESOURCE |
| 3. COMMERCIAL | 11. SPECIAL RESIDENTIAL |
| 4. SERVICE COMMERCIAL | 12. SPECIAL RURAL |
| 5. MIXED BUSINESS 1 AMD 57 GG 1/6/99 | 13. SPECIAL USE |
| 6. GENERAL INDUSTRY | 14. CLUSTER/COMMUNAL RURAL SETTLEMENT AMD 58 GG 2/5/03 |
| 7. LIGHT INDUSTRY | 15. DEVELOPMENT AMD 96 GG 22/1/08 |
| 8. RURAL A | |

USE CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Ancillary Accommodation	SA	The subdivision, use and development of the land is to be generally in accordance with an approved Structure Plan prepared and adopted under <u>Part 6.17 of the Schemethe Planning and Development (Local Planning Schemes) Regulations 2015</u> . AMD 140 GG 03/07/15	AA	X	X	X	X	X	X	As denoted under Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12 th June 1988 (As amended from time to time).	*	#	+	As denoted on Scheme Map, Clause 6.12 and in the Fifth Schedule	The subdivision, use and development of the land is to be generally in accordance with an approved Structure Plan prepared and adopted under Part
Aged and/or Dependent Persons Accommodation AMD 8 GG 16/7/93	X		X	X	X	X	X	AA	X		AA	AA	X		
Aged & Dependent Person's Dwelling	AA		AA	X	X	X	X	AA	X		*	#	+		
Amenity Building	P		P	P	P	AA	AA	P	P		*	#	+		
Amusement Centre	X		AA	AA	SA	X	X	AA	X		*	#	+		
Aquaculture	X		X	X	X	X	X	AA	X		*	#	+		
Boatel	X		X	X	X	AA	AA	X	X		*	#	+		
Boat Sales	X		AA	P	P	P	P	X	X		*	#	+		
Bus Station	X		SA	AA	AA	P	AA	X	X		*	#	+		
Caravan Park	X		X	X	X	X	AA	AA	AA		*	#	+		
Caretaker's House/Flat	P		IP	IP	IP	IP	IP	IP	IP		*	#	+		
Car Park	AA		AA	AA	AA	AA	AA	AA	AA		*	#	+		
Chicken Farm	X		X	X	X	SA	X	SA	X		*	#	+		
Child Care Centre AMD 47 18/4/97; AMD 86 17/9/04	SA		P	AA		X	X	X	X		X	X	X		
Civic Building	SA		P	P	P	X	P	AA	X		*	#	+		
Club	SA		AA	AA	AA	AA	AA	AA	X		*	#	+		
Commercial Hall	SA		AA	AA	AA	X	AA	AA	X		*	#	+		
Consulting Rooms	SA		AA	AA	X	AA	AA	AA	X		*	#	+		
Dog Kennels	X		X	X	X	X	SA	SA	SA		*	#	+		
Drive-In Takeaway Food Shop	X		AA	SA	X	X	SA	AA	X		*	#	+		
Drive-In Theatre	X		X	AA	AA	X	P	AA	AA		*	#	+		
Dry Cleaning Premises	X		SA	P	SA	SA	P	AA	X		*	#	+		
Eating House	SA		P	AA	X	AA	AA	X	X		*	#	+		
Educational Establishment	SA		AA	X	X	AA	AA	AA	X		*	#	+		
Equestrian Uses AMD 8 GG 16/7/93	X		X	X	X	X	X	X	X		*	#	+		
Extractive Industry	X		X	X	X	SA	AA	SA	SA		*	#	+		
Factory Units	X		X	X	AA	AA	P	X	X		*	#	+		
Family Day Care Centre	P		P	P	X	AA	AA	AA	AA		*	#	+		
Fish Shop	X		P	AA	X	X	X	X	X		*	#	+		
Forestry (Selective)	X		X	X	X	X	X	AA	AA		*	#	+		
Fuel Depot	X		X	AA	X	P	AA	X	AA		*	#	+		
Funeral Parlour	X		AA	AA	AA	AA	AA	AA	X		*	#	+		
General Industry	X		X	X	X	P	X	X	IP		*	#	+		

TABLE I - ZONING AND USE CLASSES (Cont'd)

- KEY TO COLUMNS**
- | | |
|---|---|
| 1. RESIDENTIAL | 9. RURAL B |
| 2. KWINANA TOWN CENTRE | 10. RURAL WATER RESOURCE |
| 3. COMMERCIAL | 11. SPECIAL RESIDENTIAL |
| 4. SERVICE COMMERCIAL | 12. SPECIAL RURAL |
| 5. MIXED BUSINESS 1 <small>AMD 57 GG 1/6/99</small> | 13. SPECIAL USE |
| 6. GENERAL INDUSTRY | 14. CLUSTER/COMMUNAL RURAL SETTLEMENT <small>AMD 58 GG 2/5/03</small> |
| 7. LIGHT INDUSTRY | 15. DEVELOPMENT <small>AMD 96 GG 22/1/08</small> |
| 8. RURAL A | |

USE CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Grouped Dwelling	AA	The subdivision, use and development of the land is to be generally in accordance with an approved Structure Plan prepared and adopted under Part 16 of the <u>Planning and Development (Local Planning Schemes) Regulations 2015</u> , <u>AMD 140 GG 03/07/15</u>	P	X	X	X	X	X	X	As denoted under Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12 th June 1988 (As amended from time to time).	*	#	+	As denoted on Scheme Map, Clause 6.12 and in the Fifth Schedule	The subdivision, use and development of the land is to be generally in accordance with an approved Structure Plan prepared and adopted under Part 6-17 of the <u>Planning and Development (Local Planning Schemes) Regulations 2015</u> .
Hazardous Industry	X		X	X	X	SA	X	X	X		*	#	+		
Health Studio	SA		AA	P	AA	X	AA	X	X		*	#	+		
Holiday Accommodation	X		X	X	SA	X	AA	AA	AA		*	#	+		
Home Occupation	AA		AA	X	X	X	AA	AA	AA		*	#	+		
Hospital	SA		AA	P	SA	X	AA	AA	AA		*	#	+		
Hotel	X		SA	X	SA	X	X	X	X		*	#	+		
Intensive Agriculture	X		X	X	X	X	X	AA	X		*	#	+		
Laundry (Laundrette)	X		P	AA	AA	AA	P	X	X		*	#	+		
Laundry (Industrial)	X		X	AA	SA	P	P	X	X		*	#	+		
Licensed Restaurant	SA		P	P	X	X	SA	X	X		*	#	+		
Light Industry	X		X	X	X	P	P	X	IP		*	#	+		
Liquor Store	X		P	AA	SA	X	X	X	X		*	#	+		
Local Shop	SA		P	AA	SA	P	P	AA	X		*	#	+		
Lodging House	SA		AA	X	X	X	AA	X	X		*	#	+		
Marina	X		X	X	X	P	P	X	X		*	#	+		
Medical Clinic	SA		P	P	SA	X	AA	AA	X		*	#	+		
Motel	SA		AA	AA	SA	X	AA	X	X		*	#	+		
Motor Racing Track <small>AMD 17 GG 4/6/93</small>	X		X	SA	X	SA	X	SA	X		*	#	+		
Motor Repair Station	X		AA	AA	X	P	P	X	X		*	#	+		
Multiple Dwelling	SA		AA	X	X	X	X	X	X		*	#	+		
Museum	AA		P	P	X	X	X	X	X		*	#	+		
Non-Residential Health Centre	SA		AA	AA	AA	AA	AA	X	X		*	#	+		
Noxious Industry	X		X	X	X	SA	X	X	X		*	#	+		
Office	X		P	P	AA	IP	IP	X	X		*	#	+		
Open Air Display	X		AA	AA	AA	AA	AA	X	X		*	#	+		
Open Air Storage Yard	X		X	X	SA	AA	AA	X	X		*	#	+		
Petrol Filling Station	X		AA	AA	P	P	P	X	P		*	#	+		
Piggery	X		X	X	X	SA	X	SA	X		*	#	+		
Private Hotel	X		AA	AA	SA	X	X	X	X		*	#	+		
Private Recreation	X		AA	AA	SA	X	AA	SA	X		*	#	+		
Private Utility <small>AMD 88 GG 19/4/05</small>	AA		AA	AA	AA	P	AA	AA	AA		AA	AA	AA		
Professional Office	X		P	P	AA	X	X	X	X		*	#	+		
Public Amusement	SA		AA	P	AA	X	X	AA	AA		*	#	+		
Public Assembly - Place of	SA		P	AA	AA	AA	AA	AA	X		*	#	+		

TABLE I - ZONING AND USE CLASSES (Cont'd)

KEY TO COLUMNS

- | | |
|--------------------------------------|--|
| 1. RESIDENTIAL | 9. RURAL B |
| 2. KWINANA TOWN CENTRE | 10. RURAL WATER RESOURCE |
| 3. COMMERCIAL | 11. SPECIAL RESIDENTIAL |
| 4. SERVICE COMMERCIAL | 12. SPECIAL RURAL |
| 5. MIXED BUSINESS 1 AMD 57 GG 1/6/99 | 13. SPECIAL USE |
| 6. GENERAL INDUSTRY | 14. CLUSTER/COMMUNAL RURAL SETTLEMENT AMD 58 GG 2/5/03 |
| 7. LIGHT INDUSTRY | 15. DEVELOPMENT AMD 96 GG 22/1/08 |
| 8. RURAL A | |

USE CLASSES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Public Recreation	P	The subdivision, use and development of the land is to be generally in accordance with an approved Structure Plan prepared and adopted under <u>Part 6.17 of the Scheme the Planning and Development (Local Planning Schemes) Regulations 2015</u> , AMD 140 GG 03/07/15	P	P	P	P	P	P	AA	published in the Government Gazette 12 th June 1988 (As amended from time to time). As denoted under Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy	*	#	+	As denoted on Scheme Map Clause 6.12 and in the Fifth Schedule	The subdivision, use and development of the land is to be generally in accordance with an approved Structure Plan prepared and adopted under <u>Part 6.17 of the Planning and Development (Local Planning Schemes) Regulations 2015</u> .
Public Utility	P		P	P	P	P	P	P	P		*	#	+		
Public Worship	SA		P	P	AA	AA	P	AA	X		*	#	+		
Recreational Facilities	AA		P	P	P	AA	AA	AA	AA		*	#	+		
Residential Building	AA		X	X	X	X	X	AA	X		*	#	+		
Restricted Premises	X		SA	AA	AA	X	AA	X	X		*	#	+		
Retail Plant Nurseries AMD 20 GG 19/7/94	X		AA	P	SA	X	AA	AA	X		X	X	X		
Rural Industry	X		X	X	X	AA	AA	AA	AA		*	#	+		
Rural Produce Stall AMD 20 GG 19/7/94	X		X	X	X	X	X	A	X		X	X	X		
Service Industry (1)	X		AA	P	AA	AA	AA	X	X		*	#	+		
Service Station	X		AA	AA	SA	AA	AA	X	X		*	#	+		
Shop	X		P	X	IP	X	X	X	X		*	#	+		
Showroom	X		P	P	P	AA	AA	X	X		*	#	+		
Single House	P		IP	IP	X	IP	IP	P	X		*	#	+		
Stables	X		X	X	X	X	X	P	P		*	#	+		
Tailings Pond	X		X	X	X	X	X	X	P		*	#	+		
Tavern	X		AA	SA	SA	X	X	X	X		*	#	+		
Telecommunications Infrastructure AMD 88 GG19/4/05	SA		AA	AA	AA	P	AA	SA	AA		SA	SA	AA		
Trade Display	X		AA	AA	AA	AA	AA	X	X		*	#	+		
Transport Depot	X		X	X	SA	P	P	X	P		*	#	+		
Vehicle Sales	X		AA	P	P	X	AA	X	X		*	#	+		
Vehicle Wreckers	X		X	X	X	AA	SA	X	X		*	#	+		
Veterinary Clinic	SA		AA	AA	AA	P	P	AA	X		*	#	+		
Veterinary Hospital	X		X	SA	SA	AA	AA	AA	X		*	#	+		
Warehouse (1)	X		IP	IP	AA	P	AA	X	X		*	#	+		

- * As denoted on Scheme Map, Clause 6.9 and in the First Schedule
As denoted on Scheme Map, Clause 6.10 and in the Second Schedule
+ As denoted on Scheme Map, Clause 6.11 and in the Third Schedule

- (1) The land use class comprises only land use activities reflected in Appendix 5 of the Scheme and activities not listed in Appendix 5 are deemed to be not permitted in the corresponding zone.

AMD 57 GG 1/6/99

4.9 SPECIAL RESIDENTIAL ZONE

Uses within the Special Residential Zone of Table No.1 are contained within the First Schedule and Part VI of the Scheme.

4.10 SPECIAL RURAL ZONE

Uses within the Special Rural Zones of Table No. 1 are contained within the Second Schedule and Part VI of this Scheme.

4.11 RURAL WATER RESOURCE ZONE

AMD 80 GG 2/6/06

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.

4.12 SPECIAL USE ZONE

Uses within the Special Use Zone of Table No. 1 are contained within the Third Schedule and Part VI of the Scheme.

4.13 CLUSTER/COMMUNAL RURAL SETTLEMENT ZONE

AMD 58 GG 2/5/03

Uses within the Custer/Communal Rural Settlement Zone are contained within the Fifth Schedule and Part VI of this Scheme.

4.14 HOME OCCUPATION

Where ~~Planning Approval~~Development approval for a Home Occupation is granted, the local government~~Council~~ shall limit the period of validity of such approval and in any event shall review the approval annually. Approved Home Occupations are contained in a Home Occupation Register which ~~Council~~the local government shall keep for the purposes of registering such uses.

4.15 EXTRACTIVE INDUSTRY

Application for approval to commence development in respect of extractive industry shall include rehabilitation measures intended to secure an identified end use consistent with policies contained in Part IV (Policies & Zones).

4.15.1 Extractive Industry shall be carried out in accordance with the approved Management Plan, subject to any conditions that the local government~~Council~~ sees fit to protect the amenity of the locality.

4.16 RETAIL USE & DEVELOPMENT

In assessing proposals for retail development, the local government~~Council~~ shall have due regard to the adopted Retail Structure Plan.

4.17 SERVICE STATIONS

AMD 11 GG 8/8/95

In determining an application to commence development for a service station, the local government~~Council~~ may consider and impose conditions regarding the following matters:

- (a) design and method of construction of underground and aboveground fuel storage facilities and potential pollution monitoring equipment;
- (b) design, building materials, colour and degree of illumination of service station buildings.

4.18 SPECIAL CONTROL AREAS

AMD 96 GG 22/1/08

Where a Special Control Area is shown on the Scheme Map, in addition to the zone requirements, Clause 6.16 Division 13 sets out particular provisions which also apply and generally concerns landscape, environmental, built form and site management issues, and contributions for infrastructure.

4.19 ADDITIONAL USES

AMD 66 GG 19/11/99

Notwithstanding anything contained within the Zoning Table the land specified in Sixth Schedule may be used for the specific use that is listed in addition to any uses permitted in the zone in which the land is situated subject to the conditions set out in Sixth Schedule with respect to that land.

PART V - NON-CONFORMING USES

5.1 NON-CONFORMING USE RIGHTS

No provision of the Scheme shall prevent:

- (a) the continued use of any land or building for the purpose for which it was being lawfully used at the time of the coming into force of the Scheme, or
- (b) the carrying out of any development thereon for which, immediately prior to that time, a permit or permits, lawfully required to authorise the development to be carried out, were duly obtained and are current.

5.2 EXTENSION OF NON-CONFORMING USE

A person shall not alter or extend a non-conforming use or erect, alter or extend a building used in conjunction with a non-conforming use without first having applied for and obtained the ~~Planning Approval~~Development approval of the ~~Council~~local government under the Scheme and unless in conformity with any other provisions and requirements contained in the Scheme.

5.3 CHANGE OF NON-CONFORMING USE

Notwithstanding anything contained in the Zoning Table the ~~Council~~local government may grant its ~~Planning Approval~~Development approval to the change of use of any land from a non-conforming use to another use if the proposed use is, in the opinion of the ~~Council~~local government, less detrimental to the amenity of the locality than the non-conforming use and is, in the opinion of the ~~Council~~local government, closer to the intended uses of the zone or reserve.

5.4 DISCONTINUANCE OF NON-CONFORMING USE

- 5.4.1 When a non-conforming use of any land or building has been discontinued for a period of six months or more such land or building shall not thereafter be used otherwise than in conformity with the provisions of the Scheme.
- 5.4.2 The ~~Council~~local government may effect the discontinuance of a non-conforming use by the purchase of the affected property, or by the payment of compensation to the owner or the occupier or to both the owner and the occupier of that property, and may enter into an agreement with the owner for that purpose.

5.5 DESTRUCTION OF BUILDINGS

If any building is, at the gazettal date, being used for a non-conforming use, and is subsequently destroyed or damaged to an extent of 75 percent or more of its value, the land on which the building is built shall not thereafter be used otherwise than in conformity with the Scheme, and the buildings shall not be repaired or rebuilt, altered or added to for the purpose of being used for a non-conforming use or in a manner or position not permitted by the Scheme.

PART VI - DEVELOPMENT REQUIREMENTS

6.1 DEVELOPMENT OF LAND

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 7: Requirement for development approval – Clause 60, for the Requirement for Development Approval.

~~Subject to Clause 6.1.1 a person shall not commence or carry out development of any land zoned or reserved under the Scheme without first having applied for and obtained the Planning Approval of the Council under the Scheme.~~

6.1.1 The ~~Planning Approval~~development approval of the ~~Council~~local government is not required for the following development of land:

- (a) The use of land in a local reserve, where such land is held by the ~~Council~~local government or vested in a Public Authority;
 - (i) for the purpose for which the land is reserved under the Scheme; or
 - (ii) in the case of land vested in a Public Authority, for any purpose for which such land may be lawfully used by that Authority. Such Public Authority shall consult with ~~Council~~local government prior to the commencement of any development.
- (b) the erection of a boundary fence except as otherwise required by the Scheme;
- (c) the erection on a lot of a single dwelling house, including ancillary outbuildings, in a zone where the proposed use is designated with the symbol 'P' in the cross-reference to that zone in the Zoning Table;
- (d) the carrying out of any works on, in, over or under a street or road by a Public Authority acting pursuant to the provisions of any act;
- (e) the carrying out of works for the maintenance, improvement or other alteration of any building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building;
- (f) the carrying out of works urgently necessary in the public safety or for the safety or security of plant or equipment or for the maintenance of essential services.

6.2 DISCRETION TO MODIFY DEVELOPMENT STANDARDS

If a development, other than a residential development, the subject of an application for ~~Planning Approval~~Development approval, does not comply with a standard or requirement prescribed by the Scheme with respect to that development the ~~Council~~local government may, notwithstanding that non-compliance, approve the application unconditionally or subject to such conditions as the ~~Council~~local government thinks fit. The power conferred by this clause may only be exercised if the ~~Council~~local government is satisfied that:-

- (a) approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenity of the locality;
- (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and
- (c) the spirit and purpose of the requirement or standard will not be unreasonably departed from thereby.

6.3 MINIMUM SETBACKS FROM BOUNDARIES

6.3.1 In determining an application for ~~Planning Approval~~Development approval within a zone, ~~Town-City~~of Kwinana Page No. 45

| ~~the local government~~~~Council~~ shall apply the minimum setback requirements as specified by Table No.2 as follows:

TABLE II - MINIMUM SETBACKS FROM BOUNDARIES

ZONE	FRONT	SIDE	REAR	SECONDARY STREET FRONTAGE
Residential	As Per Residential Planning Codes			
Special Residential	As Per Defined Building Envelopes (Division 6)			
Rural A	7.5	(<4.5ha)2m	6	4.5
Rural B	7.5	(>4.5ha)3m	6	4.5
Special Rural	As Per Part VI (Division 7)			
General Industry	15	6	9	6
(Where the proposed use is consistent with light industry use the setback for the light industrial zone may apply)				
Light Industry	9	3	6	4.5
Kwinana Town Centre AMD 140 GG 03/07/15	As per the relevant zones set out in an approved Structure Plan prepared and adopted under Part 6.17 of the Scheme <u>the Planning and Development (Local Planning Schemes) Regulations 2015.</u> . AMD 140 GG 03/07/15			
Commercial	6	1.5	6	3
Service Commercial	9	3	6	6
Special Use	At Discretion of Council <u>The local government</u>			
Cluster/Communal Rural Settlement	As per Fifth Schedule AMD 58 GG 2/5/03			
Rural Water Resource AMD 80 GG 2/6/06	7.5	3	6	4.5

6.3.2 Notwithstanding Clause 6.3.1, ~~the local government~~~~Council~~ may by absolute majority of ~~the local government~~~~Council~~ approve a variation in building setback less than that shown in Table No.2.

When considering an application for approval to setback variations, ~~the local government~~~~Council~~ shall have due regard to the following:

- (i) The effect on the privacy of adjoining lots.
- (ii) The effect on the amenity of adjoining land through overshadowing.
- (iii) The extent of noise transmission.
- (iv) The effect on the streetscape.
- (v) Possible obstruction or hindrance to movement, use or activity on adjacent land.
- (vi) Undercutting or overbearing of development on adjoining land.
- (vii) The discharge of stormwater runoff onto adjoining land.
- (viii) Obstruction of the safe movement of traffic.
- (ix) The position of existing buildings and structures.
- (x) The requirements of any servicing authority.

6.3.3 Outbuilding setbacks shall generally be determined by reference to Table 2. The setback of outbuildings may be varied by ~~the local government~~~~Council~~ in a particular case, providing it is satisfied that such a variation is desirable having considered

matters addressed by Clause 6.3.2 and in the case of the Residential zone, such setback variation is not in conflict with the Residential Planning Codes.

- 6.3.4 Where, in the opinion of the ~~Council~~local government, a proposed variation of building setback requirements may significantly affect an adjoining property, the ~~Council~~local government shall cause the owners and occupiers of such property to be advised in writing of the proposed variation, and afforded reasonable access to the proposed plans of the proposed development for a period of not less than 7 days commencing on the date of notification. In such case the ~~Council~~local government, before determining the application, shall have regard to any submissions received in respect of the proposed variation.

6.4 DIVISION 1 - RESIDENTIAL ZONE

RESIDENTIAL DEVELOPMENT:- RESIDENTIAL ~~PLANNING-DESIGN~~ CODES

AMD 151 GG 15/09/17

- 6.4.1 (a) For the purpose of the Scheme 'Residential ~~Planning-Design~~ Codes' means the Residential ~~Planning-Design~~ Codes set out in ~~Appendix 2 to the~~ Statement of Planning Policy No. ~~4-7~~ together with any amendments thereto.
- (b) A copy of the Residential ~~Planning-Design~~ Codes as amended shall be kept and made available for public inspection at the offices of the ~~Council~~local government.
- (c) Unless otherwise provided for in the Scheme the development of land for any of the residential purposes dealt with by the Residential ~~Planning-Design~~ Codes shall conform to the provisions of those codes and the schedules to those codes.
- 6.4.2 Notwithstanding the provisions of the Scheme, all residential development shall be connected to a comprehensive sewerage system, where no such connection is available, no residential development other than the erection of a single house shall be permitted unless;
- (a) the Health Department of W.A. recommends to the ~~Council~~local government that there are exceptional circumstances to warrant a variation from the requirement to connect to a sewer; or
- (b) the lot, the subject of an application has been developed for residential purposes in excess of a single house under the provisions of a previously gazetted Town Planning Scheme and redevelopment is only carried out to an equivalent or less extent as previously approved.
- 6.4.3 Any dwelling constructed in conjunction with a retail establishment or other permitted use shall be termed a Grouped Dwelling and comply with the appropriate development standards of the R 20 Residential ~~Planning-Design~~ Code unless otherwise prescribed under an approved structure plan. AMD 140
GG 03/07/15
- 6.4.4 The following provisions apply to land zoned Residential and coded R40/50 fronting Orelia and Hennessy Avenues adjoining the Orelia local centre, notwithstanding any other provisions in the Scheme: AMD 135 GG 23/5/14
- (a) R50 density code applies to development with frontage to Orelia Avenue.
- (b) R40 density code applies to development without frontage to Orelia Avenue.
- (c) Development to be setback from retaining walls along the northern boundary of the Residential zone as follows, unless otherwise approved by the City of Kwinana:
- (i) adjoining Lots 723 to 727 fronting Bampton Road, a minimum setback of 8m for single storey and 5m for two storey dwellings; and

- (ii) adjoining Lots 717 to 722 fronting Oakham Way and Bampton Road, a minimum setback of 7m for single storey and 4m for two storey dwellings.

- (d) Development to be in accordance with Design Guidelines to be approved by the City of Kwinana that address:
- subdivision design layout;
 - building envelopes;
 - landscaping;
 - fencing;
 - vehicular access; and
 - retaining walls.

6.5 DIVISION 2 - KWINANA TOWN CENTRE

Subject to Clause 6.17.2, the subdivision, use and development of land is to be generally in accordance with an approved Structure Plan prepared and adopted under the Planning and Development (Local Planning Schemes) Regulations 2015~~Part 6.17 of the Scheme~~ and shall take into account the following principles: AMD 140 GG 03/07/15

- (a) Groupings of buildings shall be designed to produce an integrated layout;
- (b) Buildings shall be of complimentary design with particular reference to their relative height and slope of paving and cantilever awnings; and also in terms of colour, tone and texture of facing materials so that components of form and finish will blend harmoniously;
- (c) Building design and layout shall make provision for general uniformity of future advertising outside any shops to be in keeping with the architectural character of the development;
- (d) Provision shall be made for planting and landscaping of development to enhance the environs and to secure a pleasant relationship between the centre and the existing and potential use of adjoining land.

6.5.1 Plot Ratio

Within the Kwinana Town Centre, plot ratios for land use types shall be determined in accordance with an approved Structure Plan (or any subsequent Detailed Area Plan/Local Development Plan) prepared under the Planning and Development (Local Planning Schemes) Regulations 2015~~Part 6.17 of the Scheme~~.

AMD 140 GG 03/07/15

6.5.2 Residential Accommodation

In addition to a caretaker's residence, one unit of self-contained living accommodation for a single family may be incorporated in every building for every complete 450 square metres of area of the lot on which such building is erected and the floor area of such unit shall be excluded in calculating the plot ratio of the building.

All residential accommodation within the Kwinana Town Centre, whether in a mixed development or not, shall conform with the standards prescribed in the Residential Zone and the codes where applicable.

6.5.3 Car Parking

Where car parking spaces are to be provided the same shall be provided, designed, constructed and maintained in accordance with the provisions of Part VII of the Scheme and the approved plan relating thereto.

6.5.4 Loading and Unloading

Where areas for the loading and unloading of vehicles carrying goods or commodities to or from premises are to be provided the same shall be provided and maintained in accordance with the approved plan relating thereto.

6.5.5 Site Coverage and Set Backs

In determining the site coverage and set backs of any development other than residential development ~~the local government~~~~Council~~ may permit a site coverage of up to 100 percent and a setback variation to zero subject to it first being satisfied on matters relating to access, car parking, circulation, servicing, loading and unloading and other matters which ~~Council~~~~the local government~~ in its absolute discretion may take into consideration.

6.5.6 Landscaped Areas

In considering development applications for land within the Town Centre zone, an area of one twelfth of the lot shall be designed, developed and maintained as a landscaped area and shall include existing vegetation identified by ~~the local government~~~~Council~~, except in the case of the erection on a lot of a single dwelling house.

Where, in the opinion of ~~Council~~~~the local government~~, sufficient landscape features exist in the lot or nearby streets and reserves, the landscaped area may be reduced by up to 50%.

Existing vegetation in excess of 1.8 metres in height within the specified landscaping areas shall be retained in good order provided that it does not interfere with the orderly or proper planning of the development or pose a threat to the safety of the development or to the public.

6.5.7 Structure Plan

The Challenger Precinct (E26) Concept Plan adopted by Council on 25 September 2013 has effect as a structure plan for the purposes of ~~the Planning and Development (Local Planning Schemes) Regulations 2015~~~~Clause 6-17~~.

AMD 140 GG 03/07/15

6.6 DIVISION 3 - COMMERCIAL ZONES

In order to accommodate the types of existing and future commercial uses in the ~~Town of Kwinana~~~~City of Kwinana~~, two types of commercial zones have been designated. These are Commercial and Service Commercial Zones.

6.6.1 Commercial Zone

The ~~Council~~~~local government~~'s intention in controlling development within the Commercial Zone is to: (a) Promote in the Commercial Zone both Shop and Showroom uses.

(b) Promote in the Commercial Zone commercial uses which are complementary and not in competition with the function of the Kwinana Town Centre Zone.

6.6.2 Service Commercial Zone

The ~~Council's~~~~local government's~~ intention in controlling development within the Service commercial Zone is to;

(a) Promote in the Service Commercial Zone Showroom uses.

(b) Not permit in the Service Commercial Zone Shop uses.

6.6.3 Plot Ratio and Site Coverage

The maximum plot ratio and site coverage shall be as follows:

(a) In the Commercial Zone no building shall have a plot ratio exceeding 2.0 and
~~Town-City~~ of Kwinana Page No. 52

the site coverage allowed shall be 100 per cent subject to the satisfaction of ~~the local government Council~~ on matters relating to access, car parking, circulation, servicing, loading and unloading and other matters which ~~the local government Council~~ in its absolute discretion may take into consideration.

- (b) In the Service Commercial Zone no building shall have a plot ratio exceeding 1.5 and the site coverage shall not exceed 70 per cent and there shall be a maximum of two storeys.

6.6.4 Set Backs

Every building within the Commercial Zone shall be set back such distance from the boundaries of the lot on which it is to be erected as specified in **Table 2** as a condition of approval of the application for ~~Planning Approval~~development approval relating to the building.

6.6.5 Landscaped Areas

Within the Commercial and Service Commercial Zones an area of 8% of the lot shall be designed, developed and maintained as a landscaped area in accordance with the approved plan relating thereto. Where in the opinion of ~~the local government Council~~ sufficient landscape features exist in the lot or nearby streets and reserves, the landscaped area may be reduced by up to 50%.

Existing vegetation in excess of 1.8 metres in height within the specified landscaping areas shall be retained in good order provided that it does not interfere with the orderly or proper planning of the development or pose a threat to the safety of the development or to the public.

6.6.6 Car Parking

Car parking spaces shall be provided, designed, constructed and maintained in accordance with the provisions of Part VII of the Scheme and the approved plan relating thereto.

6.6.7 Loading and Unloading

Areas for the loading and unloading of vehicles carrying goods or commodities to or from premises within the Commercial Zones shall be provided and maintained in accordance with the approved plan relating thereto.

6.6.8 Upper Floors

Within the Commercial Zone, where the ground floor of a multi-storey building is used for the purpose of shops the upper floors of such building may be used for such purpose or purposes as may be permitted or approved of in the Commercial Zone or for the purpose of offices notwithstanding that such offices may not be a use which is incidental to the use of the building in question for the purpose of shops.

Within the Service Commercial Zone mixed developments consisting of uses permitted or approved of by ~~the local government Council~~ may be approved where such uses are compatible and where in the opinion of ~~the local government Council~~ the development will not detract from the amenity of the area.

6.6.9 Orelia Local Centre

The following provisions apply to land zoned Commercial at the intersection of Orelia and Hennessy Avenues, notwithstanding any other provisions in the Scheme:

- (a) Use classes are permitted as follows:
- (i) "P" use: Local Shop

- (ii) "AA" uses:
- Car Park
 - Civic Building
 - Consulting Rooms
 - Eating House
 - Fish Shop
 - Health Studio
 - Laundry (Laundrette)
 - Licensed Restaurant
 - Medical Clinic
 - Multiple Dwelling
 - Office
 - Professional Office
 - Veterinary Clinic

"AA" uses are only permitted where a Local Shop exists or where proposed concurrently with a Local Shop, and all other uses not specified above are not permitted.

- (b) Minimum retail floor space of 515m² to be provided.
- (c) Maximum of 3 storeys permitted.
- (d) Maximum plot ratio of 2.0 permitted.
- (e) A pedestrian awning to be provided along the building frontage.
- (f) In relation to non-residential development, a maximum street setback of 1.5m to Orelia Avenue is permitted.
- (g) In relation to residential development, a maximum residential density of R50 is permitted.
- (h) Development to be in accordance with Design Guidelines to be approved by the City of Kwinana that address:
 - design of buildings;
 - vehicular access and parking;
 - design features to reduce/prevent noise impacts;
 - landscaping;
 - end of trip facilities; and
 - signage.

6.7 DIVISION 4 - MIXED BUSINESS 1 ZONE

AMD 57 GG 1/6/99

The ~~Council's~~ local government's intention in controlling development within the Mixed Business 1 Zone is to:

- (a) Promote the progressive development of land identified within ~~Council's~~ local government's 'Mixed Business Strategy' for uses considered to be predominantly consistent with the 'Other Retail' and 'Storage/distribution' land use categories as defined therein.
- (b) Provide for a range of uses which achieve high standards of development with regard to built form and landscaping.

6.7.1 In addition to the requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 ~~paragraph (a) of sub-clause 2.1.3~~, ~~the Council~~ local government shall require, in the first instance, the preparation of Design Guidelines (to the satisfaction of the local government ~~Council~~) for individual 'Mixed Business' zones and shall thereafter, consider subsequent applications for its Planning Approval ~~development approval~~ within such zones in conformity with the relevant Design Guidelines.

6.7.2 The ~~Council~~local government may permit variations from the relevant Design Guidelines where it is satisfied that the proposed development still meets the objectives of the 'Mixed Business 1' Zone and, in particular, achieves a high standard of development.

6.7.3 The ~~Council~~local government may, from time to time, require proponents to update or modify the relevant Design Guidelines to the satisfaction of the ~~Council~~local government.

6.7.4 Subdivision and Development within the 'Mixed Business 1' Zone should be laid out generally in accordance with the Development Guide Plan as adopted by the local government ~~Council~~ so as to enhance the locality and to secure a high standard of visual amenity for the 'Mixed Business 1' zone.

6.7.5 Within the 'Mixed Business 1' Zone, no existing vegetation shall be removed without the local government ~~Council~~'s approval and the local government ~~Council~~'s approval to commence development shall be deemed as the local government ~~Council~~'s consent to remove vegetation in accordance with the approved plans. The local government ~~Council~~ may specify trees or groups of trees to be preserved within the Mixed Business 1' zone in order to preserve the amenity of the locality.

6.7.6 Plot Ratio and Site Coverage

In the 'Mixed Business 1' Zone no building shall have a plot ratio exceeding 1.5 and the site coverage shall not exceed 70 percent and there shall be a maximum of two levels.

6.7.7 Minimum Setbacks from Boundaries

Every building within the 'Mixed Business 1' Zone shall be set back from the street to which the proposed building fronts a minimum distance as specified under Table 2, except that the local government ~~Council~~ may permit a reduction in the minimum set back requirement where it is satisfied that the proposed development complies with the relevant design guidelines prepared for, and relevant to, the locality within which the building is proposed to be erected.

6.7.8 Landscaping

Within the 'Mixed Business 1' Zone, the local government ~~Council~~ shall require the provision and development of landscaped areas in compliance with the design guidelines relevant to the locality within which the proposed development is situated but should not be less than 8% of the lot and shall be laid out and maintained in accordance with the approved plan.

Where in the opinion of the local government ~~Council~~ sufficient landscape features exist in the lot or nearby streets and reserves, the landscaped area may be reduced by up to 50%.

Existing vegetation in excess of 1.8 metres in height within the specified landscaping areas shall be retained in good order provided it does not interfere with the orderly or proper planning of the development or pose a threat to the safety of the development or to the public.

6.7.9 Upper Floors

Within the 'Mixed Business 1' Zone where the ground floor of a multi-storey building is used for the purpose of shops the upper floors of such buildings may be used for such purposes as may be permitted or approved of in the 'Mixed Business 1' Zone or for the purpose of offices notwithstanding that such offices may not be a use which is incidental to the use of the building in question for the purpose of shops.

Within the 'Mixed Business 1' Zone mixed developments consisting of uses permitted or approved of by the local government ~~Council~~ may be approved where such uses are compatible and where in the opinion of ~~Council~~ the local

| government the development will not detract from the amenity of the area.

6.7.10 Car Parking

Car parking spaces shall be provided, designed, constructed and maintained in accordance with the provisions of Part VII of the Scheme and the approved plan relating thereto.

6.7.11 Loading and Unloading

Areas for the loading and unloading of vehicles carrying goods or commodities to or from premises within the 'Mixed Business 1' Zone shall be provided and maintained in accordance with the approved plan relating thereto.

6.8 **DIVISION 5 - INDUSTRIAL ZONES**

AMD 57 GG 1/6/99

For the purpose of this Scheme, industry has been classified into two types of zones, being Light Industry and General Industry. A noxious Industry as defined in this Scheme shall be subject to the "SA" provisions of Clause 2.3 and shall be zoned as General Industry.

A use falling within the General Industrial zone including any offensive trade or noxious industry shall be considered by the local government Council in accordance with industrial classifications and locational criteria that the local government Council shall adopt from time to time.

Where a use, the subject of the General Industrial zone may have an environmental impact on an adjacent local authority area, the local government Council shall refer such an application together with all relevant information to that authority for its comments.

When considering any application for Planning Approval/development approval for a Noxious Industry or Offensive e Trade, Council/the local government;

- (a) shall require the applicant to provide a report covering such matters as the effect of the proposal on air quality, the levels of dust and other airborne pollutants, the quality of ground water, road traffic and the amenity of the locality as well as any other matter which in the opinion of the local government Council needs to be covered;
- (b) may consult with the Health Department and the Environmental Protection Authority for clarification of any aspect of the proposal which the local government Council requires;
- (c) shall follow the "SA" procedures under Clause 2.3 of this Scheme;
- (d) May either refuse or approve the application with such conditions as are appropriate under the General Industrial zone together with any other conditions which may be appropriate after having considered all the matters arising out of procedures (a), (b), and (c) of the Clause.

6.8.1 Outline Development Plans

AMD 88 GG 19/4/05

Within Policy Area 15 – Kwinana Industrial Strip any industry may choose to prepare an Outline Development Plan (ODP) for its site. In addition to the information required for a Planning Approval/development approval by Clause 2.1.3 by the Planning and Development (Local Planning Schemes) Regulations 2015, the ODP shall include the site dimensions, all existing and proposed buildings, driveways, car parking and loading areas, relevant ground levels, the location, use, height, dimension, floor area and elevations of any proposed buildings and other works, any proposed advertising signs, and any other information the Council-local government considers to be relevant.

- (a) The ODP shall be submitted to the Council-local government for approval prior to any works being carried out on the site;

- (b) In considering whether to grant approval to an ODP, the ~~Council~~local government shall advertise the ODP for public comment;
- (c) Once approved, an ODP is valid for two years from the date of approval;
- (d) Upon receipt of an approved ODP, the ~~Planning Approval~~Development approval of the ~~Council~~local government is not required for any development carried out generally in accordance with the approved ODP.
- (e) Once an approved ODP has expired, it is no longer valid until revised and submitted to ~~the local government~~Council for further approval.

6.8.2 Minor Works not Requiring ~~Planning Approval~~Development approval
AMD 88 GG 19/4/05

~~The local government~~Council approval shall not be required for the following minor works within Policy Area 15 – Kwinana Industrial Strip:

- (i) Works undertaken in accordance with an approved ODP;
- (ii) Any works, that in the opinion of the ~~Council~~local government or its delegate, only involve the minor alteration or modification to an approved ODP;
- (iii) Any works on landholdings greater than 4 ha in area to the west of Rockingham and Patterson Roads, that involve the minor rearrangement of car parking areas and landscaping, wholly within the subject land, provided that the overall area of landscaping, number of car parking bays and size of car parking bays are not diminished, and the car parking bays are reconstructed and marked out in accordance with the ~~Council's~~local government's approved engineering standards and the area of landscaping within the front setback area is not reduced;
- (iv) Any works that re-arrange, alter or renew plant, provided that the area of plant external to the existing building area is not increased, the capacity of the plant does not exceed approved levels, and the offsite impacts of industry including, risks, airborne emissions, odours, noise, vibration, or light spill are not increased; and
- (v) Any minor works to existing plant or infrastructure necessary to comply with licenses or notices issued under State Government legislation or regulations.
- (vi) any works involving a temporary shed or structure, not exceeding 100 square metres in floor area which is outside a driveway, car parking or loading or landscaping area which;
 - is not used for activities which increase the offsite impacts of the industry by virtue of, the generation of risks, airborne emissions, odours, noise, vibration, or light spill;
 - is used for the storage of, material, equipment or machinery or the carrying out of activities associated with the construction, maintenance and similar functions, of approved development and is removed from the site within six months of the date of installation.

All minor works undertaken in (i-iv) shall comply in all respects with Part VI and VII of the Scheme and all other applicable licences or approvals are to be obtained and complied with, and prior to the commencement of any of these works a copy of the plans and details should be forwarded to ~~Council~~the local government.

6.8.3 ~~Council~~The local government may specify in a Planning Policy prepared and adopted in accordance with ~~the Planning and Development (Local Planning Schemes) Regulations 2015~~Clause 8.6 of the Scheme, additional types of works not requiring ~~Planning Approval~~Development approval under the Scheme. Such works may not include use or development which increased the offsite impacts of industry, including, risks, airborne emissions, odours, noise, vibration, or light spill or new use and development of a Use Class defined under Table 1 different to that approved for the site or uses requiring licensing.
AMD 88 GG 19/4/05

6.8.4 Plot Ratio and Site Coverage

AMD 88 GG 19/4/05

Within the Industrial Zones the following plot ratios and site coverage shall not be exceeded.

	Plot Ratio	Site Coverage
Light Industry	1.0	70%
General Industry	0.8	65%

6.8.5 Minimum Setbacks from Boundaries

AMD 88 GG 19/4/05

Within the Industrial Zones, ~~Council~~local government may, at its absolute discretion, vary minimum side and rear boundary setbacks less than that shown in Table 2, provided the following requirements are met, in addition to the requirements of Clause 6.3.2:

- (i) The reduced setback applies to not more than one lot boundary per free standing building and not more than two boundaries per lot;
- (ii) The development on the lot does not exceed the maximum permissible site coverage and maximum permissible plot ratio specified in Clause 6.8.1;
- (iii) The method of construction and materials used comply with fire resistance level requirements of the Building Code of Australia;
- (iv) The wall facing the boundary to which a reduced setback is granted does not exceed six (6) metres in height.

6.8.6 Appearance of Buildings, Units of Process and Ancillary Structures within all Industrial Zones

AMD 88 GG 19/4/05

All buildings, units of process and ancillary structures shall be located, designed and constructed so that the external appearance arising from height, expanse, method of construction, materials used, colour and texture of external finish serve to blend the development into the natural landscape and surrounding built environment and minimise the visual impact of the development.

In considering an application for ~~planning approval~~development approval, ~~the local government~~Council shall have regard for the following:

- (i) The extent to which the use of external colour/tone and texture differences on single large structures or between individual structures reduces the visual impact of the development on the locality and blends harmoniously with the natural landscape and built environment.
- (ii) The extent to which the siting, height and expanse of individual buildings, units of process and ancillary structures serves to preserve views of natural features and areas of landscape significance.

6.8.7 Landscaped Areas

AMD 88 GG 19/4/05

Within all industrial zones an area of at least 5 percent of the site shall be developed and maintained as a landscaped area in accordance with the approved plan relating thereto. ~~The local government Council~~ may in the particular case, reduce the landscaping requirement by up to 50% where the applicant undertakes to establish and maintain landscaping of the road verge in accordance with an agreed plan.

Existing vegetation in excess of 1.8 metres in height within the specified landscaping areas shall be retained in good order provided that it does not interfere with the orderly or proper planning of the development or pose a threat to the safety of the development or to the public.

6.8.8 Car Parking & Crossovers

AMD 88 GG 19/4/05

Car parking spaces shall be provided, designed, constructed and maintained in accordance with the provisions of Part VII of the Scheme and the approved plan relating thereto.

Crossovers shall be constructed of bitumen or concrete to the satisfaction and specification of ~~the local government~~Council.

Parking areas and crossovers shall be constructed and drained to ensure that storm water is disposed of on-site.

6.8.9 Loading & Unloading

AMD 88 GG 19/4/05

Areas for the loading and unloading of vehicles carrying goods or commodities to or from premises within the Industrial Zones shall be provided and maintained in accordance with the approved plan relating thereto.

6.8.10 Waste Water & Effluent Disposal

AMD 88 GG 19/4/05

No land shall be used as a dumping area for any waste products, by-products, industrial waste or residue of any form, nature or description unless prior approval in writing has been granted by the ~~Council~~local government.

In considering an application for ~~Planning Approval~~Development approval, the ~~Council~~local government shall have regard to the possible effects of the development on the amenity of the surrounding areas and the possible result of such development on the soils and sub-soils as well as groundwaters and air quality and may seek the advice of the Health Department and the Environmental Protection Authority.

6.8.11 Recycled Water

AMD 88 GG 19/4/05

In considering an application for ~~planning approval~~development approval, the ~~Council~~local government shall have regard to the desirability of the use of recycled water in industrial processes, but shall also have regard for the requirements of industry in respect of the quality and quantity necessary.

6.8.12 Fencing

AMD 88 GG 19/4/05

Where a security fence is proposed on a front lot boundary, it shall be set back a distance of 1.5 metres from the front lot boundary and landscaping shall be established and maintained between these lines to the satisfaction of ~~the local government~~Council.

6.8.13 Materials Used

AMD 88 GG 19/4/05

- (a) The facade on the principal frontage shall be constructed of brick, stone, masonry or such other material as may be approved by ~~the local government~~Council;
- (b) Notwithstanding the provisions of Clause 6.8.10 (a) ~~the local government~~Council may approve the installation and maintenance of strategic landscaping on the principal frontage in lieu of facade treatment. ~~Council~~The local government shall be satisfied that the aesthetic benefits of strategic landscaping will exceed the benefits of a facade treatment and ~~Council~~the local government may require the lodgement of a performance bond to an equivalent value of the cost of landscaping as estimated by ~~the local government~~Council. ~~Council~~The local government may specify a colour or finish on the facade of the principal frontage.

6.8.14 Private Utility

AMD 88 GG 19/4/05

In considering applications for the installation of a private utility, ~~Council~~the local government of Kwinana

government shall be satisfied that the utility is located within either a service corridor or a location that does not compromise future development, does not result in any adverse risk implications and is visually unobtrusive.

6.9 DIVISION 6 - RURAL ZONE

AMD 57 GG 1/6/99

For the purposes of this Scheme, rural land has been classified into two types of zones, being Rural A and Rural B.

6.9.1 Rural A Zone

The predominant uses within the Rural A Zone shall be rural use provided that the proposed uses are consistent with principles of groundwater conservation and are not likely, in the opinion of the local government~~Council~~, to result in significant discharge of nutrients to the district drainage network.

Where a proposed use is, in the opinion of the local government~~Council~~, likely to have a significant impact on groundwater quality and quantity or is likely to lead to significant discharge of nutrients to the local drainage network, the local government~~Council~~ may refer the matter to the Environmental Protection Authority or Water Authority of Western Australia for advice.

~~Council~~The local government shall not support fragmentation by subdivision except where the use or proposed use of the land is consistent with the predominant use or uses and is consistent with the Policy Statement for the particular locality.

~~Council~~The local government shall apply such development standards to a proposal the subject of an application for ~~Planning Approval~~development approval as it thinks fit providing such standards are not less than that pertaining to similar uses under the Scheme.

6.9.2 Rural B Zone

Land within the Rural B Zone may be used for extractive industries, tailings ponds, processing and other purposes applicable to that zone and for purposes incidental thereto and for no other purpose.

~~Council~~The local government shall apply such development standards to a proposal the subject of an application for ~~Planning Approval~~Development approval as it thinks fit providing such standards are not less than those pertaining to the General Industrial Zone.

6.10 DIVISION 7 - SPECIAL RESIDENTIAL ZONE

AMD 57 GG 1/6/99

In considering an application for rezoning to create a Special Residential Zone, the local government ~~Council~~ shall have regard to the following criteria:

- (a) That the proposal consists of a comprehensive site analysis taking into consideration such matters as topography, soil, tree cover, climate and an assessment of the effects of the development on the environment.
- (b) That the proposal clearly outlines the reasons for selecting the area the subject of the proposed zone with particular reference to how this relates to the local government ~~Council~~'s policy statement for the locality.
- (c) That the subdivision guide map clearly demonstrates that the landform, vegetation, and physical constraints have been taken into account in terms of lot size, lot shape, road layout, building envelopes, strategic fire breaks and open space.

- (d) That the proposal outlines the proposed staging of the subdivision and development,

and the criteria to be met before successive stages are implemented.

6.10.1 An application for rezoning to create a Special Residential Zone shall include the following:

- (a) A Subdivision Guide Map at an appropriate scale to show the proposed subdivision including lot sizes and dimensions, tree preservation areas, building envelopes, strategic firebreaks, road and drainage reserves, and other areas to be set aside for a specific purpose such as bush fire tank site, open space or community purpose site.

~~Council~~The local government may in the particular case, allow the omission of any of the above requirements if so requested by the applicant;

- (b) The Subdivision Guide Map shall show contours based on Australian Height Datum and all relevant topographic features and as a minimum show individual trees or groups of trees, types of trees and vegetation, rock outcrops, wetlands, buildings, roads and fencing;
- (c) A plan or plans showing the layout of reticulated scheme water, road works, drainage and any fill or site modifications;
- (d) The proposed staging of the subdivision where relevant.

6.10.2 Scheme provisions for a specific Special Residential Zone shall be set out in the First Schedule specifying any special development conditions appropriate to secure the objectives of the zone.

6.10.3 In addition to other provisions of the Scheme, land which is included within a Special Residential Zone shall be subject to the following provisions:

Access

- (a) All public roads within any Special Residential Zone shall be constructed to the ~~Council's~~local government's specification and satisfaction.

Drainage

- (b) Prior to subdivision land within any Special Residential Zone shall be drained to the specification and satisfaction of ~~Council~~local government.

Water Supply

- (c) A reticulated water supply from the Water Authority of W.A. network shall be provided to each lot.

On-Site Effluent Disposal

- (d) Adequate provision for on-site effluent disposal shall be made in accordance with the standard requirements of the ~~Council~~local government.

Building Envelopes

- (e) Building Envelopes to be defined by the subdividing landowner prior to a clearance of a Diagram of Survey and a plan of individual envelopes shall be endorsed by the Town Clerk as a certified copy of the Building Envelope.
- (f) All buildings shall be constructed within the confines of the building envelope as shown on the Subdivision Guide Map.
- (g) Notwithstanding the provisions of Clause 6.10.3(f) above, the local government~~Council~~ may permit a variation in the requirements of the approved plan if it is shown to the satisfaction of the local government~~Council~~ at the time of application for Planning Consent that a proposed relocation of a building envelope is desirable or necessary.

- (h) When giving consideration to variation of building envelopes, the local government~~Council~~ shall have consideration for;
- the preservation of existing screening vegetation;
 - the proximity of building envelopes and development on adjacent lots;
 - the effects of such variation on views from adjacent lots;
 - the size of the building envelope, in that the area of the envelope should be approximately 1000 square metres and should not be greater than one half the area of the lot.
- (i) All use and development which requires the issue of a building or other licence or involves the removal of vegetation shall be established within the building envelope.

Tree Preservation

- (j) To retain the rural character of an area and avoid the creation of wind erodible conditions, the Council-local government may designate any group or clump of trees and substantial vegetation as Tree Preservation Areas or may designate Tree Preservation Areas in accordance with a Plan of Subdivision.
- (k) The Council-local government may require the land owner to undertake a tree planting programme on lots nominated by Council-local government as being deficient in vegetation cover.

Prospective Purchasers

- (l) The subdivider shall ensure that each prospective purchaser of a subdivided lot acknowledges in writing at the time of purchase of a lot a schedule of conditions relating to the subdivision.

6.11 DIVISION 8 – RURAL WATER RESOURCE ZONE

AMD 80 GG 2/6/06

The Council's-local government'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.

6.12 DIVISION 9 - SPECIAL RURAL ZONE

AMD 57 GG 1/6/99; AMD 98 GG 15/1/08

The Special Rural Zones have been divided into three categories according to the policy area and the predominant use as follows:

No.	Policy Area	Predominant Use
1.	Wandi	Rural homesites Equestrian Special Rural Development
2.	Mortimer Road	Rural homesites Equestrian Special Rural Development in selected areas
3.	Thomas Road	Rural homesites only

6.12.1 In considering an application for rezoning to create a Special Rural Zone, ~~the local government~~Council shall have regard to the following criteria:

- (a) That the land shall be located within one of the three policy areas Wandi, Mortimer Road or Thomas Road.
- (b) That the proposal meets the predominant use specified for that policy area.
- (c) That the proposal clearly demonstrates that the land is suitable by virtue of its existing natural vegetation cover, aesthetic appeal of its landform and the absence of conflict with alternative land uses or resource management.
- (d) That the subdivision guide map clearly demonstrates that the landform, vegetation, and physical constraints have been taken into account in terms of lot size, lot shape, road layout, building envelopes, strategic fire breaks and open space.
- (e) That the proposal states the source of potable water supply and non-potable water supply as well as the management of these supplies.

6.12.2 An application for rezoning to create a Special Rural Zone shall include the following:

- (a) Subdivision Guide Map at an appropriate scale to show tree preservation areas, building envelopes, strategic fire breaks, pedestrian and riding trails, road and drainage reserves, other areas proposed to be set aside for a specific purpose such as bush fire tank site, open space or community purpose site.

~~Council~~The local government may in the particular case, allow the omission of any of the above requirements if so requested by the applicant;

- (b) The Subdivision Guide Map shall show contours based on the Australian Height Datum and all relevant topographic features and as a minimum show individual trees or groups of trees, types of trees and vegetation, rock outcrops, wetlands, buildings, roads and fencing;
- (c) Where the proposal is part of a larger special rural policy area, a structure plan showing how the proposal relates to the adjacent lots shall be provided;
- (d) A surveyor's plan (pre-calculation drawing) shall be lodged with ~~the local government~~Council prior to the clearance of diagrams of survey and shall show tree preservation areas, strategic fire breaks, building envelopes and roads and drains as proposed and as required by ~~the local government~~Council for approval.

6.12.3 The Scheme provisions for a specific Special Rural Zone shall be set out in the **Second Schedule** specifying any special development conditions appropriate to secure the objective of the zone.

6.12.4 In addition to other provisions of the Scheme, land which is included within a Special Rural Zone shall be subject to the following provisions.

Dwellings

- (a) Not more than one dwelling may be erected on a lot within a Special Rural Zone unless such dwelling complies with the definition of 'Aged and/or Dependent Persons Accommodation' contained in Appendix IV (interpretations) of the scheme.
AMD 8 GG 16/7/93
- (b) No habitable dwelling shall have a floor level less than 2 metres above the highest known water level.

Building Setbacks (except where building envelopes are specified)

- (c) The minimum setbacks from the boundaries of lots shall be;
 - (i) Front - 15 metres, unless ~~the local government~~Council is of the opinion that site conditions are such that a reduction of the setback distance is warranted. In any event, the front setback shall not be less than 7.5 metres,
 - (ii) Others - 10 metres.

Access

- (d) All public roads within any Special Rural Zone shall be constructed to the local government ~~Council~~'s specification and satisfaction.
- (e) The access strips of the lots shown as battleaxe lots shall be constructed prior to subdivision, and maintained thereafter, to the ~~Council's~~local government's specification and satisfaction.
AMD 98 GG 15/1/08

Drainage

- (f) Prior to subdivision land within any Special Rural Zone shall be drained to the specification and satisfaction of ~~Council~~the local government's.

Building Envelopes

- (g) All buildings shall be constructed within the confines of the building envelope as shown on the Subdivision Guide Map.

Notwithstanding the provisions of this clause, ~~the local government~~Council may permit a variation in the requirements of the approved plan if it is shown to the satisfaction of ~~the local government~~Council at the time of application for ~~planning approval~~development approval that a proposed relocation of a building envelope is desirable or necessary.

Tree Preservation

- (h) To retain rural character of an area and avoid the creation of wind erodible conditions, the ~~Council~~local government may designate any group or clump of trees and substantial vegetation as Tree Preservation Areas or may designate Tree Preservation Areas in accordance with a Plan of Subdivision.
- (i) Within the land designated as Tree Preservation Areas, or outside of Building Envelopes, no indigenous tree, scrub or other substantial vegetation may be removed except as hereunder;
 - (i) Trees which are dead, diseased or dangerous;
 - (ii) For the purpose of a firebreak required by a regulation or by-law except that in order to preserve the amenity of the area ~~the local government~~Council may at its discretion vary the position of any required firebreak to avoid destruction of vegetation or due to the physical features of the subject land;
 - (iii) For the purpose of an access driveway for a residential dwelling as approved by ~~the local government~~Council.
- (j) Removal of indigenous trees, scrub or other substantial vegetation for any purpose other than the above exceptions, shall require the written approval of ~~the local government~~Council.
- (k) The ~~Council~~local government may require the land owner to undertake a tree planting programme on lots nominated by ~~the local government~~Council as being deficient in vegetation cover.

Fencing

- (l) The ~~Council~~ local government may determine a minimum standard of road boundary fencing after considering the approved use class and purpose or intent for which the Special Rural Zone was created.

Water Supply

- (m) Water supply provisions;
 - (i) The subdividing owner of the land shall make arrangements satisfactory to the ~~Council~~ local government to the effect that prospective purchasers of the lots are advised that no reticulated water supply can be provided by the Water Authority of W.A,
 - (ii) Where the land is subject to the provisions of the Water Authority of W.A. by-laws applicable to underground water control, the subdividing owner shall inform all prospective purchasers in writing of the Water Authority's requirements,
 - (iii) Purchasers of lots shall make their own arrangements to provide a potable water supply and shall prior to the occupation of any dwelling house provide a water storage tank with a minimum capacity of 92,000 litres unless an operating bore is connected to the supply in which case ~~the local government~~ Council may permit the minimum capacity to be reduced to 20,000 litres. For the purposes of this clause, ~~the local government~~ Council shall be satisfied that the tanks have adequate catchment area and in the case of a bore that it has adequate capacity and flow rate. ~~Council~~ The local government shall be satisfied that the water supply for human consumption meets the standards of the Executive Director of W.A. Health and in the case of any bore water supply, it shall be certified to be acceptable for human consumption.

Forestry (Selective)

- (n) ~~The local government~~ Council may approve the use 'selective forestry' in Special Rural zones following advertising of the proposal in accordance with the 'SA' provisions of the Scheme;
 - (i) ~~T he local government~~ Council may only approve forestry (selective) on lots or portions of lots deficient in vegetation indigenous to the locality,
 - (ii) Applications for approval to commence development of forestry (selective) shall nominate the species of tree to be planted and no other species of vegetation shall be felled for forestry purposes, other than the nominated species,
 - (iii) ~~The local government~~ Council's approval for forestry (selective) shall specify the nominated species to be felled for forestry,
 - (iv) No persons shall remove vegetation indigenous to the locality for the purposes of replacement with forestry (selective) vegetation,
 - (v) ~~T he local government~~ Council may only approve applications for forestry (selective) subject to an agreed management plan which specifies,
 - 1. the nominated species of vegetation to be grown and felled;
 - 2. the numbers of nominated species to be planted;
 - 3. the density of planting of nominated species;
 - 4. the area/location of the lot to be planted with nominated species;
 - 5. the proposed planting/felling programme including interval between felling period and numbers to be felled.
 - (vi) Planting and felling programmes shall be planned to produce a scattering of nominated species of different maturities and no felling programme shall result in areas of the lot devoid of vegetation,
 - (vii) The landowner shall seek ~~the local government~~ Council's approval in writing prior to felling nominated species and each individual tree to be felled shall be marked for inspection by ~~the local government~~ Council prior to felling.

Stock

AMD 50 GG 18/4/97

- (o) The keeping of horses or stock within Special Rural Zones wherein it is permitted shall be subject to a management plan agreed to by the local governmentCouncil. The management plan may include the limitation on numbers, areas from which horses or stock are to be excluded, fencing standards, or any other matter necessary to avoid soil, vegetation, landscape or environmental degradation.
- (p) All dwellings are to be connected to an alternative domestic waste water treatment system as approved by the Health Department of WA with an adequate phosphorus retention capacity, as determined by the Department of Environmental Protection. The base of the system or the modified irrigation area is to be the required distance above the highest known groundwater level as determined by the local governmentCouncil.

AMD 72 GG 5/2/02

6.13 DIVISION 10 - CLUSTER/COMMUNAL RURAL SETTLEMENT ZONE

AMD 58 GG 2/5/03; AMD 80 GG 2/6/06

The local governmentCouncil's objective in establishing a Cluster/Communal Rural Settlement Zone is to provide for multiple occupancy to occur in the context of specific themes within its rural areas, while enhancing the environmental status of the land and its rural landscape value.

6.13.1 In considering an application for rezoning to create a Cluster/Communal Rural Settlement Zone, the local governmentCouncil shall have regard to and require the following criteria:

- (a) a comprehensive site analysis, having regard to such matters as topography, soil, tree cover, climate and an assessment of the effects of development on the environment;
- (b) the reason for selecting the area the subject of the proposal with particular reference to the particular advantages gained by multiple occupancy and strata titling in order to achieve the objectives of the development proposal;
- (c) Management Plan including, but not limited to, stocking restrictions, vegetation retention, replanting, drainage, water harvesting and management, nutrient management, bush fire control, landscaping protection and soil conservation;
- (d) the source, quality and quantity of potable water and the ongoing management thereof;
- (e) the details of the management instrument to be implemented in order to ensure that multiple occupancy is implemented appropriately;
- (f) a Development Plan detailing the development proposal and indicating lot configuration and area, land use areas, tree retention, fire control details, contours (Australian Height Datum), all relevant topographical features, individual trees or groups of trees, types of trees and other vegetation, rock outcrops, wetlands, buildings, building envelopes, roads, fencing infrastructure and servicing requirements as may be appropriate. The local governmentCouncil may, in a particular case, allow the omission of any of the above details from the Development Plan, or require the addition of any other factor necessary to ensure the preservation of the amenities of the locality and protection of the environment.
- (g) where the proposal is part of a larger development precinct or policy area established under the Scheme, a Structure Plan shall be prepared showing how the proposal relates to adjacent lots.

- (h) provision of design guidelines detailing how land use development and the built form (dwellings, ancillary buildings, water tanks etc) shall be integrated with the rural character of the locality. The design guidelines will address the following:
 - (i) use of non-reflective material;
 - (ii) use of appropriate building materials such as timber, stone, rammed earth or brick and colour(s) and textures which are essentially earthy and are compatible with the rural landscape;
 - (iii) depending on the density of cluster development and its potential impact on rural amenity, restrictions will be placed on the floor area and height of dwellings;
 - (iv) and any other design issue deemed appropriate by the local government Council.

6.13.2 Scheme Provisions for a specific Cluster/Communal Rural Settlement Zone shall be set out in the Fifth Schedule specifying the theme and any special development conditions appropriate to secure the objective of the zone. In addition to other provisions of the Scheme, land which is included within the Cluster/Communal Rural Settlement Zone shall be subject to the following provisions:

Tree Preservation

- (a) To retain the rural character of an area and to avoid the creation of wind erodible conditions, the local government Council may designate any group or clump of trees and substantial vegetation as Tree Preservation Areas or may designate Tree Preservation Areas in accordance with a Development Plan.
- (b) Within the land designated as Tree Preservation Areas, no vegetation shall be removed except as hereunder;
 - (i) trees which are dead, diseased or dangerous;
 - (ii) for the purpose of a firebreak required by regulation or by-law except, that in order to preserve the amenity of the area, the local government Council may at its discretion vary the position of any firebreak to avoid destruction of vegetation, or due to the physical features of the subject land;
 - (iii) for the purpose of an access drive-way for a residential dwelling as approved by the local government Council.
- (c) The local government Council may require the landowner/s to undertake a tree planting programme on areas nominated by the local government Council as being deficient in vegetation cover.

Fencing

- (d) The local government Council may determine the minimum standard of road boundary fencing after considering the approved use class and purpose or intent for which the zone was created.

Water Supply

- (e) Where a density greater than 1 dwelling per 2 ha is sought all dwellings shall be connected to reticulated water.
- (f) The method of water supply shall be determined having regard to the density of development, water availability, quality and potability.
- (g) Where reticulated water is not to be provided, the subdivider shall make arrangements satisfactory to the local government Council to the effect that prospective purchasers of the lots are advised that no reticulated water supply can be provided by the Water Corporation
- (h) Where the land is situated in a groundwater protection area the subdivider shall inform all prospective purchasers in writing of the requirements of the Department for Environment, Water and Catchment Protection in this regard.

- (i) Purchasers of lots shall make their own arrangements to provide a potable water supply and shall, prior to the occupation of any dwelling house, provide a water storage tank with a minimum capacity of 92 000 litres unless an operating bore is connected to the supply, in which case the local government Council may permit the minimum capacity to be reduced to 20 000 litres.

For the purpose of this clause, the local government Council shall be satisfied that the tanks have adequate catchment area and in the case of a bore, that it has adequate capacity and flow rate. The local government Council shall be satisfied that the portable water meets the standards of the Commissioner for Health.

Servicing

- (j) Internal roads, drainage and other services shall be constructed and maintained to standards satisfactory to the local government Council. The local government Council may serve notice on the person or body responsible for the sites management requiring the repair or maintenance of services which are found not to be to the local government Council's specifications. The local government Council may, by its duly authorised officer, enter the property for the purpose of any inspections of works required by this clause.

Forestry (Selective)

- (k) The local government Council may approve the use 'Forestry (Selective)' within the Cluster/Communal Rural Settlement Zone, but shall have regard to the following:
- (i) T he local government Council may only approve forestry (selective) on lots or portions of lots deficient in vegetation indigenous to the locality;
 - (ii) applications for approval to commence development of forestry (selective) shall nominate the species of tree to be planted and no species of vegetation shall be felled for forestry (selective) purposes other than the nominated species;
 - (iii) T he local government Council's approval for forestry (selective) shall specify the nominated species to be felled;
 - (iv) no person shall remove vegetation indigenous to the locality for purpose of replacement with vegetation for forestry (selective) purposes;
- (l) The local government Council may only approve applications for forestry (selective) subject to an agreed Management Plan which includes the following:
- (i) nominated species of vegetation to be grown and felled;
 - (ii) number of nominated species to be planted;
 - (iii) density of planting of nominated species;
 - (iv) area of location of lot to be planted with nominated species;
 - (v) proposed planting and felling program including interval between felling periods, numbers to be felled, scattering of nominated species of different maturities, and shall not result in area of the lot devoid of vegetation;
 - (vi) the requirements of the Bush Fires Board of WA.

Dwellings

- (m) No habitable dwelling shall have a floor level less than 2 metres above the highest known water table.

Stock

- (n) Where a Development Plan depicts areas for grazing, stocking rates shall be determined by Agriculture Was and the Council local government. A Management Plan shall be prepared and agreed by the local

government~~Council~~, including limitation on numbers, areas from which stock is excluded, fencing standards, and any other matter necessary to avoid soil, vegetation, landscape and environmental degradation.

- (o) If, in the opinion of ~~the local government~~Council, any lot is over grazed or severely degraded it may order the removal of any or all stock, either temporarily or permanently, unless remedial works are carried out by the landowner/s to render the land stable.

6.13.3 Prior to the subdivision or development of land, a Development Plan (prepared in accordance with subclause 6.12.1(f) shall be submitted and approved by the ~~local government~~Council and the Western Australian Planning Commission. Subdivision and development shall generally be in accordance with the approved Development Plan, and no further subdivision shall be permitted.

6.13.4 Prior to its consideration of subdivision or development, ~~the local government~~Council shall also require the submission of such legal or other documentation as may be required so as to provide for:

- (a) a mechanism whereby ~~the local government~~Council will be a party to, and whose consent will be necessary for, any decision involving a change in the structure or management of the project or a change in land use;
- (b) a commitment to a continuing direct relationship between ownership of residential lots and the balance of the property;
- (c) satisfactory management or maintenance of the non-residential component of the property;
- (d) methodology for resolution of any conflict arising in respect to the management of the property as a whole or to activity on a residential site;
- (e) continuing use of land, other than that set aside for residential or community use, for equestrian purposes, or other approved rural enterprises;
- (f) ownership and management of community facilities where provided;
- (g) prohibition of the sale of commonly owned and managed land, unless with the consent of ~~the local government~~Council and approval of the Western Australian Planning Commission; and
- (h) implementation of reasonable controls over residential appearance and maintenance.

6.14 DIVISION 11 - SPECIAL USE ZONES

AMD 57 GG 1/6/99; AMD 80 GG 2/6/06

Land within a Special Use Zone may be used for the purposes specified on the Scheme Map and in the Third Schedule and for purposes incidental thereto and for no other purpose.

6.14.1 The site requirements of lot area, minimum effective frontage, development type, plot ratio, car parking, setbacks and other development provisions shall be determined by ~~the local government~~Council in its absolute discretion, providing that such standards are not less than that pertaining to similar uses under the Scheme.

6.15 DIVISION 12 – DEVELOPMENT ZONE

AMD 57 GG 1/6/99; AMD 96 GG 22/1/08; AMD 96 GG 22/1/08

6.15.1 The purpose of the Development Zone is to provide for the orderly planning and development of larger areas of land in an integrated manner within a regional context whilst retaining flexibility to review planning with changing circumstances. In considering applications for development and changes to residential density codings in areas near existing and proposed future railway stations the ~~Council-local government~~Council will have due regard to the desirability of higher residential densities, transit related development and good pedestrian and vehicular access to stations in order to promote public transport usage.

6.15.2 The objectives of the Development Zone are to:

- (a) designate land for future development;
- (b) provide a planning mechanism for the identification and protection of areas of conservation value whilst facilitating the growth of the Town;
- (c) provide for the orderly planning of large areas of land for residential, commercial, industrial and associated purposes through a comprehensive structure planning process;
- (d) enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area, and,
- (e) provide sufficient certainty for demand forecasting by service providers.

6.15.3 Subject to Clause 6.17.2, the subdivision, use and development of land is to generally be in accordance with a Structure Plan that has been prepared and adopted under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015~~Clause 6.17 of the Scheme.~~

6.15.4 The permissibility of uses in the Development Zone is subject to the Planning and Development (Local Planning Schemes) Regulations 2015~~Subclause 6.17.7~~ and shall be determined in accordance with the provisions of the Structure Plan.

6.16 DIVISION 13 - SPECIAL CONTROL AREAS

AMD 57 GG 1/6/99; AMD 80 GG 2/6/06; AMD 96 GG 22/1/08

6.16.1 Operation of Special Control Areas

6.16.1.1 The following special control areas are shown on the Scheme Map:

- (a) Areas of Landscape Protection
- (b) The Peel Harvey Coastal Catchment
- (c) Development Areas shown on the Scheme Map as DA with a number and included in the Fourth Schedule.
- (d) Development Contribution Areas shown on the Scheme Map as DCA with a number and included in the Fifth Schedule.

6.16.1.2 In respect of a special control area shown on a Scheme Map, the provisions applying to the special control area apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme.

6.16.2 Areas of Landscape Protection

6.16.2.1 ~~Council~~The local government's objective in setting aside Areas of Landscape Protection is to conserve areas of natural ecological value or landscape amenity whilst at the same time allowing development as provided in the Zoning Table No. 1 of the Scheme.

6.16.2.2 No person shall, in any Area of Landscape Protection, without the local government~~Council's Planning Approval~~Development approval in writing;

- (a) Carry out clearing of trees or other vegetation;
- (b) Carry out any filling, dredging or changes to the contour of the land;
- (c) Erect any advertising sign,
- (d) Erect or construct any building or outbuilding,

- (e) Degrade any natural wetland system,
- (f) Detract from the amenity of the locality.

6.16.2.3 In considering an application for ~~Planning Approval~~Development approval in respect of any land within an Area of Landscape Protection, the local governmentCouncil shall have regard to the following:

- (a) The overall impact of the proposed development on the landscape amenity of the area and the desirability of limiting or modifying the siting, construction, design or materials of any building or associated services;
- (b) The need for an overall management plan prepared .by the local governmentCouncil in consultation with the affected owners as a prerequisite to any ~~Planning Approval~~Development approval being issued;
- (c) The extent to which any subdivision proposal should guarantee the protection of natural ecological features or areas of landscape amenity;
- (d) The desirability of minimising the effect of new road construction including earthworks and clearing of vegetation within road reserves.

6.16.3 The Peel-Harvey Coastal Catchment

6.16.3.1 For the purposes of this Scheme, the Peel-Harvey Coastal Plain Catchment means the Peel-Harvey Coastal Plain Catchment as set out in the State Planning Policy No. 2.1, together with any amendments thereto.

6.16.3.2 The local governmentCouncil shall be guided by the objectives and policy statements contained in the Environmental Protection (Peel Inlet - Harvey Estuary) Policy 1992 and State Planning Policy No. 2.1, as amended, a copy of which shall be kept and made available for public inspection at the offices of the local governmentCouncil.

6.16.3.3 For the purposes of the definition of development under the Act 'Intensive Agriculture' shall be deemed to be a material change of use requiring approval of the local governmentCouncil.

6.16.3.4 In considering a proposal to develop land for intensive agriculture, the local governmentCouncil shall:

- (a) take account of soil types, slope and groundwater flows and surface water drainage and proximity to the Estuary;
- (b) take account of the objectives of State Planning Policy No. 2.1, as amended with respect to the potential impact of the proposal on the environment and water quality;
- (c) seek advice from the Department of Agriculture and Environmental Protection Authority and take account of that advice in making its determination or defer the decision pending a formal assessment under Part IV of the Environmental Protection Act.

6.16.4 Development Areas

6.16.4.1 Purpose

- (a) To identify areas requiring comprehensive planning prior to subdivision and development.

- (b) To coordinate subdivision, land use and development in areas requiring comprehensive planning.

6.16.4.2 Planning requirements

- 6.16.4.2.1 Subject to clause 6.17.2, the local government requires a Structure Plan for a Development Area, or for any particular part or parts of a Development Area, before recommending subdivision or approving the use or development of land within the Development Area.
- 6.16.4.2.2 Where a Structure Plan exists, the subdivision, use and development of land is to generally be in accordance with the Structure Plan and any associated provisions contained in the Fourth Schedule.
- 6.16.4.2.3 The local government or the Commission may, as a condition of adopting or approving a Proposed Structure Plan, require a more detailed Structure Plan in future if the local government or the Commission considers that it will be necessary to provide additional detail to the proposals contained in the Proposed Structure Plan.
- 6.16.4.2.4 The Fourth Schedule describes the Development Areas in more detail and sets out the purpose and particular requirements that may apply to the Development Area.

6.16.5 Development Contribution Areas

AMD 115 GG 19/06/12

6.16.5.1 Interpretation

In clause 6.16.5, unless the context otherwise requires –

“Administrative Costs” means such costs as are reasonably incurred for the preparation and (with respect to standard infrastructure items) implementation of a Development Contribution Plan.

“Administrative Items” means the administrative matters required to be carried out by or on behalf of the local government in order to prepare and (with respect to standard infrastructure items) implement a Development Contribution Plan, including legal, accounting, planning, engineering, and other professional advice.

“Cost Apportionment Schedule” means a schedule prepared and distributed in accordance with clause 6.16.5.10.

“Cost Contribution” means the contribution to the cost of Infrastructure including Administrative Costs payable by an Owner under clause 6.16.5.11 and any applicable Development Contribution Plan.

“Development Contribution Area” means each area shown on the Scheme Map as DCA with a number and included in the Fifth Schedule.

“Development Contribution Plan” means a development contribution plan prepared in accordance with the provisions of State Planning Policy 3.6 ‘Development Contributions for infrastructure’ and the provisions of this clause 6.16.5 of this Scheme, as incorporated into the Fifth Schedule to this Scheme.

“Development Contribution Plan Report” means a report prepared and distributed in accordance with clause 6.16.5.10 “Infrastructure” means the standard infrastructure items (services and facilities set out in Appendix 1 of State Planning Policy 3.6) and community infrastructure, including

recreational facilities; community centres; child care and after school centres; libraries and cultural facilities and such other services and facilities for which Cost Contributions may reasonably be requested having regard to the objectives, scope and provisions of State Planning Policy 3.6.

“Infrastructure Cost” means any costs reasonably incurred for the acquisition and construction of infrastructure.

“Owner” means an owner of land that is located within a Development Contribution Area.

“State Planning Policy 3.6” means State Planning Policy 3.6 - Development Contributions for Infrastructure - as amended from time to time.

6.16.5.2 Purpose

The purpose of having Development Contribution Areas is to –

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

6.16.5.3 Development Contribution Plan required

A Development Contribution Plan is required to be prepared for each Development Contribution Area.

6.16.5.4 Development Contribution Plan Required

A Development Contribution Plan is incorporated into Schedule V (5) as part of this Scheme.

~~6.16.5.5 Subdivision, strata subdivision and development~~

~~The local government shall not withhold its support for subdivision, strata subdivision or refuse to approve a development solely for the reason that a Development Contribution Plan is not in effect, there is no approval to advertise a Development Contribution Plan, or that there is no other arrangement with respect to an Owner's contribution towards the provision of community infrastructure.~~

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 9: Procedure for dealing with applications for development approval, Clause 69: Application not to be refused if development contribution plan not in place

6.16.5.56 Guiding Principles for Development Contribution Plans

The Development Contribution Plan for any Development Contribution Area is to be prepared in accordance with the following principles –

- (a) Need and the nexus

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

- (b) Transparency

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

(c) Equity

Cost Contributions should be levied from all developments within a Development Contribution Area, based on their relative contribution to need.

(d) Certainty

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

(e) Efficiency

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

(f) Consistency

Cost Contributions should be applied uniformly across a Development Contribution Area and the methodology for applying contributions should be consistent.

(g) Right of consultation and review

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

(h) Accountable

There must be accountability in the manner in which Cost Contributions are determined and expended.

6.16.5.76 Content of Development Contribution Plans

A Development Contribution Plan is to specify -

- (a) the Development Contribution Area to which the Development Contribution Plan applies;
- (b) the infrastructure and administrative items to be funded through the Development Contribution Plan;
- (c) the method of determining the Cost Contribution of each Owner; and
- (d) the priority and timing for the provision of Infrastructure.

6.16.5.87 Period of Development Contribution Plan

A Development Contribution Plan shall specify the period during which it is to operate.

6.16.5.98 Land excluded

In calculating both the area of an Owner's land and the total area of land in a Development Contribution Area, the area of land provided or required in that Development Contribution Area for -

- (a) roads designated under the Metropolitan Region Scheme as Primary Regional Roads and Other Regional Roads;
- (b) existing public open space;
- (c) existing government primary and secondary schools; and
- (d) such other land as is set out in the Development Contribution Plan, is to be excluded.

6.16.5.409 Development Contribution Plan Report and Cost Apportionment Schedule

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

6.16.5.940.2 The Development Contribution Plan report and the Cost Apportionment Schedule shall set out in detail the calculation of the Cost Contribution for each Owner in the Development Contribution Area, based on the methodology provided in the Development Contribution Plan, and shall take into account any proposed staging of the development.

6.16.5.940.3 The Development Contribution Plan report and the Cost Apportionment Schedule do not form part of the Scheme, but once adopted by the local government they are subject to review as provided under clause 6.16.5.11.

6.16.5.104 Cost Contributions based on estimates

6.16.5.104.1 The determination of Infrastructure Costs and Administrative Costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the local government and adjusted accordingly, if necessary.

6.16.5.104.2 Where a Cost Apportionment Schedule contains estimated costs, such estimated costs are to be reviewed at least annually by the local government -

- (a) in the case of land to be acquired, in accordance with clause 6.16.5.112; and
- (b) in all other cases, in accordance with the best and latest information available to the local government until the expenditure on the relevant item of infrastructure or administrative costs has occurred.

6.16.5.104.3 The local government is to have such estimated costs independently certified by appropriate qualified persons and must provide such independent certification to an Owner when requested to do so.

6.16.5.104.4 Where any Cost Contribution has been calculated on the basis of an estimated cost for Infrastructure, the local government -

- (a) is to adjust the Cost Contribution of any Owner in accordance with the revised estimated costs; and
- (b) may accept a Cost Contribution based upon estimated

costs, as a final Cost Contribution and enter into an agreement with an Owner accordingly.

- 6.16.5.1~~40~~.5 Where an Owner's Cost Contribution is adjusted under clause 6.16.5.1~~40~~.4, the local government, on receiving a request in writing from an Owner, is to provide the Owner with a copy of estimated costs and the calculation of adjustments.

6.16.5.1~~40~~.6 If an Owner objects to the amount of a Cost Contribution, the Owner may give notice to the ~~Local~~ ~~g~~Government requesting a review of the amount of the Cost Contribution by an appropriate qualified person ('independent expert') agreed by the local government and the Owner at the Owner's expense, within 28 days after being informed of the Cost Contribution.

6.16.5.1~~40~~.7 If the independent expert does not change the Cost Contribution to a figure acceptable to the Owner, the Cost Contribution is to be determined -

- (a) by any method agreed between the ~~local~~ government and the Owner; or
- (b) if the local government and the Owner cannot agree on a method pursuant to (a) or an independent expert, by arbitration in accordance with the Commercial Arbitration Act 1985, with the costs to be shared equally between the local government and Owner.

6.16.5.1~~12~~ Valuation

6.16.5.1~~21~~.1 Clause 6.16.5.1~~21~~ applies in order to determine the value of land to be acquired for the purpose of providing Infrastructure.

6.16.5.1~~21~~.2 In clause 6.16.5.1~~21~~:

In the case of DCA1 'Value' means the capital sum which an unencumbered estate in fee simple of the land might reasonably be expected to realise if offered for sale on such reasonable terms and conditions as a bona fide seller would require:

- (a) on the basis that there are no buildings, fences or other improvements of a like nature on the land;
- (b) on the assumption that any rezoning necessary for the purpose of the development has come into force; and
- (c) taking into account the added value of all other improvements on or appurtenant to the land.

In the case of all other DCAs, 'Value' means the fair market value of land, at a specified date, which is defined as the capital sum that would be negotiated in an arms length transaction in an open and unrestricted market, assuming the highest and best use of the land with all its potential and limitations (other than the limitation arising from the transaction for which the land is being valued), wherein the parties act knowledgeably, prudently and without compulsion to buy or sell.

The net land value is to be determined by a static feasibility valuation model, using the working sheet model attached to this scheme as Schedule VIII (8). As part of that feasibility an appropriate profit and risk factor is to be determined from which a 10 per cent profit factor is to be excluded from the calculation.

'Valuer' means a licensed valuer agreed by the local government and the owner, or, where the local government and the owner are unable to reach agreement, by a valuer appointed by the President of the Western Australian Division of the Australian Property Institute.

6.16.5.1~~12~~.3 If any Owner objects to a valuation made by the Valuer, the Owner may give notice to the local government requesting a review of the amount of the Value, at the Owner's expense, within 28 days after being informed of the Value.

6.16.5.1~~12~~.4 If, following a review, the Valuer's determination of the value of the land is still not a figure acceptable to the owner, the value is to be determined:

- (a) by any method agreed between the local government and the owner; or
- (b) if the local government and the owner cannot agree, the owner may apply to the State Administrative Tribunal for a review of the matter under part 14 of the *Planning and Development Act 2005*.

6.16.5.1~~32~~ Liability for Cost Contributions

6.16.5.1~~32~~.1 An Owner must make a Cost Contribution in accordance with the applicable Development Contribution Plan and the provisions of clause 6.16.5.

6.16.5.1~~32~~.2 An Owner's liability to pay the Owner's Cost Contribution to the local government arises on the earliest of:

- (a) the ~~Local~~ ~~g~~Government giving advice to the Western Australian Planning Commission that conditions of subdivision approval of the Owner's land within the Development Contribution Area, which conditions are cleared by the Local Government, have been complied with; *AMD 100A GG 03/10/17*
- (b) the Western Australian Planning Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the Owner's land within the Development Contribution Area;
- (c) the commencement of any development on the Owner's land within the Development Contribution Area;
- (d) the approval of any strata plan by the local government or Western Australian Planning Commission on the Owner's land within the Development Contribution Area;
- (e) the approval of a change or extension of use by the local government on the Owner's land within the Development Contribution Area; or

The liability arises only once upon the earliest of the above listed events. Upon an Owner's liability to pay the Owner's Cost Contribution arising in accordance with this clause, the local government may issue a notice to the Owner requiring payment of the Cost Contribution in accordance with clause 6.16.5.1~~43~~.

6.16.5.1~~32~~.3 Notwithstanding clause 6.16.5.13.2, an owner's liability to pay the Owner's Cost Contribution does not arise if the Owner commences development of the first single house or outbuilding associated with that first single house on an existing lot which has not been subdivided or strata subdivided since the coming into effect of the Development Contribution Plan.

6.16.5.1~~32~~.4 Where a development contribution plan expires in accordance with clause 6.15.5.8, an owner's liability to pay the owner's cost contribution under that Development Contribution Plan shall be deemed to continue in effect and be carried over into any subsequent development contribution plan which includes the Owner's land, subject to such liability.

6.16.5.1~~34~~ Payment of Cost Contribution

6.16.5.1~~34~~.1 The Owner, with the agreement of the local government, is to pay the Owner's Cost Contribution by:

- (a) cheque or cash;
- (b) transferring to the local government or a public authority land in satisfaction of the Cost Contribution;
- (c) the provision of physical infrastructure;
- (d) some other method acceptable to the local government; or
- (e) any combination of these methods.

6.16.5.1~~43~~.2 The Owner, with the agreement of the local government, may pay the Owner's Cost Contribution in a lump sum, by instalments or in such other manner as agreed with the local government.

6.16.5.1~~34~~.3 Payment by an owner of the cost contribution, including a cost contribution based upon estimated costs in a manner acceptable to the local government, constitutes full and final discharge of the owner's liability under the development contribution plan and the local government shall provide certification in writing to the owner of such discharge if requested by the owner.

6.16.5.1~~45~~ Charge on land

6.16.5.1~~45~~.1 The amount of any Cost Contribution for which an Owner is liable under clause 6.16.5.1~~32~~, but has not paid, is a charge on the Owner's land to which the Cost Contribution relates, and the local government may lodge a caveat at the Owner's expense against the Owner's title to that land.

6.16.5.1~~54~~.2 The local government, at the Owner's expense and subject to such other conditions as the local government thinks fit, can withdraw a caveat, lodged under clause 6.16.5.1~~54~~.1 to permit a dealing and may then re-lodge the caveat to prevent further dealings.

6.16.5.1~~54~~.3 If the Cost Contribution is paid in full, the local government, if requested to do so by the Owner and at the expense of the Owner, is to withdraw any caveat lodged in accordance with clause 6.16.5.1~~45~~.

6.16.5.16 Administration of Funds

6.16.5.1~~65~~.1 The local government is to establish and maintain a reserve account in accordance with the Local Government Act 1995 for each Development Contribution Area into which Cost Contributions for that Development Contribution Area will be credited and from which all payments for the cost of infrastructure costs and administrative costs within that Development Contribution Area will be paid.

The purpose of such a reserve account or the use of money in such a reserve account is limited to the application of funds for that Development Contribution Area.

6.16.5.1~~65~~.2 Interest earned on Cost Contributions credited to a reserve account in accordance with clause 6.16.5.1~~56~~.1 is to be applied in the Development Contribution Area to which the reserve account relates.

6.16.5.1~~65~~.3 The local government is to publish an audited annual statement of accounts for that Development Contribution Area as soon as practicable after the audited annual statement of accounts becomes available.

6.16.5.1~~76~~ Shortfall or Excess in Cost Contributions

6.16.5.1~~76~~.1 If there is a shortfall in the total of Cost Contributions when all Cost Contributions have been made or accounted for in a particular Development Contribution Area, the local government may:

- (a) make good the shortfall;
- (b) enter into agreements with Owners to fund the shortfall; or
- (c) raise loans or borrow from a financial institution, but nothing in paragraph 6.16.5.1~~67~~.1 restricts the right or power of the local Government to impose a differential rate to a specified Development Contribution Area in that regard.

6.16.5.1~~76~~.2 If there is an excess in the total of Cost Contributions when all Cost Contributions have been made or accounted for in a particular Development Contribution Area, the local government is to refund the excess funds to contributing Owners for that Development Contribution Area. To the extent, if any, that it is not reasonably practicable to identify Owners and/or their entitled amount of refund, any excess in funds shall be applied, to the provision of additional facilities or improvements in that Development Contribution Area.

6.16.5.1~~78~~ Powers of the Local Government

The local government in implementing the Development Contribution Plan has the power to:

- (a) acquire any land or buildings within the scheme area under the provisions of the *Planning and Development Act 2005*; and
- (b) deal with or dispose of any land which it has acquired under the provisions of the *Planning and Development Act 2005* in accordance with the law and for such purpose may make such agreements with other owners as it considers fit.

6.16.5.1~~98~~ Arbitration

Subject to clause 6.16.5.1~~12~~.3 and 6.16.5.1~~21~~.4, any dispute between an Owner and the local government in connection with the Cost Contribution required to be made by an Owner is to be resolved by arbitration in accordance with the Commercial Arbitration Act 1985.

6.17 DIVISION 14 - STRUCTURE PLANS

AMD 57 GG 1/6/99; AMD 80 GG 2/6/06; AMD 96 GG 22/1/08

6.17.1 Interpretation

In clause 6.17, unless the context otherwise requires:

'Proponent' means any owner or owners of land to which the Proposed Structure Plan relates that has or have submitted that Proposed Structure Plan;

'Proposed Structure Plan' means a structure plan, which may apply to either a local area or a district, that has been prepared in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015~~clause 6.17.3~~; and

'Structure Plan'

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 4 Structure plans Clause 14 Terms used: structure plan

~~means a Proposed Structure Plan that has been approved by both the Commission and adopted by the local government under clause 6.17.4.15.~~

6.17.2 Requirement for Structure Plans

6.17.2.1 Within the Development Zone, Kwinana Town Centre Zone or Development Area or the relevant portion of the Zone or Area, unless there is an adopted Structure Plan the local government is not to:

- (a) Consider recommending subdivision; or
- (b) Approve an application for ~~Planning Approval~~development approval.
AMD 140 GG 03/07/15

6.17.2.2 Notwithstanding clause 6.17.2.1, the local government may consider an application in respect of a development, use or subdivision proposal before a Structure Plan has been prepared and / or adopted, provided that the local government in addition to any other matters required by this Scheme to be considered, have regard to the following considerations:

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

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 4: Structure Plans. for the procedures and requirements for Structure Plans.

6.17.3 Preparation of Structure Plans

~~6.17.3.1 A Structure Plan may include plans and other documents.~~

~~6.17.3.2 A Structure Plan may, with the agreement of the local government, be prepared and implemented in stages.~~

~~6.17.3.3 A Structure Plan may relate to only part of a Development Zone, Kwinana Town Centre or Development Area.~~

~~AMD 140 GG 03/07/15~~

~~6.17.3.4 A Structure Plan is to contain such detail as, in the opinion of the local government, is required to satisfy the planning requirements of the Development Zone, Kwinana Town Centre Zone or Development Area, and, without limiting the generality of the foregoing, may include the following details:~~ ~~AMD 140 GG 03/07/15~~

- ~~(a) the area to which the Structure Plan applies;~~
- ~~(b) the main physical natural features of the area including landform, topography, hydrology, landscape, vegetation, soils, conservation and heritage values, ownership, land use, roads and public transport, and services;~~
- ~~(c) the planning context, including the regional and neighbourhood structure, relevant strategies, Scheme provisions and policies and where appropriate, indicating how the proposed Structure Plan is to be integrated into the surrounding area;~~
- ~~(d) proposed major land uses, in particular, residential areas, public open space, school sites, civic and community uses, commercial uses (including the location and hierarchy of commercial centres), mixed use, industrial and mixed business uses;~~
- ~~(e) the proposed indicative lot pattern and general location of any major buildings;~~
- ~~(f) residential densities;~~
- ~~(g) location of industrial and business areas;~~
- ~~(h) estimates of future lots, dwellings, population, and retail floor space;~~
- ~~(i) provision for major infrastructure, including main drainage, sewerage, water supply and other key infrastructure services;~~
- ~~(j) the proposed road network and hierarchy, public transport services, and bicycle and pedestrian networks;~~
- ~~(k) the timeframe and staging of subdivision and development, and the method of implementation, including any proposals for funding by development contributions;~~
- ~~(l) provision of emergency services including police, ambulance and fire services;~~
- ~~(m) developer/proponent contributions towards the provision of infrastructure (including roads, drainage reserves, public open space and community purpose sites);~~
- ~~(n) details as appropriate relating to:
 - ~~(i) vehicular access and parking;~~
 - ~~(ii) the location, orientation and design of buildings and the space between buildings;~~
 - ~~(iii) conservation areas;~~
 - ~~(iv) heritage places; and~~
 - ~~(v) special development control provisions; and~~~~
- ~~(o) such other information as may be required by the local government.~~

~~6.17.3.5 In considering a Proposed Structure Plan for part of a Development Zone, the Kwinana Town Centre Zone or the Development Area, the local government may require the Proponent to demonstrate how planning for the subject land may be integrated with planning for the balance of the Zone or Area, including how broad land uses, essential services, main movement systems and major conservation and recreation areas are to be integrated and provide information on the arrangements for implementation.~~

AMD 140 GG 03/07/15

~~6.17.4 Adoption and Approval of Structure Plans~~

~~6.17.4.1 A Proposed Structure Plan may be prepared by a Proponent or the local government. Where prepared by a Proponent, the Proposed Structure Plan is to be submitted to the local government.~~

~~6.17.4.2 Upon receiving a Proposed Structure Plan, the local government is to either:~~

- ~~(a) determine that the Proposed Structure Plan is satisfactory for advertising;~~
- ~~(b) determine that the Proposed Structure Plan is not to be advertised until further details have been provided or modifications undertaken; or~~
- ~~(c) determine that the Proposed Structure Plan is not satisfactory for advertising and give reasons for this to the Proponent.~~

~~6.17.4.3 If within 60 days of receiving a Proposed Structure Plan for approval for advertising, or such longer period as may be agreed in writing between the Proponent and the local government, the local government has not made one of the determinations referred to in clause 6.17.4.2, the local government is deemed to have determined that the Proposed Structure Plan is not satisfactory for advertising.~~

~~6.17.4.4 (a) Where the Proponent is aggrieved by a determination of the local government under clause 6.17.4.2(b) or (c) or clause 6.17.4.3, the Proponent may request the local government by notice in writing to forward the Proposed Structure Plan to the Commission.~~

~~(b) Within 21 days of receiving a notice from the Proponent under clause 6.17.4.4(a), the local government is to forward to the Commission:~~

- ~~(i) a copy of the Proposed Structure Plan;~~
- ~~(ii) details of the local government's determination including any modifications to the Proposed Structure Plan required by the local government; and~~
- ~~(iii) any other information the local government considers may be relevant to the Commission's consideration of approval of the Proposed Structure Plan for advertising.~~

~~(c) Upon receiving a Proposed Structure Plan in accordance with clause 6.17.4.4(b), the Commission is to make one of the determinations referred to in clause 6.17.4.2 and advise the local government and the Proponent accordingly.~~

~~(d) If the Commission requires modifications to the Proposed Structure Plan, the Commission is to consult with the local government prior to making its determination under clause 6.17.4.4(c).~~

~~(e) If within 60 days of receiving a Proposed Structure Plan under clause 6.17.4.4(b), or such longer period as may be agreed in writing between the Proponent and the Commission, the Commission has not made one of the determinations referred to in clause 6.17.4.2, the Commission is deemed to have determined that the Proposed Structure Plan is not satisfactory for advertising.~~

~~6.17.4.5 Where the local government, or the Commission under clause 6.17.4.4, has determined that the Proposed Structure Plan is satisfactory for advertising, the local government is to:~~

- ~~(a) advertise, or require the Proponent to advertise, the Proposed Structure Plan for public inspection by one or more of the methods of advertising proposals for development as set out in clause 2.3 of the Scheme; and~~
- ~~(b) give notice or require the Proponent to give notice in writing to:
 - ~~(i) all landowners affected by the Proposed Structure Plan; and~~
 - ~~(ii) such public authorities and other persons as the local government nominates, and such advertisement and notice are to explain the scope and purpose of the Proposed Structure Plan, when and where it may be inspected, and invite submissions to the local government by a specified date being at least 21 days from the date of the notice and advertisement.~~~~

~~6.17.4.6 Within 7 days of determining that a Proposed Structure Plan is satisfactory for advertising, the local government is to forward a copy of the Proposed Structure Plan to the Commission.~~

~~6.17.4.7 The local government is to consider all submissions received and within 60 days of the latest date specified in the notice under clause 6.17.4.5 is to either:~~

- ~~(a) adopt the Proposed Structure Plan with or without modifications; or~~
- ~~(b) refuse to adopt the Proposed Structure Plan and give reasons for this to the Proponent.~~

~~6.17.4.8 If within the 60 day period, or such further time as may be agreed in writing between the Proponent and the local government, the local government has not made one of the determinations referred to in clause 6.17.4.7; the local government is deemed to have refused to adopt the Proposed Structure Plan.~~

~~6.17.4.9 Within 21 days of the local government making its determination under clause 6.17.4.7, or deemed refusal under clause 6.17.4.8, the local government is to forward to the Commission:~~

- ~~(a) a summary of all submissions and comments received by the local government in respect of the Proposed Structure Plan, and the local government's decisions or comments in relation to these;~~
- ~~(b) the local government's recommendation to the Commission to approve, modify or refuse to approve the Proposed Structure Plan; and~~
- ~~(c) any other information the local government considers may be relevant to the Commission's consideration of the Proposed Structure Plan.~~

~~6.17.4.10 The Commission is to either:~~

- ~~(a) approve the Proposed Structure Plan with or without modifications; or~~
- ~~(b) refuse to approve the Proposed Structure Plan and give reasons for its decision to the Proponent and the local government.~~

~~6.17.4.11 If within 60 days of receiving the information referred to in clause 6.17.4.9, or such further time as may be agreed in writing between the Proponent and the Commission, the Commission has not made one of the determinations referred to in clause 6.17.4.10, the Commission is deemed to have refused to approve the Proposed Structure Plan.~~

~~6.17.4.12 If the Commission approves the Proposed Structure Plan, it is to notify the local government and the Proponent of its decision within 14 days of the date of the Commission's decision.~~

~~6.17.4.13 If the Commission requires modifications to the Proposed Structure Plan, the Commission is to consult with the local government prior to approving the Proposed Structure Plan under clause 6.17.4.10.~~

~~6.17.4.14 If the local government, following consultation with the Commission, is of the opinion that any modification to the Proposed Structure Plan is substantial, the local government may:~~

~~(a) readvertise the Proposed Structure Plan; or~~

~~(b) require the Proponent to readvertise the Proposed Structure Plan and, thereafter, the procedures set out in clause 6.17.4.5 onwards are to apply.~~

~~6.17.4.15 As soon as practicable after receiving notice of the approval of the Proposed Structure Plan by the Commission, the local government is to adopt the Proposed Structure Plan and forward a copy of the Structure Plan to:~~

~~(a) the Proponent;~~

~~(b) the Commission; and~~

~~(c) any other appropriate person or public authority which the local government thinks fit.~~

~~6.17.4.16 A Structure Plan is to be kept at the local government's administrative offices, and is to be made available for inspection by any member of the public during office hours.~~

~~6.17.5 Change or Departure from Structure Plan~~

~~6.17.5.1 The local government may adopt a minor change to or departure from a Structure Plan if, in the opinion of the local government, the change or departure does not materially alter the intent of the Structure Plan.~~

~~6.17.5.2 (a) The local government is to forward a copy of the minor change or departure to the Commission within 10 days from the date of adopting the minor change or departure.~~

~~(b) If the Commission considers that the change or departure adopted by the local government under clause 6.17.5.1 materially, alters the intent of the Structure Plan, then the Commission:~~

~~(i) may require the local government to follow the procedures set out in clause 6.17.4 in relation to the change or departure; and~~

~~(ii) is to notify the local government of this requirement within 10 days.~~

~~6.17.5.3 Any change to or departure from a Structure Plan that is not within clause 6.17.4.1 is to follow the procedures set out in clause 6.17.4.~~

6.17.36 Detailed Area Plans Local Development Plans

6.17.36.1

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 6: Local Development Plans, for the procedure for the preparation and requirement for Local Development Plans.

- ~~(a) (i) The local government or the Commission may, by notice in writing, require a person to prepare and submit to the local government a detailed area plan within the time specified in the notice.~~
- ~~(ii) A person may prepare and submit to the local government a detailed area plan.~~
- ~~(b) detailed area plan is to relate to a particular lot or lots and may prepared and submitted:~~
 - ~~(i) to enhance, elaborate or expand on the details or provisions contained in a Proposed Structure Plan or a Structure Plan;~~
 - ~~(ii) in place of a development approval required to comply with clause 2.5 of the Residential Design Codes; or~~
 - ~~(iii) for any other planning purpose.~~
- ~~(c) The local government is to:~~
 - ~~(i) approve with or without conditions; or~~
 - ~~(ii) refuse to approve the detailed area plan.~~
- ~~(d) If within 60 days of receiving a detailed area plan under clause 6.17.6.1(a), or such longer period as may be agreed in writing between the person and the local government, the local government has not made one of the determinations referred to in clause 6.17.6.1(c), the local government is deemed to have refused to approve the detailed area plan.~~
- ~~(e) The local government is to forward a copy of the detailed area plan to the Commission within 10 days of approving the detailed area plan.~~
- ~~(f) The local government's refusal to approve a detailed area plan under clause 6.17.6 is not a valid reason for the local government to refuse to adopt or the Commission to refuse to approve a Proposed Structure Plan under clause 6.17.4.~~

6.17.36.2 ~~Unless clause 6.17.6.1(b)(ii) applies, o~~ Once approved by the local government, the detailed area planLocal Development Plan is to be used as the basis for:

- (a) making recommendations to the Commission on subdivision applications; and

- (b) determining development applications with respect to the land subject to the ~~detailed area plan~~ Local Development Plan.

6.17.36.3 A ~~detailed area plan~~ Local Development Plan may include details as to:

- (a) building envelopes;
- (b) distribution of land uses within a lot;
- (c) private open space;
- (d) services;
- (e) vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
- (f) the location, orientation and design of buildings and the space between buildings;
- (g) advertising signs, lighting and fencing;
- (h) landscaping, finished site levels and drainage;
- (i) protection of sites of heritage, conservation or environmental significance;
- (j) special development controls and guidelines; and
- k) such other information considered relevant by the local government

~~6.17.6.4 (a) An approved detailed area plan may be modified or varied with the approval of the local government, but where there is a related Structure Plan, such modifications or variations are to conform with the intent of any related Structure Plan.~~

~~(b) The local government is to forward a copy of the modification or variation to the detailed area plan to the Commission within 10 days of approving the modification or variation.~~

~~6.17.7 Operation of Structure Plan~~

~~6.17.7.1 A Structure Plan commences operation on the date it is adopted by the local government pursuant to clause 6.17.4.15.~~

~~6.17.7.2 Notwithstanding clause 6.17.7.6, and without limiting the provisions of clause 6.16.1.2 or the extent of provisions which may be included for a Special Control Area in Schedule 4, a Structure Plan may:~~

- ~~(a) Impose a classification on the land included in it by reference to reserves, zones or the Residential Design Codes.~~
- ~~(b) Identify precincts or otherwise place a designation on any land as an alternative, or in addition to classifying the land in accordance with the preceding paragraph; and~~
- ~~(c) Indicate the permissibility of land uses within any part or all of the land in the Structure Plan,~~

~~and where the Structure Plan includes any such matter it shall have effect according to its tenor as if it were part of the Scheme, unless the provisions of the Fourth Schedule relating to the Special Control Area are to the contrary.~~

~~6.17.7.3 Subject to clause 6.17.7.6, if a Structure Plan imposes a classification on~~

~~the land included in it by reference to reserves, zones, or Residential Design Codes then:~~

- ~~(a) the provisions of the Structure Plan apply to the land as if its provisions were incorporated into the Scheme and it is binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and~~
- ~~(b) provisions in the Scheme applicable to land in those classifications under the Scheme apply to the Development Zone, the Kwinana Town Centre Zone or the Development Area.~~

AMD 140 GG-03/07/15

~~6.17.7.4 Without limiting the generality of clause 6.17.7.3, under a Structure Plan:-~~

- ~~(a) in the areas designated as zones, the permissibility of uses is to be the same as set out in the Zoning Table as if those areas were zones under the Scheme having the same designation;~~
- ~~(b) the standards and requirements applicable to the zones and R Codings under the Scheme apply to the areas having corresponding designations under the Structure Plan;~~
- ~~(c) the **planning approval** procedures including the procedures for the approval of uses and developments under the Scheme are to apply as if the land were correspondingly zoned or reserved under the Scheme;~~
- ~~(d) where land is classified as a local reservation, the rights, provisions and procedures, and the obligations of the local government in regard to compensation set out in clause 8.4 applies as if the land were correspondingly reserved under the Scheme; and~~
- ~~(e) any other provision, standard or requirement in the Structure Plan is to be given the same force and effect as if it were a provision, standard or requirement of the Scheme.~~

~~6.17.7.5 A Structure Plan may distinguish between the provisions, requirements or standards which are intended to have effect as if included in the Scheme, and any provisions, requirements, or standards which are only for guidance or such other purposes as stipulated in the Structure Plan.~~

~~6.17.7.6 If a provision of a Structure Plan which imposes a classification on the land included in it by reference to reserves, zones or Residential Design Codes is inconsistent with a provision of the Scheme, then the provision of the Scheme prevails to the extent of any inconsistency.~~

~~6.17.8 Appeal~~

~~6.17.8.1 The Proponent may appeal, in accordance with Part 14 of the *Planning and Development Act (2005)*, any:~~

- ~~(a) determination or decision made by the Commission;~~
- ~~(b) requirement imposed by or modification sought by the Commission;
or~~
- ~~(c) determinations deemed to have been made by the Commission under clauses 6.17.4.4 or 6.17.4.11 in the exercise of the Commission's powers under clause 6.17.~~

~~6.17.8.2 The Proponent may appeal, in accordance with Part 14 of the *Planning and Development Act (2005)*, any decision made by the local government under clause 6.17.5.1.~~

~~6.17.8.3 A person who has submitted a detailed area plan under clause 6.17.6 may appeal, in accordance with Part 14 of the *Planning and Development Act (2005)*, any decision made by the local government under clauses 6.17.6.1 or 6.17.6.4.~~

6.18 DIVISION 15 - CONTROL OF ADVERTISEMENTS

AMD 57 GG 1/6/99; AMD 80 GG 2/6/06; AMD 96 GG 22/1/08

Power to Control Advertisements

- (a) For the purpose of this Scheme, the erection, placement and display of advertisements and the use of land or buildings for that purpose is development within the definition of the Act requiring, except as otherwise provided, the prior approval of the ~~Council~~local government. Planning consent is required in addition to any licence pursuant to ~~Council~~the local government's Signs and Hoarding and Bill Posting Bylaws.
- (b) Applications for ~~Council's~~local government's consent pursuant to this Part shall be submitted in accordance with the provisions of Part II of the Scheme and shall be accompanied by a completed ~~Additional Information Sheet in the form set out at Appendix 7~~Additional information for development approval for advertisements form set out in the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 giving details of the advertisement(s) to be erected, placed or displayed on the land.

6.18.1 Existing Advertisements

Advertisements which:

- (a) were lawfully erected, placed or displayed prior to the approval of this Scheme, or
- (b) may be erected, placed or displayed pursuant to a licence or other approval granted by the ~~Council~~local government prior to the approval of this Scheme, hereinafter in this Part referred to as 'existing advertisements', may, except as otherwise provided, continue to be displayed or be erected and displayed in accordance with the licence or approval as appropriate.

6.18.2 Consideration of Applications

Without limiting the generality of the matters which may be taken into account when making a decision upon an application for consent to erect, place or display an advertisement, ~~the local government~~Council shall examine each such application in the light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed, including its historic or landscape significance and traffic safety, and the amenity of adjacent areas which may be affected.

6.18.3 Exemptions from the Requirement to Obtain Consent

Subject to the provisions of the ~~Main Roads (Control of Signs) Regulations 1983~~Main Roads (Control of Advertisements) Regulations 1996 and notwithstanding the provisions of Clause 6.18, the ~~Council~~local government's prior consent is not required in respect of those advertisements listed in **Appendix 6** which for the purpose of this Part are referred to as 'exempted advertisements'. The exemptions listed in Appendix 6 do not apply to places, buildings, conservation areas or landscape protection zones which are either:

- i) listed by the National Trust;
- ii) listed on the register of the National Estate;
- iii) included in **the Scheme** (Clause 2.2) because of their heritage or landscape value.

6.18.4 Discontinuance

Notwithstanding the Scheme objectives and Clause 6.18.3, where the ~~Council~~local government can demonstrate exceptional circumstances which cause an exempted or existing advertisement to seriously conflict with the objectives of this part, it may by notice in writing (giving clear reasons) require the advertiser to remove, relocate, adapt, or otherwise modify the advertisement within a period of time specified in the

notice.

6.18.5 Derelict or Poorly Maintained Signs

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 10: Enforcement and Administration – Clause 80 Repair of Existing Advertisements.

~~Where, in the opinion of the Council, an advertisement has been permitted to deteriorate to a point where it conflicts with the objectives of the Scheme or it ceases to be effective for the purpose for which it was erected or displayed, Council may by notice in writing require the advertiser to:~~

- ~~(a) — repair, repaint or otherwise restore the advertisement to a standard specified by Council in the notice, or~~
- ~~(b) — remove the advertisement.~~

6.18.6 Notices

- ~~(a) — ‘The advertiser’ shall be interpreted as anyone or any group comprised of the land owner, occupier or licensee;~~
- ~~(b) — Any notice served in exceptional circumstances pursuant to Clause 6.18.4 Clause 6.18.5 shall be served upon the advertiser and shall specify:~~
 - ~~i) — the advertisement(s) the subject of the notice,~~
 - ~~ii) — full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice,~~
 - ~~iii) — the period, not being less than 60 days, within which the action specified shall be completed by the advertiser;~~
- ~~(c) — Any person upon whom a notice is served pursuant to this Part may, within a period of 60 days from the date of the notice, appeal to the Hon. Minister for Planning or the Town Planning Appeal Tribunal in accordance with Part V of the Act, and where any such appeal is lodged the effect of the notice shall be suspended until the decision to uphold, quash or vary the notice is known and shall thereafter have effect according to that decision.~~

6.18.67 Scheme to Prevail

Where the provisions of this Part are found to be at variance with the provisions of the Council's local government's Signs, Hoarding and Bill Posting Bylaws, the provisions of the Scheme shall prevail.

6.18.78 Enforcement & Penalties

The offences and penalties provisions specified in **Clause 8.2** of the Scheme apply to the advertiser in this part.

6.19 **DIVISION 16 - (APPEARANCE OF BUILDINGS)**

AMD 7 GG 4/6/93; MD 57 GG 1/6/99; AMD 80 GG 2/6/06; AMD 96 GG 22/1/08

New buildings shall be designed and constructed of such appearance, materials and finish to ensure that in the opinion of Council/local government, visual compatibility and harmony with adjoining buildings and landscape is maintained.

6.19.1 Thereafter all buildings and land shall be maintained to preserve the amenity of the surrounding areas and no buildings shall be so constructed or finished or left unfinished that its external appearance would disfigure the locality or tend to depreciate the value of the surrounding properties.

6.19.2 A person shall not place or cause, allow or permit to be placed on any buildings or land any article, object or thing which is visible from any other land or building and which is, in the

| opinion of the ~~Council~~local government, offensive, unsightly or otherwise likely to mar or spoil the locality.

- 6.19.3 In case of dispute, the applicant may within thirty days request the ~~Council~~local government to seek the expert opinion of the Royal Australian Institute of Architects whose recommendation may be accepted by ~~Council~~the local government with or without modification. All expenses incurred shall be borne by the applicant.

6.20 PARKING OF COMMERCIAL VEHICLES

AMD 151 GG 15/09/17

- 6.20.1 Subject to this clause, the parking or garaging of a commercial vehicle on any land requires the prior approval of the ~~local government~~Council.
- 6.20.2 An application for the approval of the ~~Council~~local government under this clause may be made on the form prescribed in Appendix II.
- 6.20.3 This clause does not apply where the proposed parking of commercial vehicle(s):
- a) occurs during the period that the commercial vehicle(s) is engaged in work on the lot on which it is parked (for example, harvesting or earthmoving on the lot);
 - b) is solely for the purpose of visiting the subject lot for the delivery or receiving of goods and is for a duration of no longer than 4 hours between 7am to 7pm in any 24 hour period for Residential zones and Special Residential Zones and no longer than 5 hours in any 24 hour period for Special Rural Zone, Rural Water Resource and Rural Zones; or
 - c) is approved under this Scheme as a transport depot, or is an incidental activity carried out in conjunction with an approved Commercial or Industrial use.
- 6.20.4 An approval under this clause may only be granted where an occupier of the lot upon which the commercial vehicle(s) is to be parked is also:
- a) the owner of the commercial vehicle(s); or
 - b) the driver of the commercial vehicle(s); or
 - c) the proprietor of a business which owns or operates every commercial vehicle which is to be parked or garaged on the lot.
- 6.20.5 The maximum number of commercial vehicles which may be approved by ~~the local government~~Council under clause 6.20.1 within a particular zone is set out in Schedule IX.
- 6.20.6 The requirements of clause 6.20.4 and 6.20.5 are not capable of variation by clause 6.2 of the Scheme except in the following manner –
- (a) For lot sizes greater than 500m², ~~the local government~~Council may vary the 'Maximum number of motorised Commercial Vehicles' as stipulated in Column 3 of Schedule IX by a maximum of one additional motorised commercial vehicle provided–
 - i) the applicant satisfies each of the criteria outlined within clause 6.20.4;
 - ii) the additional commercial vehicle will be sufficiently screened from view of the surrounding streets and the adjacent properties; and
 - iii) the additional commercial vehicle will not detrimentally impact on the character, safety or amenity of the surrounding locality.

- (b) For lot sizes greater than 500m², ~~the local government~~Council may vary the 'Maximum number of non-motorised Commercial Vehicles', as stipulated in Column 4 of Schedule IX provided the additional trailer(s) or other attachments:
- i) will only be used in conjunction with a motorised commercial vehicle(s) permitted to be parked on the subject lot pursuant to this clause;
 - ii) will be sufficiently screened from view of the surrounding streets and adjacent properties; and
 - iii) will not detrimentally impact on the character of the surrounding locality.

PART VII - CAR PARKING

- 7.1 (a) A person shall not develop or use land or erect, use or adapt any building for use for the purpose indicated in the first column of Table No. 3, unless car parking spaces of the numbers specified in the second column are provided and such spaces are constructed and maintained in accordance with the provisions of this Scheme.
- (b) Where an application is made for ~~Planning Approval~~development approval and the purpose for which the land or building is to be used is not specified in Table No. 3 the ~~Council~~local government shall determine the number of car parking spaces to be provided on the land having regard to the nature of the proposed development, the number of employees likely to be on the site, the prevention of the obstruction of roads and streets, and the orderly and proper planning of the locality and the preservation of its amenities.
- (c) Car parking provided within a building shall not be regarded as a level in determining the number of storeys of any development.

7.1 TABLE III - CAR PARKING REQUIREMENTS

USE	PARKING
Aged Persons Dwelling, Single House, Attached House, Grouped Dwellings	As prescribed in the Residential Planning Codes
Shop	1 for every 20m ² gross floor area. Within the Kwinana Town Centre Zone 1 for every 50m ² gross floor area for shops less than 3,000m ² gross floor area. For shops in excess of 3,000 ² gross floor area - as determined by
Showroom, Warehouse, Industry (excluding factory unit building)	4 for up to the first 200m ² gross floor area and thereafter 1 for every additional 100m ² gross floor area or part thereof.
Office	1 for every 50m ² gross floor area.
Factory Unit Building	As for showroom, warehouse OR 2 for every factory unit whichever produces the greatest number of car parking spaces
Factory	
(1) Service and Light Industrial Buildings (other than a factory unit building)	(1) 1 to every 50m ² of gross floor area or 1 to every person employed, whichever is the greater.
(2) Other Industrial Buildings	(2) 1 to every 100m ² of gross floor area or 1 to every person employed, whichever is the greater.
Theatre, Hall, Amusement Centre, Art Gallery, Cinema, Non-residential Club and Church, Museum	As for public assembly, except that <u>the local government</u> Council may exercise discretion on the number of car parking spaces required where dual use of spaces is likely to occur in the case of mixed

USE	PARKING
Hospital	1 for every 3 bed spaces provided.
Hotel, Tavern, Private Hotel, Eating House, Licensed Restaurant, Motel, Club, Lodging House, Night Club, Place of Public Assembly	<p>Where applicable to the particular use:</p> <p>1 for every 2m² of public drinking area other than lounge floor area;</p> <p>1 for every 4 seats which an eating area is designed to provide; OR</p> <p>1 for every 4m² of eating area or part thereof whichever produces the greater number of car parking spaces;</p> <p>1 for every bedroom;</p> <p>1 for every 6 seats provided or capable of being provided in assembly areas; OR</p> <p>1 for every 4.5m² of assembly area whichever produces the greater number of car parking spaces;</p> <p>1 for every 3m² of public lounge drinking area;</p> <p>1 for every 4.5m² of beer garden or outdoor drinking area.</p>
Kindergartens, Primary Schools, Secondary Schools	<p>1 to each person employed or 4 spaces, whichever is the greater.</p> <p>1 to each member of teaching staff.</p> <p>1 to each member of teaching staff plus 1 to each rostered canteen worker.</p>
Health Centre, Consulting Rooms, Clinic, Veterinary Clinic	4 for every consulting room up to 2 such rooms and 2 for every additional consulting room.
Funeral Parlour	Not less than 6 car parking spaces.
Motor Repair Station and Service Station	6 for customers plus 1 for each lubrication and maintenance bay plus 1 for each person working on the site.
Open Air Display	1 for every 200m ² of display area or sales area.
Squash Centre	3 for every court.

7.2 CONDITIONS OF APPROVAL

When considering any application for ~~Planning Approval~~development approval the ~~Council~~local government shall have regard to and may impose conditions on the required car parking spaces. In particular the ~~Council~~local government shall take into account and may impose conditions concerning:

- (a) the proportion of car parking spaces to be roofed or covered;
- (b) the proportion of car parking spaces to be below natural ground level;
- (c) the means of access to each car parking space and the adequacy of any vehicular manoeuvring area;
- (d) the location of the car parking spaces on the site and their effect on the amenity of adjoining development, including the potential effect if those spaces should later be roofed or covered;
- (e) the extent to which car parking spaces are located within required building set back areas;
- (f) the location of proposed public footpaths, vehicular crossings, private footpaths within the lot, and the effect of both pedestrian and vehicular traffic movement and safety.

7.3 SHARED OR COMBINED PARKING

Where the number of car parking spaces proposed to be provided on land or in a building the subject of an application for ~~Planning Approval~~Development approval is less than the number required to be provided pursuant to the Scheme, the ~~local government~~Council may approve the application if the applicant demonstrates that off street parking facilities in the near vicinity are available to cater for the parking requirements of the land and that arrangements to the satisfaction of the ~~Council~~local government have been made to enable those facilities to be used for that purpose.

7.4 DIMENSIONS OF PARKING SPACES

The dimensions of car parking spaces, parking angle, driveway widths and landscaping detail specified in Figure 3 shall be used by ~~the local government~~Council in determining the layout of car parking areas.

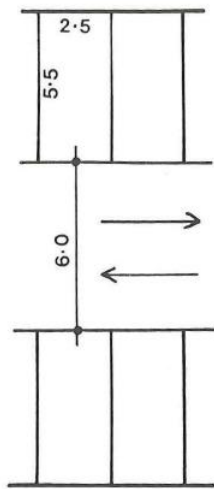
~~Council~~The local government may vary the dimensions specified by up to 10 percent where obstructions, site dimensions or topography result in the loss of a car parking space in any run of car parking spaces. This provision shall be used in order to obtain one additional space in a run of spaces and shall not be used to modify landscaping, shade tree or driveway access requirements.

7.5 LANDSCAPING CONSTRUCTION AND MAINTENANCE

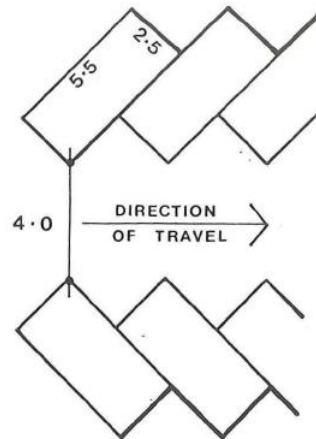
The owner and occupier of premises on which car parking spaces are provided shall ensure that:

- (a) the car parking area is landscaped with shade trees, laid out, constructed, drained and maintained in accordance with the approved plan relating thereto;

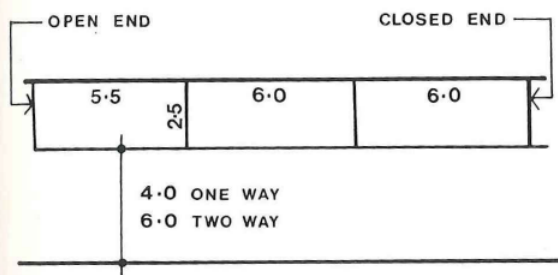
CAR PARKING LAYOUT



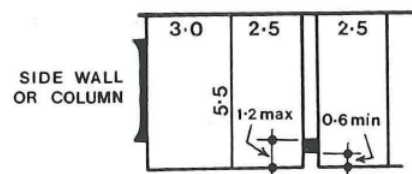
90° PARKING



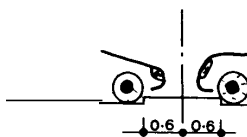
45° PARKING



PARALLEL PARKING

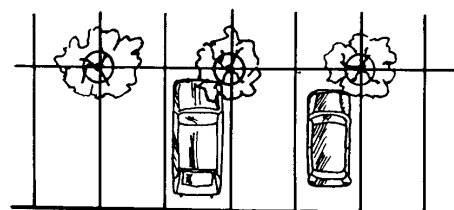


OBSTRUCTIONS



WHEEL STOP
MODIFICATIONS

Not to affect drainage



SHADE TREE LANDSCAPING
Kerb ring not to exceed 900 mm diam

CAR PARKING LAYOUT

90° & 45° Parking - 5.5 x 2.5 m

Parallel Parking - 6.0 x 2.5 m

OR 5.5 x 2.5 m where OPEN ENDED

Driveway Widths
90° - 6.0m access
45° - 4.0m one way
Parallel - 4.0m one way
- 6.0m two way

FIG
3

PART VIII - ADMINISTRATION

8.1 POWERS OF THE SCHEME

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 10: Enforcement and Administration – Division 1 Powers of Local Government - Clause 78 and 79, for Powers of the Local Government and Entry and Inspection Powers.

~~The Council in implementing the Scheme has, in addition to all other powers vested in it, the following powers:-~~

- ~~(a) the Council may enter into an agreement with any owner, occupier or other person having an interest in land affected by the provisions of the Scheme in respect of any matters pertaining to the Scheme;~~
- ~~(b) the Council may acquire any land or buildings within the district pursuant to the provisions of the Scheme or the Act. The Council may deal with or dispose of any land which it has acquired pursuant to the provisions of the Scheme or the Act in accordance with law and for such purpose may make such agreement with other owners as it considers fit;~~
- ~~(c) an officer of the Council, authorised by the Council for the purpose, may at all reasonable times enter any building or land for the purpose of ascertaining whether the provisions of the Scheme are being served.~~

8.2 OFFENCES

8.2.1 A person shall not erect, alter or add to or commence to erect, alter or add to a building or use or change the use of any land, building or part of a building for any purpose:-

- (a) otherwise than in accordance with the provisions of the Scheme;
- (b) unless all consents required by the Scheme have been granted and issued;
- (c) unless all conditions imposed upon the grant and issue of any consent required by the Scheme have been and continue to be complied with;
- (d) unless all standards laid down and all requirements prescribed by the Scheme or determined by the Council-local government pursuant to the Scheme with respect to that building or that use of that land or building or that part have been and continue to be complied with.

8.2.2 A person who fails to comply with any of the provisions of the Scheme is guilty of an offence and without prejudice to any other remedy given herein is liable to the penalties prescribed by the Act.

8.3 NOTICES

8.3.1 Twenty eight (28) days written notice is hereby prescribed as the notice to be given pursuant to Section 10 of the Act.

8.3.2 The Council-local government may recover expenses under Section 10(2) of the Act in a court of competent jurisdiction.

8.4 CLAIMS FOR COMPENSATION

Except where otherwise provided in the Scheme, the time limit for the making of claims for compensation pursuant to Section 11(1) of the Act is six (6) months after the date of publication of the Scheme in the Government Gazette.

8.5 APPEALS

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 9: Procedure for dealing with applications for development approval, Clause 76 Review of decisions

~~An applicant aggrieved by a decision of the Council in respect of the exercise of a discretionary power under the Scheme may appeal in accordance with Part V of the Act and the rules and regulations made pursuant to the Act.~~

8.6 LOCAL PLANNING POLICIES

AMD 47 GG 18/4/97

Note.

For the procedure for Local Planning Policies, refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 2: Local Planning Framework – Division 2: Local Planning Policies

- ~~8.6.1 The Council may prepare a Planning Policy (hereinafter called “a Policy”) which may make a provision for any matter related to the Planning or Development of the Scheme Area and which may be prepared so as to apply;~~
- ~~(a) Generally or in a particular class of matter or in particular classes of matters; and~~
- ~~(b) Throughout the Scheme Area or in one or more parts of the Scheme Area and may amend or add to or rescind a policy so prepared.~~
- ~~8.6.2 A Policy shall become operative only after the following procedures have been completed;~~
- ~~(a) The Council having prepared and adopted a draft Policy shall publish a notice once a week for two consecutive weeks in a local newspaper circulating within the Scheme Area giving details of where the draft Policy may be inspected and in what form and during what period (being not less than 21 days) submissions may be made.~~
- ~~(b) Policies which the Council considers may be inconsistent with other provisions of the Scheme or with State and Regional Planning Policies are to be submitted to the Commission for consideration and advice.~~
- ~~(c) The Council shall review the draft Policy in the light of any submissions made and advice received and shall then resolve either to finally adopt the draft Policy with or without modification, or not to proceed with the draft policy.~~
- ~~(d) Following final adoption of the Policy, notifications of the final adoption shall be published once in a newspaper circulating within the Scheme Area.~~
- ~~8.6.3 The Council shall keep copies of any Policies with the Scheme documents for public inspection during normal office hours.~~
- ~~8.6.4 An amendment or addition to a Policy may be made after the Policy has become operative and shall be made in the same manner as provided for the making of a Policy in sub-clause 8.6.2.~~
- ~~8.6.5 A policy may be rescinded by:~~
- ~~(a) Preparation or final adoption of a new Policy pursuant to this clause, specifically worded to supersede an existing Policy; and~~
- ~~(b) Publication of a formal notice of rescission by the Council twice in a local newspaper circulating in the district.~~
- ~~8.6.6 A Policy shall not bind the Council in respect of any application for Planning Approval but the Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its decision.~~
- ~~8.6.7 Any Policy prepared under this Clause shall be consistent with the Scheme and where any inconsistency arises the Scheme shall prevail.~~

SCHEDULES

SCHEDULE I - SPECIAL RESIDENTIAL ZONES

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>1. Part Cockburn Sound Location 16 contained in Certificate of Title Volume 157, Folio 141and Pt Crown Reserve 33581 Wellard Road, Leda</p> <p>Portion of Pt Lot 245 Wellard Road, Leda</p> <p>Portion of Lots 254 Wellard Road & 271 Blacksmith Drive</p> <p>AMD 27 GG 30/8/94 AMD 37 GG 26/5/95 AMD 47 GG 18/4/97 AMD 75 GG 7/11/03 AMD 151 GG 15/09/17</p>	<p>P Dwelling House</p> <p>AA Grouped Dwelling of not more than two Home Occupation</p> <p>X All other uses are not permitted</p>	<p>The following development conditions shall apply:</p> <ol style="list-style-type: none"> 1. Subdivision shall be in accordance with Guide Map No 3 which shall form part of this Scheme. 2. The minimum lot size shall be 2,000m². 3. The minimum habitable floor area of a dwelling shall be 120m². 4. No more than two dogs may be kept on any lot within the Special Residential Zone. 5. No direct vehicular access shall be permitted from any proposed lot onto Wellard Road and the road notated as "Road A" on the Subdivision Guide Map. 6. No dwelling or carport roof or outbuilding shall be constructed of highly reflective materials. 7. All residences and carports shall be of stone or masonry construction unless the express approval of <u>Council Local government</u> is obtained to vary this requirement. 8. Notwithstanding the provisions of condition 7 above, outbuildings may be constructed of metal or other materials approved by <u>Council Local government</u> provided the external colour and texture produces a neutral non- glaring finish. 9. Within the land designated as Tree Preservation Areas, or outside of Building Envelopes, no indigenous tree, scrub or other substantial vegetation may be removed except as hereunder: <ol style="list-style-type: none"> (i) Trees which are dead, diseased or dangerous; (ii) For the purpose of a firebreak required by a regulation or by- law except that in order to preserve the amenity of the area <u>Council Local government</u> may at its discretion vary the position of any required firebreak to avoid destruction of vegetation or due to the physical features of the subject land; (iii) For the purpose of an access driveway for a residential dwelling as approved by <u>Council Local government</u>. 10. Removal of indigenous trees, scrub or other substantial vegetation for any purpose other than the above exceptions, shall require the written approval of <u>Council Local government</u>.

SCHEDULE I - SPECIAL RESIDENTIAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>1. Part Cockburn Sound Location 16 contained in Certificate of Title Volume 157, Folio 141 and Pt Crown Reserve 33581 Wellard Road, Leda</p> <p>Portion of Pt Lot 245 Wellard Road, Leda</p> <p>Portion of Lots 254 Wellard Road & 271 Blacksmith Drive</p> <p>(Cont'd)</p> <p><i>AMD 27 GG 30/8/94 AMD 37 GG 26/5/95 AMD 47 GG 18/4/97 AMD 75 GG 7/11/03 AMD 151 GG 15/09/17</i></p>	<p>P Dwelling House</p> <p>AA Grouped Dwelling of not more than two</p> <p>Home Occupation</p> <p>X All other uses are not permitted</p>	<p>11. The Council<u>local government</u> may determine a minimum standard of road boundary fencing after considering the approved use class and purpose or intent for which the Special Residential Zone was created.</p> <p>12. All other boundary fencing shall be of a rural and open nature and shall exclude asbestos, pickets, sheet iron and any other material which in the opinion of Council<u>The local government</u> would detract from the semi-rural amenity of the area.</p> <p>13. Fencing at or within the building envelope may at the discretion of Council<u>The local government</u> be of a closed screening nature provided the condition scale and colour of the fence does not detract from the rural amenity of the area.</p>

SCHEDULE II - SPECIAL RURAL ZONES

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p><i>SR1</i> Lot 54, 55 Peel Estate and Lot 108</p> <p>Thomas Road</p>	<p>P Rural Home Dwelling House</p> <p>AA Private Recreation Home Occupation Public Utility</p> <p>X All other uses are not permitted</p>	<ol style="list-style-type: none"> Subdivision of Special Rural Zone No 1 Rural Homes is to be in accordance with Subdivision Guide Map No 1 Thomas Road Rural Homes and endorsed by the Town Clerk. No dwelling house shall be constructed within a Special Rural Area No 1 with a floor area of less than 110 square metres.
<p><i>SR2</i> Special Rural Zone No 2 – Wandl</p> <p>Peel Estate Lots 688, 690, 691 Mandogalup Peel Estate Lots 693, 100, 104 Hope Valley Road, Mandogalup Peel Estate Lot 685 Certificate of Title 237 Fol. 100A</p> <p><i>AMD 78 GG 19/4/05</i> <i>AMD 80 GG 2/6/06</i> <i>AMD 98 GG 15/1/08</i> <i>AMD 106 GG 15/5/09</i> <i>AMD 136 GG 16/03/12</i> <i>AMD 147 GG 15/9/17</i></p>	<p>P Dwelling House</p> <p>AA Aged and Dependent Persons Accommodation Equestrian Use Home Occupation Public Utility Public Recreation Stables</p> <p>X All other uses are not permitted.</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<p><u>Development Conditions</u></p> <ol style="list-style-type: none"> The subdivision shall be generally in accordance with the Subdivision Guide Plan No. 2 dated December 2016 for Special Rural Zone No. 2 endorsed by the Chief Executive Officer. No lot shall be less than 2 hectares. No further subdivision to that shown on the Subdivision Guide Plan No. 2 dated December 2016 for Special Rural Zone No. 2 will be supported by Council<u>The local government</u>. Notwithstanding the development conditions for Special Rural Zone No. 2 within Schedule 2 'Special Rural Areas' in the Scheme, management, use and development of land shall be in accordance with the Subdivision Guide Plan No. 2 for Special Rural Zone No. 2 (and the notations contained thereon). No development, including earthworks shall occur outside the approved building envelope, illustrated on the Subdivision Guide Plan No. 2 dated December 2016 for Special Rural Zone No. 2, or an alternative location which has been approved by Council<u>The local government</u>. Prior to the approval of a Deposited Plan the subdivider shall define to the satisfaction of the Council the location and size of building envelopes for each of the proposed lots. The Council's<u>local government's</u> approval of the building envelopes shall be signified by the designated Council<u>The local government</u> officer's signature on a plan showing the building envelopes. Building Envelopes may be altered to preserve declared rare flora to the satisfaction of Council<u>The local government</u>. Land within the building envelope is to be managed in such a manner as to avoid the land being laid bare in vegetation resulting in loose, wind erodible conditions. Land outside the building envelope is to be managed in such a manner that there will be no further clearing of the land save for vegetation that has to be removed for housing, firebreaks, outbuildings and access way construction; the Council's<u>local government's</u> approval shall be deemed as Council<u>The local government's</u> written consent to remove vegetation. The subdividing owner shall prepare and undertake a tree planting programme to encompass all land outside building envelopes at the density of not less than 1000 stems per hectare. The areas shown on Subdivision Guide Plan No. 2 dated December 2016 for Special Rural Zone No. 2 as 'revegetation required' and 'landscape protection areas' shall be planted in accordance with the tree planting programme prior to subdivision. Notwithstanding, Clause 6.11.4 (g) of the Scheme, where

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR2 Special Rural Zone No 2 – Wandi</p> <p>Peel Estate Lots 688, 690, 691 Mandogalup Peel Estate Lots 693, 100, 104 Hope Valley Road, Mandogalup Peel Estate Lot 685 Certificate of Title 237 Fol. 100A</p> <p>AMD 78 GG 19/4/05 AMD 80 GG 2/6/06 AMD 98 GG 15/1/08 AMD 106 GG 15/5/09 AMD 136 GG 16/03/12 AMD 147 GG 15/9/17</p> <p>(Cont'd)</p>	<p>P Dwelling House</p> <p>AA Aged and Dependent Persons Accommodation Equestrian Use Home Occupation Public Utility Public Recreation Stables</p> <p>X All other uses are not permitted.</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<p>11. Notwithstanding, Clause 6.11.4(i) of the Scheme, no vegetation shall be cleared within any allotment except for the purpose of:</p> <ul style="list-style-type: none"> - compliance with the requirements of the Bush Fire Act 1954 (as amended); - compliance with an approved Fire Management Plan; - constructing vehicular access way(s), the location of which is to be approved by Council<u>The local</u> <u>government</u>; - clearing within an approved building envelope; and - removing dead, diseased or dangerous trees. <p>12. Development on lots less than 3 hectares in area and containing Department of Environment and Water and Rivers Commission identified wetlands shall be in accordance with the Property Management Plans approved by Council<u>The local government</u> prior to commencement of development. A Property Management Plan is to address, but not to be limited to:</p> <ul style="list-style-type: none"> - defining the proposed use and development of land on the lot; and - define measures by which wetlands and associated vegetation are protected. <p>13. Within Special Rural Zone No. 2 a well licence must be obtained from the relevant authority prior to construction of a well or bore. The maximum amount of groundwater permitted to be drawn shall be at the discretion of the licensing authority and may be reviewed annually.</p> <p>14. Activities carried out on this land shall not contravene the Western Australian Water Authority by-laws applicable to underground water pollution control.</p> <p>15. Prior to subdivision in Special Rural Zone No. 2 a Fire Management Plan shall be prepared to include but not be limited to:</p> <ul style="list-style-type: none"> - firebreaks - water tanks, including cost, timing of provision; and - contributions towards fire fighting equipment. <p>The Council, in consultation with the Fire and Emergency Service Authority of Western Australia may approve and the Chief Executive Officer shall endorse such an approved plan.</p> <p>16. Prior to subdivision the Council<u>Local government</u> shall prepare an estimate of costs for the provision of such 50,000 litre water tanks (to the specification of the Fire and Emergency Services Authority) as nominated in the approved Fire Management Plan required for emergency fire fighting purposes in Special Rural Zone No. 2 (including land acquisition) and a schedule for the reasonable contribution of potential subdividing owners in Special Rural Zone No 2 to share the costs thereof upon subdivision in accordance with Subdivision Guide Plan No. 2 dated December 2016.</p> <p>17. The Council shall provide and construct the facilities as mentioned in Clause 16 above at such time as it deemed fit, but no later than upon 15% of the potential lots shown in Subdivision Guide Plan No. 2 dated December 2016 for</p>

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR2 Special Rural Zone No 2 – Wandi</p> <p>Peel Estate Lots 688, 690, 691 Mandogalup Peel Estate Lots 693, 100, 104 Hope Valley Road, Mandogalup Peel Estate Lot 685 Certificate of Title 237 Fol. 100A</p> <p>AMD 78 GG 19/4/05 AMD 80 GG 2/6/06 AMD 98 GG 15/1/08 AMD 106 GG 15/5/09 AMD 136 GG 16/03/12 AMD 147 GG 15/9/17</p> <p>(Cont'd)</p>	<p>P Dwelling House</p> <p>AA Aged and Dependent Persons Accommodation Equestrian Use Home Occupation Public Utility Public Recreation Stables</p> <p>X All other uses are not permitted.</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<p>18. To facilitate the provision of the facilities mentioned in Clause 16 above, the Council<u>local government</u> may purchase or acquire by compulsory acquisition or otherwise the land necessary for the establishment of the water tanks for emergency fire purposes and the Commission may require the land to be set aside as a lot for acquisition upon subdivision of land incorporating the water tank sites shown in the approved Fire Management Plan.</p> <p>19. The subdividing owner shall construct front boundary fences to Council<u>The local government</u>'s specifications prior to subdivision and all associated costs shall be met by the subdividing owner.</p> <p>20. Access to additional lots created from subdivision in accordance with the Subdivision Guide Plan No. 2 may be provided in the form of a battleaxe leg in lieu of constructing a road where only one additional lot is being serviced. Adjoining battleaxe legs must provide shared access secured through Reciprocal Rights of Access Agreements and must not be fenced off from each other.</p> <p>21. No person within Special Rural Zone No. 2 on lots less than 3 hectares shall commence use or development of land including but not limited to the development of a single dwelling, associated outbuildings, agistment of stock and clearing within or outside the defined building envelope without the prior written approval of Council<u>the local government</u>.</p> <p>22. Where a survey of the property for declared rare flora has not previously been undertaken as a condition of subdivision on lots less than 3 hectares in area, a spring survey for declared rare flora shall be undertaken to the satisfaction of the Department of Conservation and Land Management prior to the commencement of development and Council<u>the local government</u> may on the advice of the Department require the development to be modified in order to preserve the identified flora.</p> <p>23. At the time of subdivision Council<u>the local government</u> will recommend that the Western Australian Planning Commission impose a condition:</p> <ul style="list-style-type: none"> i) to make prospective purchasers aware of the special conditions imposed on the land under Special Rural Zone No. 2; ii) requiring the subdivider to construct front boundary fencing to Council<u>the local government</u>'s specification; iii) requiring the subdivider to prepare and implement a tree planting program at a density of not less than 1000 stems per hectare in accordance with the 'Revegetation Required' and 'Landscape Protection Areas' identified on the Subdivision Guide Plan No. 2 dated December 2016 for Special Rural Zone No. 2; iv) requiring the subdivider to implement the approved Fire Management Plan; and v) requiring the subdivider to pay a contribution towards fire fighting facilities to reimburse the costs of Council<u>The local government</u> providing the water tanks for emergency fire fighting purposes; and vi) requiring the landowner to undertake a spring survey for declared rare flora prior to the commencement of subdivisional works and in the event that such flora is identified on the lot or lots that the subdividing landowner should submit amended Plans of Subdivision so as to protect the flora.

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
SR3 Peel Estate Lots 693, 100, 104 Hope Valley Road, Mandogalup <i>DELETED BY AMD 78 GG 19/4/05 (TO BE KNOWN AS SPECIAL RURAL ZONE NO. 2 WANDI)</i>		
SR4 Lot 18 Mortimer Road and Lot 19 Casuarina Road	P Dwelling House AA Private Recreation Home Occupation Public Utility Stables Equestrian X All other uses are not permitted	1. Subdivision of Special Rural Zone No 4 shall be in accordance with Subdivision Guide Map No 1 endorsed by the Town Clerk. 2. The minimum lot size shall be 2 hectares. 3. Minimum dwelling size: (a) Floor - no dwelling house shall be constructed within the Special Rural Zone No 4 with an overall floor area (including walls) of less than 90 square metres. (b) Roof - no roof forming effective water catchment area connected to the storage tank shall be less than 90 square metres projected plan area.
SR5 Peel Estate Lots 119, 120, and 121 Rowley Road/Lyon Road, Mandogalup <i>AMD 80 GG 2/6/06</i>	P Dwelling House AA Public Recreation Home Occupation Public Utility Equestrian Uses Stables X All other uses are not permitted Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.	1. Subdivision of Special Rural Zone No 5 Horse Training and Equestrian activities shall be in accordance with Subdivision Guide Map No 1 endorsed by the Town Clerk. 2. The minimum lot size shall be 2ha. 3. All front boundary fencing shall be erected by the subdivider prior to the approval of the subdivision. 4. Prior to the subdivision of the Special Rural Zone, the subdividing owner shall develop the lot set aside for horse training purposes to the Council <u>local government</u> 's satisfaction. 5. Prior to the subdivision of the Special Rural Zone, the subdividing owner shall make arrangements for the management and maintenance of the training track lot to Council <u>the local government</u> 's satisfaction.
SR6 Lot 13 Mortimer Road Volume 1310 Folio 946	P Dwelling House AA Private Recreation Home Occupation Public Utility Stables Equestrian X All other uses are not permitted	1. Subdivision of Special Rural Zone No 6 shall be in accordance with Subdivision Guide Map No 1 endorsed by the Town Clerk. 2. The minimum lot size shall be 2 hectares.

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
SR7 Lots 23, 57, 58, 151 Corner of Casuarina and Mortimer Roads	P Dwelling House AA Private Recreation Home Occupation Public Utility Stables Equestrian X All other uses are not permitted	1. Subdivision of Special Rural No 7 shall be in accordance with Subdivision Guide Maps No 1, 2 and 3 endorsed by the Town Clerk. 2. The minimum lot size shall be 2 hectares. 3. Minimum dwelling size: (a) Floor - no dwelling house shall be constructed within the Special Rural Zone No 7 with an overall floor area (including walls) of less than 90 square metres. (b) Roof - no roof forming effective water catchment area connected to the storage tank shall be less than 90 square metres projected plan area.
SR9 Peel Estate Lot 685 Certificate of title Vol. 237 Fol. 100A DELETED BY AMD 78 GG 19/4/05 (TO BE KNOWN AS SPECIAL RURAL ZONE NO. 2 WANDI)		
SR11 Peel Estate Lot 684 Lyon Road, Wandu Certificate of Title Vol. 1294 Fol. 773 AMD 80 GG 2/6/06	P Dwelling House AA Home Occupation Public Utility Equestrian Stables X All other uses are not permitted Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.	1. Subdivision of Special Rural Zone No 11, Horse Training & Equestrian activities shall be in accordance with Plan of Subdivision No 1 endorsed by the Town Clerk. 2. The minimum lot size shall be 2 hectares. 3. Minimum dwelling size: (a) Floor - no dwelling house shall be constructed within Special Rural Zone No 11 with an overall floor area (including walls) of less than 90m ² . (b) Roof - no roof forming effective water catchment area connected to the storage tank shall be less than 90m ² projected plan area. 4. The lots shown as No 73 and 74 on Plan of Subdivision No 1 shall be rehabilitated to the satisfaction of Council <u>the local government</u> . 5. Within Special Rural Zone No 11 a well licence must be obtained prior to constructing a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement house-hold water supply needs and to supply water for irrigated development of an area of up to 0.1 hectares. The maximum amount of groundwater permitted to be drawn shall be 1500 cubic metres annually. 6. Activities carried out on this land shall not contravene the Metropolitan Water Authority By-Laws applicable to under-

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR12 Peel Estate Lots 117 & 118 Lyon Road, Wandi Certificate of Title Vol. 1236 and 283 Fol. 569 & 160A</p> <p>AMD 80 GG 2/6/06</p>	<p>P Dwelling House</p> <p>AA Home Occupation Public Utility Equestrian Stables</p> <p>X All other uses are not permitted</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<ol style="list-style-type: none"> Subdivision of Special Rural Zone No 12 activities shall be in accordance with Plan of Subdivision No 1 endorsed by the Town Clerk. The minimum lot size shall be 2 hectares. In excess of two horses per lot will not be permitted unless the applicant can demonstrate to Council<u>the local government</u> that the animals are correctly yarded and the lot will be managed in a manner to ensure that the soil and vegetation are not denuded. Minimum dwelling size: <ol style="list-style-type: none"> Floor - no dwelling house shall be constructed within the Special Rural Zone No 12 with an overall floor area (including walls) of less than 90m². Roof - no roof forming effective water catchment area connected to the storage tank shall be less than 90m² projected plan area. Within Special Rural Zone No 12 a well licence must be obtained prior to constructing a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement house-hold water supply needs and to supply water for irrigated development of an area of up to 0.1 hectares. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually. Activities carried out on this land shall not contravene the Metropolitan Water Authority by-laws applicable to underground water pollution control.
<p>SR13 Lot 115 Corner of Lyon and Hope Valley Road, Wandi</p> <p>AMD 80 GG 2/6/06</p>	<p>P Dwelling House</p> <p>AA Home Occupation Public Utility Equestrian Uses Stables</p> <p>X All other uses are not permitted</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<ol style="list-style-type: none"> Subdivision of Special Rural Zone No 13, Lot 115, Lyon Road, is to be in accordance with plan of subdivision No 1 endorsed by the Town Clerk. The minimum lot size shall be 2 hectares. Crash barrier fences shall be constructed between the heads of the cul-de-sac for fire fighting and escape purposes, and the lot owners shall maintain them in a manner such that they serve this purpose. In excess of two horses per lot will not be permitted unless the applicant can demonstrate to Council<u>the local government</u> that the animals are correctly yarded and the lot will be managed in a manner to ensure that the soil and vegetation are not denuded. Minimum dwelling size: <ol style="list-style-type: none"> Floor - no dwelling house shall be constructed within the area specified in column (a) with an overall floor area (including walls) of less than 90m². Roof - no roof forming effective water catchment area connected to the storage tank shall be less than 90m² projected plan area. Within Special Rural Zone No 13 a well licence must be obtained prior to constructing a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement house-hold water supply needs and to supply water for irrigated development of an area of up to 0.1 hectares. The maximum amount of ground-water permitted to be drawn shall be 1,500 cubic metres annually. Activities carried out on this land shall not contravene the Western Australian Water Authority By-laws applicable to underground water pollution control.

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR14 Peel Estate Lot 701 & Lots Pt 54 & Pt 55 Thomas Road, Casuarina</p> <p>AMD 28 GG 23/9/94 AMD 80 GG 2/6/06</p>	<p>1(a) The following use is permitted ("P") within Special Rural Zone No 14</p> <p>(i) Dwelling House</p> <p>(b) The following uses are not permitted unless the Council<u>The local government</u> grants its approval in writing ("AA") within Special Rural Zone No 14</p> <p>(i) Home Occupation (ii) Public Utility</p>	<ol style="list-style-type: none"> Subdivision of the land within Special Rural Zone No 14 being portion of Peel Estate Lot 701 and Lots Pt 54 and Pt 55 Thomas Road is to be generally in accordance with Plan of Subdivision No 2 endorsed by the Town Clerk. Notwithstanding the Subdivision Guide Plan the minimum lot size should be 2 hectares. <ol style="list-style-type: none"> Notwithstanding the provisions of Clause 6.10, prior to final approval of a plan or diagram of subdivision the subdivider shall, define to the satisfaction of the Council<u>local government</u> and the Environmental Protection Authority the position of strategic fire breaks and the location and size of the building envelopes for each of the proposed lots, on the Plan of Subdivision No 2. The Council's<u>local government's</u> approval of building envelopes shall be signified by the Town Clerk's signature on a plan showing the building envelopes after receiving written advice from the EPA. No buildings shall then be constructed on any lot unless it is located within the boundaries of a building envelope on the approved building envelope plan. Notwithstanding the provisions of Clause 6.10 4(b), the minimum distance between the bottom of any effluent disposal system and the highest known water table shall be no less than 1.2 metres. Council<u>The local government</u> may require the installation of an approved nutrient retentive effluent disposal system. Where Council<u>the local government</u> requires an approved nutrient retentive disposal system to be installed, the effluent disposal area shall be soil amended with a type and quantity of nutrient retentive material to the specification of the Water Authority of Western Australia and Council<u>the local government</u>. No dwelling house shall be constructed within Special Rural Zone No 14 with an overall floor area (including walls) of less than 110m². Notwithstanding clause 6.10.4(m), reticulated water shall be supplied to the boundary of all lots within Special Rural Zone No 14 created by the subdivision. Within Special Rural Zone No 14 a well licence must be obtained prior to commencement of a well or bore to extract groundwater. A maximum amount of 1,500 kilolitres of groundwater annually, may be drawn from each lot to supplement household water supply. Notwithstanding clause 6.10.4(l), except with the approval of the Council<u>local government</u>, no boundary fence or internal fence shall be constructed of the following materials: <ol style="list-style-type: none"> asbestos metal sheeting wooden pickets <p>Any approval of the Council<u>local government</u> to use any of the materials referred to in this item for a boundary fence shall not be regarded as satisfying the requirements of this condition unless the approval refers in express terms to the request for the use of those materials.</p>

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR14 Peel Estate Lot 701 & Lots Pt 54 & Pt 55 Thomas Road, Casuarina (Cont'd)</p> <p>AMD 28 GG 23/9/94 AMD 80 GG 2/6/06</p>	<p>(c) All other uses are not permitted ("X")</p>	<p>10. Prior to final approval of a plan or diagram of subdivision, the subdivider shall, to the satisfaction of the Water Authority of Western Australia, demonstrate the adequacy of the sewage disposal method proposed.</p> <p>11. Planting of any trees, shrubs or the like outside the approved building envelopes shall comprise Australian native species only, to the satisfaction of Council<u>the local government</u>.</p>

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
SR15 Lots 51 & 54 Woolcoot Road, Wellard	P Dwelling House	1. Subdivision of Special Rural Zone No. 15 shall generally be in accordance with Approved Subdivision Guide Map(s) endorsed by the Town Clerk for the following land:
Lot 56 Banksia Road Wellard AMD 23 GG 8/11/94	AA Home Occupation, Public Utility	Lots Subdivision Guide Map
Lot 52 Braddock Road, Wellard AMD 1 GG 1/11/94	X All other uses are not permitted	51 & 54 Woolcoot Road, Wellard No. 1
Lot 50 Woolcoot Road, Wellard AMD 9 GG 18/11/94		56 Banksia Road, Wellard No. 2
Lots 55 & 56 Mortimer Road, Casuarina AMD 13 GG 24/1/95		52 Braddock Road, Wellard No. 3
Lot 3 Braddock Road, Wellard. AMD 15 GG 13/1/95		50 Woolcoot Road, Wellard No. 4
Lot 14, Cnr Braddock Road and Banksia Road, Wellard AMD 33 GG 3/3/95		55 & 56 Mortimer Road, Casuarina No. 4
Lot 1, Millar Road, Wellard AMD 38 GG 7/7/95; AMD 78 26/8/03		3 Braddock Road, Wellard No. 6
Peel Estate Lot 303 corner Braddock Road and Banksia Road, Wellard AMD 39 GG 16/2/96		Lot 14, Cnr Braddock Road and Banksia Road, Wellard
Lot 2, Banksia Road, Wellard AMD 40 GG 9/2/96		Lot 1, Millar Road, Wellard No. 8A
Part Lot 147 Jolley Road, Wellard AMD 35 GG 6/5/97		Peel Estate Lot 303, Corner Braddock Road and Banksia Road, Wellard No. 9A
304 Banksia Road, Wellard AMD 49 GG 18/7/97		Lot 2, Banksia Road, Wellard No. 10
Lot 322, Woolcoot Road, Wellard AMD 44 GG 13/3/98		Part Lot 147 Jolley Road, Wellard No. 13
Peel Estate Lot 13 Braddock Road, Wellard AMD 72 GG 5/2/02		Lot 304 Banksia Road, Wellard No. 14
Lot 148 Jolley Road, Wellard AMD 76 GG 29/7/03		Lot 322, Woolcoot Road, Wellard No. 12
Lot 153 Woolcoot Road, Wellard AMD 84 GG 31/3/06		Peel Estate Lot 13 Braddock Road Wellard No. 16
Lot 104 Millar Road, Wellard AMD 83 GG 30/5/06		Lot 148 Jolley Road, Wellard No. 17
Lot 20 Mortimer Road, Casuarina AMD 94 GG 9/12/08		Lot 153 Woolcoot Road, Wellard No. 18
		Lot 104 Millar Road, Wellard No. 19
		Lot 20 Mortimer Road, Casuarina No. 20
		2. Further subdivision leading to the creation of lots of sizes and configurations at variance to Approved Subdivision Guide Map(s) will generally not be permitted and no lot should be less than 2ha.
		3. The keeping of Horses or stock within Special Rural Zone No. 15 is prohibited unless a management plan is drawn up and agreed to by <u>Councilthe local government</u> . In considering a request to keep horses or stock <u>Councilthe local government</u> may consult with the Department of Agriculture prior to approval being granted. <u>Councilthe local government</u> may withdraw its permission for the keeping of horses or stock if in its opinion the number, type or management of stock has led or will lead to the degradation of the land or vegetation in which event livestock shall be removed at the direction of <u>Councilthe local government</u> . Fences shall be erected in areas designated by <u>Councilthe local government</u> to protect vegetation from grazing stock.
		4. Minimum dwelling size:
		(a) Floor - no dwelling house shall be constructed within the area specified in column (a) with an overall floor area (including walls) of less then 100m2.
		(b) Roof - no roof forming effective water catchment area connected to the storage tank shall be less than 120m ² projected plan area.
		5. The subdividing owner shall undertake a tree planting programme over those areas shown on the Special Rural Zone No. 15 subdivision guide maps at a density of not less than 1000 stems per hectare.
		6. The <u>Councillocal government</u> may specify that groups of trees are required to retain the rural character of the locality. No person shall remove without the prior written consent of <u>Councilthe local government</u> any of those groups of trees.

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR15 (Cont'd) Lots 51 & 54 Woolcoat Road, Wellard</p> <p>Lot 56 Banksia Road Wellard AMD 23 GG 8/11/94</p> <p>Lot 52 Braddock Road, Wellard AMD 1 GG 1/11/94</p> <p>Lot 50 Woolcoat Road, Wellard AMD 9 GG 18/11/94</p> <p>Lots 55 & 56 Mortimer Road, Casuarina AMD 13 GG 24/1/95</p> <p>Lot 3 Braddock Road, Wellard. AMD 15 GG 13/1/95</p> <p>Lot 14, Cnr Braddock Road and Banksia Road, Wellard AMD 33 GG 3/3/95</p> <p>Lot 1, Millar Road, Wellard AMD 38 GG 7/7/95; AMD 78 26/8/03</p> <p>Peel Estate Lot 303 corner Braddock Road and Banksia Road, Wellard AMD 39 GG 16/2/96</p> <p>Lot 2, Banksia Road, Wellard AMD 40 GG 9/2/96</p> <p>Part Lot 147 Jolley Road, Wellard AMD 35 GG 6/5/97</p> <p>304 Banksia Road, Wellard AMD 49 GG 18/7/97</p> <p>Lot 322, Woolcoat Road, Wellard AMD 44 GG 13/3/98</p> <p>Peel Estate Lot 13 Braddock Road, Wellard AMD 72 GG 5/2/02</p> <p>Lot 148 Jolley Road, Wellard AMD 76 GG 29/7/03</p> <p>Lot 153 Woolcoat Road, Wellard AMD 84 GG 31/3/06</p> <p>Lot 104 Millar Road, Wellard AMD 83 GG 30/5/06</p> <p>Lot 20 Mortimer Road, Casuarina AMD 94 GG 9/12/08</p>	<p>P Dwelling House</p> <p>AA Home Occupation, Public Utility</p> <p>X All other uses are not permitted</p>	<p>7. The method of disposal of effluent and waste water shall be to the satisfaction of the Council<u>local government</u> and the Department of Environmental Protection. On some lots alternative nutrient retentive effluent disposal systems may be required. Where conventional systems are permitted these shall be constructed so as to achieve a minimum vertical separation of 2m between the system and the highest known groundwater level and 100m horizontal separation from wetlands, water courses, the Water corporation Drain and areas of intermittent inundation as shown on the Subdivision Guide Map.</p> <p>Nutrient retentive effluent disposal systems using amending soils are not to be located within 50m of a wetland, water course, the Water Corporation Drain or area of intermittent inundation as shown on the Subdivision Guide Map.</p> <p>Where conventional systems are permitted these shall be constructed so as to achieve a minimum vertical separation of 2m between the system and the highest known groundwater level, and 100m horizontal separation from the Water Authority of Western Australia drain and areas of intermittent inundation as shown on the Subdivision Guide Map.</p> <p>8. Prior to subdivision, the subdividing owner shall erect a sign in a prominent place to inform future owners of the special conditions imposed on the land under Special Rural Zone No. 15, and that they must consult with Council<u>the local government</u> before commencing and development.</p> <p>9. The subdividing owner of the land shall make arrangements to Council<u>the local government's</u> satisfaction to ensure that prospective purchasers are advised of sand excavation on adjoining lots.</p> <p>10. The subdividing owner shall make arrangements to Council<u>the local government's</u> and the Department of Conservation and Land Management's satisfaction, to ensure that prospective purchasers are advised of the possibility of the existence of declared rare flora species of Draberea jeanensis and Diuris sp. (Kwinana) in the Locality.</p> <p>11. Land within the building envelope is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible condition.</p> <p>Land outside the building envelope is to be managed in such a manner that there will be no further clearing of the land save for vegetation that has to be removed for housing, firebreaks, outbuildings and accessory construction. The Council<u>local government's</u> approval shall be deemed as Council<u>the local government's</u> written consent to remove vegetation.</p> <p>12. Council<u>The local government</u> may vary building envelopes in order to preserve declared rare flora.</p> <p>13. Prior to the approval of as plan or diagram of subdivision the subdivider shall define to the satisfaction of the Council<u>local government</u>, the location and size of the building envelopes for each of the proposed lots.</p> <p>The Council<u>local government's</u> approval of the building</p>

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>SR15 Lots 51 & 54 Woolcoot Road, Wellard</p> <p>Lot 56 Banksia Road Wellard AMD 23 GG 8/11/94</p> <p>Lot 52 Braddock Road, Wellard AMD 1 GG 1/11/94</p> <p>Lot 50 Woolcoot Road, Wellard AMD 9 GG 18/11/94</p> <p>Lots 55 & 56 Mortimer Road, Casuarina AMD 13 GG 24/1/95</p> <p>Lot 3 Braddock Road, Wellard. AMD 15 GG 13/1/95</p> <p>Lot 14, Cnr Braddock Road and Banksia Road, Wellard AMD 33 GG 3/3/95</p> <p>Lot 1, Millar Road, Wellard AMD 38 GG 7/7/95; AMD 78 26/8/03</p> <p>Peel Estate Lot 303 corner Braddock Road and Banksia Road, Wellard AMD 39 GG 16/2/96</p> <p>Lot 2, Banksia Road, Wellard AMD 40 GG 9/2/96</p> <p>Part Lot 147 Jolley Road, Wellard AMD 35 GG 6/5/97</p> <p>304 Banksia Road, Wellard AMD 49 GG 18/7/97</p> <p>Lot 322, Woolcoot Road, Wellard AMD 44 GG 13/3/98</p> <p>Peel Estate Lot 13 Braddock Road, Wellard AMD 72 GG 5/2/02</p> <p>Lot 148 Jolley Road, Wellard AMD 76 GG 29/7/03</p> <p>Lot 153 Woolcoot Road, Wellard AMD 84 GG 31/3/06</p> <p>Lot 104 Millar Road, Wellard AMD 83 GG 30/5/06</p> <p>Lot 20 Mortimer Road, Casuarina AMD 94 GG 9/12/08</p>	<p>P Dwelling House</p> <p>AA Home Occupation, Public Utility</p> <p>X All other uses are not permitted</p>	<p>14. Management use and development of land shall be in accordance with the Approved Subdivision Guide Map endorsed by the Town Clerk and notations contained therein.</p> <p>15. The subdividing owner shall construct front boundary fences to the standard specified by Council<u>the local government</u> and all associated costs shall be met by the subdividing owner.</p> <p>16. The subdividing owner may be required by the Western Australian Planning Commission, at the time of subdivision, to enter into an agreement with the responsible authority stipulating that acquisition of the land reserved for controlled Access Highway under the Metropolitan Region Scheme will be valued on the basis of Rural zoning and not Special Rural zoning.</p> <p>17. No fencing is to be erected within the Conservation Category Wetlands and their 50 metre buffer.</p>

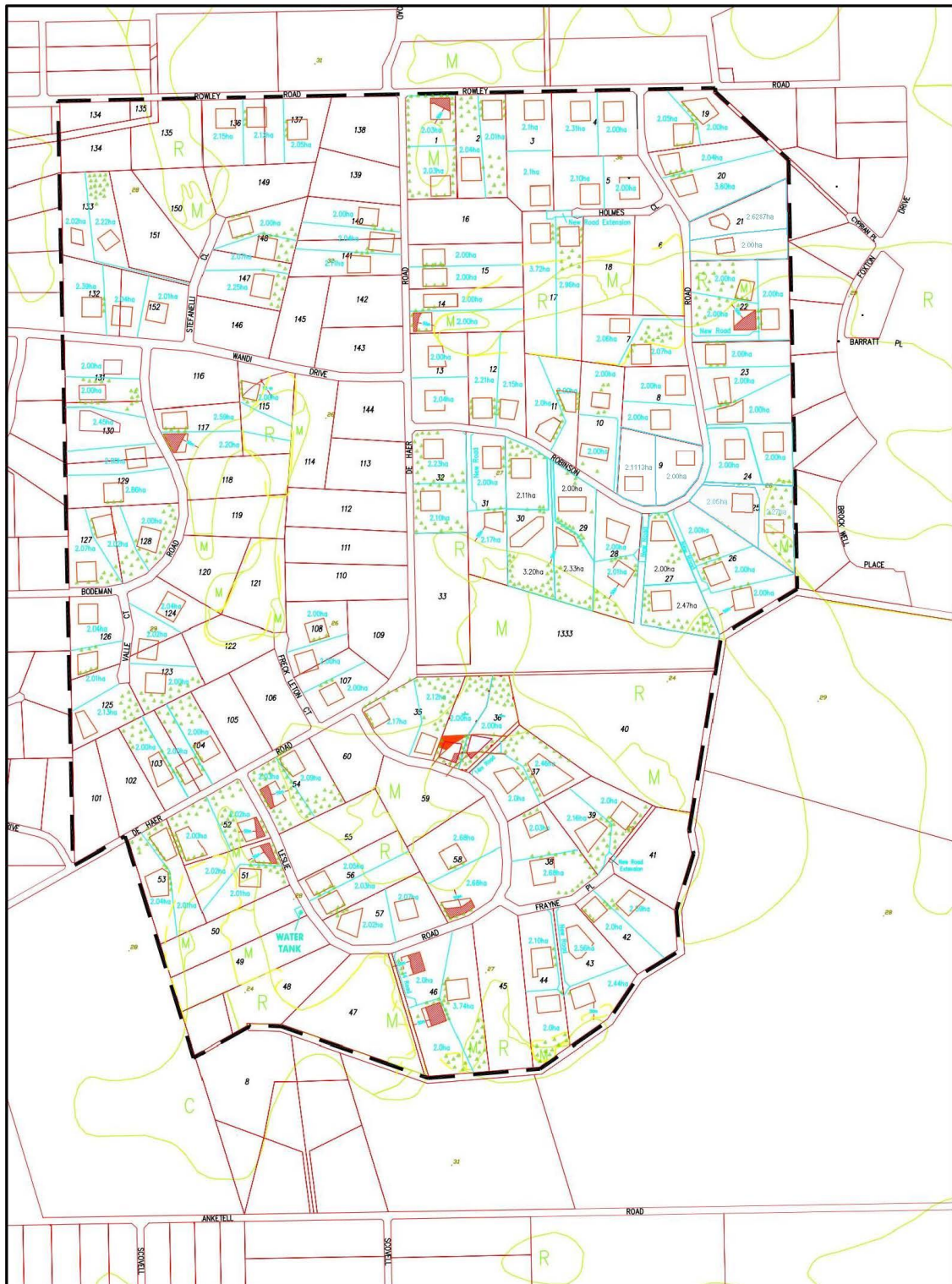
SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS										
<p>SR16 Lot 683 Lyon Road, Mandogalup</p> <p>Lot 676 Lyon Road, Mandogalup</p> <p>Lot 673 Lyon Road, Mandogalup</p> <p>Lots 6 & 651 Anketell Road, Anketell</p> <p>AMD 2 GG 17/3/95 AMD 80 GG 2/6/06</p>	<p>P Dwelling House</p> <p>AA Home Occupation Public Utility Equestrian Uses Private Recreation – only in areas not within the Rural-Water Protection Zone of the Metropolitan Region Scheme Stables</p> <p>X All other uses are not permitted</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<p>1. Subdivision of Special Rural Zone No. 16 is to be in accordance with approved subdivision guide maps and endorsed by the Town Clerk for the following land:</p> <table><tr><th>Lot</th><th>Subdivision Guide Plan</th></tr><tr><td>673 Lyon Road, Mandogalup</td><td>No. 1</td></tr><tr><td>676 Lyon Road, Mandogalup</td><td>No. 2</td></tr><tr><td>683 Lyon Road, Mandogalup</td><td>No. 3</td></tr><tr><td>651 & 6 Anketell Road, Mandogalup</td><td>No. 4</td></tr></table> <p>2. Further subdivision leading to the creation of lots of sizes and configurations at variance to approved subdivision guide maps and endorsed by the town Clerk will not be permitted and no lot shall be less than 2 ha in area.</p> <p>3. Management use and development of land shall be in accordance with the approved subdivision guide map endorsed by the Town Clerk and notations contained thereon.</p> <p>4. No horses shall be permitted unless a management plan with the objective of keeping a full vegetation cover on the soil is submitted to the Local Authority, which may, after consultation with the Department of Agriculture, approve the keeping of one horse only. Council<u>the local government</u> may withdraw its permission for the keeping of livestock if in its opinion the number, type or management of the stock is leading, or will lead to degradation of the land or the vegetation, in which event such livestock shall be removed in accordance with the direction of Council<u>the local government</u>.</p> <p>5. Minimum dwelling size:</p> <p>(a) Floor - no dwelling house shall be constructed within the area specified in column (a) with an overall floor area (including walls) of less than 100m².</p> <p>(b) Roof - no roof forming an effective water catchment area connected to the storage tank shall be less than 120m² project plan area.</p> <p>6. Within Special Rural Zone No 16 a well licence must be obtained prior to constructing a well or bore to draw groundwater. Groundwater may be drawn from each of the lots to supplement house-hold water supply needs and to supply water for irrigated development of an area up to 0.1 hectares. The maximum amount of groundwater permitted to be drawn shall be 1,500 cubic metres annually.</p> <p>7. Activities carried out on this land shall not contravene the Western Australian Water Authority By-laws applicable to underground water pollution control.</p> <p>8. Any increase in stormwater runoff created by the development shall be catered for within the site and outlet flows to the Water Authority's drainage system shall not be increased. The developer shall at the subdivision stage provide the Water Authority with calculations and plans to demonstrate that stormwater runoff from the subdivision will not increase discharge to the Water Authority's drainage system. Any improvements or addition to the existing drainage system as a result of any development shall be to the requirements of the Water Authority and shall be at the developers expense.</p>	Lot	Subdivision Guide Plan	673 Lyon Road, Mandogalup	No. 1	676 Lyon Road, Mandogalup	No. 2	683 Lyon Road, Mandogalup	No. 3	651 & 6 Anketell Road, Mandogalup	No. 4
Lot	Subdivision Guide Plan											
673 Lyon Road, Mandogalup	No. 1											
676 Lyon Road, Mandogalup	No. 2											
683 Lyon Road, Mandogalup	No. 3											
651 & 6 Anketell Road, Mandogalup	No. 4											

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)

LOCATION LOT DESCRIPTION	PERMITTED AND AA USES	DEVELOPMENT CONDITIONS
<p>Lot 683 Lyon Road, Mandogalup</p> <p>Lot 676 Lyon Road, Mandogalup</p> <p>Lot 673 Lyon Road, Mandogalup</p> <p>Lots 6 & 651 Anketell Road, Anketell</p> <p>AMD 2 GG 17/3/95 AMD 80 GG 2/6/06</p>	<p>P Dwelling House</p> <p>AA Home Occupation Public Utility Equestrian Private Recreation – only in areas not within the Rural-Water Protection Zone of the Metropolitan Region Scheme Stables</p> <p>X All other uses are not permitted</p> <p>Within the area which corresponds with the Rural – Water Protection Zone of the Metropolitan Region Scheme, uses incidental to the residential use of the land including recreation facilities for the private use of the occupier may be supported subject to the advice of the Department of Environment Water and Catchment Protection.</p>	<p>9. Land within the building envelope is to be managed in such a manner as to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. Land outside the building envelope is to be managed in such a manner that there will be no further clearing of the land save for vegetation that has to be removed for housing, firebreaks, outbuildings and accessory construction, the Council<u>the local government</u>'s approval shall be deemed as Council<u>the local government</u>'s written consent to remove vegetation.</p> <p>10. The subdividing owner shall undertake a tree planting programme over those areas shown on the Special Rural Zone No 16 subdivisional guide plans at a density of not less than 1,000 stems per hectare, to encompass all land outside building envelopes including SECWA easements, with planting and management within easements being in accordance with SECWA's requirements.</p> <p>11. Notwithstanding Clause 6.10.4 (g), where the Subdivision Guide Plans define effluent disposal areas within building envelopes, these areas shall not be varied and the effluent disposal systems shall be built within.</p> <p>12. Prior to subdividing the owner shall erect a sign in a prominent place to inform future owners of the special conditions imposed on the land under Special Rural Zone No 16, and that they must consult with Council<u>the local government</u> before commencing development.</p> <p>13. Council<u>The local government</u> may vary building envelopes in order to preserve declared rare flora.</p> <p>14. The subdividing owner shall construct front boundary fences to Council<u>the local government</u>'s specifications prior to subdivision and all associated costs shall be met by the subdividing owner.</p> <p>15. Prior to the approval of a plan or diagram of subdivision the subdivider shall define to the satisfaction of the Council<u>the local government</u>, the location and size of building envelopes for each of the proposed lots. The Council<u>the local government</u>'s approval of the building envelopes shall be signified by the Town Clerk's signature on a plan showing the building envelopes.</p> <p>16. Conventional effluent disposal systems shall be constructed so as to achieve a minimum vertical separation of 2 metres between the system and the highest known groundwater level, and 100 metre horizontal separation from the Water Authority of Western Australia drain and areas of intermittent inundation as shown on the subdivisional guide plan. In addition, Council<u>the local government</u> may require the installation of an approved nutrient retentive effluent disposal system. Where Council<u>the local government</u> requires an approved nutrient retentive effluent disposal system to be installed, the effluent disposal area shall be soil amended with a type and quantity of nutrient retentive</p>

SCHEDULE II - SPECIAL RURAL ZONES (Cont'd)



SUBDIVISION GUIDE PLAN No. 2

WANDI (Special Rural Zone No. 2)

Chief Executive Officer - City of Kwinana

- PROPOSED SUBDIVISION BOUNDARIES
- WVC WETLAND BOUNDARIES -
- CONSERVATION CATEGORY
- MULTIPLE USE
- RESOURCE ENHANCEMENT
- AMENDMENT BOUNDARY
- BUILDING ENVELOPES
- LANDSCAPE PROTECTION AREAS
- AREA FOR EFFLUENT DISPOSAL
- SETBACK 50m FROM WETLAND BOUNDARY
- REVEGETATION REQUIRED ADJACENT TO BUILDING ENVELOPE

SCALE 1:10 000 DATE: JUNE 2017

Special Rural - Zone 2 - Boundary

SCHEDULE III - SPECIAL USES

DESCRIPTION OF LAND (Lot, Street, Area)	PERMITTED USES	DEVELOPMENT CONDITIONS
Pt Lot 417, Cnr Patterson Road & Office Road, Kwinana Beach	Service Station	Refer Scheme Provisions
Lot 116 Rockingham Road, Naval Base	Hotel/Tavern	Refer Scheme Provisions
Lot 2 Chisham Avenue, Kwinana	Hotel/Tavern	Refer Scheme Provisions
Lot M877 Pace Road, Medina	Hotel/Tavern	Refer Scheme Provisions
Reserve No 31245 Barrick Road, Calista	Aged Persons Home	Refer Scheme Provisions
Reserve No 30070 Sawyer Road, Calista	Aged Persons Home	Refer Scheme Provisions
Lot 643 Bright Road, Calista	Aged Persons Home	Refer Scheme Provisions
Lot 248 Calista Avenue, Calista	Welfare Building	Refer Scheme Provisions
Lot 1 Gilmore Avenue, Medina	Cultural Centre	Refer Scheme Provisions
Pt Lot 66 Johnson Road, Casuarina AMD 61 GG 24/7/98	Service Station Drive-in Takeaway Food Shop and Eating House	
Lot 574 Postans Road, Hope Valley AMD 45 GG 31/12/96	Mineral Sands Storage/Warehouse, Transport depot and related uses.	Design, colour, texture and finish of buildings to produce a non glaring form compatible with the surrounding area. Equivalent use Scheme provisions to apply.
Lots C692 and C694 Moulton Street, Calista AMD 62 GG 27/4/99	The following list of uses shall be variously permitted in accordance with the attached symbols as defined at clause 4.6 of the Scheme Text: <ul style="list-style-type: none"> • Art and Craft Centre (IP) • Car Park (IP) • Commercial Hall (IP) • Educational Establishment (IP) • Non-Residential Health Centre (IP) • Office (IP) • Public Assembly (P) • Public Recreation (P) • Public Utility (P) • Public Worship (P) 	<ol style="list-style-type: none"> 1. Development shall be generally in accordance with the Development Concept Plan for the land as adopted by Councilthe local government. 2. Any development upon the land shall be required to comply with the requirements of the Kwinana Town Centre Design guidelines to the satisfaction of the Councillocal government. 3. The Councillocal government shall require the proponent of any development upon the land to have prepared (at the expense of the proponent) the following: <ol style="list-style-type: none"> (i) a traffic management plan; (ii) an acoustic consultant's report;

SCHEDULE III - SPECIAL USES (Cont'd)

DESCRIPTION OF LAND (Lot, Street, Area)	PERMITTED USES	DEVELOPMENT CONDITIONS
<p>Lots C692 and C694 Moulton Street, Calista (Cont'd)</p> <p><i>AMD 62 GG 27/4/99</i></p>	<p>The following list of uses shall be variously permitted in accordance with the attached symbols as defined at clause 4.6 of the Scheme Text:</p> <ul style="list-style-type: none"> • Art and Craft Centre (IP) • Car Park (IP) • Commercial Hall (IP) • Educational Establishment (IP) • Non-Residential Health Centre (IP) • Office (IP) • Public Assembly (P) • Public Recreation (P) • Public Utility (P) • Public Worship (P) 	<p>(iii) a special agreement between the proponent and the Council<u>local government</u> to ensure the preservation of trees (to be identified in consultation with appointed officers of the Council<u>local government</u>), the provision of facilities in accordance with the Development Concept Plan, and public access, to the satisfaction of the Council<u>local government</u>, prior to granting its planning approval<u>development approval</u> to any development upon the land.</p>
<p>Lot 379 Sayer Road, Mandogalup</p> <p><i>AMD 63 GG 14/1/00</i></p>	<p>Transport Depot and related uses</p>	<p>Refer Scheme Provisions All stormwater runoff to be contained and disposed of onsite to prevent any form of contamination of the Sayer Road Swamp</p>

SCHEDULE IV - DEVELOPMENT AREAS

AREA, NUMBER & LOCALITY	SPECIAL PROVISIONS
<p>1 Bertram</p> <p><i>AMD 43 GG 21/2/97</i> <i>AMD 64 GG 19/12/00</i> <i>AMD 87 GG 24/12/04</i> <i>AMD 96 GG 22/1/08</i> <i>AMD 93 GG 23/6/09</i></p>	<ol style="list-style-type: none"> 1. The Council<u>local government</u>, in considering any application for development or making recommendations to the Commission on applications for the subdivision of land, shall have regard to a Local Structure Plan which has been prepared and adopted in accordance with the provisions of the Fourth Schedule of the Scheme. 2. No dwelling or carport roof or outbuilding shall be constructed of highly reflective materials, including but not limited to, unpainted galvanised iron, or light colours such as white or silver. Construction materials should be generally limited to tiles or painted metal sheeting of non-glaring darker colours. 3. The density coding shall be in accordance with the approved Structure Plan. 4. Uses and development within the neighbourhood centre shall be in accordance with the Commercial Zone and the Residential Density Code shown on the approved Structure Plan.
<p>1a Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram.</p> <p><i>AMD 144 GG 20/4/18</i></p>	<ol style="list-style-type: none"> 1. Notwithstanding the density coding of the Scheme map, Council<u>the local government</u> may permit development up to a maximum residential density of R60 where: <ol style="list-style-type: none"> a. The development site abuts Public Open Space, Johnson Road or Holden Close. b. The development site does not abut existing Residential R20 development. c. There is at least two-storey frontage to Public Open Space, Johnson Road or Holden Close; and d. The development minimises the visual impact of garage doors and driveways on the streetscape. 2. In considering subdivision applications, the Council<u>local government</u> may: <ol style="list-style-type: none"> a. Recommend the application not be approved unless: <ol style="list-style-type: none"> i. Roads are located and designed to integrate and connect with the adjoining road network, and to maximise connectivity through the site. ii. Public Open Space is centrally located within the site. b. In the absence of built development, recommend approval for subdivision up to maximum density depicted on the Scheme map.

<p>2 Wellard Village</p> <p>AMD 85 GG 4/5/04 AMD 96 GG 22/1/08 AMD 93 GG 23/6/09</p>	<ol style="list-style-type: none"> 1. The Councillocal government, in considering any application for development or making recommendations to the Commission on applications for the subdivision of land, shall have regard to a Local Structure Plan which has been prepared and adopted in accordance with the provisions of the Fourth Schedule of the Scheme. 2. <ol style="list-style-type: none"> a) The density coding shall generally be in accordance with the approved Structure Plan; and b) Medium density residential development (R30-R60) should be promoted in the Neighbourhood Centre and adjacent to the rail station precinct. 3. <ol style="list-style-type: none"> a) CouncilThe local government may require the preparation and submission of detailed area plans (DAPs) for a lot or lots within the Structure Plan area to enhance, elaborate or expand on the details or provisions contained in the approved Structure Plan. b) DAPs will be required for the following lots shown on the approved Structure Plan (i) within the neighbourhood centre, (ii) adjoining public open space; (iii) large lots (greater than 1500m²); (iv) serviced by rear laneways; and/or (v) lots coded R40 or above. c) DAPs may include details as to: <ol style="list-style-type: none"> i) building envelopes; ii) distribution of land uses within a lot; iii) private open space; iv) services v) vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures; vi) advertising signs, lighting and fencing;
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SCHEDULE IV - DEVELOPMENT AREAS (Cont'd)

AREA, NUMBER & LOCALITY	SPECIAL PROVISIONS
<p>2 Wellard Village (Cont'd)</p> <p>AMD 85 GG 4/5/04 AMD 93 GG 23/6/09</p>	<ul style="list-style-type: none"> viii) landscaping, finished site levels and drainage; ix) protection of sites of heritage, conservation or environmental significance including tree preservation; x) special development controls and guidelines; and xi) such other information considered relevant by the local government. <p>4. In addition to the Residential zone, uses within the Neighbourhood Centre identified on the Structure Plan shall be in accordance with the provisions of the Commercial zone with the exception of the following:</p> <ul style="list-style-type: none"> ▪ Single House P <p>5. Council<u>The local government</u> will require the preparation and submission of design guidelines for the neighbourhood centre detailing the requirements to achieve Liveable Neighbourhood design and a common architectural theme. The design guidelines should address the following:</p> <ul style="list-style-type: none"> ▪ Energy efficiency development controls; ▪ Building form and materials; ▪ Roof form; ▪ Density; ▪ Garaging and access; ▪ Setbacks and zero lot line; ▪ Site coverage; ▪ Fencing; ▪ Servicing; ▪ Advertising/signage/lighting; ▪ Noise attenuation and measures to combine commercial and residential development; ▪ Facades; ▪ Colour and materials. <p>6. Council<u>The local government</u> may vary the provisions of the Residential Design Codes and any other Scheme provisions, where in the opinion of Council<u>The local government</u>, the variation promotes Liveable Neighbourhood design and is in accordance with the approved DAP(s) and/or approved design guidelines.</p> <p>7. The lot size and configuration (frontage and lot depth) for large lots shall generally be in accordance with the approved Structure Plan with a minimum lot size of 1500m²;</p> <p>8. a) Council<u>The local government</u> will require the preparation and submission of DAP(s) for a lot or lots shown on the approved Structure Plan as 'large lots (greater than 1500m²)'. The objective of the DAP for these lots is to provide for a transition and well integrated development between the existing 'Homestead Ridge' Special Residential zoned land and future residential development within the Structure Plan area.</p> <p>b) Council<u>The local government</u> will not support development on a lot as shown on the approved Structure Plan as 'large lots (greater than</p>

SCHEDULE IV - DEVELOPMENT AREAS (Cont'd)

AREA, NUMBER & LOCALITY	SPECIAL PROVISIONS
<p>2 Wellard Village (Cont'd)</p> <p>AMD 85 GG 4/5/04 AMD 93 GG 23/6/09</p>	<p>i) <i>Construction Materials:</i> No roofs of dwellings or carports of outbuildings shall be constructed of highly reflective material, but without limiting the generality of the foregoing, unpainted zincalume.</p> <p>All dwellings and carports shall be of stone or masonry construction unless the express approval of Council<u>the local government</u> is obtained to vary this requirement.</p> <p>Notwithstanding the above provisions, outbuildings may be constructed of metal or other material approved by Council<u>the local government</u> provided the external colour and texture is of a neutral and non-glaring finish.</p> <p>(ii) <i>Building Envelopes:</i> All buildings and development shall be constructed within the confines of the building envelope.</p> <p>The building envelopes shall be positioned towards the front of the lots, have a regular shape and range in size between 600m² to 750m². The building envelopes should be set back 5 metres from the front lot boundary and a minimum 4 metres from the side lot boundaries.</p> <p>(iii) <i>Tree Preservation Area:</i> The area outside the building envelope and behind the 5 metre setback is designed as a Tree Preservation Area. No development (including driveways, sheds and outbuildings or storage of materials and or disposal of wastes) is to be undertaken within the Tree Preservation Area.</p> <p>No indigenous tree, shrubs or other substantial vegetation may be removed from the Tree Preservation area without the written approval of Council<u>the local government</u> except in the following circumstances:</p> <ul style="list-style-type: none"> ▪ indigenous tree, shrubs or other substantial vegetation are considered at the discretion of by the Council<u>local government</u> to be dead, diseased or dangerous; and ▪ for the purposes of a firebreak required by a Regulation or by-law. <p>Council<u>The local government</u> may require the landowner to undertake a tree planting programme within Tree Preservation Area(s) nominated by</p>

SCHEDULE IV - DEVELOPMENT AREAS (Cont'd)

AREA, NUMBER & LOCALITY	SPECIAL PROVISIONS
<p>2 Wellard Village (Cont'd)</p> <p>AMD 85 GG 4/5/04 AMD 93 GG 23/6/09</p>	<p>iv) <i>Fencing:</i> Fencing at or within the building envelope may, at the discretion of Council<u>the local government</u>, be of a closed screening nature provided the condition, scale and colour of the fence does not detract from the amenity of the area.</p> <p>Fencing in front the building envelope shall comply with the Residential Design Codes, all other boundary fencing shall be of a rural and open nature and shall exclude asbestos, pickets, sheet iron and any other material which in the opinion of Council<u>the local government</u> would detract from the amenity of the area.</p> <p>Solid 'wing walls' not exceeding 1.8 metres in height may be constructed at the front of the dwelling to the side boundary provided the appearance compliments the dwelling and complies with the Building Code of Australia.</p> <p>v) <i>Commercial Vehicle Parking</i> shall comply with the provisions set out in Section 6.4.5 of the Scheme.</p> <p>9. Prior to development south of the railway line, the landowner shall enter into an agreement with Council<u>the local government</u> regarding the funding of railway crossings, including pedestrian bridges. The agreement will outline costs and responsibilities regarding these infrastructure items.</p>
<p>3 Lot 555 Gilmore Avenue, Medina</p> <p>AMD 92 GG 24/8/07</p>	<p>1. The Council<u>local government</u>, in considering any application for development or making recommendations to the Commission on applications for the subdivision of land, shall have regard to a Local Structure Plan which has been prepared and adopted in accordance with the provisions of Clause 4.18.2.4 & Clause 4.18.2.5 of the Scheme.</p> <p>2. The Structure Plan shall conform with Network City and Liveable Neighbourhoods Design Code requirements, and a maximum residential density of R40.</p> <p>3. Prior to subdivision and/or development, Council<u>the local government</u> shall require the preparation of a Detailed Area Plan (DAP) by the developers in accordance with Clause 4.18.2.7 of the Scheme.</p> <p>4. Subdivision and/or development is to ensure advanced landscaping/vegetation is installed on site to conform with the surrounding streetscape.</p> <p>5. Council<u>The local government</u> may vary the provisions of the Residential Design Codes and any other Scheme provisions, where in the opinion of Council<u>the local government</u>, the variation promotes Liveable Neighbourhood design and is in accordance</p>

SCHEDULE IV - DEVELOPMENT AREAS (Cont'd)

AREA, NUMBER & LOCALITY	SPECIAL PROVISIONS
<p>4 Lot 257 Wellard Road, Calista</p> <p>AMD 103 GG 25/9/09</p>	<ol style="list-style-type: none"> 1. The Council<u>local government</u>, in considering any application for development or making recommendations to the Commission on any application for subdivision of the land, shall have regard to a Structure Plan which has first been prepared and adopted in accordance with Clauses 4.20.2.4 and 4.20.2.5 of the Scheme and the following Special Provisions. 2. The Structure Plan shall conform with Network City and Liveable Neighbourhoods Design Code requirements. A density of R30 applies to the land. Should aged or dependent persons dwellings be proposed, the normal density bonus available under Section 6.1.3A3i of the Residential Design Codes may also be applied. 3. The Structure Plan shall be prepared having respect for protection of the natural environment, appropriate built form, landscape elements and maintaining the character of the surrounding residential area. 4. The Structure Plan shall provide an appropriate high quality design interface with the existing residential development located on the north side of Wellard Road (north alignment) and the Wellard Road/Gilmore Avenue roundabout. 5. The Structure Plan shall identify areas for advanced landscaping to be undertaken as part of subdivision and/or development, in order to conform with the surrounding streetscape. 6. Council<u>The local government</u> may vary the provisions of the Residential Design Codes of Western Australia and any other Scheme provisions, where in the opinion of Council<u>the local government</u> the variation promotes Liveable Neighbourhoods design and is in accordance with the adopted Structure Plan.

SCHEDULE V – DEVELOPMENT CONTRIBUTION PLANS

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) <i>AMD 132 GG 19/03/19</i>	
Map reference on scheme map	DCA1	
Infrastructure and Administrative Items to be funded	1.1	Bridge
	Item A	100% of the cost of construction of the Sulphur Road Bridge over the railway line immediately south of the proposed Thomas Road Station.
	1.2	Roads and Drainage
	Item B	The development of storm water management infrastructure on the Peel Main Drain in accordance with the requirements of the Water Corporation to service the flows north of Bertram Road.
	Item C	Bertram Road upgrade (Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson Road/Bertram Road Intersection treatments) including all associated infrastructure works.
	Item D	Johnson Road upgrade (north of Peel Lateral Drain to Holden Close from a rural standard to urban standard being a Neighbourhood Connector A or equivalent) including all associated infrastructure works.
	Item E	Johnson Road upgrade (south of Peel Lateral Drain to Bertram Road, from rural standard to an urban standard being a Neighbourhood Connector A or equivalent) including all associated infrastructure works.
	Item F	The construction of a dual use path on the eastern side of Johnson Road from Holden Close to Bertram Road.
	Item G	The upgrading of Johnson Road (south of Bertram Road) to the eastern edge of the Peel Main Drain Reserve to a Neighbourhood Connector A standard (or equivalent) including all associated infrastructure works.
	Item H	Johnson Road (west side of the Peel Main Drain Reserve to Millar Road). The construction of a new road from the west side of the Peel Main Drain Reserve southward. Contributions will be sought for the difference between a Neighbourhood Connector A standard road (or a comparable standard as constructed) and an Access Street B in terms of the costs of acquiring the additional land and the associated infrastructure works costs.
	Item I	The construction of a road linkage across the Parks and Recreation Reserve in the Bertram locality reflected on the approved Casuarina Structure Plan.
	Item J	Wellard Road upgrade (Bertram Road to Millar Road) to an Integrator A standard, or equivalent, including all associated infrastructure works.
	Item K	Bertram Road upgrade (Challenger Avenue to Wellard Road) to an Integrator A standard, or equivalent, including all associated infrastructure works.
	Item L	Johnson Road provision of a new culvert and road crossing over the Peel Main Drain Reserve connecting Items G and H, to a Neighbourhood Connector A standard, or equivalent, including all associated infrastructure works costs.
	Item M	New road culvert and road crossing over the Peel Main Drain linking Lot 661 and Lot 670 Bertram Road (the northern side of Bollard Bulrush Wetland) constructed to an Access Street C standard.

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) AMD 132 GG 19/03/19
Map reference on scheme map	DCA1
	<p>1.3 Administration Costs</p> <p>All expended and estimated future costs associated with administration, planning and development of the Development Contribution Plan and any technical documents necessary for the implementation of the above, including:</p> <ul style="list-style-type: none"> • Legal and accounting fees; • Traffic studies; • Road design costs allocated to specific roads 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>2.1 Bridge</p> <p>Landowners within the catchment shown on the figure 'Item A', as contained within the Development Contribution Plan 1 Report are required to contribute towards this item.</p> <p>Item A Bridge</p> <p>The method for determining cost contributions for this item is based on actual lot yield and estimated future lot yield within the catchment.</p>
	<p>2.2 Roads and Drainage</p> <p>Landowners within the relevant catchment are required to contribute to the following infrastructure items. The relevant catchments are specified below. Associated infrastructure works for upgrades to roads include but are not limited to earthworks, drainage, resurfacing or reconstruction, dual use paths, kerbing, lighting, landscaping, roundabout(s), undergrounding of power (as applicable) and any additional land required for a standard subdivisional road as applicable and where required by the City of Kwinana.</p> <p>Item B Cost contributions in relation to the development of stormwater management infrastructure on the Peel Main Drain are to be made by landowners within the catchment shown on the figure 'Item B', as contained within the Development Contribution Plan 1 Report. Contributions are to be based on actual lot yield and estimated future lot yield.</p> <p>Item C Cost contributions in relation to the upgrade of Bertram/Mortimer Roads between Challenger Avenue and the Kwinana Freeway and Johnson/Bertram Intersection treatments are based on actual lot yield and estimated future lot yield. Landowners within the catchment shown on the figure 'Item C', as contained within the Development Contribution Plan 1 Report, are required to contribute towards this item.</p> <p>Item D Johnson Road upgrade (north of the Peel Lateral Drain)</p> <ul style="list-style-type: none"> • Cost contributions towards the western side (100% share of costs for the road upgrade) are based on actual lot yield and estimated future lot yield and are payable by landowners west of Johnson Road within the catchment shown on the figure 'Item D1', as contained within the Development Contribution Plan 1 Report. • Cost contributions towards the eastern side (100% share of costs) are based on frontage of landholding and are payable by landowners within the catchment shown on the figure 'Item D2',

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) AMD 132 GG 19/03/19
Map reference on scheme map	DCA1
	<p>as contained within the Development Contribution Plan 1 Report.</p> <p>Item E Johnson Road upgrade (south of the Peel Lateral Drain)</p> <ul style="list-style-type: none"> Cost contributions towards the upgrade of Johnson Road (100% of costs) in this location are based on frontage of landholding. A landowner may, with the agreement of the City, discharge liability for a cost contribution through the provision of physical infrastructure directly in accordance with clause 6.16.5.14.1. Cost contributions towards roundabouts (2) construction are based on actual lot yield and estimated future lot yield. Landowners within the catchment shown on the figure 'Item E', as contained within the Development Contribution Plan 1 Report, are required to contribute 100% towards the cost of this item. <p>Item F Construction of a dual use path on the eastern side of Johnson Road from Holden Close to Bertram Road.</p> <ul style="list-style-type: none"> All landowners participating in the Casuarina Structure Plan, with the catchment as shown on the figure 'Item F', as contained within the Development Contribution Plan 1 Report, are required to contribute 100% towards the cost of this item. Contributions are to be based on actual lot yield and estimated future lot yield. <p>Item G Cost contributions towards the upgrading of Johnson Road south of Bertram Road to the east side of the Peel Main Drain Reserve are based on actual lot yield and estimated future lot yield.</p> <ul style="list-style-type: none"> Contributions will be sought for earthworks, drainage, resurfacing, resealing, dual use path (eastern side), side kerbing, lighting, undergrounding of overhead powerlines to both sides of Johnson Road including reinstatement of the verge, landscaping and roundabout(s) where required by the City. Landowners within the catchment shown on the figure 'Item G', as contained within the Development Contribution Plan 1 Report, are required to contribute 100% towards the cost of this item. <p>Item H Cost contributions towards the upgrading of the portion of realigned Johnson Road, extending from the west side of the Peel Main Drain Reserve into the Providence Estate along Irasburg Parade and then directly south along Fairhaven Boulevard to Millar Road, are based on actual lot yield and estimated future lot yield.</p> <ul style="list-style-type: none"> Contributions will be sought for the difference between a Neighbourhood Connector A road (or a comparable standard as constructed) and an Access Street B in terms of the costs of acquiring the additional land and the associated infrastructure works costs. Landowners within the catchment shown on the figure 'Item H', as contained within the Development Contribution Plan 1 Report, are required to contribute 100% towards the cost of this item. <p>Item I Cost contributions towards a new road linkage across the Parks and Recreation Reserve in the Bertram locality as shown on the Casuarina Structure Plan, based on actual lot yield and estimated future lot yield.</p> <ul style="list-style-type: none"> Landowners within the catchment shown on the figure 'Item I', as

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) AMD 132 GG 19/03/19
Map reference on scheme map	DCA1
	<p>contained within the Development Contribution Plan 1 Report, are required to contribute 100% towards the cost of this item.</p> <p>Item J Proportional cost contribution towards the full cost of the upgrade of Wellard Road from the intersection of Bertram Road to Millar Road within the City of Kwinana boundary, based on traffic apportionment in accordance with the traffic modelling report prepared by Cardno dated 31 August 2018, allocated against the actual lot yield and estimated future lot yield for each traffic generation locality.</p> <ul style="list-style-type: none"> Contributions will be sought for an Integrator A standard road (or equivalent) and the associated infrastructure works costs; The full cost of this item will be proportionally reduced based on the percentage of traffic from elsewhere in DCA1 and external to DCA1 using this road as calculated from traffic modelling. The provision of this infrastructure item will be in accordance with the Priority and Timing of Infrastructure as listed in the prevailing DCP Report. Landowners within the catchment shown on the figure 'Item J', as contained within the Development Contribution Plan 1 Report, are required to contribute towards this item. <p>Item K Cost contribution towards the full cost of the Bertram Road upgrade to an urban standard applies from the intersection of Challenger Avenue to Wellard Road and is based on the traffic volumes in accordance with the traffic modelling report prepared by Cardno dated 31 August 2018, allocated against the actual lot yield and estimated future lot yield for each traffic generation locality.</p> <ul style="list-style-type: none"> Contributions will be sought for an Integrator A standard road (or equivalent) and the associated infrastructure work s costs. The full cost of this item will be proportionally reduced based on the percentage of traffic from elsewhere in DCA1 and external to DCA1 using this road as calculated from traffic modelling. The provision of this infrastructure item will be in accordance with the Priority and Timing of Infrastructure as listed in the Development Contribution Plan 1 Report. Landowners within the catchment shown on the figure 'Item K', as contained within the Development Contribution Plan 1 Report, are required to contribute towards this item. <p>Item L Cost contributions towards the full cost of the new Johnson Road culvert and road crossing, located within the Peel Main Drain Reserve connecting Items G and H, are based on actual lot yield and estimated future lot yield. The construction of the culvert and road crossing will be to a suitable standard to address, but not affect the flow of the drain and meet the traffic demands of a Neighbourhood Connector B standard road (or as constructed).</p> <ul style="list-style-type: none"> Unless otherwise constructed to support subdivision works, the provision of this infrastructure item will be in accordance with the Priority and Timing of Infrastructure as listed in the Development Contribution Plan 1 Report. Landowners within the catchment as shown on the figure 'Item L', as contained within the Development Contribution Plan 1 Report, are required to contribute towards this item. <p>Item M Cost contributions towards the full cost of the new culvert and road</p>

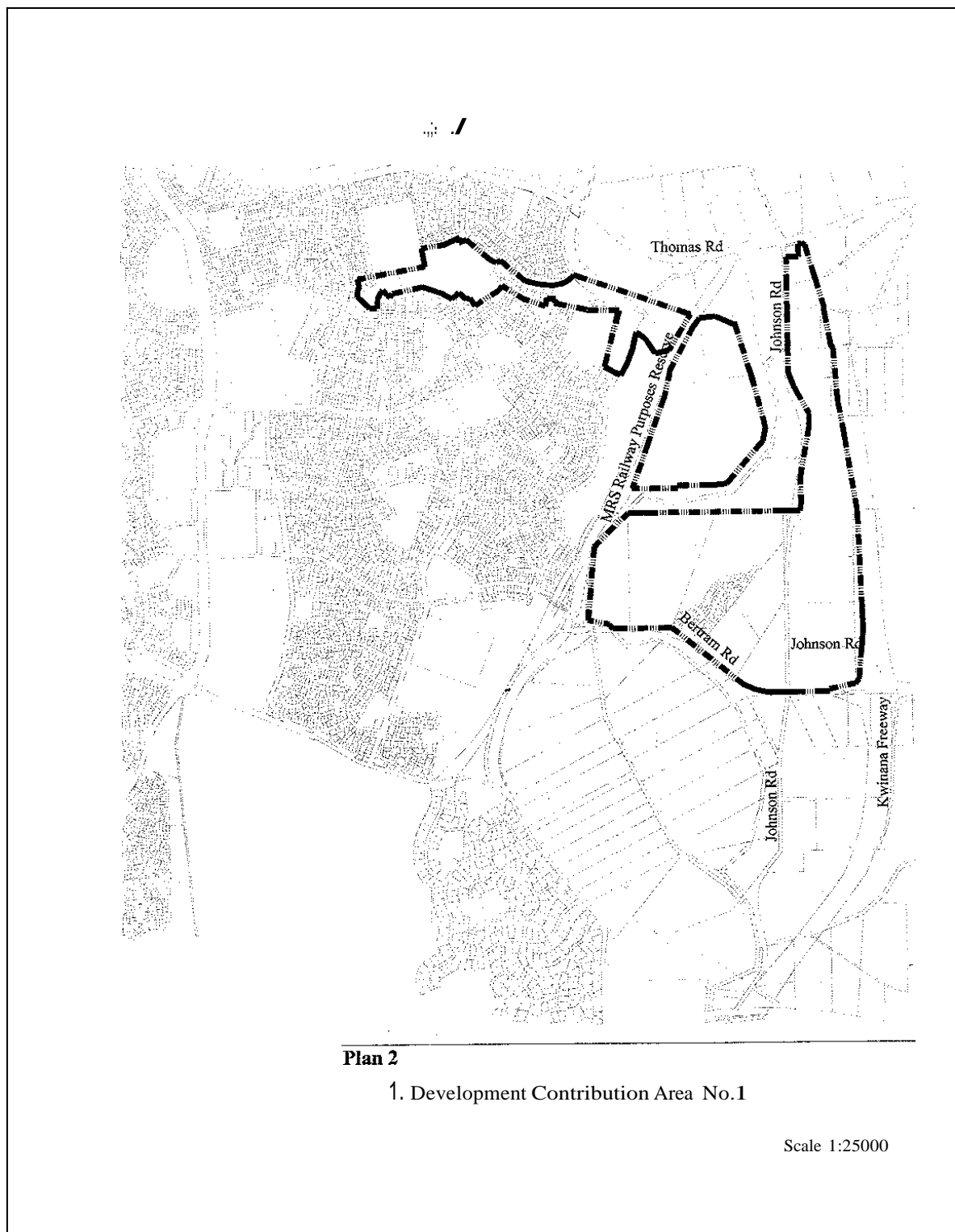
Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) AMD 132 GG 19/03/19
Map reference on scheme map	DCA1
	<p>crossing over the Peel Main Drain linking Lots 661 and 670 Bertram Road, based on actual lot yield and estimated future lot yield. The design and construction of the culvert and road crossing will be to a suitable standard to address the flow of the drain and meet the traffic demands of an Access Street C standard.</p> <ul style="list-style-type: none"> • The exact location of this culvert and road crossing is to be determined via local structure planning of these lots and is to cross the Peel Main Drain to provide a road connection to allow for traffic movement east-west within urban development south of Bertram Road and north of the Bollard Bulrush Wetland and buffer. • This item may be constructed in the initial stages of subdivision for Lot 661 and/or Lot 670, or if this is not the case, construction will be in accordance with the Priority and Timing of Infrastructure as listed in the DCP Report. • Landowners within the catchment as shown on the figure 'Item M', as contained within the Development Contribution Plan 1 Report, are required to contribute towards this item. <p>2.3 Administration Costs</p> <p>Administration costs are those associated with administering the development contribution plan. Cost contribution methodology for apportioning administration costs is applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for DCA1.</p>
Operation	<p>3.1 Land Included</p> <p>Cost contributions from landowners within the applicable Item's catchment are required for residential and non-residential lots (based on Developable Area) created at the time when land in DCA1 became subject to the various amendments pursuant to DCP1 as per Local Planning Scheme No.2.</p> <p>3.2 Traffic Modelling</p> <p>Traffic modelling for Bertram Road and Wellard Road is based on traffic forecasts to 2031 and estimated future lot yields in each of the modelled traffic generation areas within DCA1 in accordance with the traffic modelling report prepared by Cardno dated 31 August 2018.</p> <p>The modelling is designed to identify DCA1 traffic generation areas and quantify the marginal traffic impact of each of these areas on Bertram Road and Wellard Road infrastructure, taking account of existing development in DCA1 and externally-generated traffic.</p> <p>Cost contributions based on traffic modelling will be based on proportional traffic volume, being the percentage of the total volume of traffic using the particular infrastructure item as generated or likely to be generated by the contributing landholdings. This figure, as determined by the traffic modelling undertaken, is generally fixed for the life of the DCP and is based on the estimated lot yield for the catchment. The traffic modelling figures will be included within the initial Cost Apportionment Schedule following the gazettal of Amendment 132 and a full copy of the traffic modelling report will be appended to the Development Contribution Plan 1 Report.</p>

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) AMD 132 GG 19/03/19
Map reference on scheme map	DCA1
	<p>Nothing in this proceeding paragraph prevents the City from reviewing the traffic modelling should the densities change within DCA1 to the extent that the proportionate share of the cost of Wellard and Bertram Roads based on the Cardno Traffic Modelling (31 August 2018) becomes inequitable for contributing parties.</p>
	<p>3.3 Calculation of cost contribution liability</p> <p>Given that each lot entails a different bundle of items, it is necessary to calculate the cost contribution for each lot, where: IC is the estimated or actual infrastructure cost for each DCA1 item including administration costs; TY is the total actual lot yield / estimated lot yield expected for each infrastructure item. Y is the actual lot yield / estimated future lot yield for a particular lot; CCPL is the estimated cost contribution per lot for each item where CCPL = Y/TY x IC;</p> <p>The amount of an owner's cost contribution is calculated at the time of liability arising under clause 6.16.5.13.2 as follows: Owner's cost contribution = Sum of All CCPL that the lot must pay contributions towards</p> <p>Non-residential uses including commercial and light industrial; 1 hectare of Developable Area = 20 Equivalent Dwellings (ED) demand; i.e. 500m² equates to 1 lot.</p>
	<p>3.4 Definitions</p> <p>Terms used within this Schedule, and not already defined by the Scheme in 6.16.5, or elsewhere in this Schedule, have the following meaning:</p> <ul style="list-style-type: none"> • Access Street B means an Access Street B as defined in Liveable Neighbourhoods (as amended from time to time); • Access Street C means an Access Street C as defined in Liveable Neighbourhoods (as amended from time to time); • Actual lot yield and estimated future lot yield means the actual lots created after 27 June 2012 and the likely lot yield of a defined area estimated from approved local structure plans or, where there are no approved local structure plans, by application of an R25 density yield across remaining net developable land area and further reduced by 30% to account for local infrastructure required to support subdivision, including both residential and non-residential uses; • Catchment means an area within DCA1 relevant to use of an infrastructure item as shown in figures 'Items A to M'; • Developable Area means the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads; • Integrator A means an Integrator A arterial route as defined in Liveable Neighbourhoods (as amended from time to time); • Liveable Neighbourhoods means the operational policy entitled 'Liveable Neighbourhoods: a Western Australian Government sustainable cities initiative' dated January 2009 Update 02 (as amended from time to time); • Neighbourhood Connector A means a Neighbourhood Connector A street as defined in Liveable Neighbourhoods (as

Development contribution area name	BERTRAM / WELLARD / PARMELIA (NORTH EAST) / ORELIA (EAST) <i>AMD 132 GG 19/03/19</i>	
Map reference on scheme map	DCA1	
	<p>amended from time to time);</p> <ul style="list-style-type: none"> • Neighbourhood Connector B means a Neighbourhood Connector B street as defined in Liveable Neighborhoods (as amended from time to time); • Contribution credit – amount of pre-funding for infrastructure or administration by the local government or landowner less any repayments or cost contribution offsets; 	
Period of operation	4.1	The Development Contribution Plan shall operate for a period of 15 years from the date of gazettal.
Priority and Timing of Infrastructure Provision	5.1	The Development Contribution Plan 1 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. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process	6.1	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the 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>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

DEVELOPMENT CONTRIBUTION PLAN



SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 100A GG 03/10/17	DEVELOPMENT CONTRIBUTION PLAN 2
Reference No.	DCP2
Area Name:	Development Contribution Area 2 - Wellard East – Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Millar Road – 100% of the full cost of design and construction of Millar Road to a single carriageway urban standard from the Kwinana Freeway to the intersection with the north-south internal collector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Mortimer Road – 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.3 Internal collector road:</p> <p>a) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 28 Mortimer Road to an Access Street C standard as defined by Liveable Neighbourhoods (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>b) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lot 59 Mortimer Road to an Access Street C standard as defined by Liveable Neighbourhoods (15.4 wide reservation, 6m wide pavement). Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all structures (including lighting, kerbing and footpaths).</p> <p>c) 100% of the full cost of design, land acquisition and construction of the portion of the main proposed north-south internal collector road between Mortimer Road and Sunrise Boulevard across Lots 28 and 59 Mortimer Road to a Neighbourhood Connector B standard (19.4m wide reservation, 11.2m wide pavement) as defined by Liveable Neighbourhoods less the infrastructure defined by 1.3(a) and (b). Includes full earthworks, carriageway, drainage, structures (including lighting, kerbing and footpaths).</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation's "Jandakot Drainage and Water Management Plan 2009")</p> <p>2.1 Peel Sub N Drain – 100% of the cost of the upgrade of the Sub N Drain to an appropriate urban standard. This item applies to the length of Sub N Drain located outside of the Conservation Category Wetland core area.</p> <p>2.2 Peel Sub N1 Drain – 100% of the cost of the upgrade of the Sub N1 Drain to an appropriate urban standard.</p> <p>2.3 Peel Sub N2 Drain - 100% of the cost of the upgrade of the Sub N2 Drain to an appropriate urban standard. This item applies to the length of Sub N2 Drain located outside of the Conservation Category Wetland core area.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sport Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p>

	<p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandii District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be apportioned between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, , community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Developable Area</u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha).</p> <p><u>Cost Contribution for Developable Area</u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Contribution for item 1.3(a) will be apportioned only to Lot 28 Mortimer Road on Deposited Plan 65245 on a pro rata gross subdivisible area basis.</p> <p>Contributions for item 1.3(b) will be apportioned only to Lot 59 Mortimer Road on Deposited Plan 202645 on a pro rata gross subdivisible area basis.</p> <p>Contributions for items 1.3(c), 2, 3 and 4 will be calculated on a pro rata gross subdivisible area basis.</p> <p>Gross subdivisible area is defined as per Liveable Neighbourhoods (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha).</p> <p><u>Cost Contribution for Gross Subdivisible Area</u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Cost Contribution for Administration Costs</p> <p>Contribution for item 5 are applicable across all infrastructure items and will be appointed to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%.</p> <p><u>Total Contribution</u> Total Contribution = Cost Contribution for Gross Subdivisible Area + (plus) Cost Contribution for Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.

Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 100A GG 03/10/17	DEVELOPMENT CONTRIBUTION PLAN 3
Reference No.	DCP3
Area Name:	Development Contribution Area 3 - Casuarina – Standard Infrastructure.
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Mortimer Road - 100% of the full cost of design, realignment, construction and land acquisition of Mortimer Road to a single carriageway urban standard between Kwinana Freeway to Woolcoot Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 2 and Development Contribution Area 3 on a pro rata developable area basis.</p> <p>1.2 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>2. Drainage – Peel Sub Drains (as identified by the Water Corporation's "Jandakot Drainage and Water Management Plan 2009").</p> <p>2.1 Peel Sub P Drain – 100% of the cost of the upgrade of the Sub P Drain to an appropriate urban standard.</p> <p>2.2 Peel Sub P1 Drain – 100% of the cost of the upgrade of the Sub P1 Drain to an appropriate urban standard and piping under the district open space as per the structure plan.</p> <p>2.3 Peel Sub P1A Drain - 100% of the cost of the upgrade of the Sub P1A Drain to an appropriate urban standard.</p> <p>2.4 Peel Sub O Drain - 100% of the cost of the upgrade of the Sub O Drain to an appropriate urban standard.</p> <p>3. Public open space</p> <p>3.1 100% of the land acquisition costs to acquire public open space in accordance with the structure plan or public open space strategy prepared for the development contribution area, including land for community purposes.</p> <p>3.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the development contribution area.</p> <p>3.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 3.1 and 3.2.</p> <p>4. District Sporting Ground</p> <p>4.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>5. Community Facilities</p> <p>5.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>6. Administration costs</p> <p>6.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	Contributions for item 1 on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas,

	<p>transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Developable Area</u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha).</p> <p><u>Cost Contribution for Developable Area</u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Contribution for items 2, 3, 4 and 5 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha).</p> <p><u>Cost Contribution for Gross Subdivisible Area</u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Cost Contribution for Administration Costs</p> <p>Contributions for item 6 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%.</p> <p><u>Total Contribution</u> Total Contribution = Cost Contribution for Gross Subdivisible Area + (plus) Cost Contribution for Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 100A GG 03/10/17	DEVELOPMENT CONTRIBUTION PLAN 4
Reference No.	DCP4
Area Name:	Development Contribution Area 4 - Anketell - Standard Infrastructure.
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Thomas Road – 100% of the full cost of design, construction of Thomas Road to an urban standard as approved and required by Main Roads WA between Kwinana Freeway and the boundary of the Urban zone near Bombay Boulevard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 3 and Development Contribution Area 4 on a pro rata developable area basis.</p> <p>1.2 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.3 Internal collector road (Treeby Road) – 100% of the full cost of design, construction and land acquisition of Treeby Road across the Bush Forever Site 270 between the southern and northern portions of Development Contribution Area 4, to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, kerbing, footpaths, lighting, landscaping, intersections and undergrounding of power.</p> <p>2. Public open space</p> <p>2.1 100% of the land acquisition costs to acquire public open space in accordance with the approved structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270), including land for community purposes.</p> <p>2.2 100% of the costs to improve the public open space to an appropriate standard for use in accordance with the structure plan prepared for the northern portion of the development contribution area (between Anketell Road and Bush Forever site 270).</p> <p>2.3 Only creditable public open space as per Liveable Neighbourhoods forms part of items 2.1 and 2.2.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>

Method for calculating contributions:	<p>Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p>Infrastructure Item per hectare calculation for Developable Area Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha).</p> <p>Contributions based on pro rata Developable Area Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha).</p> <p>Cost Contribution for Developable Area Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Contribution for item 1.3, 3 and 4.1 will be calculated on a pro-rata gross subdivisible area basis. Contributions for items 2, 4.2 and 4.3 will be calculated on a pro rata gross subdivisible area basis for landholdings in the northern portion of the Development Contribution Area (between Anketell Road and Bush Forever site 270). Gross subdivisible area is defined as per Liveable Neighbourhoods (Western Australian Planning Commission).</p> <p>Infrastructure Item per hectare calculation for Gross Subdivisible Area Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha).</p> <p>Contributions based on pro rata Gross Subdivisible Area Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha).</p> <p>Cost Contribution for Gross Subdivisible Area Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Cost Contribution for Administration Costs</p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%.</p> <p><u>Total Contribution</u> Total Contribution = Cost Contribution for Gross Subdivisible Area + (plus) Cost Contribution for Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 100A GG 03/10/17	DEVELOPMENT CONTRIBUTION PLAN 5
Reference No.	DCP5
Area Name:	Development Contribution Area 5 - Wandí - Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Anketell Road – 100% of the full cost of design, realignment, construction of Anketell Road to a single carriageway urban standard between Kwinana Freeway and Lyon Road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power, and all treatments (including intersections, lighting, kerbing and footpaths). Costs will be shared between Owners in Development Contribution Area 4 and Development Contribution Area 5 on a pro rata developable area basis.</p> <p>1.2 Lyon Road – 100% of the full cost of design and construction of Lyon Road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>1.3 Internal collector road – 100% of the full cost of design and construction of the main north-south internal collector road between Anketell Road and Rowley Road to a single carriageway urban standard. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the adopted structure plans for the development contribution area, including land for community purposes.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p>2.3 100% of the total cost of the land, design and construction of the Wandí Playing Fields (as per the approved Wandí North and South Local Structure Plans) including but not limited to land acquisition, earthworks, landscaping, car parking areas and access roads and a playground.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandí District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandí District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>4.3 Costs associated with the acquisition of land for a Local Community Centre as part of a combined community facility to be located within the Wandí District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only) and 5.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>

Method for calculating contributions:	<p>Contribution for item 1.1 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.</p> <p><u>Infrastructure Item per hectare calculation for Developable Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total Developable Area for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Developable Area</u> Developable Area (ha) of land parcel = Total Site Area (ha) of land parcel - (minus/subtract) Deductions for Developable Area (ha).</p> <p><u>Cost Contribution for Developable Area</u> Cost Contribution = Developable Area (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Contribution for item 1.2, 1.3, 2, 3 and 4 will be calculated on a pro-rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA / (divide) total GSA for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha).</p> <p><u>Cost Contribution for Gross Subdivisible Area</u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Cost Contribution for Administration Costs</p> <p>Contributions for item 5 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%.</p> <p><u>Total Contribution</u> Total Contribution = Cost Contribution for Gross Subdivisible Area + (plus) Cost Contribution for Developable Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 100A GG 03/10/17	DEVELOPMENT CONTRIBUTION PLAN 6
Reference No.	DCP6
Area Name:	Development Contribution Area 6 - Mandogalup - Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. Roads</p> <p>1.1 Hammond Road Extension – 100% of the full cost of design and construction of Hammond Road Extension Road to a single carriageway urban standard for a distance of approximately 370m south from Rowley Road, or as required to connect with the Internal connector road. Includes full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, lighting, kerbing and footpaths).</p> <p>1.2 Internal connector road to Hammond Road Extension – 100% of the full cost of design and construction of the east-west internal connector road to cross Lot 2 on DP11392 to a single carriageway urban standard. Includes land acquisition, full earthworks, carriageway, drainage, landscaping, undergrounding of power and all treatments (including intersections, roundabouts, lighting, kerbing and footpaths).</p> <p>2. Public Open Space</p> <p>2.1 100% of the total cost of the land and improvements for public open space in accordance with the approved structure plans for the development contribution area, including land for community purposes and Local Sporting Ground as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised.</p> <p>2.2 Only creditable public open space as per Liveable Neighbourhoods forms part of item 2.1.</p> <p>3. District Sporting Ground</p> <p>3.1 Costs associated with the acquisition, site works and basic servicing of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4. Community Facilities</p> <p>4.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>4.2 Costs associated with the acquisition of land for a District Youth Centre as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 4 (northern portion only), 5 and 6.</p> <p>5. Administration costs</p> <p>5.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	Contributions for items 1.1 and 1.2 will be calculated on a pro rata developable area basis. Developable area is defined as the total site area less areas for schools, community facilities, dedicated drainage reserves, regional open space, Conservation Category Wetland Areas, transmission and infrastructure corridors, and land for regional roads.

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

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 100A GG 03/10/17	DEVELOPMENT CONTRIBUTION PLAN 7
Reference No.	DCP7
Area Name:	Development Contribution Area 7 - Wellard/Bertram - Standard Infrastructure
Relationship to other planning instruments:	The development contribution plan generally aligns with the district and/or local structure plans prepared for the development contribution area.
Infrastructure and administrative items to be funded:	<p>1. District Sporting Ground</p> <p>1.1 Costs associated with the acquisition and improvement of land for a District Sporting Ground to be located within Casuarina as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between developers of Development Contribution Areas 2-7 inclusive.</p> <p>2. Community Facilities</p> <p>2.1 Costs associated with the acquisition of land for a Branch Library (serves Districts A and B) as part of a combined community facility to be located within the Wandi District Centre as per the City of Kwinana Community Infrastructure Plan 2011-2031 as revised. Costs will be shared between Owners in Development Contribution Areas 2-7 inclusive.</p> <p>3. Administration costs</p> <p>3.1 Administration costs associated with administering the development contribution plan.</p>
Method for calculating contributions:	<p>Contributions for items 1 and 2 will be calculated on a pro rata gross subdivisible area basis. Gross subdivisible area is defined as per Liveable Neighbourhoods (Western Australian Planning Commission).</p> <p><u>Infrastructure Item per hectare calculation for Gross Subdivisible Area</u> Infrastructure Item per hectare calculation = Cost of infrastructure item for DCA /(divide) total GSA for the total DCA area (ha).</p> <p><u>Contributions based on pro rata Gross Subdivisible Area</u> Gross Subdivisible Area (GSA) (ha) of land parcel = Total Site Area (ha) - (minus/subtract) Deductions for Gross Subdivisible Area (ha).</p> <p><u>Cost Contribution for Gross Subdivisible Area</u> Cost Contribution = GSA (ha) of land parcel x infrastructure item per hectare calculation.</p> <p>Cost Contribution for Administration Costs</p> <p>Contributions for item 3 are applicable across all infrastructure items and will be apportioned to each landholding based on 2% of the total infrastructure item costs for that DCP area.</p> <p>Cost Contribution = Sum of the total Capital Infrastructure Costs for the Development Contribution Area x 2%.</p> <p><u>Total Contribution</u> Total Contribution = Cost Contribution for Gross Subdivisible Area + (plus) Cost Contribution for Administration Costs</p>
Period of operation:	10 years from the date of gazettal.
Priority and timing:	The development contribution plan report to be prepared as per clause 6.16.5.10.1 will outline the priority and timing of the infrastructure items nominated in the development contribution plan. Generally the priority and timing of the infrastructure items will be determined by the rate of development growth within the development contribution area and will be reviewed when considered appropriate.
Review process:	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)



SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

AMD 115 GG 19/06/12	DEVELOPMENT CONTRIBUTION PLAN 8
Area Name:	Mandogalup-Community Infrastructure
Relationship to other planning instruments:	The DCP generally conforms to the Town of Kwinana <u>City of Kwinana</u> 's Strategic Plan for the Future Financial Management Plan and Community Infrastructure Plan (as amended).
Infrastructure and Administrative Items to be funded:	<p>Purpose-</p> <p>Land developers within DCA 8 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) <p>2. District A Facilities—</p> <ul style="list-style-type: none"> • Sporting Pavilion • Community Centre • Youth Centre • Dry Recreation Centre • Branch Library <p>3. Local Facilities—</p> <ul style="list-style-type: none"> • Mandogalup North—Local Community House/Centre • Mandogalup South—Local Community House/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 Town of Kwinana <u>City of Kwinana</u> Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town. 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 Town of Kwinana <u>City of Kwinana</u> 's Strategic Plan for the Future, Financial Management Plan and Community Infrastructure Plan (as amended).
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 9 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) District A Facilities— <ul style="list-style-type: none"> Sporting Pavilion Community Centre Youth Centre Dry Recreation Centre Branch Library Local Facilities— <ul style="list-style-type: none"> Wandi Local Community House/Centre Wandi/Anketell Local Sports Pavilion 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 Town of Kwinana <u>City of Kwinana</u> Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town. The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

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 Town of Kwinana <u>City of Kwinana</u> 's Strategic Plan for the Future, Financial
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 10 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) District B Facilities— <ul style="list-style-type: none"> Sporting Pavilion Community Centre Youth Centre Dry Recreation Centre Branch Library Local Facilities— <ul style="list-style-type: none"> Casuarina/Anketell—Local Community House/Centre 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 Town of Kwinana <u>City of Kwinana</u> Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

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 Town of Kwinana City of Kwinana's Strategic Plan for the Future, Financial
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 11 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) District B Facilities— <ul style="list-style-type: none"> Sporting Pavilion Community Centre Youth Centre Dry Recreation Centre Branch Library Local Facilities— <ul style="list-style-type: none"> Local Community House/Centre Local Sports Pavilion 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 Town of Kwinana City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

SCHEDULE V - DEVELOPMENT CONTRIBUTION PLANS (Cont'd)

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 Town of Kwinana City of Kwinana 's Strategic Plan for the Future, Financial
Infrastructure and Administration Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 12 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) District B Facilities— <ul style="list-style-type: none"> Sporting Pavilion Community Centre Youth Centre Dry Recreation Centre Branch Library Local Facilities— <ul style="list-style-type: none"> Local Sports Pavilion 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 Town of Kwinana City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town.</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 Town of Kwinana City of Kwinana 's Strategic Plan for the Future, Financial Management Plan and Community Infrastructure Plan (as amended).
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 13 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) District B Facilities— <ul style="list-style-type: none"> Sporting Pavilion Community Centre Youth Centre Dry Recreation Centre Branch Library Local Facilities— <ul style="list-style-type: none"> Bertram—Local Community House / Centre 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 Town of Kwinana City of Kwinana Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town.</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 Town of Kwinana <u>City of Kwinana</u> 's Strategic Plan for the Future, Financial
Infrastructure and Administrative Items to be funded:	<p>Purpose –</p> <p>Land developers within DCA 14 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) District C Facilities— <ul style="list-style-type: none"> Community Centre (proportionate to Regional Centre) Youth Centre Local Facilities— <ul style="list-style-type: none"> Wellard Village—Community House / Centre 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 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.
Method for calculating contributions:	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—
Period of Operation:	20 years: 2011-2031
Priority and timing:	In accordance with the Town of Kwinana <u>City of Kwinana</u> Community Infrastructure Plan and Capital Expenditure Plan (as amended). Each facility will generally be provided when 50% 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 Town. The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.

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 Town of Kwinana <u>City of Kwinana</u> 's Strategic Plan for the Future, Financial
Infrastructure and Administrative Items to be funded:	<p>Purpose —</p> <p>Land developers within DCA 15 (as outlined on Plan 4 under Schedule IV of TPS No. 2) 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) <p>2. District C Facilities—</p> <ul style="list-style-type: none"> Community Centre (proportionate to Regional Centre) Youth Centre <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:	<p>In accordance with the Town of Kwinana<u>City of Kwinana</u>'s Community Infrastructure Plan and Capital Expenditure Plan (as amended).</p> <p>Each facility will generally be provided when 50% of the population catchment for the facility is</p>
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 Town.</p> <p>The cost apportionment schedule and subsequent capital infrastructure costs will be reviewed at least annually.</p>

SCHEDULE VI - CLUSTER/COMMUNAL RURAL SETTLEMENT ZONE

AMD 58 GG 2/5/03

LOCATION LOT DESCRIPTION	DEVELOPMENT PLAN NO.	DEVELOPMENT CONDITIONS
1. Lot 89, 379 & 380 Millar and Woolcoot 1 Roads, Wellard.	1	<p>The following Development conditions shall apply:</p> <ol style="list-style-type: none"> 1. Development shall generally be in accordance with the Development Plan approved by the Council and the Western Australian Planning Commission and endorsed by the Chief Executive Officer of the Town-City of Kwinana. 2. All lots shall be connected to a reticulated water supply. 3. All dwellings are to be connected to reticulated sewer. No dwellings shall be occupied without the prior approval of Council<u>the local government</u> and connection to reticulated sewer. 4. No dwelling house shall be constructed with a floor area (including walls) of less than 120m². 5. Development of the built environment, including dwellings, ancillary buildings, water tanks and other structures shall be in accordance within the design guidelines. 6. No horses shall be permitted unless a Management Plan detailing effluent disposal, stabling, corral areas, vegetation and soil cover is submitted to, and approved by, Council<u>the local government</u>. Council<u>the local government</u> may specify the number of horses and may require the removal of horses if, in its opinion, the number, type of management of the horses is leading to the degradation of the land or the vegetation. 7. The following uses are permitted within the zone in accordance with the adopted Development Plan/s or approved variations thereof: Dwelling House; Amenity Building; Grouped Dwelling; Home Occupation; Public Utility;

LOCATION LOT DESCRIPTION	DEVELOPMENT PLAN NO.	DEVELOPMENT CONDITIONS
1. Lot 89, 379 & 380 Millar and Woolcoat 1 Roads, Wellard (Cont'd).	1	<p>8. The following uses are discretionary, requiring Council<u>the local government</u> approval:</p> <p>Equestrian Uses; Forestry (Selective); Floriculture; Aquaculture; Club; Local Shop; Rural Pursuit;</p> <p>9. All other uses are not permitted.</p> <p>10. Prior to strata subdivision or development, Lots 89, 379 and 380 are to be amalgamated and resubdivided into separate freehold lots comprising one lot for the Om Shanti Marsupial Hospital and one lot for the proposed Cluster Communal rural Settlement.</p> <p>11. Council<u>The local government</u>'s written approval is required prior to the construction or alteration of any drain, watercourse, wetland, dam or lake. When making a decision in relation to the above Council<u>the local government</u> shall consult with the Department for Environment, Water and Catchment Protection</p>

SCHEDULE VII - ADDITIONAL USES

NO.	LAND PARTICULARS	BASE ZONE	PERMITTED USES	DEVELOPMENT STANDARDS/ CONDITIONS
1.	Lot 339 Hope Valley Road Hope Valley <i>AMD 66 GG 19/11/99</i>	Rural A	Aggregate Crushing	Compliance with Department of Environmental Protection license requirements and Council <u>the local government's</u> Planning <u>development</u> approval <u>approval</u>
2.	Lot 107 Thomas Road Casuarina <i>AMD 80 GG 2/6/06</i>	Special Rural Zone No. 14	Home Business (SA) Industry Cottage (SA) Clubs sporting or Recreation (SA) Civic Building (AA) Community Hall (AA) Farm Stay Accommodation & Rural Chalets (AA) Bed & Breakfast Accommodation (AA)	Approvals subject to Statement of Planning Policy No. 2.3 – Jandakot Groundwater Protection Policy published in the Government Gazette 12 th June 1998 (as amended from time to time) and subject to advice of Waters and Rivers Commission.
3.	Lot 54 Johnson Road and Lot 9001 Holden Close, Bertram <i>AMD 144 GG 20/4/18</i>	Residential	Professional Office (AA)	<ol style="list-style-type: none"> 1. The development site directly abuts Johnson Road or Holden Close. 2. The Professional Office land use is provided in a Mixed Use development as defined by the Residential Design Codes of Western Australia. 3. The Professional Office land use is predominantly located on the ground floor level of the development. 4. Vehicle access and parking is coordinated to minimise the number of vehicle crossovers to Johnson Road or Holden Close.

SCHEDULE VIII – STATIC FEASIBILITY MODEL

AMD 115 GG 19/06/12

STATUTORY STATIC FEASIBILITY ASSESSMENT MODEL

Gross realisation			
Net lot yield @ average market value per lot			
"X" lots @ "\$Y" per lot	\$		(1)
Less GST @ standard / normal rates			
(1) Multiplied by GST rate / (100+GST rate)	\$	(2)	
(1-2)		\$	(3)
Less selling, marketing, advertising & settlement fees			
@ market % multiplied by (1)	\$	(4)	
Add back Input Tax Credit on selling fees			
(4) Multiplied by GST rate / (100+GST rate)	\$	(5)	
(4-5)		\$	(6)
Balance after selling costs etc & Input Tax Credit (3-6)	\$	(7)	
Less adjusted profit & risk allowance as per SPP 3.6			
Market determined profit & risk allowance	%		(8)
Less fixed profit allowance per SPP 3.6	10%		(9)
Risk rate applied (8-9)	= %		(10)
EXPLANATION: (10) to be expressed as a whole number e.g. 15% = 15 i.e. Risk = (7) multiplied by (10) / ((10) + (100))			
	\$	(11)	
Balance after profit & risk factor (7-11)	\$	(12)	
Less development costs @ "X" lots multiplied by "\$Z" per lot			
	\$	(13)	
Add back Input Tax Credit on (13)			
(13) Multiplied by GST rate / (100+GST rate)	\$	(14)	
Development cost after Input Tax Credit (13-14)	\$	(15)	
Add interest on net development costs (15)			
For 1/2 development & 1/2 selling term @ Applicable market rates			
(15) Multiplied by % rate	\$	(16)	
(15÷16)		\$	(17)
Balance after deduction of development costs & interest (12-17)	\$	(18)	
Less interest on land value, rates & taxes and stamp duty			
Assessed over 1/2 development and 1/2 selling term @ Applicable market rates			
(18) Multiplied by % rate / (100+%rate)	\$	(19)	
Balance after interest on the land (18-19)	\$	(20)	
Less rates & taxes			
	\$	(21)	
Balance after rates & taxes (20-21)	\$	(22)	
Less Stamp Duty @ current statutory rates			
(22) Multiplied by stamp duty rate / (100+stamp duty rate)	\$	(23)	
Residual Land Value prior to GST considerations (22-23)	\$	(24)	
Add GST (24) + GST at prevailing statutory rate	\$	(25)	
ASSESSED STATUTORY CONTRIBUTION PER SPP 3.6 (22+23)	\$		
The Static Feasibility Model is based upon:			

- (i) The number of lots yielded from the land will have a gross sale price which, when multiplied by the number of lots created, establishes the Gross Realisation (i).
- (ii) GST will be calculated by the standard/normal method.
- (iii) Selling, marketing, advertising and settlement fees expressed as a percentage shall be added and then expressed as a total percentage against the gross realisation.
- (iv) The adjusted risk component applied in the model is the established market profit and risk at the date of valuation less the fixed 10 per cent profit applied in SPP 3.6.
- (v) Development costs will be established as an appropriate servicing cost per lot at the date of valuation, multiplied by the lots realised from the land.
- (vi) Interest against the development costs will be established by the application of bank lending rates for such projects at the date of valuation.
- (vii) Interest against the land in development will be established by the application of bank lending rates for such development acquisitions at the date of valuation.
- (viii) Rates and taxes will be applied for the full term of acquisition, development and sale.
- (ix) Stamp Duty will be applied at the statutory rate as applicable at the date of valuation.
- (x) GST will be applied at the appropriate rate adopted at the date of valuation.

SCHEDULE IX – PARKING OF COMMERCIAL VEHICLES

AMD 151 GG 15/09/17

The following provisions stipulate the maximum number of commercial vehicles that ~~Council~~the local government may approve in any application for approval under Clause 6.20 Parking of Commercial Vehicles.

Zone	Lot Size	Maximum number of motorised Commercial Vehicles	Maximum number of non-motorised Commercial Vehicles
All zones	Lot size of 500m ² or less	No commercial vehicles are permitted.	No non-motorised commercial vehicles are permitted.
Residential Special Residential	Lot size of greater than 500m ²	<ol style="list-style-type: none"> One rigid (non-articulated) vehicle not exceeding 7m in length and 2.4m in height. No prime mover will be permitted to be parked on any lot. 	One non-motorised commercial vehicle but not a trailer which exceeds 7 metres in length.
Special Rural Rural Water Resource Rural A Rural B	Lot size of greater than 500m ²	<ol style="list-style-type: none"> One rigid (non-articulated) commercial vehicle or one prime mover. Commercial vehicle with a Gross Vehicle Mass (GVM) in excess of 42 tonnes is prohibited. 	One trailer exceeding 7 metres in length or one other non-motorised commercial vehicle.

APPENDICES

APPENDIX I - BUILDINGS, OBJECTS AND PLACES, THE PRESERVATION OF WHICH SHOULD BE ENCOURAGED

The following is a description of each site or building in the ~~Town of Kwinana~~City of Kwinana which is listed for its historical or aesthetic significance.

KEY COTTAGE

- Location** - Located on the North side of Wellard Road, 500 metres from the Mandurah Road.
- History** - Edward Key built the cottage around 1841, that was named 'Monas Mount'.
- The cottage is constructed from hand hewn blocks of Rockingham limestone. Small sheoak shingle roofing tiles put up by Edward Key have been covered with sheet metal roofing material.
- 'Monas Mount' is one of the best preserved and possibly the oldest houses in the Kwinana District.

WHEATFIELD COTTAGE

- Location** - Located on the golf course, Wellard Road, eastward of Mandurah Road.
- History** - The land was part of the first wheat producing farm in W.A. The first owner of the cottage was Mr. Marshall McDermott, a Justice of the Peace in 1842. In 1899 the cottage was owned by Alexander and Sir John Forrest.
- In 1954, following a number of owners the cottage was vested in Her Majesty as part of her former estate. Shortly after the cottage was restored back to its former dignified appearance. The cottage is one of the oldest and best preserved in Western Australia. It has subsequently been recorded by the National Trust and is referred to as the 'Greenkeepers Cottage'.

LEAHOLM

- Location** - Located off the Mandurah Road, south of the East Rockingham cemetery and east of the railway line.
- History** - 'Leaholm' is the name of the Mead family cottage nestling among gum trees. In 1895, a new house was built west of the original house, which was pulled down in 1965.
- Rockingham honeycomb limestone was the main material used in the original cottage and provided blocks for the walls of the new 'Leaholm'.

SLOAN COTTAGE & SURROUNDS

- Location** - Located on Sloan Reserve, adjacent to Wellard Road and opposite the Kwinana Golf Course. The house was constructed about 1911 by George Samuel Sloan and was restored in the early 1970's by Walter Edward Prockter, J.P., who was a former Deputy Mayor.

The land is classified by the National Trust, nominated in 1982, including Reserve 25132 and Woodlands.

The area classified by the National Trust in June 1986 includes Sloans Reserve, portions of western limestone ridge, World War 2 bunkers, area to the south of Sloans Reserve, Aboriginal archaeological and prior campsites.

POSTANS COTTAGE *AMD 47 GG 18/4/97*

Location Lot 123 Hendy Street, Hope Valley, south of Hope Valley Road.

History The cottage, although in a state of disrepair, is constructed of limestone blockwork. The cottage was constructed at about 1882 by George Postans (1830-1905) one of the early residents of Hope Valley and to whom the naming of Hope Valley is attributed. The land holdings formed part of the original Postans estate recorded as Cockburn Sound Location 241.

SMIRK COTTAGE

Location Located adjacent to the Kwinana Depot and is the second dwelling to bear the same name.

History The original building was built in about 1856 by Thomas Smirk and has long since been demolished. The present cottage is thought to have been built by Thomas Smirk's son in about 1917. Smirk's cottage should be integrated within the adjacent passive recreation spine.

"PARADISE" Thomas's Cottage built by Joseph and Amelia Thomas, 1870. Accessible from Tasker Road between the Pines and Key Cottage.

"THE PINES" Thorpe's Cottage. Built 1855. Owned by Benjamin and Jane Thorpe. The pine trees were planted in 1925 and stand as a landmark. Accessible via Tasker Road east of the railway marshalling yards.

"SCHOOL HOUSE" Mandogalup Cottage/School House - 1921 was the first school at Mandogalup with teacher George Forster. The school house has since been demolished, but remains as a site/place of heritage significance.

**APPENDIX II - FORM FOR APPLICATION FOR ~~PLANNING~~
APPROVAL DEVELOPMENT APPROVAL**

**~~TOWN PLANNING AND DEVELOPMENT ACT 1928 (As Amended)~~
~~TOWN OF KWINANA~~**

FORM FOR APPLICATION FOR PLANNING APPROVAL

Please read instructions and notes prior to completion of Form. (Insufficient detail will delay time of approval.)

This form should be completed and forwarded to the Kwinana Town Council with three (3) copies of site plans showing the dimensions of the development and dimensions of the development relative to the surveyed lot boundaries and existing buildings drawn at an appropriate scale.

A locality plan showing the relationship of the subject land to the area should be provided.

In the case of development requiring State Planning Commission approval, 3 copies of the above plans should be provided together with a completed M.R.S. Form 1, "Application for Approval to Commence Development".

In areas where development is occurring on adjoining land during the course of construction, plans shall show the siting of buildings and uses on lots immediately abutting the subject land.

1. Owner of Land on which development is proposed:

Surname: Given Names:

Address:

2. Submitted by:

3. Address for Correspondence:

4. Locality of Development: No Street Suburb

5. Titles Office Description of Land:

Lot No.	Plan or Diagram	Location Number	Cert. of Title Vol.	Folio
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6. Nearest road junction or intersection:

7. Description of proposed development and land use:

8. Purpose for which site will be used:

9. State approximate cost of proposed development:

10. State estimated time of completion (after approval granted):

Signed: Signed:

Applicant

Owner or Purchaser of the Land

Date: Date:

NOTES

1. This application must only be signed by the owner, or purchaser under option, of the land on which the development is proposed.
2. This is not an application for a building licence. Separate application forms and plans are to be submitted (if required), after Planning Approval has been obtained.
3. This application is to be submitted, together with copies of the required plans requested, to the Kwinana Town Council Office, Gilmore Avenue, Kwinana 6167.

For Office Use Only:

File No:	Gross Floor Area:
Lot Area:	Date Received:
Zone:	Effective Frontage:
Use Table Symbol:	Use Class:

Note:

*refer to the Planning and Development (Local Planning Schemes) Regulations 2015 –
Schedule 2: Deemed Provisions for Local Planning Schemes – Part 11: Forms referred*

to in this Scheme, Clause 86 Forms referred to in this Scheme

**APPENDIX III - DECISION ON APPLICATION FOR ~~PLANNING~~
~~APPROVAL~~ DEVELOPMENT APPROVAL**

**~~TOWN PLANNING AND DEVELOPMENT ACT 1928 (As Amended)~~
~~TOWN OF KWINANA~~**

~~DECISION ON APPLICATION FOR PLANNING APPROVAL~~

Lot No:

House No:

Street:

File No:

Description of Proposed Development:

.....
.....

Name of Owner of Land on which Development is Proposed:-

Surname: Given Names:

Address:

.....

Council's Planning Approval to the proposed development, described on the application dated and the accompanying plans, is REFUSED/GRANTED subject to the following conditions/for the following reasons:

The Planning Approval is valid for a period of
If development is not completed within this period, a fresh approval must be obtained before commencing or continuing with development.

Date: Signed:

TOWN CLERK

Note:

*refer to the Planning and Development (Local Planning Schemes) Regulations 2015 –
Schedule 2: Deemed Provisions for Local Planning Schemes – Part 11 – Forms referred
to in this scheme*

APPENDIX IV - INTERPRETATIONS

As provided for in Clause 1.9 to this Scheme, the following terms, unless the context otherwise requires, shall have the respective meanings and interpretations set out hereunder:

Absolute Majority of Council - ~~means a total majority of the members for the time being of the Council whether present and voting or not.~~

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 10: Enforcement and Administration, Division 2 Delegations, Clause 81 Terms used

Act - means the *Town Planning and Development Act, 1928* (as amended).

Aged and/or Dependent Persons Accommodation - means self-contained living accommodation on the same site as a single house and may be attached but without direct internal access to the principal dwelling or detached from the single house existing on the lot and subject to the following requirements:

AMD 8 GG 16/7/93; AMD 47 GG 18/4/97

- (a) Comprises a habitable area of no greater than 40 square metres.
- (b) Is located no more than 10 metres from the principal dwelling.
- (c) Is not rented, leased or sold to persons other than aged or dependent persons or relatives of the same family as the owners of the principal residence for commercial gain.
- (d) Does not comprise more than 1 bedroom, 1 dining/living room, 1 kitchen and ablution facilities.
- (e) Does not contain a laundry and the laundry facilities are shared between the principal residence and the additional accommodation.
- (f) Is to be of an appearance and style similar to the main dwelling and appear as a single residence and not a grouped dwelling.
- (g) A statutory declaration to be signed by the owners and each persons for whom the ancillary accommodation is intended and submitted to ~~Council~~the local government with the building licence application.

Aggregate Crushing - means the crushing or breaking up or reduction to smaller particles of earthen materials such as rock, stone, limestone, brick, concrete, clay, shale and coal, or other similar materials using machinery. May also include the temporary storage of these materials only on-site.

AMD 66 GG 19/11/99

Amenity Building - means a building or part of a building that employees or persons engaged in a industry or business use for their personal comfort, convenience or enjoyment of leisure as distinct from the work of the industry or business.

Amusement Centre - means a building or part of a building or land used or adopted for use as a commercial enterprise where slot, pinball and other machines and facilities are available to the public for amusement.

Application for ~~Planning Approval~~Development approval - means an application for approval to commence development or change in the use of land made pursuant to Part II of the Scheme.

Approved Plan - means any plan forming part of an application for ~~Planning Approval~~development approval endorsed with the approval of the ~~Council~~local government.

Aquaculture - means any fish farming operation for which a fish farm licence issued pursuant of the provisions of Part V of the Fisheries Act 1905 (as amended) and the fisheries regulations 1938 (as amended) is required.

Arcade - means a covered pedestrian way which is designed or used as the principal means of pedestrian access to shops or commercial or civic buildings.

Art & Craft Centre - means any land or buildings used to manufacture, display, and sell, works of art or

craft.

AMD 62 GG 27/4/99

Awning - shall have the same meaning as is given to it in the by-law relating to verandahs and awnings over streets, Government Gazette No. 103, of 10th December, 1964.

Bed and Breakfast – means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast;

AMD 80 GG 2/6/06

Bootel - means a building, or group of buildings or place used or intended to be used to accommodate patrons in a manner similar to a hotel or guest house but in which special provision is made for the accommodation of patrons with boats.

Boat Sales - means a building or part of building or land used for the sale of boats and ancillary equipment and includes servicing and minor repairs thereto.

Building - means any structure or appurtenance thereto whether fixed or movable, temporary or permanent, and includes a stall, fence, wall, barrier, hoarding, outbuilding and swimming pool.

Building Line - means the line between which and any public place or public reserve a building may not be erected except by or under the authority of an Act.

Bulky Goods Showroom - means premises –

a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes –

- (i) automotive parts and accessories;
- (ii) camping, outdoor and recreation goods;
- (iii) electric light fittings;
- (iv) animal supplies including equestrian and pet goods;
- (v) floor and window coverings;
- (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
- (vii) household appliances, electrical goods and home entertainment goods;
- (viii) party supplies;
- (ix) office equipment and supplies;
- (x) babies' and children's goods, including play equipment and accessories;
- (xi) sporting, cycling, leisure, fitness goods and accessories;
- (xii) swimming pools;

or

(b) used to sell by retail goods and accessories by retail if –

- (i) a large area is required for the handling, display or storage of the goods; or
- (ii) vehicular access is required to the premises for the purpose of collection of purchased goods.

AMD 156 GG 1/2/19

Bus Station - means land and buildings designed or adapted for use as a public transport bus terminal or transfer station, but does not include associated bus depot facilities.

Caravan Park - means an area set aside for the parking of caravans in conformity with the *Health Act (Caravan Park and Camping Grounds) Regulations 1974*, made under the provisions of the *Health Act, 1911* (as amended) and the Local Government Model By-law (Caravan Parks and Camping Grounds) No. 2 made pursuant to the powers conferred by the *Local Government Act, 1960* (as amended) and any amendments to those Regulations or to that Model By-law.

Caretaker's House - means a building used as a residence by the proprietor or manager of an industry carried on upon the same site or by a person having the care of the building or plant of the industry.

Car Park - means a site or building used primarily for parking private cars or taxis whether as a public or private car park, but does not include any part of a public road used for parking or for a taxi rank, or any land or buildings on or in which cars are displayed for sale.

Chicken Farm - means a caged system of poultry housing as defined in Section V of Part IX Offensive Trade of the Health Act By-laws Series A. Poultry Farm shall have the same meaning.

Child Care Centre: - means land and buildings used for the purpose of a Child Care Centre in accordance with the "Community Services Act 1972", a Day Care Centre in accordance with the Community Services (Child Care) Regulations 1988 but does not include a Family Day Care Centre. AMD 47 GG 18/4/97

Civic Building - means a building designed, used or intended to be used by Government Departments, statutory bodies representing the Crown, or by the ~~Council~~local government as offices or for administrative or other like purposes.

Club - means a building or premises used or designed for use or adapted for use by a legally constituted club or association or other body of persons united by a common interest whether such building or premises be licensed under the provisions of the *Liquor Act 1970* as amended or re-enacted or not and which building or premises are not otherwise classified under the provisions of the Scheme.

Clubs Sporting and Recreation – means premises designed and constructed to accommodate indoor sporting and associated club activities of a commercial nature. AMD 80 GG 2/6/06

Colonnade - means a covered pedestrian way adjoining a public space which is open to the sky.

Commercial Hall - means any building which is used or designed for use or adapted for use primarily for the purpose of hiring the same for use by others or in respect of the use of which an admission charge is made and which building is not otherwise classified under the provisions of the Scheme.

Commercial Vehicle - means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes and/or which is greater than 7 metres in length and 2.4 metres in height, including — AMD 151 GG 15/09/17

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).

Commission - means the State Planning Commission constituted under the *State Planning Commission Act 1985*.

Community Hall – means a hall for the use by the public with or without charge wherein which occasional public meetings or indoor informal sports are accommodated. AMD 80 GG 2/6/06

Consulting Rooms - means a building or part of a building (other than a hospital) used in the practice of his profession by a legally qualified medical practitioner or dentist, or by a physiotherapist, a masseur, a chiropractor, a chiropodist, or a person ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments.

Control of Access - has the same meaning as given to it in the Main Road Act No. 5 of 1930 as amended as follows: in relation to any road means that a section or part of that road is intended for use by prescribed traffic without avoidable hindrance, whether from traffic from an intersecting road or otherwise, and that such section or part of the road has been declared by proclamation to be subject to control of access and may be entered or departed from at specified places only.

Courtyard - means pedestrian space enclosed or substantially enclosed by buildings and open to the sky.

Development - means in accordance with the Act the use including a material change in the use of development of any land and includes the erection, construction, alteration or carrying out as the case may be, of any building, excavation, filling or other works on any land.

Dog Kennels - means land and buildings used for the boarding and breeding of dogs where such premises are registered or required to be registered by the Council; and may include the sale of dogs where such use is incidental to the predominant use.

District - means the Municipality of the ~~Town of~~
Kwinana City of Kwinana.

Drive-in Takeaway Food Shop - means any building or part thereof which is used or is adapted for use for the sale of cooked food for consumption off the premises and which provides driveways and car parking spaces for customers.

Drive-In Theatre - means an open air cinema that makes provision for the audience or spectators to view the entertainment while seated in motor vehicles.

Dry Cleaning Premises - means land and buildings used for the cleaning of garments and other fabrics by chemical processes.

Dwelling - means a building or portion of a building containing at least one living room and includes rooms, outbuildings and other structures attached to or separate from such building but ancillary thereto; such building or portion thereof being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by;

- (a) a single person
- (b) a family, or
- (c) no more than six (6) persons who do not comprise a single family.

Eating House - means any house, building or structure or any part thereof in which meals are served to the public for gain or reward. The term does not include:

- (a) any premises in respect of which an hotel licence, a limited hotel licence, a tavern licence, a restaurant licence or winehouse licence has been granted under the Liquor Act.
- (b) any boarding house, lodging house or hostel, or
- (c) any building or other structure used temporarily for serving meals to the public at any fair, show, military encampment, races or other public sports, games or amusements.

Educational Establishment - means a school, college, university, technical institute, kindergarten, academy or other educational centre or a lecture hall but does not include a reformatory institution or institutional home.

Effective Frontage - means the width of the lot at the minimum distance from the street alignment at which buildings may be constructed.

Equestrian Use - means buildings, facilities and land designed and used for equestrian activities whether or not for commercial gain and includes but is not limited to riding instruction, horse breeding, horse training, agistment, show jumping and dressage.

AMD 18 GG 19/3/93

Existing Use - means use of any land or building for the purpose for which it was lawfully used immediately prior to the gazettal date of the Scheme, in accordance with the conditions set out in Part VIII Non-Conforming Use of Land.

Extractive Industry - includes the extraction of sand, gravel, clay, turf, soil, rock, stone, minerals or similar substance from the land and also the manufacture of products from those materials when the manufacture is carried out on the land from which any of those materials is extracted or on land adjacent thereto.

Factory Unit - means each portion of a factory tenement building which is designed or adapted for occupation as a separate undertaking and factoryette shall have the same meaning.

Family Day Care Centre: - means land and buildings used for the purpose of providing a child care service to a child in a private dwelling in a family or domestic environment in accordance with the Community Services (Child Care) Regulations 1988.

AMD 47 GG 18/4/97

Farm Stay Accommodation Rural Chalets – means purpose built units for the short term (overnight) accommodation of tourists and holiday makers, on a lot able to accommodate a single dwelling and subject to the following requirements –

AMD 80 GG 2/6/06

- (a) the total number of persons accommodated on the lot shall not exceed 10 persons;
- (b) the total floorspace for each unit shall not exceed 40 square metres; and
- (c) should comprise no more than 2 bedrooms each, and may only include kitchen, laundry and/or ablution facilities where compliance with the "Single Residential Equivalent" of the Government Sewerage Policy, for the whole lot can be demonstrated.

Fish Shop - means a shop where the goods kept exposed or offered for sale include wet fish or fish cooked on the premises for consumption off the premises.

Floor Area - means the aggregate superficial area of so many horizontal sections of a building as there are floors or storeys in that building and the horizontal section of each floor shall be made at the point of its greatest surface dimensions, inclusive of external walls and of such portions of the party walls as belong to the building and also of all verandah and balcony floors, covered ways and light courts, but does not include the area of any part of the building used exclusively for the parking of wheeled vehicles.

Flora Culture - means land or buildings used for the cultivation of flowers for commercial purposes.

AMD 58 GG 2/5/03

Forestry (Selective) - means the use of land for the purposes of planting, growing and felling of timbers nominated by ~~Council~~the local government for commercial gain.

Frontage - means the boundary line between a site and the street which that site abuts, and when the site abuts on more than one street, then the boundary line between the site and the street to which the main building erected thereon, fronts. If no building has been erected, or if the building appears to front on to more than one street, then the frontage shall be the boundary line between the site and the street nominated by the ~~Council~~local government.

Fuel Depot - means a depot for the storage or sale in bulk of solid or liquid gaseous fuel, but does not include a service station.

Funeral Parlour - means land and buildings occupied by undertakers where bodies are stored and prepared for burial or cremation.

Gazettal Date - means the date on which notice of the approval of the Minister to this Town Planning Scheme is published in the Government Gazette.

General Industry - means any industry other than a hazardous, light, noxious, rural, extractive or service industry.

Gross Leasable Area - means in relation to a building, the area of all floors capable of being occupied by a tenant for his exclusive use, which area is measured from the centre lines of joint partitions or walls and from the outside faces of external walls or the building alignment, including shop fronts, basements, mezzanines and storage areas.

Hazardous Industry - means an industry which by reason of the processes involved or the method of manufacture, or the nature of the materials used or produced requires isolation from other buildings.

Health Centre - means a maternal or X-Ray centre, a district clinic, a masseur's establishment, or a medical clinic.

Health Studio - means a building designed and equipped for recreation and sporting activities and includes outdoor recreation if especially approved by ~~Council~~the local government.

Holiday Accommodation - means buildings constructed in accordance with the provisions of Model By-law No. 18 (Holiday accommodation) and used for the short term accommodation of tourists and holiday makers and includes convention centres, halls and other buildings for the amenity of the residents but does not include an Hotel or a Motel.

Home Business – means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which –

AMD 80 GG 2/6/06

- (a) does not employ more than 2 people not members of the occupier's household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 50 square metres;
- (d) does not involve the retail sale, display or hire of goods of any nature;
- (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
- (f) does not involve the use of an essential service of greater capacity than normally required in the zone;

Home Occupation - means an occupation or profession carried on in a dwelling house by a person resident therein that:

- (a) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury or prejudicial affection due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, or waste products;
- (b) does not entail the employment of any person not a member of the occupier's family except in the case of a professional person;
- (c) does not occupy an area greater than 20 square metres;
- (d) does not require the provision of any essential service main of greater capacity than normally required in the Zone in which it is located;
- (e) is not advertised by a sign exceeding 0.2 square metres in area;
- (f) does not give rise to any pedestrian or vehicular traffic substantially beyond that which is normal to the neighbourhood in which the business is located;
- (g) is so conducted that, with the exception of a sign complying with paragraph (e) hereof, no indication is given that the house is used for other than residential purposes;
- (h) does not involve the use of commercial vehicles exceeding 1 tonne in weight for the delivery and collection of materials to or from the premises, and
- (i) does not require the outdoor storage of materials or supplies;
- (j) has been granted ~~planning approval~~ development approval of ~~Council~~ the local government for a specified period.

Hospital - means any building or part of a building whether permanent or otherwise, in which persons are received and lodged for medical treatment or care.

Hotel - means premises in respect of which there is granted an hotel licence under the *Liquor Act 1970* as amended or re-enacted.

Industry - means the carrying out of any process for and incidental to:

- (a) the making, altering, repairing or ornamentation, painting, finishing, cleaning, packing, or canning or adapting for sale, or breaking up or demolition of, any article or part of any article;
- (b) the winning, processing or treatment of minerals;
- (c) the generation of electricity or the production of gas, and
- (d) the manufacture of edible goods for human or animal consumption, being a process carried on in the course of trade of business for gain, other than operations connected with:
 - (i) the carrying out of agriculture;
 - (ii) site work on buildings, work or land; and
 - (iii) in the case of the manufacture of goods referred to in sub-paragraph (d) above, the preparation on the premises of a shop of food for sale;

and includes, when carried out on land upon which the process is carried out and in connection with that process, the storage of goods, any work of administration or accounting, the sale of goods resulting from the process and the use of land for the amenity of persons engaged in the process.

~~**Industry - Cottage** means a trade or light industry producing arts and crafts goods which does not fall~~

within the definition of a home occupation and which –

AMD 80 GG 2/6/06

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier's household;
- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50 square metres; and
- (e) does not display a sign exceeding 0.2 square metres in area;

Intensive Agriculture - means the use of land for the purposes of trade, commercial reward or gain, including such buildings and earthworks, normally associated with the following:

- (a) The production of grapes, vegetables, flowers, exotic and native plants, fruit, and nuts;
- (b) The establishment and operation of plant and fruit nurseries.
- (c) The development of land for irrigated fodder production and irrigated pasture (including turf farms);
- (d) The development of land for the keeping, rearing or fattening of pigs, poultry (for egg or meat production), rabbits (for meat or fur production), and livestock in feedlots;
- (e) Dairy milking sheds;
- (f) The development of land for the keeping, rearing or fattening of other livestock above those stocking rates recommended by the Department of Agriculture for the applicable pasture type in consultation with surrounding.

Land - includes air stratum titles, messuages, tenements and hereditaments and any estate in the land, and houses, buildings, works and structures, in or upon the land.

Landscaped Area - means any area developed with, or by the planting of lawns, garden beds, shrubs and trees and includes any portion of a site developed with rockeries, ornamental ponds, swimming pools, barbecue areas or children's playgrounds and any area approved of by the [Councillocal government](#) as landscaped area.

Laundry (Industrial) - means land or buildings used for the cleaning of garments and other fabrics using water and solvents and wherein customer service is rendered.

Laundry (Laundrette) - means land or buildings wherein machines used for the cleaning of garments and other fabrics are available for public use.

Licensed Restaurant - means a premises in respect of which there is granted a restaurant licence under the *Liquor Act 1970* as amended or re-enacted.

Light Industry - means an industry:

- (a) in which the processes carried on, the machinery used, and the carriage of goods and commodities to and from the premises will not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise; and
- (b) the establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like service.

Liquor Store - means premises in respect of which a liquor store licence has been granted under the *Liquor Act 1970*.

Local Shop - means a shop with or without an attached dwelling wherein the only goods offered for sale are foodstuffs, normally available from a delicatessen, toiletries, stationery or goods of a similar domestic nature intended for day to day consumption or use by persons living or working in the locality of the shop. Corner store shall have the same meaning.

Lodging House - means a building or structure permanent or otherwise in which provision is made for boarding or lodging more than four persons, exclusive of family members of the keeper thereof, for hire or reward but the terms do not include:

- (a) a motel;
- (b) premises used as a boarding school approved under the *Education Act 1928*; or
- (c) a building containing flats.

Lot - shall have the same meaning as is given to it in and for the purposes of the Act and allotment has the same meaning.

Marina - means a safe anchorage for small boats, at which provisions, supplies etc may be obtained.

Medical Clinic - means premises in which facilities are provided for the practice of more than one medical practitioner or dental practitioner, physiotherapist, chiropractor or masseur.

Minister - means the Minister for Planning or such other member of Executive Council as is for the time being charged by the Governor with the administration of the Act.

Motel - means a building, group of buildings or place used or intended to be used, designed or adapted for use to accommodate patrons in a manner similar to a hotel or boarding house but in which special provision is made for the accommodation of patrons with motor vehicles.

Motor Racing Track - means land or buildings used, whether indoors or outdoors, for the purposes of racing, or competitions and trials involving, any motor vehicles, motor cycles, go carts or any other motorised vehicle either for hire to members of the public or for the purposes of public spectating, with or without an admission charge.

Motor Repair Station - means land and buildings used for or in connection with mechanical repair and overhauls including tyre recapping, retreading, panel beating, spray painting and chassis reshaping.

Museum - means a place preserving and exhibiting works of nature, art, curiosities, etc., also any collection of such objects.

Non-Conforming Use - means the use of land which, though lawful immediately prior to the coming into operation of this Scheme is not in conformity with the Scheme.

Non-Residential Health Centre - means a health centre which is not used or adapted for use for residential purposes.

Noxious Industry - means an industry in which the processes involved constitute an offensive trade within the meaning of the *Health Act 1911* (as amended) or a scheduled premises within the meaning of the *Clean Air Act* (as amended) but does not include a fish shop, dry cleaning premises, marine collectors yard, laundromat, chicken farm, piggery or the carrying out of agriculture for the growing, rearing or producing of animal, bird, fish or vegetable matter for human or animal consumption being a process carried out in the course of trade or business for gain.

Office - means the conduct of administration, the practice of a profession, the carrying on of agencies, banks, typist and secretarial services and services of a similar nature, or where not conducted on the site thereof, the administration of or the accounting in connection with an industry.

One-Way Access - means a driveway or accessary within a car parking area which is used or intended to be used by motor vehicles in one direction only.

Open Air Display - means the use of land as a site for the open air display and/or sale of goods and equipment.

Open Air Storage Yard - means land and buildings used for the storage of materials in the open air.

Owner -

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 1: Preliminary Clause 1 Terms used

~~in relation to any land includes the Crown and every person who jointly or severally, whether at law or in equity:~~

- ~~(a) is entitled to the land for any estate in fee simple in possession; or~~
- ~~(b) is a person to whom the Crown has lawfully contracted to grant the fee simple of the land; or~~
- ~~(c) is a lessee or licensee from the Crown; or~~
- ~~(d) is entitled to receive or is in receipt of, or if the lands were let to a tenant, would be entitled to receive the rents and profits thereof, whether as a beneficial owner, trustee, mortgagee in possession or otherwise.~~

Parking Angle - means the angle of less than ninety degrees, which the long side of a car parking bay makes with the centreline of the driveway or accessway of a car parking area.

Petrol Filling Station - means land and buildings used for the supply of petroleum products and automotive accessories.

Piggery - means any building, enclosure or yard in which one or more pigs are kept, bred, reared or fattened for the purpose of trade.

Predominant Use - means the primary use of land and to which all other uses carried on on the land are subordinate, incidental or ancillary.

Private Hotel - means land and buildings in respect of which a limited hotel licence has been granted under the provisions of the *Liquor Act 1970*.

Private Recreation - means the use of land for parks, gardens, playgrounds, sports arenas whether intended for public participation in sport or spectating, or other grounds for recreation which are not normally open to the public without charge but does not include a Motor Racing Track.

AMD 17 GG 4/6/93

Private Utility – means any works or undertaking constructed or maintained by a private organization as may be required to provide water, sewerage, electricity, gas, drainage, or other similar services.

AMD 88 GG 19/4/05

Professional Office - means a building used for the purposes of his profession by an accountant, architect, artist, author, barrister, chiropodist, consular official, dentist, doctor, engineer, masseur, nurse, physiotherapist, quantity surveyor, solicitor, surveyor, teacher (other than a dancing teacher or a music teacher), town planner, or valuer, or a person having an occupation of a similar nature.

Public Amusement - means the use of land as a theatre, a cinema, a dance hall, a skating rink, swimming pool or gymnasium or for games.

Public Assembly - Place of - means any building or land set aside, designed or intended for use by the public for the purpose of amusement, entertainment or recreation not being a building or land which is otherwise classified under the provisions of the Scheme.

Public Authority - means a Minister of the Crown acting in his official capacity, a State Government Department, State trading concern, State instrumentality, State public utility, and any other person or body, whether corporate or not, who or which, under the authority of any Act, administers or carries on for the benefit of the State, a social service or public utility.

Public Recreation - means the use of land for a public park, public gardens, foreshore reserve, playground or grounds for recreation which are normally open to the public without charge.

Public Utility - means any works or undertaking constructed or maintained by a public authority or municipality as may be required to provide water, sewerage, electricity, gas, drainage, communications or other similar services.

Public Worship - Place of - means land or buildings used primarily for the religious activities of a Church but does not include an institution for primary, secondary, or higher education, or a residential training institution.

Recreational Facilities - means land or buildings designed, used or adapted for use for the purpose of public tennis courts, public or private swimming pools, squash courts or centres, basketball centres, gymnasia and skating rinks and for all other similar purposes in respect of which a charge is made for the use thereof.

Redevelopment - means revision or replacement of an existing land use according to a controlled plan.

Residential Building - means a building or portion of a building together with rooms and outbuildings separate from such building but ancillary thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation;

- (a) Temporarily by two or more people; or
- (b) Permanently by seven or more persons who do not comprise a single family, but does not include hospital or sanatorium, a prison, a hotel, a motel or a residential school.

Restricted Premises - means any premises, part or parts thereof, used or designed to be used primarily for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of;

- (a) Publications that are classified as restricted publications pursuant to the *Indecent Publications and Articles Act 1902* (as amended); or
- (b) Materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity.

Retail Plant Nursery - means land or buildings used for:

AMD 20 GG 19/7/94

- (a) the purposes of propagation and rearing of plants; and
 - (b) the sale and display of garden products, including garden ornaments, plants, seeds, domestic garden implements and motorised implements and the display but not manufacture of pre-fabricated garden buildings;
- but does not include:
- (c) the sale, storage, or handling of any manure other than in packages approved by the Council~~Council~~ local government; or
 - (d) the sale, storage, packaging, handling or processing of any manure in bulk.

Rural Industry - means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop servicing plant or equipment used for rural purposes in the locality.

Rural Produce Stalls - means land or buildings used or adapted for use for the purposes of retail of produce grown on the subject lot only and should generally not exceed 50m² of retail floor area.

AMD 20 GG 19/7/94

Rural Pursuit - means the use of land for any of the purposes set out hereunder and shall include such buildings normally associated therewith:

AMD 58 GG 2/5/03

- (a) the rearing or agistment of goats, sheep, cattle, or beasts of burden;
- (b) the stabling, agistment or training of horses;
- (c) the growing of trees, plants, shrubs or flowers for replanting in domestic, commercial or industrial gardens;
- (d) the sale of produce grown solely on the lot

but does not include intensive agriculture.

Service Industry - means a light industry carried out on land and in buildings having a retail shop front and in which goods may be manufactured only for sale on the premises or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.

listed in Appendix 5 and the operational characteristics of such land use activities shall comply with the meaning afforded to Service Industry. AMD 57 GG 1/6/99

Service Station - means land and buildings used for the supply of petroleum products and automotive accessories and includes greasing, tyre repairs, and minor mechanical repairs.

Shop - means any building wherein goods are kept exposed or offered for sale by retail, a receiving depot, a bank, a hairdresser's premises and an estate agency, but does not include a local shop, corner store, pet meat shop, pet shop, eating house, fuel depot, a market, service station, milk depot, marine store, timber yard, vehicle sales premises, or land and buildings used for any purpose falling within the definition of industry.

Showrooms - means any building or part of a building used or intended for use for the purposes of displaying or offering for sale by wholesale or retail, automotive spare parts, carpets, large electrical appliances, furniture, hardware or goods of a bulky nature. AMD 57 GG 1/6/99

Stables - means land and buildings used or adapted for use for the keeping of horses.

Street Alignment - means the boundary between the land comprising a street and the land that abuts thereon, but where a new street alignment is prescribed, means the new street alignment so prescribed.

Tailings Ponds - means an area of land excavated, bunded and otherwise developed to secure the tailings liquid or by products of an industry or works.

Tavern - means premises in respect of which there is granted a tavern licence under the *Liquor Act 1970* as amended or re-enacted.

Telecommunications Infrastructure - means land used to accommodate any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network. AMD 88 GG 19/4/05

Trade Display - means the controlled and moderate display of goods for advertisement as approved by ~~Council~~the local government.

Transport Depot - means premises used primarily for the parking or garaging of 3 or more commercial vehicles including - AMD 151 GG 15/09/17

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or persons from one vehicle to another,

but does not include the parking or garaging of one or more commercial vehicles approved pursuant to clause 6.20 of the Scheme.

Vehicle Sales - means land and buildings used for the display, sale and/or hiring of vehicles other than bicycles, whether new or second-hand, but does not include a workshop.

Vehicle Wreckers - means land and buildings used for the storage, breaking up or dismantling of motor vehicles and includes the sale of second-hand motor vehicle accessories and spare parts.

Veterinary Clinic - means any premises used or designed or adapted for use in the practice of his profession by a registered veterinary surgeon other than for the purpose of the hospitalisation or boarding of animals.

Veterinary Hospital - means any premises used or designed or adapted for use in the practice of his profession by a registered veterinary surgeon which premises include provision for the hospitalisation or boarding of animals whilst receiving treatment.

Warehouse - means any building or enclosed land, or part of a building or enclosed land, used for, ~~designed or adapted for use for the storage of goods whether or not commercial transactions~~

involving the sale of such goods by wholesale are carried out in or on such building or land.

In the case of the Mixed Business Zone No. 1 the land use comprises only those land use activities listed in Appendix 5 and the operational characteristics of such land use activities shall comply with the meaning afforded to Warehouse.

AMD 57 GG 1/6/99

APPENDIX V - NOTICE OF PUBLIC ADVERTISEMENT OF DEVELOPMENT PROPOSAL

~~TOWN OF KWINANA~~

~~TOWN PLANNING SCHEME NO. 2~~

~~Notice of Public Advertisement of Development Proposal~~

~~It is HEREBY NOTIFIED for public information and comment that the Council has received an application to develop land for the purpose described hereunder:~~

~~LAND DESCRIPTION~~

~~Lot No. _____ Street _____~~
~~Proposal _____~~
~~_____~~
~~_____~~

~~Details of the proposal are available for inspection at the Council office. Comments on the proposal may be submitted to the Council in writing on or before the day of _____ 19 _____~~

~~_____~~
~~TOWN CLERK _____ DATE _____~~

Note:
refer to the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2: Deemed Provisions for Local Planning Schemes – Part 11 – Forms referred to in this scheme

**APPENDIX VI - MIXED BUSINESS ZONE NO. 1 - LAND USE CLASSES AND
SUBSET LAND USE ACTIVITIES**

LAND USE CLASS	LAND USE ACTIVITIES
<p>Service Industry</p> <p><i>AMD 57 GG 1/6/99</i></p>	<p>Building Trades Services</p> <p>Carpentry and Wood Flooring Services</p> <p>Catering and Functions Services</p> <p>Ceiling Installations Services</p> <p>Cleaning Services</p> <p>Dental Laboratories Services</p> <p>Electrical Repair Services</p> <p>Fencing Services</p> <p>Funeral and Crematory Services</p> <p>Gardening Services</p> <p>Insulation Installation Services</p> <p>Laboratory Services</p> <p>Laundering, Dry-Cleaning and Dyeing Services</p> <p>Lawn Mower Repair Services</p> <p>Linen Supply and Industrial Laundry Services</p> <p>Machinery Repair Services</p> <p>Marine Machinery Repair Services</p> <p>Masonry, Stonework, Tile Setting, and Plastering Services</p> <p>Motor Cycle Repair Services</p> <p>Motor Vehicle, Electrical, Clutch, Brake, Radiators, Air Conditioning, Trimming, Windscreen Replacement, Window Tinting, Tyre Repair and Detailing Services</p> <p>Motor Vehicle Towing Services</p> <p>Office Equipment Repair Services</p> <p>Pest Control services</p> <p>Photographic Film Processing services</p> <p>Plumbing, Heating and Air Conditioning Services</p> <p>Painting, Paper Hanging and Decorating Services</p> <p>Radio and Television Repair Services</p> <p>Roofing and Sheet Metal Services</p> <p>Special Construction Trades Services</p> <p>Water Well Drilling, Irrigation and Reticulation Services</p> <p>Window and Door Treatments Installation Construction Trades Services</p> <p>Window Cleaning Services</p>
<p>Warehouse</p>	<p>Agricultural/Horticultural Products Wholesale</p> <p>Air Conditioning, Refrigeration Equipment and Supplies Wholesale</p> <p>Aircraft and Accessories Wholesale</p> <p>Alcoholic Beverages Wholesale</p> <p>Building Material Machinery and Equipment Retail/Wholesale</p> <p>Business Machines and Computers Wholesale</p> <p>Clothing - Wholesale</p> <p>Cold Storage and Wholesale</p> <p>Confectionery - Wholesale</p> <p>Construction Materials Wholesale</p> <p>Dairy Products - Wholesale</p>

LAND USE CLASS	LAND USE ACTIVITIES
	<p> Drugs, Chemical Pharmaceutical Goods and Allied Products Wholesale Wholesale Dry Goods and Apparel Wholesale Electrical Appliances, Electrical Apparatus Wholesale Electrical Goods - Wholesale Electronic Parts and Equipment Wholesale Farm Machinery and Equipment Wholesale Floor Coverings - Wholesale Footwear - Wholesale Fruits and Vegetables (Fresh) Wholesale Groceries and Related Products Wholesale Groceries (General Line) Wholesale Hardware - Wholesale Hardware, Plumbing, Heating Equipment and Supplies Wholesale Home Furnishings Wholesale Machinery, Equipment and Supplies Wholesale Machinery, Industrial Equipment Wholesale Marine Craft and Accessories Wholesale Medical and Dental Equipment Wholesale Milk Vendors Wholesale Motor Vehicle Equipment Wholesale Motor Vehicles and Automotive Equipment Wholesale Other Groceries and Related Products Wholesale Paint and Varnishes Wholesale Paper and Paper Products Wholesale Plumbing and Heating Equipment and Supplies Wholesale Poultry and Poultry products Wholesale Professional and Scientific Equipment Wholesale Red Meat and Red Meat Products Wholesale Seafood - Wholesale Sporting, Recreational Entertainment Equipment Wholesale Storage Services Textile and Yarn Goods Wholesale Timber and Other Building Material Retail and Wholesale Timber Yards Retail and Wholesale Tobacco Products Wholesale Toiletries Wholesale Transportation Equipment, Tyres Wholesale </p>

APPENDIX VII - EXEMPTED ADVERTISEMENTS PURSUANT TO DIVISION 11

LAND USE AND/OR DEVELOPMENT REQUIRING ADVERTISEMENT	EXEMPTED SIGN TYPE AND NUMBER (includes the change of posters signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
Dwellings	One professional name-plate as appropriate	0.2m ²
Home Occupation	One advertisement describing the nature of the home occupation	0.2m ²
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement detailing the function and/or the activities of the institution concerned.	0.2m ²
Cinemas, Theatres and Drive-In Theatres	Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed	Each advertisement sign not to exceed 5m ²
Shops, Showrooms and other uses appropriate to a Shopping Area	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to a compliance with the requirements of the Signs Hoarding and Bill Posting Bylaws.	Not Applicable
Industrial and Warehouse Premises	<p>A maximum of 4 advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building.</p> <p>Advertisement greater than six metres in height and 30 metres in length applied to or affixed to the wall of a building.</p> <p>A maximum of two free-standing advertisement signs not exceeding 5 metres in height above ground level.</p>	<p>Total area of any such advertisements shall not exceed 15m².</p> <p>Area of sign shall be no more than one third of the height of the height of the wall and two thirds of the length of the wall.</p> <p>Maximum permissible total area shall not exceed 10m² and individual advertisement signs shall not exceed 6m².</p>
Showroom, race courses, major racing tracks, sports stadia, major sporting grounds and complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned, either from other private land or from public places and streets.	N/A
Public Places and Reserves	<p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government, a public authority or Councilthe local government of a municipality excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body; and</p> <p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a government department, public authority or the Councillocal government of a municipality; and</p>	<p>N/A</p> <p>N/A</p>

LAND USE AND/OR DEVELOPMENT REQUIRING ADVERTISEMENT	EXEMPTED SIGN TYPE AND NUMBER (includes the change of posters signs and applies to non-illuminated signs unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
	(c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	N/A
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon a railway station.	No sign shall exceed 2m ² in area.
Advertisements within Buildings	All advertisements placed or displayed within buildings which cannot ordinarily be seen by a person outside of those buildings.	N/A
TEMPORARY SIGNS	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
All classes of buildings other than single family dwellings. Building Construction Sites (advertisement signs displayed only for the duration of the construction as follows):	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²
(i) Dwellings	One advertisement per street frontage containing details of the project and the contractors undertaking the construction work.	2m ²
(ii) Multiple Dwellings, Shops, Commercial & Industrial projects	One sign as for (i) above.	5m ²
(iii) Large development or redevelopment projects involving shopping centres, office or other buildings exceeding 3 storeys in height	One sign as for (i) above. One additional sign showing the name of the project builder.	10m ² 5m ²
Sales of Goods or Livestock	One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.	2m ²
Property Transactions Advertisement signs displayed for the duration of a period over which property transactions are offered and negotiated as follows:		
(a) Dwellings	One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.	Each sign shall not exceed an area of 2m ²
(b) Multiple dwellings, shops, Commercial and Industrial Properties.	One sign as for (a) above.	Each sign shall not exceed an area of 5m ²
(c) Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5ha.	One sign as for (a) above.	Each sign shall not exceed an area of 10m ²

TEMPORARY SIGNS	EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)	MAXIMUM AREA OF EXEMPTED SIGN
<p>Display Homes</p> <p>Advertisement signs displayed for the period over which homes are on display for public inspection</p>	<p>(i) One sign for each dwelling on display</p> <p>(ii) In addition to (i) above, one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m²</p> <p>5m²</p>

APPENDIX VIII - CONTROL OF ADVERTISEMENTS

ADDITIONAL INFORMATION SHEET FOR ADVERTISEMENT APPROVAL

(to be completed in addition to Application for Approval to
Commence Development)

1. Name of Advertiser (if different from owner):

2. Address in full:

3. Description of Property upon which advertisement is to be displayed, including full details of its proposed position within that property:

4. Details of Proposed Sign:

Height: Width: Depth:

Colours to be used:

Height above ground level (to top of Advertisement):

(to Underside):

Materials to be used:

Illuminated: Yes/No

If yes, state whether steady, moving, flashing, alternating, digital, animated
or scintillating etc:

If yes, state intensity of light source:

5. State period of time for which advertisement is required:

6. Details of signs, if any, to be removed if this application is approved:

N.B. Application should be supported by a photograph or photographs of the premises showing superimposed thereon the proposed position for the advertisement and those advertisements to be removed detailed in 6 above.

Signature of Advertiser(s):
(if different from land owners)

Date:

Note:

refer to the Planning and Development (Local Planning Schemes) Regulations 2015 –
Schedule 2: Deemed Provisions for Local Planning Schemes – Part 11: Forms referred
to in this Scheme

ADOPTION

Adopted by Resolution of the Council of the Town of Kwinana at the Meeting of the Council held on the 20th day of May 1986.

.....
MAYOR

.....
Date 22/10/1992

.....
TOWN CLERK

.....
Date 22/10/1992

FINAL APPROVAL

1. Adopted by Resolution of the Council of the Town of Kwinana at the Ordinary Meeting of the Council held on the 22nd day of July 1992 and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

.....
MAYOR

.....
TOWN CLERK

This Scheme Text is to be read in conjunction with the approved maps of the Scheme described in Clause 1.4 of this Scheme and to which formal approval was given by the Hon. Minister for Planning on the date shown below.

2. Recommended/submitted for final approval by the State Planning Commission.

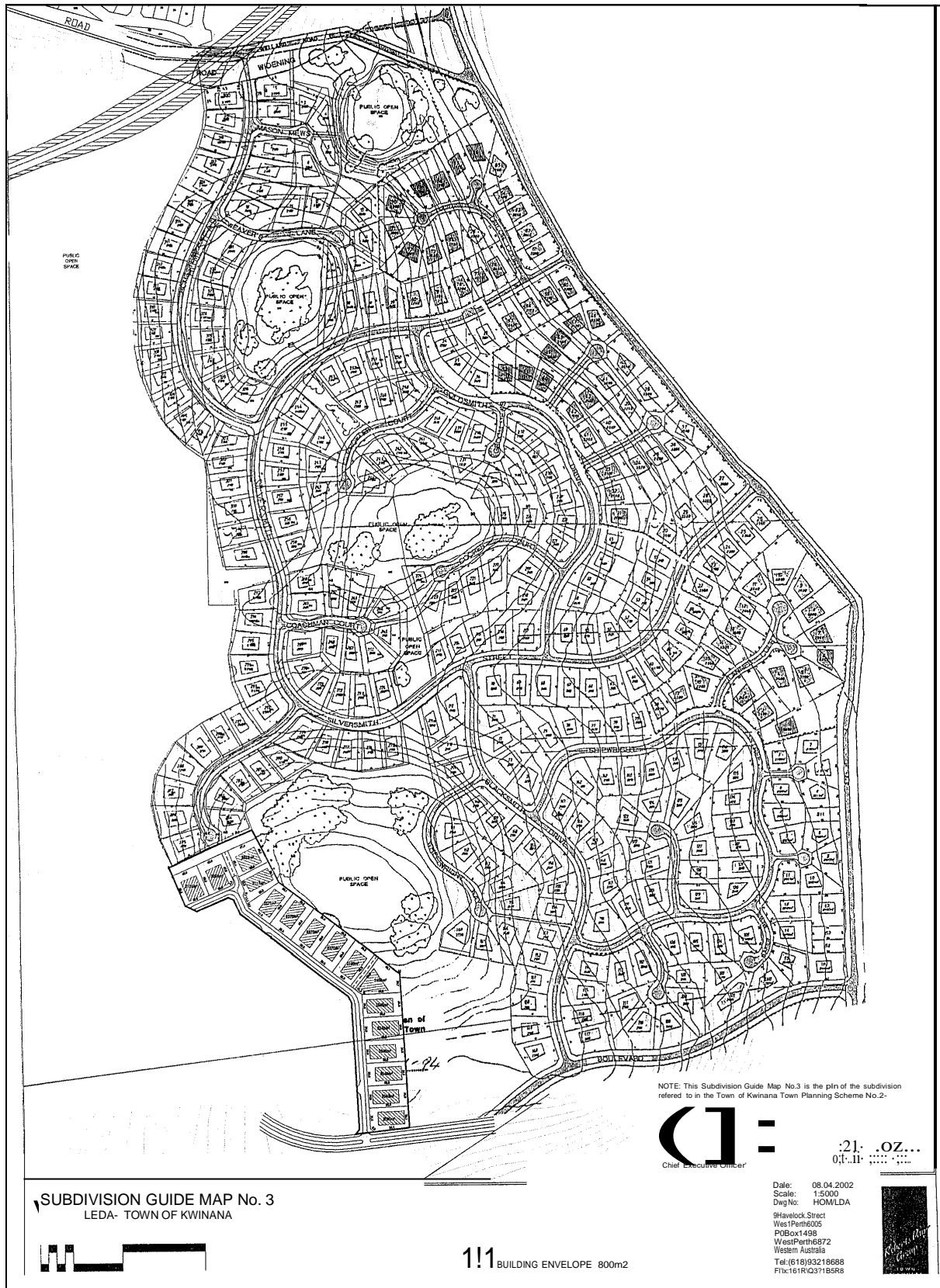
.....
For Chairman State Planning Commission

.....
Date 26/10/1992

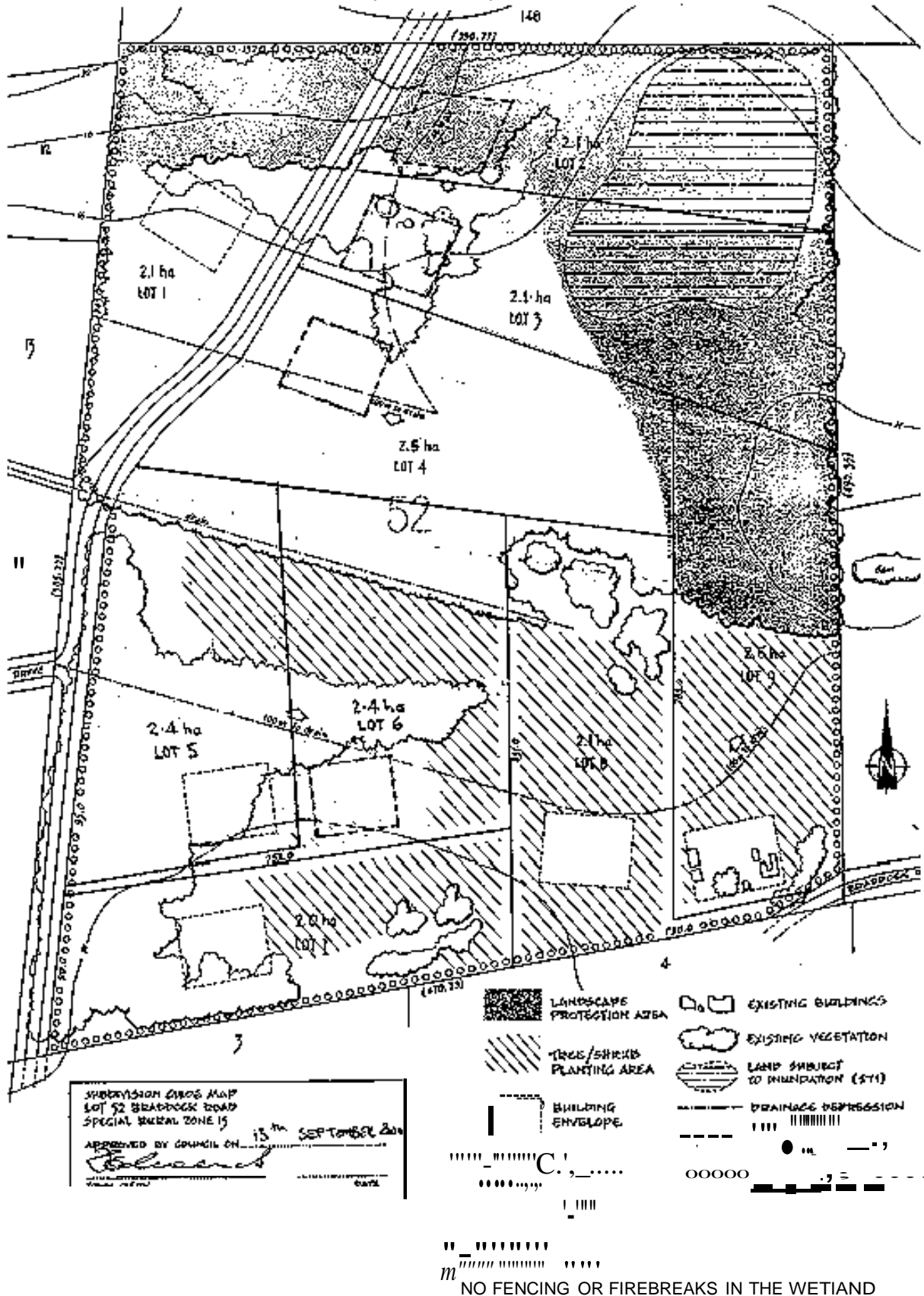
3. Final approval granted.

.....
MINISTER FOR PLANNING

.....
Date 28/10/1992

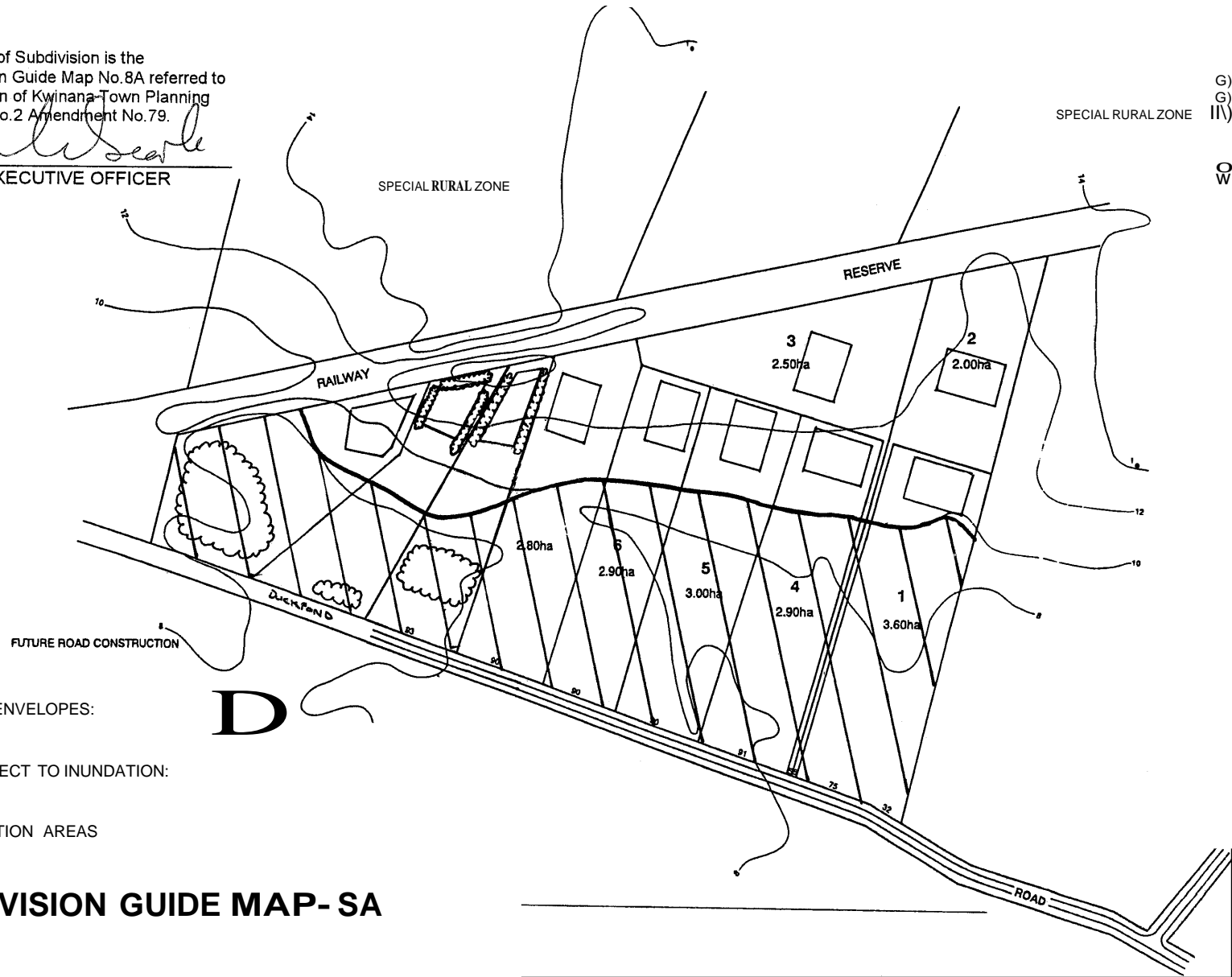


AMF, NUMJ; Nf No. f>l
SUBDIVISION GUIDE MAP No. 3A
LOT 52 JOINT ST WELLARD



This Plan of Subdivision is the
Subdivision Guide Map No.8A referred to
in the Town of Kwinana Town Planning
Scheme No.2 Amendment No.79.

[Signature]
CHIEF EXECUTIVE OFFICER

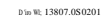


BUILDING ENVELOPES:

AREA SUBJECT TO INUNDATION:

REVEGETATION AREAS

SUBDIVISION GUIDE MAP- SA



SUBDIVISION GUIDE MAP NO. 1(:

Lot 153 WOOLCOOT ROAD

WELLARD



- (---) Lonscope Protection Area
- (---) Area Subject to Winter Inundation
- O Man Made Dam
- = Existing Buildings
- 60 Areas to be Revegetated
- Proposed Strategic fire Break
- 1:1 Building Envelope (to be defined at time of subdivision)

Areas and dimensions are subject to survey

Scale 1: 5000 (A4)
1: 3000 (A3)
18 April 2005

N

):::

CO

18 Reports – Civic Leadership

18.1 Quarterly Strategic Community Plan and Corporate Business Plan Report (Quarter 2 2019/2020 – October to December 2019)

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

Council has endorsed a 'Plan for the Future' made up of the *Strategic Community Plan* (Strategic Community Plan) and a *Corporate Business Plan* (Corporate Business Plan). Actions have been developed for each of these plans in order to achieve the aspirations of the community. Every quarter, Council receives a report detailing the progress against the adopted actions within the Strategic Community Plan and Corporate Business Plan.

OFFICER RECOMMENDATION:

That Council note the Quarterly Performance Report (October to December 2019) detailed in Attachment A.

DISCUSSION:

The *Integrated Planning and Reporting - Framework and Guidelines 2016* (Department of Local Government and Communities) recommend implementing quarterly reporting to inform Council of the City's performance against community aspirations and enable the City to respond to changing priorities. A Quarterly Strategic Community Plan and Corporate Business Plan Report is provided to Council each quarter. There are some actions in the Quarterly Strategic Community Plan and Corporate Business Plan Report that have been completed and do not have a comment associated with them for this quarter. This is due to the action being completed and a comment being provided in a previous quarter.

Some of the achievements for quarter two include:

Rich in spirit:

- Progressed and began implementation of the new District and Central Place Plans
- Completed high priority actions within the Multicultural Action Plan
- Completed actions within the Conciliation Action Plan
- Citizenship Ceremonies continue to be held with numbers steadily increasing every month
- Analysis of the recent Catalyse Community Safety Survey was undertaken to inform decision making regarding key safety and crime prevention issues.
- Crime Prevention Through Environmental Design (Local Planning Policy 8) is being implemented on an ongoing basis

**18.1 QUARTERLY STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN REPORT
(QUARTER 2 2019/2020 – OCTOBER TO DECEMBER 2019)**

- Grow it Local initiative being established to encourage the community to grow, share and eat locally grown foods
- The Disability Access and Inclusion Plan being circulated to the community.

Alive with opportunities:

- Progressed the Local Commercial and Activity Centres Small Business Grant Program
- Progressed the Medina Town Centre Revitalisation Project with continued CCTV installation as well as ongoing discussions with land owners.

Surrounded by nature:

- Completed the Draft Local Biodiversity Strategy with the commencement of the final strategy having begun in quarter two
- Promotion of natural reserves included - Weed ID workshop, Nightstalk, Wildflower Walk and National Tree Day

It's all here:

- Progressed projects from Parks for People Strategy
- Progressed the review of the Local Housing Strategy

The full Quarterly Performance Report is detailed at Attachment A.

LEGAL/POLICY IMPLICATIONS:

The Integrated Planning and Reporting Advisory Standard sets out the standards and regulatory requirements that a Local Government should work towards achieving. The *Integrated Planning and Reporting - Framework and Guidelines* have been created by the Department of Local Government to provide further information that will assist Local Governments to address regulatory requirements, including requirements for a Local Government to implement a quarterly reporting process against the current year of the Corporate Business Plan to monitor performance and respond to changing priorities.

FINANCIAL/BUDGET IMPLICATIONS:

There are no budget implications in providing this report to Council. Actions that are stated in the report are carried out when there is a budget assigned to the action.

ASSET MANAGEMENT IMPLICATIONS:

The actions that have been identified in this report achieve the "Asset Management" outcomes and objectives listed in the Corporate Business Plan and also the "It's All Here" aspiration, objectives and strategies in the Strategic Community Plan.

18.1 QUARTERLY STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN REPORT (QUARTER 2 2019/2020 – OCTOBER TO DECEMBER 2019)

ENVIRONMENTAL IMPLICATIONS:

The actions that have been identified in this report achieve the “Surrounded by Nature” objectives and strategies listed in the Strategic Community Plan.

STRATEGIC/SOCIAL IMPLICATIONS:

This report will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Civic Leadership	5.1 An active and engaged Local Government, focused on achieving the community’s vision.

COMMUNITY ENGAGEMENT:

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

PUBLIC HEALTH IMPLICATIONS

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

RISK IMPLICATIONS:

The risk implications specifically related to this proposal are as follows:

Risk Event	Elected Members are not regularly informed and updated on key organisational actions.
Risk Theme	Providing inaccurate advice/ information
Risk Effect/Impact	Reputation
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	The information contained in the report resides within the City’s Corporate Planning Software. This information is easily obtainable and a report can be generated by any City Officer.
Rating (after treatment)	Low

**18.1 QUARTERLY STRATEGIC COMMUNITY PLAN AND CORPORATE BUSINESS PLAN REPORT
(QUARTER 2 2019/2020 – OCTOBER TO DECEMBER 2019)**

COUNCIL DECISION

109

MOVED CR W COOPER

SECONDED CR S WOOD

**That Council note the Quarterly Performance Report (October to December 2019)
detailed in Attachment A.**

**CARRIED
6/0**

Quarterly Performance Report

Strategic Community Plan and Corporate Business Plan

Quarter 2 (October - December) 2019/20

1 Strategic Community Plan 2019-2029 - Period 1/10/2019 to 31/12/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1 Develop and strengthen community identity to create a sense of belonging					
1.1.01 Create a Wellard District Place Plan	4.3 Community Engagement	01/07/2019	30/06/2020	50	28/01/2020 – Currently engaging in weekly Place Leader meetings to deliver Place Plans by 30 June 2020. A timeline for the delivery of the Place Plans has been developed and is structured around 3 key phases: Building Local Knowledge (November 2019 - February 2020); Community Visioning/Engagement (December 2019 - March 2020); and Place Plan (February 2020 - June 2020).
1.1.02 Create a Bertram District Place Plan	4.3 Community Engagement	01/07/2019	30/06/2020	60	
1.1.03 Create a Kwinana Central Place Plan	4.3 Community Engagement	01/07/2019	30/06/2020	60	

1 Strategic Community Plan 2019-2029 - Period 1/10/2019 to 31/12/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.04 Implement the actions from the Wellard District Place Plan	4.3 Community Engagement	01/07/2019	30/06/2020	20	<p>While the Place Plans are being developed, officers have been identifying and supporting community-led activations.</p> <p>Internally, working with different departments to communicate local community priorities, issues or concerns so teams can undertake actions as appropriate. This work includes bringing representatives from different departments to discuss collaborative outcomes in the Wellard Place Pilot Area and participating in the community engagement process associated with the Wellard Road duplication project.</p> <p>Continuing to build connections with the local community and connecting people, groups and businesses to deliver local initiatives. This includes building an internal stakeholder list and bringing stakeholders together to discuss collaborative projects.</p> <p>In discussion with highly engaged residents (who are currently involved in the Village of Wellard Residents Association and who hope to establish a Town Team called the Wellard Village People) around the following ideas:</p> <ul style="list-style-type: none"> -Due to the success of Thrillage at Wellard 2019 the residents wish to expand the event in 2020 as a street party. -Establishing a pop-up gallery in one of the local shops exhibiting the work of local artists. -Establishing a temporary parklet-style seating area between Bliss Momos café and Woolworths. An on-site meeting will be organised in the New Year with

1 Strategic Community Plan 2019-2029 - Period 1/10/2019 to 31/12/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
					<p>the residents, Creating Communities, the Place Leader South and representatives from Council's Engineering Team.</p> <p>-Nepalese long table dinner featuring food from Bliss Momos cafe. Currently examining the opportunity to partner with other community organisations involved in the multicultural space to turn it into a cultural celebration.</p> <p>-Wellard Mobile Tower community mural.</p> <p>-Opportunities to beautify the street through art walls, greening initiatives including green walls and painting existing objects.</p> <p>Ongoing discussions with Creating Communities regarding the following:</p> <p>-Wellard's Amazing Race: Implemented 23 November 2019 the event was a partnership between PEET, Creating Communities, the Village at Wellard Residents Association and Kwinana Youth Advisory Council (YAC). 45 Youth participated in the event (aged between 11 and 21) with five local community groups and five local businesses contributed by facilitated challenges, providing food or helping promote the event. Place Leader involvement was minimal due to timing, however, the event provides a valuable opportunity for connecting with engaged individuals, groups and businesses.</p>

1 Strategic Community Plan 2019-2029 - Period 1/10/2019 to 31/12/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.05 Implement the actions from the Bertram District Place Plan	4.3 Community Engagement	01/07/2019	30/06/2020	20	<p>While the Place Plans are being developed, officers have been identifying and supporting community-led activations like the Bertram Show.</p> <p>Continuing to building connections with the local community and connecting people, groups and businesses to deliver local initiatives. This includes building an internal stakeholder list and bringing stakeholders together to discuss collaborative projects.</p> <p>Internally, working with different departments to communicate local community priorities, issues or concerns so teams can undertake actions as appropriate. This work includes bringing representatives from different departments to discuss collaborative outcomes in the Bertram Place Pilot Area.</p>

1 Strategic Community Plan 2019-2029 - Period 1/10/2019 to 31/12/2019

Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.06 Implement the actions from the Kwinana Central Place Plan	4.3 Community Engagement	01/07/2019	30/06/2020	20	<p>While the Place Plans are being developed, officers have been identifying and supporting community-led activations like the recent Medina Harvest Feast.</p> <p>Continuing to building connections with the local community and connecting people, groups and businesses to deliver local initiatives. This includes building an internal stakeholder list and bringing stakeholders together to discuss collaborative projects.</p> <p>Internally, working with different departments to communicate local community priorities, issues or concerns so teams can undertake actions as appropriate. This work includes bringing representatives from different departments to establish a cross-functional place team. This group will discuss and, where appropriate, help deliver collaborative outcomes in the Medina Place Pilot Area.</p> <p>The Medina Town Centre CCTV project is progressing well. Funded through the Federal 'Local Projects, Local Jobs' program, the grant will support the installation of 22 CCTV cameras, public lighting upgrades and delivery of activation projects within the Medina Town Centre. The activation projects will be identified in consultation with the local community and business owners.</p> <p>Officers are also supporting the development of the community engagement process to ensure local aspirations are captured within the design and delivery of the City's Parks for People Strategy in the relevant place areas - Harrison Park, Calista and Morritt Park, Parmelia.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.07 Refine the framework and scope for the Place Plan Template	4.3 Community Engagement	01/07/2019	30/06/2020	90	The place plan template and structure has been developed and approved by the City Leadership Team. Ongoing improvements will be made to the template as our understanding of the specific needs and interests of the community and the City develop.
1.1.08 Develop and implement the Connected Neighbourhood initiative	4.3 Community Engagement	01/07/2019	30/06/2020	15	<p>City officers are currently refining what a 'Connected Neighbourhood' initiative may look like for the City of Kwinana. Desktop research has been undertaken to identify better practice examples, with the City of Kitchener's 'Love My Hood' being the preferred example.</p> <p>The Connected Neighbourhood initiative will also develop as the City's place approach matures, and the place plans are refined.</p>
1.1.09 Complete high priority actions within the Multicultural Action Plan - Objective 1: Full Participation and inclusion of CaLD communities in social, economic and cultural life	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The Multicultural Advisory Group continues to meet every two months to identify and discuss opportunities for the culturally and linguistically diverse community to engage socially and economically. The Advisory Group have been discussing opportunities to work with the community to host a Harmony day event for 2020.</p> <p>The Learning English through Story Time (LETS) program was facilitated at the Library this quarter. These sessions are designed to teach adults basic English and develop the skills needed to promote and assist their children in learning English as a second language. There were five families registered for the program that was held over term four.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.10 Complete high priority actions within the Multicultural Action Plan - Objective 2: Remove the barriers to equity experienced by CaLD communities	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Darius Wells Library has continued to run free conversational English classes as part of their term four programming. These classes are run by a volunteer and are supported by City staff. These sessions (beginners and advanced) allow adults to practice speaking English and ask questions in a relaxed and safe environment.</p> <p>A total of 43 participants have taken part in this quarter. The sessions have allowed people to build friendships and develop connections with their local community whilst also improving their English. The classes have been so successful the group have moved to a bigger area of the library and plan to host an additional class next term.</p> <p>The Multicultural Advisory Group continue to identify barriers faced by the migrant community and discuss strategies and actions to overcome them.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.11 Complete high priority actions within the Multicultural Action Plan – Objective 3: Promote the benefits of Kwinana’s cultural and linguistic diversity	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City has continued to support and work in collaboration with Connecting Community for Kids – Celebrate Culture Action Team to share stories and promote diversity within the City.</p> <p>’That Was My Home, My Heartland’ celebrated Pakistani culture on 30 November 2019. The event was hosted by the Celebrate Culture Action Team, supported by the City, and organised by the Pakistani community. More than 60 people attended the night and came together to share information, foods, artefacts and experiences of cultural performances. The event aimed to celebrate Pakistani culture, community spirit and give local people the opportunity to meet one another.</p> <p>The City’s Multicultural Advisory Group continue to discuss opportunities to promote diversity to City staff and opportunities to engage new citizens in activities. Members of the group attended a recent Citizenship ceremony to see how they could be involved to promote Kwinana as an inclusive and Multicultural Community. City Officers will continue to work with the Advisory Group to develop a roster to attend these events.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.12 Complete actions within the Conciliation Action Plan – Relationships	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City continues to support and resource the Conciliation Advisory Group. The Advisory Group meetings continue to take place every two months. The development of the next plan was discussed at the most recent meeting.</p> <p>The City is currently facilitating engagement with the Aboriginal Community regarding the Kwinana LoopTrail. This has created an opportunity for City Officers to develop relationships with the wider Aboriginal Community and Elders. Community engagement at Sloan’ s Reserve in November led to further invites to attend Elders Yarning Circle and invitations to speak with traditional custodians regarding the history of the area.</p> <p>City officers continue to develop and maintain relationships with community and service providers. City staff recently connected the local Scout group with Aboriginal Elders who were able to provide a cultural experience to the children. The feedback following this was very positive. The Elders shared their stories, provided cultural food and were able to teach the children some Noongar language.</p> <p>City officers continue to promote cultural awareness and the Conciliation Action Plan to internal staff. The Conciliation Action Plan has been promoted at all events and stalls attended by relevant staff.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.13 Complete actions within the Conciliation Action Plan – Respect	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The Loop Trail Project was presented to members of the Conciliation Advisory Group (CAG) with an aim to seek support and guidance around the appropriate way to engage with community, this has helped form the community engagement plan for this project. In November 2019, City officers walked on Country with Traditional Custodians who were able to share their story and offered insight into Aboriginal culture and history of the area.</p> <p>City Officers for the library have identified a more appropriate visual location for all Aboriginal content and resources within the library and have moved this to a more central location.</p> <p>City Officers have drafted a plan to include ideas for embedding Aboriginal literature and culture into everyday work practices.</p> <p>The Aboriginal and Torres Strait Islander flags continue to be displayed at the Council Administration Building.</p>

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1.1.14 Complete actions within the Conciliation Action Plan - Opportunity	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City Officers have drafted a plan to include ideas for embedding Aboriginal literature and culture into everyday work practices. This will provide opportunities and environments where Aboriginal and Torres Strait Islander community members fully benefit from the learning, services and facilities the City has to offer.</p> <p>The City has continued to take steps to increase its levels of social procurement. This has included engaging with internal stakeholders to determine needs and identify procurement areas.</p> <p>City Officers have created a system in which to capture specific data to identify the use of Aboriginal suppliers providing services to the City.</p> <p>The City continues to facilitate the Youth Diversion Network meetings to address antisocial behaviour within the community. This includes two focus groups: Participation and Interventions.</p> <p>The Participation group has continued this quarter and aims to reintegrate young people back into education and or employment. The Interventions group is focused on identifying at risk youth and linking them in with service providers and support networks. Stakeholders attending these meetings include City staff, school staff, the police and local service providers. These groups meet regularly and have identified the need for diversionary programs across the City.</p> <p>The City continues to run Beat Ball in collaboration with Noongar Wellbeing and Sports once a fortnight, as well as the Dismantle program. These are focussed on creating safe spaces and addressing</p>

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					antisocial behaviour amongst young people. City staff are currently planning delivery of the Night Fields program which engages service providers to provide wrap around support to young people in the community. This program is due to start in the next quarter and will run on alternate Friday nights to Beat Ball.
1.1.15 Complete actions within the Conciliation Action Plan – Governance and Tracking	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City has registered its intent to develop the 'Innovate Conciliation Action Plan' and has developed the Project Mandate.</p> <p>City officers are currently working with the Conciliation Advisory Group to finalise the community engagement plan. City officers continue to harness all opportunities to engage with community to seek ideas and thoughts to inform strategies within the next Conciliation Action Plan.</p> <p>City officers are currently working with Reconciliation Australia to identify appropriate deliverables within the plan.</p>
1.1.16 Develop Aboriginal and Torres Strait Islander employment strategy targets	2.3 Human Resources	01/07/2019	30/06/2020	50	As part of the Workforce Plan, the Equal Employment Opportunity Plan and the Disability Access and Inclusion Plan, data is being collated to inform the development of a strategy.
1.1.17 Identify current Aboriginal and Torres Strait Islander staff to inform future employment and development opportunities	2.3 Human Resources	01/07/2019	30/06/2020	100	The City's recruitment advertisements encourage applications from Aboriginal and Torres Strait Islander candidates (as stated within the advertisement). The City also uses a number of Aboriginal and Torres Strait Islander job boards to increase the exposure to the City's vacant roles.
1.1.18 Develop an understanding of the mutual benefits of procurement from Aboriginal and Torres Strait Islander owned businesses	5.3 Contracts	01/07/2019	30/06/2020	5	This action will progress later in the financial year.

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1.1.19 Develop a business case for procurement from Aboriginal and Torres Strait Islander owned businesses	5.3 Contracts	01/07/2019	30/06/2020	5	This action will progress later in the financial year.
1.1.20 Continue to convene the Youth Diversion Network meetings to develop strategies in partnership with early childhood and youth services, and other relevant agencies to support families.	4.5 Youth Services	01/07/2019	30/06/2020	100	Youth Diversion Network meetings continue and the City has supported the Communities for Children Project through the Community Partners Forum which is focused on the early years.
1.1.21 Ensure young people have access to good quality local education and employment opportunities and are 'ready' to enter employment and/or pursue economic success	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City facilitates the Participation Network Group which involves key stakeholders in the education and employment industries. The Network Group presents accessible pathways for young people who are seeking good quality education and employment opportunities.</p> <p>The City also assists through support and involvement in the following:</p> <ul style="list-style-type: none"> -South Metro TAFE and local industry leaders run information sessions throughout the year, for example BHP employment Indigenous information sessions -Clontarf Employment Forum -Career Advice workshops held at the Youth Zone Space -Facilitation of Carey Training and Dismantle -Department of Education Participation Coordinator and Transitions Officer based at Zone Youth Space
1.1.22 Facilitate the provision of life skills workshops (financial counselling, health, parenting skills etc.)	4.5 Youth Services	01/07/2019	30/06/2020	100	The City collaborates in partnership with community service organisations to provide and cross promote programs and workshops which enhance the wellbeing of community members attending.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.1.23 Review and update the Community Engagement Policy and Framework	4.3 Community Engagement	01/07/2019	30/06/2020	75	Development of the framework, engagement plan, and supporting tools is progressing well. 25 City officers have received accredited 'Engagement Essentials' training through the International Association of Public Participation. These officers will be helping develop the tools and resources for the City's Engagement Framework, as well as being a resource for teams commencing or planning engagement projects.

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1.2 Inspire and strengthen community spirit through community activities and events					
1.2.01 Host an Australia Day Celebration event	4.3 Community Engagement	01/07/2019	30/06/2020	85	Planning for the 2020 Australia Day event is well underway with all suppliers booked in and marketing planning to launch at the start of January 2020.
1.2.02 Host a Youth Festival	4.3 Community Engagement	01/07/2019	30/06/2020	60	Planning for the 2020 Kwinana Youth Festival is well underway. The date and venue have been confirmed for 21 March 2020 at Medina Oval. A headline act has been secured and marketing for this event will commence early January as a "save the date", with the announcement of the performers to come in late January after the Australia Day Event.
1.2.03 Host a Children's Festival event	4.3 Community Engagement	01/07/2019	30/06/2020	75	<p>Planning for the 2020 Children's Festival is progressing well. The event has been confirmed for 7 March 2020 on Calista Oval. The event will be themed "Once Upon a Time" and will target children 12 and under and their families.</p> <p>The 2020 Children's Festival will feature a stage with a range of shows, along with rides, displays and activities themed to reflect some of our favourite childhood story books. Participants will be encouraged to dress up on the day to win a prize.</p>

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1.2.04 Host a Big Concert event	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>On Saturday 7 December 2019, the City hosted the Perth Symphony Orchestra at Calista Oval in front of an estimated crowd of 7,000 people.</p> <p>Community and stakeholder feedback was overwhelmingly positive with 91% indicating the event made them feel proud of their local area, 94% indicating they would like to take part in something like this again, 92% stating they felt welcome and included, and 90% indicating it helped them to feel part of the community.</p> <p>Work is progressing on evaluation and sponsor reports and the finalisation of invoicing.</p>
1.2.05 Host the Christmas Lolly Run	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The 2019 Lolly Run event was again a great success with 21 Santa's and Crews delivering lollies to all areas of Kwinana. The lolly bagging day saw over 100 volunteers join the City in the Darius Wells Library and Resource Centre to turn 650kg of loose lollies into 13,000 plus lolly bags.</p>
1.2.06 Provide a Community Event Funding Program for local community groups to host local events in their communities	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Eight community events have been funded this quarter, to the value of \$28,440.86.</p> <p>These included Ngala Community Services 5 Year Child and Parent Centre event, Honeywood Residents Group Carols by Candlelight, Cancer Council WA Relay for Life Kwinana, Southern Districts BMX Raceway BMX WA State Championships 2019, Medina Residents Group Medina Harvest Feast, Frank Konecny Community Group Kwinana Kids Christmas Party, Kwinana Christmas Carols, and the Homestead Ridge Progress Association 2020 Movie in the Park.</p>

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1.2.07 Ensure all City provided events and activities are inclusive of cultural groups	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>This action is ongoing as opportunities arise. Officers actively participate in the Connecting Communities for Kids Celebrate Culture Action Group including seeking opportunities for Culturally and Linguistically Diverse residents to be involved in City events</p> <p>Officers facilitate networking between community groups through the skills boosting and networking workshop series. This encourages collaboration between groups, including multicultural groups.</p>
1.2.08 Activate the Edge Skatepark	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The Edge Skatepark was programmed with a range of free activities with 10 sessions scheduled during the reporting period:</p> <ul style="list-style-type: none"> -Skateboarding coaching clinics, with 90 participants combined for male and female -Scooter coaching clinics, with 20 participants -Streetball (half court basketball) -Park Sharks Skateboarding competition taking place on Saturday 14 December <p>Two activation sessions were cancelled due to adverse weather and fire/smoke conditions.</p>
1.2.09 Activate the Kwinana Adventure Park	4.2 Community Resource Centres	01/07/2019	30/06/2020	100	<p>The Patio was booked for 480 hours during this quarter and is fully booked until April 2020.</p>

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1.2.10 Deliver an annual program of civic events including Citizenship Ceremonies, community stakeholder functions, official openings and business events	2.8 City Strategy	01/07/2019	30/06/2020	100	<p>28/01/2020 – Citizenship ceremonies took place on 17 September, 8 October and 19 November where a total of 153 people took the pledge to become new citizens. The events took place at the Darius Wells Library and Resource Centre and the new citizens invited guests to help celebrate this special event. An official photographer took formal shots of the attendees with the Mayor and the Councillors, a copy of these were then sent to each new citizen, bound in a folder and accompanied by a letter from the Mayor welcoming them to the City of Kwinana.</p> <p>The Annual Local Organisations Christmas Function took place on Friday 29 November. The event was attended by 150 people including local volunteers, award nominees, Freeman and Councillors. There were award winners for Volunteer of the year and the Martin Waudby Leadership Award.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3 Facilitate improved community safety and reduced crime levels					
1.3.01 Investigate the process for the City of Kwinana to become a World Health Organisation "Safe City"	4.3 Community Engagement	01/07/2019	30/06/2020	60	City officers have continued reviewing Pan Pacific Safer Community Network and Australian Safe Communities Foundation accreditation literature. Industry expert, Dr Stan Salagaras has provided additional literature for review and updates from the New Zealand conference.
1.3.02 Increase collaboration with the community to plan and develop more localised community safety and crime prevention programs	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers continued to identify and meet with internal and external stakeholders. Support continues for the WA Police 'Life is a Sport' program.</p> <p>City officers attended the Southern Corridor Local Government Authority WA Police Community Engagement network inaugural meeting to review the terms of reference and identify priority safety and crime prevention issues.</p> <p>City officers continue to engage with the local community and provide updates to better understand priority community safety issues.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.03 Regularly review delivery of community safety and crime prevention programs with State Government and community organisations to determine effectiveness	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Regular meetings are currently being held with key stakeholders such as WA Police Kwinana Officer In Charge, WA Police Community Engagement Coordinator Mandurah District, WA Police Community Engagement Officer Crime Prevention and Community Liaison Unit, Homelessness Interagency Group, Local Drug Action Group, Family Domestic Violence Interagency Group, Red Cross and other community members regarding community safety and crime prevention.</p> <p>City officers also attended the Southern Corridor WA Police Local Government Authority Network inaugural meeting.</p> <p>Discussions continue to be held with Neighbourhood Watch, the Officer In Charge at Kwinana Police Station, and members of the community to determine the City's involvement in a Neighbourhood Watch Kwinana program.</p>
1.3.04 Undertake activities to ensure the adequate provision of local support initiatives and services to increase the confidence of victims	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers continued to review data and meet with Community Liaison, Outreach, Youth and City Assist services who regularly engage with the local community.</p> <p>The Community Development Officer - Community Safety attended internal, interagency, community meetings and with specialist service providers.</p> <p>WA Police monthly crime statistics provided by WALGA were reviewed for the quarter.</p> <p>Awareness campaigns for inclusion in the annual safety marketing plan were identified and reviewed.</p>

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1.3.05 Maintain a local database of community and Government programs that focus on community safety and crime prevention	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers have reviewed the existing City of Kwinana stakeholder engagement database. A community safety stakeholder database has been developed.</p> <p>Discussions continued with Community Liaison, Outreach, Youth and City Assist services on community safety priorities issues. City officers continued to identify and engage with new service providers such as Wungening Aboriginal Corporation who have recently commenced service delivery in Rockingham.</p>
1.3.06 Consider Crime Prevention Through Environmental Design (CPTED) principles in the design of all residential and commercial developments	3.1 Planning and Development	01/07/2019	30/06/2020	100	Local Planning Policy 8 - Designing Out Crime was adopted by Council on 13 June 2018. The policy is now being implemented on an ongoing basis.
1.3.07 Promote the application of CPTED principles amongst local residents and relevant business owners	4.3 Community Engagement	01/07/2019	30/06/2020	100	City officers developed resources and have secured additional resources via WA Police Crime Prevention and Community Liaison Unit, CPTED to disseminate to community. Discussions commenced with the WA Police Community Engagement Coordinator Mandurah District to deliver workshops to business owners in 2020.
1.3.08 Develop and undertake a safety audit program and improve Crime Prevention Through Environmental Design (CPTED) outcomes at City "hot-spots"	1.1 Engineering	01/07/2019	30/06/2020	100	CPTED design principles are used and implemented when undertaking design for landscaping and public open space capital projects funded by the City and also when approving projects that are funded and undertaken by the private sector including developers.
1.3.09 Continue to develop and roll out the CCTV camera installation program at identified City "hot spots" and facilities	5.2 Essential Services	01/07/2019	30/06/2020	100	Works are continuing to occur in this area with Medina due to come online around January 2020

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1.3.10 Develop a Public Area Lighting Policy Plan	1.1 Engineering	01/07/2019	30/06/2020	80	A draft policy document has been completed. Awaiting current information from Western Power regarding LED street lighting to finalise the policy document.
1.3.11 Develop an annual marketing plan for the promotion of community safety and crime prevention initiatives and services to the community	4.3 Community Engagement	01/07/2019	30/06/2020	100	The community safety annual marketing plan was developed based on the review of primary information sources, preferred communication methods, community events and National and State community safety marketing campaigns. Communications commenced in October during Safety Month.
1.3.13 Develop and deliver a community safety survey in 2018/19 and every two years thereafter	4.3 Community Engagement	01/07/2019	30/06/2020	100	A presentation of the findings of the Catalyse safety survey were provided to Elected Members in December 2019. Planning for the 2020-2021 survey will begin in April 2020.
1.3.14 Continue to deliver the City' s Traffic Survey Schedule to assess speeds of traffic identified as areas of concern	1.1 Engineering	01/07/2019	30/06/2020	100	The target traffic surveys for the year 2019 have been completed and the traffic survey schedule has been updated.

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1.3.15 Identify and support external community and government agencies who develop programs that seek to educate and improve safety and crime prevention within the community	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Ongoing liaison occurs with the community as part of undertaking patrols, outreach, network meetings and fostering existing relationships. City officers continue to work with stakeholders and attend relevant advisory groups, interagency groups and committees.</p> <p>Regular meetings are currently being held with key stakeholders such as WA Police Kwinana Officer in Charge, WA Police Community Engagement Coordinator Mandurah District, WA Police Community Engagement Officer Crime Prevention and Community Liaison Unit.</p> <p>In addition City Officers have developed the City of Kwinana community safety stakeholder database and continue to support the Kwinana Police funding application for the pilot program 'Life is a Sport'.</p>

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1.3.16 Co-ordinate and organise community safety workshops and awareness raising events with external stakeholders	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Liaison has occurred with the Officer in Charge Kwinana Police, Neighbourhood Watch State Office Coordinator, WA Police Community Engagement Coordinator Mandurah District and Community Engagement Officer Crime Prevention and Community Liaison Unit to source resources and deliver workshops to community groups and business owners in 2020.</p> <p>City officers developed Neighbour Day Every Day and Neighbour Day literature. The first Neighbour Day Every Day event was held. City officers met with interested community members, and attended safety related internal and external meetings, committees and groups.</p> <p>City officers identified awareness campaigns for inclusion in the annual safety marketing plan.</p>

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1.3.17 Promote early intervention and prevention programs about family violence	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers regularly engage and communicate with people with lived experience, stakeholders and the wider community on issues of family and domestic violence.</p> <p>The Community Development Officer - Community Safety attended the Rockingham Kwinana Interagency Domestic Violence and Homelessness Group meetings and regularly reviews State and National specialist service providers for inclusion on the community safety database.</p> <p>City officers continue to liaise with Kwinana Police and WA Police Community Engagement Coordinator Mandurah District.</p> <p>City officers attended the inaugural Southern Corridor WA Police Local Government Authority Community Safety group meeting to facilitate the sharing of resources to support family domestic violence survivors and deliver a cross collaborative approach and information transfer.</p>

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1.3.18 Raise awareness among residents of the impact of family violence on children and encourage linkages to appropriate referral services	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Ongoing input is provided by Community Liaison, Outreach, Youth and City Assist Services.</p> <p>City officers continued to attend the Family Domestic Violence and Homelessness Interagency groups, the Youth Intervention Sub-committee, Local Drug Action Group, Kwinana Police and community service specialist and health provider forums and meetings.</p> <p>In addition, officers attended the newly established Southern Corridor WA Police Local Government Authority Community Safety Group. This group has been identified as a platform to develop and disseminate unified family and domestic violence messages and resources.</p> <p>National family and domestic violence awareness campaigns and key messages were included in the annual community safety marketing plan for promotion via the City's social media.</p>

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1.3.19 Develop an anti-bullying and anti-violence social media campaign in partnership with WA Police and other key stakeholders	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Work continued with Community Liaison, Outreach and Youth Services to identify stakeholders and to understand contributing factors to violent and bullying behaviors. Existing National and State specialist service provider's social media campaigns were included in the annual community safety marketing plan for promotion via the City's social media.</p> <p>City officers continue to work with the Youth Team to support schools to address the issues and identify education and awareness raising opportunities.</p> <p>The newly established Southern Corridor WA Police Local Government Authority Community Safety group was attended by City officers and has been identified as a platform to develop and disseminate unified anti-bullying and anti-violence campaigns.</p>
1.3.20 Disseminate safety awareness and crime prevention materials through the City's library and other community facilities	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Resources are distributed to the library and community centres as they become available.</p> <p>City officers sourced community safety and crime prevention resources from the WA Police Crime Prevention and Community Liaison Unit as well as developed resources in-house for dissemination via identified distribution channels.</p>
1.3.21 Develop security awareness and crime prevention materials and resources on key issues	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers continue to work with a range of internal and external stakeholders to identify key issues and develop security awareness and crime prevention materials to meet the specific needs of the community such as the 'Who to Contact' resource and updating the Essential Contacts Guide.</p>

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1.3.22 Create opportunities for community members to express their concerns in order to understand the nature of the disparity between perception and reality of crime levels	4.3 Community Engagement	01/07/2019	30/06/2020	100	Resources were developed for Neighbour Day 2020 and Neighbour Day Every Day. The programs were promoted via the summer edition of the Spirit newsletter, the City's website and social media platforms. A range of events and activities were held across the City to promote positive participation and social inclusion.
1.3.23 Utilise the City's social media platforms and website to highlight internal and external safety and crime prevention materials and initiatives	4.3 Community Engagement	01/07/2019	30/06/2020	100	The annual community safety marketing plan has been finalised and safety messages were promoted via the City's social media platform during Safety Month and via the summer edition of the Spirit newsletter. City officers continue to attend and work with relevant committees and interagency groups to source and promote safety and crime prevention materials, initiatives, programs and partnerships.
1.3.24 Provide information and advice to residents and businesses on a range of community safety and crime prevention measures including the application of CPTED	4.5 Youth Services	01/07/2019	30/06/2020	100	The City has provided information to community members and businesses on crime prevention strategies through social media, the City's website and more directly via Community Liaison Officers and the Community Development Officer - Community Safety.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.25 Continue Community Liaison Officer community engagement patrols in the City Centre public places	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>28/01/2020 - The City's Community Liaison service continues to patrol public places in the Kwinana community on a daily basis, in particular key City landmarks and facilities in the Kwinana Town Centre. The Liaison Officers' engage directly with community members, businesses, services and agencies to identify strategies to enhance community access to facilities and community services, and create a welcoming environment.</p> <p>Over the last quarter, approx. 1900 contacts with community members have been recorded with:</p> <ul style="list-style-type: none"> -150 contacts being offered information support (i.e events, programs, support services, landmarks and facilities locations); -35 contacts being referred for emergency relief/service support (i.e presented with welfare issues, health and well being concerns).
1.3.26 Develop a partnership with local Aboriginal Elders to encourage cultural sharing and engagement	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>05/12/2019 - There is currently ongoing discussion with local Aboriginal Elders in conjunction with the Conciliation Action Advisory Group regarding potential initiatives to increase cultural sharing and engagement.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.27 Implement a range of youth diversion activities and programs in partnership with key stakeholders in various locations in the City Centre and surrounding areas	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City of Kwinana has implemented a range of youth diversion activities, as follows:</p> <p>The Zone Drop In service, engaging a total of approx. 1,350 young people, 850 identified as being either Aboriginal or Torres Strait Islander, and 107 identified as CaLD.</p> <p>The Beatball program, engaging a total of approx. 200 young people, 139 identified as being either Aboriginal or Torres Strait Islander, and 10 identified as CaLD.</p> <p>Nightfields Multisport program engaging a total of approx. 52 young people, 40 identified as being either Aboriginal or Torres Strait Islander, and 9 identified as CaLD.</p> <p>The World Cup Wednesdays program, engaging a total of 138 young people, 82 identified as being either Aboriginal or Torres Strait Islander, and 11 identified as CaLD.</p> <p>Additionally, the City is exploring funding opportunities in order to fund new diversionary initiatives</p>
1.3.28 In partnership with WA Police and key stakeholders develop an anti-bullying and anti-violence social media campaign	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City continues to work with the local schools and other stakeholders to identify focus areas and related strategies to address bullying and anti-social behaviors. Social media is one such medium that advice and information is communicated, as well as face to face contact with young people via outreach, liaison, program and engagement officers.</p>
1.3.29 In liaison with local schools carry out workshops assisting parents of teenagers	4.5 Youth Services	01/07/2019	30/06/2020	50	<p>Work towards coordinating workshops for parents on the topics of bullying and cyber safety has continued. Further collaboration still needs to occur with WAPOL and the local schools.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.3.30 Continue to provide the Zone Youth Space 'Drop In Service'	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The Zone Drop In service has continued to run Monday through Saturday. Over the quarter, we have had a total of 1,205 young people use the service. In terms of gender, the majority of young people identify as male, with the statistics as follows:</p> <p>Male: 883 Female: 317 Other: 5</p> <p>Approximately 65% of young people engaging with the service identify as being Aboriginal and/or Torres Strait Islander. The breakdown is as follows:</p> <p>Aboriginal and/or Torres Strait Islander: 785 Culturally and Linguistically Diverse: 107 Not Culturally and Linguistically Diverse: 313</p> <p>Note: This information is correct as of 12 December 2019. Numbers will increase by the end of the quarter.</p>
1.3.31 Investigate opportunities for grant funding for an Aboriginal youth mentoring program based at the Zone	4.5 Youth Services	01/07/2019	30/06/2020	10	The City has had discussions with a number of services in the Kwinana community to identify potential strategies for developing a mentoring program at the Zone Youth Space. Progression will be dependent on obtaining grant funding for a suitable program.
1.3.32 Develop youth activation plans for key community facilities and spaces	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>Youth activation plans have been created and programs/services being delivered at the following community facilities and spaces:</p> <ul style="list-style-type: none"> -Zone Youth Space -John Wellard Community Centre -William Bertram Community Centre -Darius Wells Library and Resource Centre -Edge Skatepark Kwinana

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1.4 A healthy and active community with services for everyone's needs					
1.4.01 Activating parks, ovals, walking trails through place making	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>As part of the Parks for People program the City conducted the program acquittal for an upgrade at Varris Park. The upgrade was supported by the federally funded 'Stronger Communities' program. The upgraded park has been warmly received by the community.</p> <p>A design concept has been created for Morrit Park, Parmelia based on engagement feedback from local community members. The Harrison Park, Calista design concept is also nearing completion. Both concepts will be released for community feedback in the new year.</p> <p>Engagement with the Aboriginal Community has also commenced for the Kwinana Loop Trail Project. This initiative will feature the installation of bilingual signage and rest stops around community defined sections of importance.</p>
1.4.02 Supporting Community Events that promote community inclusion and involvement	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>To engage and include Kwinana's diverse community in sporting and community led groups. The City of Kwinana hosted a Volunteering Workshop at the Kwinana Golf Club and a Disability and Inclusion Workshop at Thomas Kelly Pavilion during this quarter.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.03 Support healthy lifestyle opportunities that build understanding of the importance of good physical and mental wellbeing	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City collaborated with the Office of Roger Cook MLA to provide an Advanced Care Planning Workshop at the Darius Wells Library and Resource Centre in late October. Over 90 community members attended this session facilitated by Palliative Care WA.</p> <p>Two Heart Foundation supported City walking groups have commenced at the Darius Wells Library and Resource Centre and Bertram Community Centre in collaboration with Befriend. City Officers will be involved in establishing groups at other centres next quarter.</p> <p>The City is also in talks with Grow Mental Health to provide a mental health peer support group at the Darius Wells Library and Resource Centre, with a view to support those community members with undiagnosed and diagnosed mental health issues.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.04 Using the Kwinana Recquatic Centre and Community Centres to deliver activities and programs that support healthy lifestyle behaviour change	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The Community Engagement team worked collaboratively with the Community Centres Team to provide club development workshops at various City centres and nutrition workshops at the Darius Wells Library and Resource Centre.</p> <p>Club development workshop topics included 'Working with Children Checks', 'Disability and Inclusion', 'How to Attract and Retain Volunteers', and 'Conflict Resolution'. Community groups also joined the sessions along with sporting clubs. The nutrition workshops offered community members skills and information around health food preparation, reading nutrition labels, and cooking on a budget. In total, more than 60 people attended the workshops.</p> <p>Both teams have identified future opportunities to provide public health workshops and initiatives at centres in the new year, including Foodbank led health food workshops, mental health support groups and walking groups.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.05 Implement relevant actions within the Public Health and Wellbeing Plan	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City's Public Health Plan was adopted by Council in November 2019.</p> <p>The City has formed a stronger relationship with the South Metropolitan Health Service which has resulted in the identification of collaborative projects to achieve many of the aims in the Public Health Plan, including reducing smoking rates in the City, Injury in Aging and Healthier Food projects.</p> <p>Inline with the plan, community nutrition sessions have been provided and walking groups established this quarter, contributing to improving public health in Kwinana.</p> <p>Key partnerships have been developed with Grow Mental Health, Heart Foundation, Befriend, South Metropolitan Health Service and Redcross.</p>
1.4.06 Implement a range of initiatives focussing on families and children	4.2 Community Resource Centres	01/07/2019	30/06/2020	100	<p>The Term 4 program was delivered in this quarter which included over 18 events and programs for families and children between the three Community Centres. This included ongoing early literacy development programs such as Storytime.</p> <p>A new approach was taken with some workshops to enable families with appropriately aged children to participate together in programs that previously would have only been open to adults. These workshops were marketed to adults and children aged 12 and older, and were a success in allowing families to participate together.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.08 Activate the Zone Youth Space through the provision of appropriate activities, programs and services to meet the needs of young people, parents, agencies and the community	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The Zone Youth Space has implemented a range of programs and activities which has seen a total of 2,128 contacts with young people being made over the last quarter. Of these, 34 were in the 10-11 year age range, 790 in the 12-13 year age range, 514 in the 14-15 year age range, 305 in the 16-17 year age range, and 28 were 18 years or older.</p> <p>Included in these activities is the “Unique As” program, which has seen an increase in participants to 26 young people attending.</p> <p>In addition, a new Careers Advice program is being implemented in the upcoming school holidays, as well as a series of cultural workshops aimed at increasing cultural awareness in young people.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.09 Activate the Darius Wells Library and Resource Centre through the provision of appropriate activities, programs and services to meet the needs of tenants, agencies, hirers and the community	4.2 Community Resource Centres	01/07/2019	30/06/2020	75	<p>The new Community Programming Team has been reviewing and assessing existing activities, programs, and services and planning programs and events for Term 1 2020.</p> <p>The 'My Kwinana' photography competition included 129 eligible entries that were featured in an exhibition at the Darius Wells Library and Resource Centre. Visitors were able to vote for their favourite photograph for the People's Choice Award, encouraging visitation to the Centre.</p> <p>Pop-up information stalls were held in the Kwinana Public Library entrance by local agencies so that they could engage with local community members and provide information about their services. The information stalls aim to engage with foot-traffic using the facility for other reasons, as well as being promoted to the community to bring in people who may not otherwise use the facility but have an information need that could be addressed by the information stall.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.10 Activate the John Wellard Community Centre including provision of appropriate activities, programs and services to meet the needs of agencies, hirers and the community	4.2 Community Resource Centres	01/07/2019	30/06/2020	75	<p>The new Community Programming Team has been reviewing and assessing existing activities, programs, and services and planning programs and events for Term 1 2020.</p> <p>In addition to the regular programs and services available at the Centre, the Community Programming Team has rolled out the Summer Reading Club program across all three Community Centres. This means that community members, particularly children, can visit any of the City's Community Centres to pick up a reading log and when completed submit it to pick up a prize. Promotion of the Club has also encouraged community members to use the book swaps available at Bertram and Wellard Community Centres, as well as resources from the library.</p> <p>The co-working K Space has continued to be offered to the community at the John Wellard Community Centre.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.11 Activate the William Bertram Community Centre including provision of appropriate activities, programs and services to meet the needs of tenants, agencies, hirers and the community	4.2 Community Resource Centres	01/07/2019	30/06/2020	75	<p>The new Community Programming Team has been reviewing and assessing existing activities, programs, and services and planning programs and events for Term 1 2020.</p> <p>In addition to the regular programs and services available at the Centre, the Community Programming Team has rolled out the Summer Reading Club program across all three Community Centres. This means that community members, particularly children, can visit any of the City's Community Centres to pick up a reading log and when completed submit it to pick up a prize. Promotion of the Club has also encouraged community members to use the book swaps available at Bertram and Wellard, as well as resources from the library.</p> <p>A series of events to celebrate the Grow it Local festival were held at the three Community Centres. The drop-in seed saver craft at Bertram was one of the most successful, with a high level of engagement and interest from the community members who participated.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.12 Activate the City Centre through the provision of inclusive activities and events in Chisham Square	4.2 Community Resource Centres	01/07/2019	30/06/2020	6	<p>Chisham Square was activated in a variety of ways during the October to December quarter. The City of Kwinana was a naming sponsor of the Motorplex event 'City of Kwinana Cup'. As part of the sponsorship six vehicles were installed at Chisham Square for 5.5 hours on Friday 15 November which were open to the community to view, as well as giant games, Recquatic activation and free ticket competition.</p> <p>We held the annual event of lighting up the Christmas tree on Friday 22 November. The community enjoyed performances of classic Christmas songs, Christmas craft activities and giant games.</p> <p>Mayor Carol Adams officially turned on the lights at sunset. Prizes were also awarded to the winning entrants of the "My Kwinana Photography Completion" .</p> <p>Open Mic Nights continue on a fortnightly basis in Chisham Square, encouraging community members to perform and attend. An outdoor cinema night was held featuring the movie "Mary Poppins Returns" with giant games, roving entertainment and activities (face painting etc).</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.13 Continue to deliver a range of low-cost, inclusive programs, which build confidence, self-esteem and general wellbeing	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The Zone Youth Space facilitates social and wellbeing programs for young people engaging with the space. These programs include:</p> <p>Totally Tuesday: A lunch time program run in secondary schools within the community, incorporating activities, music and youth engagement. Officers build rapport with students, inspire and provide information about support services available within their community. External agencies are invited to participate.</p> <p>Thrilling Thursday: Similar to Totally Tuesday but run in shopping centres within the community. This program provides passive surveillance whilst also engaging with young people who may at other times be involved in antisocial behaviour. Activities such as Minute to Win It and big games are used to build a rapport with young people and provide information about services that can support them.</p> <p>Unique As: A support/social group for LGBTIQ young people, allies and other young people that are isolated or repressed due to their differences. Staff provide support, information and referral to appropriate services if required. While staff continue to focus on health, mental health and wellbeing.</p> <p>Keys for Life: Young people participating in Keys for Life gain valuable life skills and self confidence as well as knowledge about road rules, licensing, safer vehicles and safer driving.</p> <p>Girls Group: A program aimed to build rapport, resilience, confidence and general wellbeing while providing a safe, confidential and non-judgmental environment for 12-18 year old girls.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.4.14 Continue to work in partnership with service providers, organisations and agencies to submit joint funding initiatives to address gaps in service provision	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City is currently seeking funding submissions for youth diversional programming, youth skills development and training programs, and youth community events.</p> <p>Conversations within the Kwinana Action Group are also progressing regarding a potential joint funding submission to enhance outcomes within the early years domain.</p>
1.4.15 Continue to maintain key stakeholder contact lists	4.5 Youth Services	01/07/2019	30/06/2020	100	The City maintains a Key Stakeholder Engagement Database for the Kwinana community.
1.4.16 In partnership with other service providers deliver community events, which increase awareness of key social issues such as homelessness, domestic violence and drug and alcohol abuse	4.5 Youth Services	01/07/2019	30/06/2020	100	The City continue to support the delivery of awareness raising events in the community, through collaboration with key services and stakeholders.
1.4.17 Continue to support the Kwinana Rockingham Homelessness Interagency Group	4.5 Youth Services	01/07/2019	30/06/2020	100	The City continues to support the Kwinana Rockingham Homelessness Interagency Network through attendance, input and feedback related to presented issues. Networking within meetings has increased advocacy and referral pathways and led to increased community access to housing. During this period, one network meeting was held in December. The meetings are held quarterly.
1.4.18 Continue to support the Kwinana / Rockingham Local Drug Action Group	4.5 Youth Services	01/07/2019	30/06/2020	100	The City continues to support the Kwinana/Rockingham Local Drug Action Group (LDAG) meetings held monthly. The group is currently seeking funding opportunities to further promote and support intervention strategies involving schools and at community events.

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1.4.19 In partnership with nongovernment organisations ensure the provision of community events	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City contributes towards the activities of Connecting Community For Kids Celebrate Culture Action Group, Smith Family (Communities for Children), KEYS, NGALA, Noongar Wellbeing and Sports, each of which regularly facilitate events for the community.</p> <p>Sponsorship from the private sector has enabled events to be held such as the Summer Symphony and the Alcoa Children's Festival. The Zone Youth Space hosted a successful Halloween event which attracted over 150 community members.</p>
1.4.20 Continue to support the provision of alternative education programs at the Zone Youth Space	4.5 Youth Services	01/07/2019	30/06/2020	100	Discussions regularly occur within the sector at networking groups to consider alternate education programs. The City host a monthly participation networking group with key education, training and employment stakeholders in the community to develop new initiatives and strategies for alternative pathways of engagement for young people.
1.4.22 Develop a 'hot topics for youth' social media campaign aimed at raising awareness about including mental health, education, and employment, physical activity, parenting skills and sexual health	4.5 Youth Services	01/07/2019	30/06/2020	100	Engagement with young people via various mediums including social media have progressed discussions regarding hot topics relevant for young people. This has included promotion of activities and workshops occurring within the Zone and wider community.
1.4.23 Continue to provide detached youth and community outreach sessions targeting homeless people and other marginalised and disadvantaged people	4.5 Youth Services	01/07/2019	30/06/2020	100	The City delivers a youth and community outreach program which targets key hot spots, landmarks and facilities around the Kwinana City Centre.

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1.4.24 Continue to provide case management services which aim to support young people to overcome barriers	4.5 Youth Services	01/07/2019	30/06/2020	100	The Department of Communities funds the City of Kwinana Detached Youth Service through the National Affordable Housing (NAHA) Agreement. The Youth Service works in a case management framework engaging with youth between 12 and 18 years, offering support to link with relevant services that provide intervention and prevention strategies/pathways to addressing homelessness issues. The service also advocates on their behalf and provides informal counselling supporting underlying issues that have led to a young person being at risk of becoming homeless.

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1.5 Actively work with the community to build local capacity					
1.5.01 Complete actions within the Every Club Program	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City acquitted the 2018/19 Every Club Funding round in September and commenced work on its 2019/20 round. Planning has commenced for club development workshops to be hosted in the New Year, based on feedback received in the annual club survey.</p> <p>Club development workshop topics provided this quarter include 'Conflict Resolution', 'Disability and Access' and 'Working with Children Workshops'. 60 people in total from sporting clubs and community groups attended the workshops this quarter.</p> <p>Within this program, the City also continued to develop relationships with key State Sporting Associations and provided direct support to four clubs.</p>
1.5.02 Deliver the Community Funding Program in two funding rounds per annum	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The Kwinana Community Funding Program is a partnership between the Kwinana Community Chest, Bendigo Bank, and the City of Kwinana.</p> <p>The first round of the 2019-20 Community Funding Program was launched 10 September 2019 and closed on 9 October 2019</p> <p>The program received 10 applications requesting \$42,150.26. All ten projects have been supported to the value of \$30,000.</p> <p>The next round is due to open on 13 January 2020.</p>

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1.5.03 Form partnerships with local community groups to promote healthy environments i.e. healthy canteens, safe alcohol provision, no smoking venues	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City has been collaborating with the South Metropolitan Health Service to apply for Healthway funding to implement a 'Smoke Free, Kwinana Marketplace' project, partnered with Heart Foundation to support City walking groups.</p> <p>City Officers have also been supporting a new relationship with Grow Mental Health to establish mental health support groups at the library for residents.</p>
1.5.04 Provide input into the Connecting Communities for Kids working groups	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City continues to actively participate in the Connecting Communities for Kids Celebrate Culture Action Group, helping to create connections, leverage resources, and provide advice and support where required.</p> <p>The City supported the That Was My Home evening that was focused on the Pakistani culture with over 60 people attending.</p>
1.5.05 Continue to provide and facilitate the Kwinana Youth Advisory Council (YAC), Junior Council and Youth Reference Groups	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The Kwinana Youth Advisory Council (YAC) continued to meet and discuss, consult, collaborate and deliver activities/events relevant to young people. During the period, the Kwinana YAC undertook the following activities:</p> <ul style="list-style-type: none"> -Commenced meetings with the Coast Care Officer regarding a Coastal Youth Forum -Partnered with PEET and Creating Communities on Wellard's Amazing Race -Attended Kwinana Council meetings -Commenced partnership with LDAT on the Vlogging project -Undertook planning of a youth led event -Undertook community service activities Christmas Lolly bagging and Random Acts of Kindness

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1.5.06 Facilitate the delivery of the Kwinana Youth Incentives Program - LYRIK	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>During the period the following activities were undertaken with respect to the LyriK program:</p> <ul style="list-style-type: none"> -Follow up with educational scholarship recipients to reimburse/payout scholarship funding and provide development support as identified -Delivery of Educational Scholarship awards with 47 nominations received -Follow up with LyriK Award recipients to assess youth development needs, provide support and arrange incentive expenditure/activities.
1.5.07 Review and enhance the structure of existing youth and community support service committees and networks	4.5 Youth Services	01/07/2019	30/06/2020	50	<p>The City will review their existing structure of youth and community service committees and networks through consultation with key internal and external stakeholders early in 2020. Feedback results will be collated into a report that will provide guidance for future development of improved structures to align with community needs.</p>
1.5.08 Host a series of professional development workshops in Kwinana targeting youth workers	4.5 Youth Services	01/07/2019	30/06/2020	50	<p>In addition to previous discussions regarding workshop topics with recycling, healthy living and sexual health, further topics include grant writing and protective behaviors. Currently, quotes have been secured for grant writing and protective behaviors, with further work to commence in terms of securing funding.</p>

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1.5.09 Market and promote the Zone Youth Space to the local secondary schools as both a hub of youth services and hireable space for school events and functions	4.5 Youth Services	01/07/2019	30/06/2020	50	Six organisations have booked the facility over the quarter, totalling 382.5 hours. The Zone Youth Space has been promoted as a hub of youth services to local schools via outreach programs, board meetings, enrolment interviews, and a range of events. The facility has also been proposed as a potential site for a program re-engaging Aboriginal young people in education. Further opportunities include specifically targeting local schools in hiring the facility for functions and events.
1.5.10 Administer a Youth Wellbeing Scorecard with industry benchmarking biennially	4.5 Youth Services	01/07/2019	30/06/2020	100	Research has been undertaken in an effort to identify potential funding sources. Findings from the Mission Australia Youth Survey will be utilised to enhance future planning, delivery and support activities.
1.5.11 Promote youth data available via the web, and ensure all stakeholders are aware of it	4.5 Youth Services	01/07/2019	30/06/2020	100	Information related to youth matters is regularly provided through a variety of mediums and forums.
1.5.12 Continue to support the Kwinana Rockingham Action for Today's Youth (KRAFTY) as the key information dissemination network for youth sector in the south metro region	4.5 Youth Services	01/07/2019	30/06/2020	100	The City continues to support the KRAFTY network through attending network meetings. Discussion continued regarding CaLD communities and referral pathways for young people who are at risk of not engaging in mainstream programs and schooling. From the network meeting, intervention and prevention strategies were identified, with services collaborating more effectively together.
1.5.13 Assist unincorporated CaLD groups to access grant and tender opportunities	4.3 Community Engagement	01/07/2019	30/06/2020	100	The City continues to work in partnership with Connecting Community for Kids Celebrate Culture Action Group. City Officers are currently working with this group to identify and develop sustainable funding opportunities to assist with ongoing actions.

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1.5.14 In partnership with key education and employment stakeholders ensure the provision of a range of low-cost employment readiness courses and workshops	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City continues to ensure that young people have access to good quality education and employment opportunities. The City facilitates the Participation Network Group, which involves key stakeholders in education and employment industries.</p> <p>Below are ways the City is ensuring young people have access to good quality education and employment opportunities:</p> <p>South Metro TAFE and local industry leaders run information sessions throughout the year, such as:</p> <ul style="list-style-type: none"> -BHP employment Indigenous information sessions -Clontarf Employment Forum -Career Advice workshops held at the Zone Youth Space -Facilitation of Carey Training and Dismantle -Department of Education Participation Coordinator and Transitions Officer based at Zone Youth Space

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1.5.15 Continue to facilitate multi-sector youth diversional programming through a support service network group	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>The City continues to facilitate multi-sector youth diversional networking groups that involves collaboration with and participation by various stakeholders with regards to community safety and youth participation in training and education.</p> <p>The Youth Intervention Networking Group engages key stakeholders including the Kwinana Police, local businesses and youth agencies to develop strategies for increased community safety involving young people.</p> <p>The Youth Participation Networking Group engages key stakeholders including education providers, registered training organisations and family services to develop strategies for re-engaging young people through alternative training and education pathways.</p> <p>Both networking groups meet on a monthly basis.</p>

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1.6 Increase the prevalence of volunteering in Kwinana					
1.6.01 Create an Active Citizenship Strategy	4.2 Community Resource Centres	01/07/2019	30/06/2020	0	Development of this strategy has been deferred to 2020 and will be incorporated into the roll out of the Place Management Framework.
1.6.02 Develop a campaign in partnership with the Kwinana Volunteer Service targeting local high schools promoting the benefits and opportunities for volunteering	4.5 Youth Services	01/07/2019	30/06/2020	90	<p>Volunteer job listings have been created and advertised with the Kwinana Volunteer Resource Centre and the local schools for:</p> <ul style="list-style-type: none"> -LAN Gaming assistant -Basketball assistant -Skatepark event assistant -Videographer/Photographer
1.6.03 Provide a range of dedicated youth volunteer positions within the City of Kwinana	4.5 Youth Services	01/07/2019	30/06/2020	100	<p>During this period young people were involved in volunteering opportunities to connect them to the Kwinana community. This resulted in the following volunteer activities:</p> <ul style="list-style-type: none"> -Edge Skatepark: 1 x Event volunteer -Zone Youth Space: 1 x Work placement student -Youth Event Reference Group: 10 Volunteer consultants -Community Resource Centres: 2 x Youth Volunteers. Boredom Busters and Coder Dojo Club -Youth Development: 9 x Youth Volunteers with the Kwinana Youth Advisory Council -CoastCare: 7 x Coastal Challenge steering committee members -Volunteer Resource Centre: Attracted 11 youth volunteers and where appropriate referred them into volunteer opportunities.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.7 Develop and celebrate arts in Kwinana					
1.7.01 Review the City's Public Art Masterplan	4.3 Community Engagement	01/07/2019	30/06/2020	25	Review of City's Public Art Masterplan is on hold until a review of the Cultural Policy and Plan has been completed.
1.7.02 Present and support arts initiatives relating to Kwinana's diversity	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The Kwinana Heritage Group held an exhibition within the Darius Wells Library and Resource Centre featuring materials from Smirk's Cottage to inform and encourage people to visit the Kwinana Heritage Museum.</p> <p>A photography exhibition was part of the My Kwinana Photography Competition. All eligible entries were included in the display which ran from 13 November to 9 December. The aim of the exhibition were to showcase the photographs and encourage people to visit the Darius Wells Library and Resource Centre to enjoy the facility and vote on their favourite entry. There were 129 photos in the exhibition, and just over 100 votes in the People's Choice Award.</p>
1.7.03 Facilitate the development of partnerships for the installation of public art throughout the City	4.3 Community Engagement	01/07/2019	30/06/2020	25	Officers facilitated the 'Splash of Colour' project supporting the Water Corporation and Calista Primary School. 'Splash of Colour' involved workshops with students at Calista Primary School to develop an art project for a wastewater pump station. Officers are awaiting feedback from the Water Corporation as to the outcome of the final project.
1.7.04 Review the City's Cultural Policy	4.3 Community Engagement	01/07/2019	30/06/2020	25	<p>Desktop research, review, and internal engagement has been completed.</p> <p>Community Development Officer - Arts and Culture role is currently vacant. Further work will progress upon recruitment of a replacement in early 2020.</p>

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1.7.05 In partnership with the KIC refine the public art strategy to enable successful delivery of one piece of art	4.3 Community Engagement	01/07/2019	30/06/2020	25	Community Development Officer – Arts and Culture role is currently vacant. Further work will progress on this action upon recruitment of a replacement in early 2020.
1.7.06 Liaise with the Koorliny Arts Centre on the delivery of a vibrant and varied arts program throughout the City	4.3 Community Engagement	01/07/2019	30/06/2020	100	The City regularly liaises with the Koorliny Arts Centre to discuss program objectives and key focus areas.
1.7.07 Document and review the City's existing art collection	4.3 Community Engagement	01/07/2019	30/06/2020	25	Community Development Officer – Arts and Culture role is currently vacant. Further work will progress on this action upon recruitment of a replacement in early 2020.

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1.8 Respect and promote Kwinana's unique heritage					
1.8.01 Review the City's Municipal Heritage Inventory	3.1 Planning and Development	01/07/2019	30/06/2020	15	Review of the City's Municipal Heritage Inventory as part of the Local Planning Strategy is under consideration.
1.8.02 Complete actions within the Heritage Implementation Plan - Governance	4.3 Community Engagement	01/07/2019	30/06/2020	25	Discussions have occurred with the Kwinana Heritage Group about existing governance arrangements and potential areas for consideration into the future.
1.8.03 Complete actions within the Heritage Implementation Plan - Place and Setting	4.3 Community Engagement	01/07/2019	30/06/2020	25	Public toilets in Sloan's Reserve have been modified to accessible standards. A shelter has been constructed to protect valuable outdoor assets at Smirk's Cottage. Way finding signage has been installed. Further conservation investigations have occurred to identify accessibility requirements/remediation at both Sloan's and Smirk's sites. Discussions have occurred with relevant parties to identify potential future user groups/uses.
1.8.04 Complete actions within the Heritage Implementation Plan - Collection and Interpretation	4.3 Community Engagement	01/07/2019	30/06/2020	25	Aboriginal Elders have been engaged regarding interpretation and connection to the Sloan's wetland areas and places of cultural significance as part of the Kwinana Loop Trail Signage Project. Relevant artefacts have been moved from Sloan's to Smirk's for further provenance investigations.
1.8.05 Complete actions within the Heritage Implementation Plan - Promotion and Visitation	4.3 Community Engagement	01/07/2019	30/06/2020	25	The Kwinana Heritage Group held an exhibition within the Darius Wells Library and Resource Centre featuring materials from Smirk's Cottage to inform and encourage people to visit the Kwinana Heritage Museum.
1.8.06 Develop a unifying logo and colour scheme for all heritage places in Kwinana to increase recognition of Kwinana's History and Heritage	2.2 Marketing and Communications	01/07/2019	30/06/2020	10	An inventory of all existing heritage logos has been undertaken to gauge an understanding of what the City currently has and uses.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.8.07 Develop an integrated Marketing and Communications Plan to enhance the promotion and visitation of the City's History and Heritage sites	2.2 Marketing and Communications	01/07/2019	30/06/2020	0	This will progress further once the logo assessment is complete.
1.8.08 Plan and implement additional plantings to obstruct views of the City Operations Centre to the southern boundary of Smirk's Cottage	1.3 City Operations	01/07/2019	30/06/2020	50	Planning is underway for planting in winter.
1.8.09 Implement associated Conservation and Management Plans for the City's History and Heritage sites	1.2 Asset Management Services	01/07/2019	30/06/2020	100	Conservation works to the heritage buildings are factored into the forward works program for buildings and undertaken as budget permits.

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1.9 Improve levels of disability access and inclusion throughout the community					
1.9.01 Continue to provide a priority bin service for eligible people with a disability	3.3 Environmental Health	01/07/2019	30/06/2020	100	The City continues to provide this service.
1.9.02 Continue to ensure the City's Library provides products, resources and services for people with disability	4.2 Community Resource Centres	01/07/2019	30/06/2020	25	The Toy Library reopened on 30 October after a period of closure to review its contents and variety available to the community. New items were purchased with a greater focus on resources for those with sensory needs and those designed to stimulate motor development, for example, scooter boards, sensory blocks and tobbles neo.
1.9.03 Ensure that tender and contracts documentation includes the City's Disability Access and Inclusion Plan (DAIP)	5.3 Contracts	01/07/2019	30/06/2020	100	The Disability Access and Inclusion Plan reporting requirements and sample templates are included in all of the City's formal tender and request for quotation documentation. The obligation to undertake and complete these reports are also reaffirmed in the City's contractual documents.
1.9.04 Ensure that contractor requirements are met as per the legislation and that contractors report on their delivery of DAIP objectives and strategies during the course of the contract	5.3 Contracts	01/07/2019	30/06/2020	100	
1.9.05 Implement a program of upgrading and rebuilding to ensure all public toilets have a universally accessible toilet	1.2 Asset Management Services	01/07/2019	30/06/2020	40	The upgrade of public toilets to be compliant with accessibility requirements is included in the Building Assets Forward Works Program.
1.9.06 Ensure that all City owned buildings meet Access Standards	1.2 Asset Management Services	01/07/2019	30/06/2020	100	Buildings are inspected and where possible, compliance has been achieved.
1.9.07 Ensure that ACROD parking meets both the required standards and the needs of people with disability	1.1 Engineering	01/07/2019	30/06/2020	100	All new developments and capital projects are designed and constructed in accordance with relevant standards to allow for sufficient ACROD parking.

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1.9.08 Ensure bushland walks and trails are inclusive and accessible	3.4 Environment	01/07/2019	30/06/2020	100	Access trails are inspected and maintained on a regular basis as per the Works Plan.
1.9.09 Ensure that footpaths are accessible, maintained and kept free of debris and sand	1.3 City Operations	01/07/2019	30/06/2020	50	The quarterly sweeping schedule has been completed.
1.9.10 Ensure buildings, car parks and public spaces are clearly signed	1.3 City Operations	01/07/2019	30/06/2020	100	Signs are regularly maintained.
1.9.11 Ensure all Building and Planning applications meet Disability Standards and legislative requirements	3.2 Building Services	01/07/2019	30/06/2020	100	Compliance is maintained through the building approval process.
1.9.12 Ensure all of the City of Kwinana information is available on request in alternative formats and promote this to the community	2.2 Marketing and Communications	01/07/2019	30/06/2020	100	This is an ongoing action that is performed on request should someone require a document in an alternative format. Requirements have also been included into the City's style guide about what documents the 'alternative formats' information is included on.
1.9.13 Ensure the City of Kwinana website and associated websites and social media pages meet the access and universal design principles listed on the Disability Services Commission website	2.2 Marketing and Communications	01/07/2019	30/06/2020	100	The requirements for the development of the City's new website were to ensure that the site is built inline with WCAG AA standards. This is being incorporated into all aspects of the website development as it is being progressed.
1.9.14 Ensure the City's grievance and complaints policies are clear, equitable and available in accessible and alternative formats	2.6 Customer Services	01/07/2019	30/06/2020	100	All policies are available on the City's website and available to members of the public.
1.9.15 Ensure Customer Service Officers are adequately trained so they can facilitate complaints from people with a disability	2.6 Customer Services	01/07/2019	30/06/2020	100	The Customer Service Team has completed training for dealing with difficult customers and challenging members of the public.
1.9.16 Ensure all aspects of Council Meetings are accessible and inclusive	2.8 City Strategy	01/07/2019	30/06/2020	100	The City ensures that Council Meetings are accessible and inclusive.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.17 DAIP – Outcome 1 – People with disability have the same opportunities as other people to access the services and events of a public authority as other people.	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The events team adjusted the layout of the City's ACROD viewing area for the Summer Symphony. This included an area located nearer to the ACROD parking bays, accessible toilets and ramp access. Security were also available to offer individuals assistance to cross the grassed area.</p> <p>There was an increased number of ACROD bays for this event and a total of 31 cars were parked in these spaces. The City provides an accessible shuttle bus arranged through Events Care. This is a specialised service that offers personalised care for the elderly, people with disability and anyone requiring assistance getting to and from events. The bus provided transport from both the City's train stations and was offered from alternative locations with bookings made prior to the event.</p> <p>City officers have begun investigations for securing resources for an appropriate sensory chill out tent to include at the Children's festival.</p> <p>The 'creating accessible events checklist' continues to be made available on the City website and is referenced in the event application paperwork.</p> <p>The City Library continues to make available a wheelchair and weighted blanket for community members to use whilst in the Library. The blankets are used for calming, creating a soothing effect and aims to reduce anxiety. The blankets are particularly useful to individuals with ADHD, autism, and mental health issues. Library staff have promoted the blankets to the community via their workshops and programs.</p> <p>John Wellard Community Centre continue to facilitate sensory play activities for pre-schoolers this term.</p>

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					<p>This program is run by crèche staff and aligns with Early Childhood Frameworks. Children could stay for one to two hours and are fully supervised. This program had record numbers and at times has had about 40 children in attendance. This program will continue next term.</p> <p>The City has amended its formal procurement documentation to include the new DAIP 2019-2021.</p>
1.9.18 DAIP - Outcome 2 - People with disability have the same opportunities as other people to access the buildings and facilities of a public authority as other people	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City staff continue to monitor facilities and infrastructure to ensure compliance with the minimum service standards are met. Sloan Reserve has undertaken conversion of the storeroom to an accessible toilet with a connecting pathway.</p> <p>The City is currently undertaking community engagement to seek feedback to upgrade Morrit Park Parmelia and Harrison Park Calista. This has included identifying areas to improve accessibility. Plans to upgrade the parks include accessible pathways, ramps, accessible furniture and play equipment.</p> <p>Care of the Beach wheelchair matting has been added to a regular maintenance schedule, with the matting being prepared and laid this quarter. Regular inspections of the matting have been arranged for the summer months. The ramp that leads to the matting has been cleared of vegetation that has grown over the winter months.</p> <p>The Zone Youth Space continues to promote its services as a Youth Disability Advocacy Network audited and approved facility.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.19 DAIP – Outcome 3 – People with disability have the same opportunity as other people to access information	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City's publications continue to be made available in alternate formats to members of the public, on request. As per the City's Style Guide, this is promoted on a number of documents produced by the City.</p> <p>The Community has been informed of the endorsement of the Disability Access and Inclusion Plan via the City's social media pages, newspaper, website and in the Spirit newsletter. The City continues to harness opportunities to promote the Disability Access and Inclusion Plan to the Community. This has included reference to the City's Disability Access and Inclusion Plan on Facebook during International Day of People with Disability.</p> <p>A number of staff throughout the City recently conducted optimisation and accessibility training to teach them how to create and set up documents in Word/PDF to ensure that when these are made available to the public via the website they are both optimised and accessible PDF documents.</p> <p>The City's new website, which is currently being developed, is being done so, in line with the Web Content Accessibility Guidelines (WCAG) 2.0 AA standards.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.20 DAIP – Outcome 4 – People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The City staff have completed customer service training that included reference to providing good quality of service to people with disability.</p> <p>The City's Recquatic team are attending training once a fortnight and is focussed on delivering the best customer service to individuals using the facility. A particular focus of this training is supporting people with disabilities to feel welcomed and support to improve confidence and capability with the services and programs the centre offers. Training has included topics on how to identify people who may have additional needs and offers strategies to support staff to deliver the best quality of service.</p> <p>City staff continue to access information and support through the Community Development Office on issues relating to access and inclusion.</p>
1.9.21 DAIP – Outcome 5 – People with disability have the same opportunities as other people to make complaints to a public authority	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers are investigating refinement of the Advisory Group functioning, with increased representation from members of the community with a disability being considered. It is hoped that this group could work alongside an internal working group to address issues raised by the community in relation to access and inclusion.</p> <p>The Summer Symphony feedback survey included questions regarding accessibility and awareness of accessibility during the event.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.22 DAIP – Outcome 6 – People with disability have the same opportunities as other people to participate in any public consultation by a public authority	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers continue to develop and draft an updated Community Engagement Framework. This includes a toolkit that will evolve as the engagement framework is finalised. The toolkit will assist with engaging marginalised groups including those with disability. Select City staff have completed day one of the International Association of Public Participation 'Engagement Essentials' training.</p> <p>City officers are investigating increased involvement of people with disability to provide feedback and support to the City on Access and Inclusion matters.</p> <p>City officers continue to develop relationships with service providers and community groups to identify potential for future community consultation.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
1.9.23 DAIP - Outcome 7 - People with disability have the same opportunities as other people to obtain and maintain employment with a public authority	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>City officers recently attended a presentation by the Count Me In Project. This included information and advice on ways to 'Break Down Barriers in Disability Employment'.</p> <p>City officers attended a 'Business Breakfast-Disability Employment' hosted by the Rockingham Kwinana Chamber of Commerce. This focused on Disability Employment and the benefits of employing someone with disability.</p> <p>The City recently took part in AccessAbility Day - an Australian Government initiative that allows employers to connect with jobseekers with disability (participants), to see their potential in the workplace. Employers can explore the concept of employing a jobseeker with disability, while also providing an opportunity for participants to gain an insight into a particular job or type of work. The City worked in partnership with disability employment service provider Matchworks and hosted an individual in the library for AccessAbility Day. Throughout this process City staff were able to establish relationships with the 'Count me In Project' and several disability employment providers.</p> <p>City officers continue to be provided with the staff diversity questionnaire and are encouraged to complete this to capture an accurate reflection of our diverse workforce.</p>

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2.1 Residents have access to ample job opportunities locally					
2.1.01 Implement the Local Employment Solutions Council Policy	2.4 Economic Development	01/07/2019	30/06/2020	50	This action is ongoing as opportunities arise.
2.1.02 Work with the State and Commonwealth governments, and non-government agencies, in progressing the Kwinana Outer Harbour Project to improve job prospects to the community	6.1 Executive	01/07/2019	30/06/2020	100	City representatives are continuing to lobby and advocate for the Kwinana Outer Harbour Project.
2.1.03 Develop a CaLD employment strategy	2.3 Human Resources	01/07/2019	30/06/2020	50	As part of the Workforce Plan, the Equal Employment Opportunity and the Disability Access and Inclusion Plan, data is being collated to inform the development of the strategy.
2.2 The community has a choice of quality public and private facilities to meet their education and training needs throughout their life time					
2.2.01 Create a Lifelong Learning Strategy	4.2 Community Resource Centres	01/07/2019	30/06/2020	20	Following the recruitment of key positions in the new structure planning has commenced for the Lifelong Learning and Digital Strategy. The focus will be creating one joint document due in June 2020.
2.2.02 Advocate for the training and development requirements of CaLD community members	4.3 Community Engagement	01/07/2019	30/06/2020	100	City officers work closely with community groups to identify education opportunities to allow people from culturally and linguistically diverse communities to develop skills. Information is shared with the Multicultural Advisory Group to distribute to their networks.
2.2.03 Ensure Private Sector Education providers are aware of opportunities that population growth in the region bring by creating a prospectus annually	2.4 Economic Development	01/07/2019	30/06/2020	0	An updated investment prospectus is to be created following the outcome of Westport Project.

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2.3 The City Centre is home to a thriving range of specialty shops, restaurant and family entertainment venues and an active night-life while neighbourhood centres are revitalised					
2.3.01 Improve Local Commercial and Activity Centres by providing a small business grant program annually	2.4 Economic Development	01/07/2019	30/06/2020	50	Grants are being run as an ongoing process. Two active grants are being finalised. Opportunities to refresh the grant system to encourage more grants are being investigated prior to being presented to Council for consideration.
2.3.02 Complete the Medina Town Centre Revitalisation Project including the achievement of a better urban outcome for the Pace Road sheds	2.4 Economic Development	01/07/2019	30/06/2020	50	Ongoing discussions with land owners is to continue. The City is currently progressing CCTV in the area.
2.3.03 Complete a report to revitalise the Orelia Local Commercial Centre	2.4 Economic Development	01/07/2019	30/06/2020	0	This action has not commenced yet.
2.3.04 Complete a report to revitalise the Calista Local Commercial Centre	2.4 Economic Development	01/07/2019	30/06/2020	0	This action has not commenced yet.
2.4 The Western Trade Coast Precinct is developed with maximum leverage being gained from investments in new infrastructure					
2.4.01 Consider the most appropriate Strategy to progress the objectives and the intent of the Postans Precinct Study	3.1 Planning and Development	01/07/2019	30/06/2020	50	This work for the Postan's Precinct is being considered as part of the City's Local Planning Strategy which is currently under preparation.
2.4.02 Continue to lobby for the Kwinana Outer Harbour Project	6.1 Executive	01/07/2019	30/06/2020	100	City representatives are continuing to lobby and advocate for the Kwinana Outer Harbour Project.

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2.5 Stimulate economic development and encourage diversification					
2.5.01 Implement actions from the Economic Development Action Plan	2.4 Economic Development	01/07/2019	30/06/2020	50	Implementation is ongoing.
2.5.02 Lobby and advocate for the relocation of a State Government agency to the Kwinana region	6.1 Executive	01/07/2019	30/06/2020	50	Information on opportunities has been passed on to potential government partners.
2.5.03 Create a Land Optimisation Strategy	2.4 Economic Development	01/07/2019	30/06/2020	100	This action is complete, the strategy was endorsed by Council in 2018/19.
2.5.04 Advocate for the development of a policy that supports and addresses barriers for local and new businesses offering health promoting services, such as personal trainers in public open spaces	4.3 Community Engagement	01/07/2019	30/06/2020	100	City officers continue to advocate for this policy.
2.6 Provide a best practice development approval system that attracts and retains business investment in the area					
2.6.01 Annually review the City's approval system to maximise efficiencies where possible	3.1 Planning and Development	01/07/2019	30/06/2020	75	This is ongoing work within the City's Planning and Development Team which reviews its practices and systems to address continuous improvement and legislative change.

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3.1 Improve conservation of biodiversity and protection of native vegetation whilst achieving high levels of environmental protection in new developments					
3.1.01 Finalise the Local Biodiversity Strategy	3.4 Environment	01/07/2019	30/06/2020	20	In house mapping has been completed and the draft document has been prepared. The final strategy document now needs to be developed.
3.1.02 Inspect and report on grass weed control tender performance	3.4 Environment	01/07/2019	30/06/2020	100	A new tender process has commenced for weed control.
3.1.04 Tender and engage contractor to carry out Environmental Weed Control	3.4 Environment	01/07/2019	30/06/2020	50	Specifications updated and tender process commenced.
3.1.05 Prepare and implement a works program to control significant environmental weeds in Kwinana Reserves	3.4 Environment	01/07/2019	30/06/2020	100	Now that firebreaks are complete the works programs will focus on summer-active environmental weeds.
3.1.06 Investigate and apply for grants	3.4 Environment	01/07/2019	30/06/2020	50	No grants have been found suitable to progress.
3.1.07 Budget for new reserves	3.4 Environment	01/07/2019	30/06/2020	50	Work has commenced on preparing a business case for the 20/21 budget to have regard to the increased number of reserves being handed over to the City.
3.1.08 Post controlled burn/arson weed control	3.4 Environment	01/07/2019	30/06/2020	100	Post controlled burn/arson weed control has been undertaken as part of scheduled weed control. Some additional 'winter grass' control may be possible in May/June 2020,
3.1.09 Routinely inspect fences, gates and pedestrian access points for damage and arrange repairs	3.4 Environment	01/07/2019	30/06/2020	100	Fences, gates and pedestrian access points are inspected as part of the works program and rectified as required.
3.1.10 Removal of illegal dumping/litter from reserves	3.4 Environment	01/07/2019	30/06/2020	100	Reserves are inspected on a regular basis and illegal dumping/litter is removed.
3.1.11 Site preparation, weed removal, installation planting, maintenance, weed control	3.4 Environment	01/07/2019	30/06/2020	100	20,000 seedlings were planted as part of 2019 planting season.

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3.1.12 Post-arson weed management	3.4 Environment	01/07/2019	30/06/2020	100	There are no arson events to manage at present. Conservation/fuel reduction burn has been carried out at Homestead Ridge this season.
3.1.13 Improve bushland in Clementi Reserve, Millar Reserve and bushland surrounding Wellard Park	3.4 Environment	01/07/2019	30/06/2020	25	Bushland condition is continually mapped.
3.1.14 Complete fuel load assessments	3.4 Environment	01/07/2019	30/06/2020	50	Visual fuel load assessments have been completed at every site inspection.
3.1.15 Complete controlled burns	3.4 Environment	01/07/2019	30/06/2020	30	All controlled burns for Spring 2019 are complete.
3.1.16 Complete Fire Mapping	3.4 Environment	01/07/2019	30/06/2020	100	Fire mapping is up-to-date.
3.1.17 Complete firebreak maintenance	3.4 Environment	01/07/2019	30/06/2020	100	Firebreak maintenance for summer 2019/20 is complete.
3.1.18 Investigate undertaking controlled patch burns in-house and complete if possible	3.4 Environment	01/07/2019	30/06/2020	100	A Local Brigade has been formed and initial training has been completed.
3.1.19 Complete survey reserves	3.4 Environment	01/07/2019	30/06/2020	50	Additional geophyte surveying has been completed. Initial maps and coverage estimates have been prepared.
3.1.20 Undertake rabbit control measures	3.4 Environment	01/07/2019	30/06/2020	25	Rabbit control measures continue to be undertaken by a contractor.
3.1.21 Undertake fox control measures	3.4 Environment	01/07/2019	30/06/2020	25	The contractor will commence the trapping program for December/January at selected conservation reserves.
3.1.22 Undertake phytophthora control measures	3.4 Environment	01/07/2019	30/06/2020	100	Phytophthora control was considered as part of a firebreak upgrade using limestone.
3.1.23 Undertake cat control measures	3.4 Environment	01/07/2019	30/06/2020	25	The City has commenced cat trapping, with one feral and two domestic trapped in conservation reserves, to date this season.
3.1.24 Undertake bee control measures	3.4 Environment	01/07/2019	30/06/2020	25	Nest boxes and hollows are inspected on a regular basis and hives treated where required.

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3.1.25 Provide information brochures/posters and promotion for natural areas	3.4 Environment	01/07/2019	30/06/2020	100	Promotion of natural reserves is undertaken as part of ongoing business. Promotions for this quarter included: -Weed ID workshop -Nightstalk -Wildflower Walk -National Tree Day
3.1.26 Deliver a community education program which aligns with the Environmental Education Strategy	3.4 Environment	01/07/2019	30/06/2020	100	Written participant feedback from the Living Smart workshop series in 2019 was overwhelmingly positive. By the end of the workshop series, all participants had begun to implement more sustainable practices in their lives and were inspired to do even more. Another set of community sustainability workshops (Living Smart or similar) will be run again in 2020.
3.1.27 Conduct schools planting events	3.4 Environment	01/07/2019	30/06/2020	100	Planning for the 2020 Schools/Community Planting Program has commenced.
3.1.28 Conduct community planting events	3.4 Environment	01/07/2019	30/06/2020	100	
3.1.29 Conduct guided activities (e.g. bushwalks, nightstalks, bird walks and wildflower tours)	3.4 Environment	01/07/2019	30/06/2020	100	Planning commenced on programming for guided activities and workshops for 2020.
3.1.30 Conduct a Clean Up Australia Day event	3.4 Environment	01/07/2019	30/06/2020	25	Clean Up Australia to occur in March 2020.
3.1.31 Conduct volunteer training	3.4 Environment	01/07/2019	30/06/2020	100	There has been regular attendance for the Wildflower Weeding Group in this quarter. Participants are becoming more familiar with weed and plant identification. A Rainbow Lorikeet Count Workshop is planned for January 2020.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1.32 Collect provenance seed	3.4 Environment	01/07/2019	30/06/2020	100	Seed collection has commenced, based on existing seed stock.
3.1.33 Advocate for the continued hosting of the Coastcare position	3.4 Environment	01/07/2019	30/06/2020	100	The CoastCare position has been secured for 12 months.
3.1.34 Develop a Bushfire Risk Management Plan as per WESTPLAN Fire	5.4 Emergency Services	01/07/2019	30/06/2020	75	Bushfire Risk Management Planning has commenced as per Westplan Fire Interim.
3.1.35 Develop practices for bushfire management on local government lands	5.4 Emergency Services	01/07/2019	30/06/2020	100	In consultation with the Environment Team, we are again planning mitigation works for City managed lands. Hazard reduction burns have been completed for this year and will commence as the season permits.
3.1.36 Administer the provisions of relevant Statutes, Regulations, Policies and Local Laws	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.37 Support community engagement and awareness programs as identified in the Bushfire Risk Management Plans	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.38 Provide advice on Bushfire Management Plans in regards to land use planning	5.4 Emergency Services	01/07/2019	30/06/2020	100	Advice is provided as requested.
3.1.39 Develop and review relevant Emergency Services management documents	5.4 Emergency Services	01/07/2019	30/06/2020	100	Documents are under constant review to ensure they are up to date and legislatively compliant.
3.1.40 Develop Emergency Services policies and procedures	5.4 Emergency Services	01/07/2019	30/06/2020	100	Procedures are in place as per requirements.
3.1.41 Develop and maintain the City Bushfire Response Plan	5.4 Emergency Services	01/07/2019	30/06/2020	75	Bush Fire Risk Management Planning is taking place.
3.1.42 Develop Brigade Response Plans	5.4 Emergency Services	01/07/2019	30/06/2020	100	Brigade Response Plans are in place.
3.1.43 Provide input to the annual review of Gazetted Fire Districts within the City	5.4 Emergency Services	01/07/2019	30/06/2020	100	Feedback has been provided to Department of Fire and Emergency Services as requested.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1.44 Facilitate Volunteer Bush Fire Brigade training	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity and training is undertaken in accordance as required.
3.1.45 Liaise with and support the State Emergency Service	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.46 Develop and submit annual Local Government Grants Scheme operations and capital grants	5.4 Emergency Services	01/07/2019	30/06/2020	100	All submissions have been provided to Department of Fire and Emergency Services.
3.1.47 Complete an annual audit of current relocation/welfare centres to ensure readiness for activation	5.4 Emergency Services	01/07/2019	30/06/2020	75	Re-assigned to Community Engagement to ensure accuracy and availability of welfare / activation centres.
3.1.48 Audit Emergency Coordination Centres to ensure readiness for activation	5.4 Emergency Services	01/07/2019	30/06/2020	75	The review is complete.
3.1.49 Support key Bushfire meetings and Committees	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.50 Ensure emergency water supplies owned by the City are maintained	5.4 Emergency Services	01/07/2019	30/06/2020	100	These assets are inspected by brigades and faults are reported for repairs.
3.1.51 Ensure hydrants outside Gazetted Fire Districts are inspected	5.4 Emergency Services	01/07/2019	30/06/2020	100	Hydrants are inspected by brigades and faults are reported.
3.1.52 Exercise Emergency Services as per Local Emergency Management Arrangements	5.4 Emergency Services	01/07/2019	30/06/2020	100	Emergency exercises are conducted and planned as appropriate to ensure relevance and application of Local Emergency Management Arrangement Plans.
3.1.53 Attend Local Emergency Management Committee meetings	5.4 Emergency Services	01/07/2019	30/06/2020	100	Meetings are conducted quarterly and attendance is business as usual.
3.1.54 Coordinate Local Government Incident Management capacity and capability	5.4 Emergency Services	01/07/2019	30/06/2020	75	Capacity and capability are tested during exercises.
3.1.55 Participate in Emergency Services Forums	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.56 Respond to emergency incidents that impact on communities, infrastructure and assets in the City	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.1.57 Respond to incidents in line with mutual aid agreements with neighbouring local governments	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.58 Encourage brigades to report suspicious and deliberately lit fires	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.59 Ensure appropriate support and counselling to City volunteers and staff following incidents	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.60 Provide support to the City Recovery coordinator or recovery team when established	5.4 Emergency Services	01/07/2019	30/06/2020	100	This is a business as usual activity.
3.1.61 Conduct a detailed review of Emergency Management Arrangements and the City's compliance with legislative responsibilities for emergency management and bush fire control	5.4 Emergency Services	01/07/2019	30/06/2020	100	Local Area Management Arrangements are reviewed annually or on the change of legislation.
3.2 Educate and promote improved environmental land management					
3.2.01 Implement actions from the Environmental Education Strategy	3.4 Environment	01/07/2019	30/06/2020	100	The City continues to implement existing actions and identify new actions.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.3 Promote the use of renewable energy within the City of Kwinana and reduce energy use where possible					
3.3.01 Identify and implement energy and water efficiency measures in new and existing facilities	3.4 Environment	01/07/2019	30/06/2020	50	<p>The City's Groundwater Operating Strategy and the Irrigation Development Guidelines have been reviewed and updated.</p> <p>The City submitted its annual Waterwise Gold Council reporting to Water Corporation. The reporting demonstrated the City's ongoing commitment to reducing its water use and improving water use efficiency throughout its facilities.</p>
3.3.02 Progressively install solar panels on City buildings	3.4 Environment	01/07/2019	30/06/2020	50	<p>Following the consideration of a number of City facilities, two have been confirmed for the installation of solar panels in 2020. These are Wellard Pavilion and Fiona Harris Pavilion. Specifications for each are being finalised before requests for quote are released.</p>
3.3.03 Investigate green building options when planning new City buildings	1.2 Asset Management Services	01/07/2019	30/06/2020	100	<p>The Sustainability Officer is included as part of the project team for new construction projects and is consulted for upgrade and renewal projects.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.4 Encourage and exercise best practice water management					
3.4.01 Monitor existing data loggers and real time monitoring systems weekly (at minimum) to quickly identify and address leaks	3.4 Environment	01/07/2019	30/06/2020	50	Existing data loggers have been monitored over time and anomalies in water use have been investigated. Three new water data loggers are currently being installed to provide a broader understanding of water use at various City facilities.
3.4.02 Carry out mapping of irrigated areas to allow quick station identification	1.3 City Operations	01/07/2019	30/06/2020	50	Mapping is in progress.
3.4.03 Maintain the registry of City of Kwinana bores	1.3 City Operations	01/07/2019	30/06/2020	50	The register is up to date.
3.4.04 Continue to monitor water use and irrigation application rates and improve water use efficiency	1.3 City Operations	01/07/2019	30/06/2020	50	Water meter readings and schedules are up-to-date.
3.4.05 Maintain monitoring of the groundwater resource to identify any potential adverse impacts of abstraction and respond pro-actively to mitigate impacts	1.3 City Operations	01/07/2019	30/06/2020	50	The water analysis register is up to date.
3.4.06 Monitor nutrient concentrations in groundwater and review nutrient management practices if needed	1.3 City Operations	01/07/2019	30/06/2020	50	This action is in progress.
3.4.09 Compile the asset data for the educting program for the cleaning of side entry pits, GPTs and bubble up pits	1.3 City Operations	01/07/2019	30/06/2020	100	This action has been completed.
3.4.10 Compile the asset data for the schedule/program for the inspection and maintenance of sumps and compensating basins	1.3 City Operations	01/07/2019	30/06/2020	100	Sump asset data has been compiled and added on to sump maintenance programs.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
3.5 Understand the impacts of climate change and take a risk management approach to addressing these effects in future planning					
3.5.01 Review the Kwinana Local Emergency Management Plan annually	5.4 Emergency Services	01/07/2019	30/06/2020	100	Local Area Management Arrangements are reviewed annually or on the change of legislation.
3.5.02 Review with Department of Fire and Emergency Services Community Emergency Services Coordinator Business Plan	5.4 Emergency Services	01/07/2019	30/06/2020	100	Currently the City does not have a Memorandum of Understanding in place with Department of Fire and Emergency Services.
3.5.03 Develop and adopt an Urban Forest Strategy which can guide tree management	1.1 Engineering	01/07/2019	30/06/2020	50	Development of the Urban Forest Strategy will be completed when the survey data becomes available.
3.5.04 Promote the use of recycled materials in road construction where possible	1.1 Engineering	01/07/2019	30/06/2020	100	Use of recycled construction material is considered during the design process for road, footpath and car parking capital projects. As an example, excess foam bitumen stabilised pavement material from Gilmore Avenue and Anketell Road rehabilitation projects has been reclaimed to be used for road shoulder maintenance works.
3.5.05 Create a Local Planning Policy to address sea level rise	3.1 Planning and Development	01/07/2019	30/06/2020	5	Research has commenced to develop a Sea Level Rise Policy.
3.5.06 Develop a management plan to address sea level rise	3.4 Environment	01/07/2019	30/06/2020	0	The development of a Sea Level Rise Policy is currently underway, this will consequently inform the development of a management plan to address sea level rise.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.1 Residents are provided with a range of multifunctional community places and accessible recreation facilities					
4.1.04 Design and construct a Local Sporting Ground with a Community Sports Building in Wandí/Honeywood	1.2 Asset Management Services	01/07/2019	30/06/2021	35	The contract for architectural services for the detailed design of the building is currently under development.
4.1.07 Subject to Long Term Financial Plan deliberations of Council, design and construct Stage 1 of the Civic Administration Building Upgrade	1.2 Asset Management Services	01/07/2019	30/06/2020	50	Preliminary designs have been developed.
4.1.09 Implement recommendations from the Wells Park Beach Foreshore feasibility study report	4.3 Community Engagement	01/07/2019	30/06/2020	100	Advocacy is being used to identify potential sources of funding, however no resources are currently available to deliver this project. Progression is dependent upon external funding being secured.
4.1.10 Facilitate community led activation of local parks, playgrounds, ovals and walk trails e.g. meet up groups etc.	4.3 Community Engagement	01/07/2019	30/06/2020	100	The engagement approach and project milestones for the 2019/20 Parks for People upgrades at Harrison, Calista and Morritt Park, Parmelia have commenced. These projects will be completed by 30 June 2020. These projects will have a strong community engagement component, with the community defining design priorities and launch events.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.2 The community has easy access to well-equipped, quality parks and public open spaces					
4.2.01 Undertake a condition survey of parks and reserves	1.2 Asset Management Services	01/07/2019	30/06/2020	50	Condition surveys are undertaken on an ongoing basis.
4.2.02 Undertake a condition survey of the City's Public Open Space	1.2 Asset Management Services	01/07/2019	30/06/2020	50	Condition surveys are undertaken on an ongoing basis.
4.2.03 Develop a master schedule of annual work for City Operations services	1.3 City Operations	01/07/2019	30/06/2020	100	This action is complete.
4.2.04 Develop infrastructure standards for work tasks and develop appropriate unit rates	1.3 City Operations	01/07/2019	30/06/2020	85	An infrastructure standards compilation is in progress.
4.2.05 Gather data for the implementation of a Tree Management System	3.4 Environment	01/07/2019	30/06/2020	50	Lidar data collected and integrated into the City's GIS. Research has commenced to develop an Urban Forest Strategy.
4.2.06 Review current in house mowing schedules and advise on capacity to take on new mowing areas currently performed by contractors	1.3 City Operations	01/07/2019	30/06/2020	50	Schedules are updated weekly and extra works are completed when needed.
4.2.07 Implement the parks inspection and continuous improvement system	1.3 City Operations	01/07/2019	30/06/2020	20	This is being reviewed as part of maintenance standards.
4.2.08 Coordinate the transfer of landscape and irrigation developer gifted assets to the City's maintenance operations and asset management systems	1.3 City Operations	01/07/2019	30/06/2020	40	All handover application submissions have been processed and handover progression is on schedule.
4.2.09 Consult access and inclusion working group regarding development of all public buildings, parks, beaches and spaces	4.3 Community Engagement	01/07/2019	30/06/2020	100	City staff are currently discussing the opportunity to establish a Disability Advisory Group with representation from members of our community with a disability. It is hoped that this group could work alongside an internal working group to address issues raised by the community in relation to access and inclusion.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.2.10 Support community groups to establish places that encourage community participation/involvement, i.e. community gardens	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>The engagement approach and project milestones for the 2019/20 Parks for People upgrades at Harrison, Calista and Morritt Park, Parmelia have commenced. These projects will be completed by 30 June 2020. These projects will have a strong community engagement component, with the community defining design priorities and launch events.</p> <p>Place leaders are providing support to the Environmental Health Team in responding to recent requests for community gardens.</p>
4.2.11 Implement the Parks for People Strategy	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>As part of the Parks for People program, the City has been engaging with community members at Harrison, Calista and Morritt Park, Parmelia. At a second community meeting in November, community members selected the elements they would like to see installed at Harrison Park, based on their input from the first meeting with the City and via online surveys. A final concept design for each park will be provided to both park communities in the New Year for approval.</p> <p>These projects will be completed by 30 June 2020.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.3 Ensure the Kwinana community is well serviced by government and non-government services.					
4.3.02 Manage and maintain the City of Kwinana Aged Persons Accommodation	2.8 City Strategy	01/07/2019	30/06/2020	60	This action is business as usual.
4.3.03 Create a Lobbying Strategy	2.8 City Strategy	01/07/2019	30/06/2020	20	The lobbying register has been drafted with entries added by departments. A strategy is to be developed from the register.
4.3.04 Work with community, non-government and government agencies to identify gaps, monitor service levels and advocate to government to ensure the community is adequately serviced	4.3 Community Engagement	01/07/2019	30/06/2020	100	<p>Conversations have been occurring with various agencies/groups to ensure adequate support and provision is available within the local area. Centrelink continue to provide outreach services from the Zone Youth Space as required, as do Youth Focus and the Department of Education Engagement Team.</p> <p>Ongoing conversations occur between the Cities of Kwinana, Mandurah and Rockingham regarding rough sleeping, mental health, family and domestic violence with a view to investigate potential strategic cross regional approaches.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.4 Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity					
4.4.01 Evaluate the effectiveness of current Housing Guidelines and policies and prepare a new suite of policies and guidelines for the draft Local Housing Strategy	3.1 Planning and Development	01/07/2019	30/06/2020	50	This work is being considered as part of the Local Planning Strategy which is currently being progressed as part of Stage 2 of the Project.
4.4.02 Prepare and advertise the Local Housing Strategy	3.1 Planning and Development	01/07/2019	30/06/2020	25	Housing 'Strategic Directions' is under preparation.
4.4.03 Create a Public Open Space Standards Policy	1.1 Engineering	01/07/2019	30/06/2020	50	The existing draft Landscape Development Guidelines has been reviewed and assessed to determine what additional information is required to be included. Work on this document will progress throughout the remainder of 2019 and into early 2020.
4.4.04 Consider parking needs and approaches to the City Centre and key activity centres and adopt a City-wide Parking Strategy	3.1 Planning and Development	01/07/2019	30/06/2020	100	This work is complete.
4.4.05 Progress a new Town Planning Scheme	3.1 Planning and Development	01/07/2019	30/06/2020	50	This work is tied to the progression of the Local Planning Strategy and will follow from the adoption of a draft strategy by Council.
4.4.06 Work with the Waste Authority to implement the West Australian Waste Strategy	3.3 Environmental Health	01/07/2019	30/06/2020	100	The City continues to work with the Waste Authority in line with the City's Waste Management Strategy. The City has made a submission to the Waste Authority in regards to the requirement to prepare a Waste Plan.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
4.5 Actively improve the appearance of public areas and streetscapes throughout the City					
4.5.01 Implement the Depot Annual Maintenance Works Program	1.3 City Operations	01/07/2019	30/06/2020	100	This action is progressing throughout the year.
4.5.02 Implement the recommendations from the Works Depot Service Review	1.3 City Operations	01/07/2019	30/06/2020	100	This action is complete.
4.5.04 Develop policy and guidelines to ensure all new installations are in accordance with energy efficiency principles and Western Power specifications	1.1 Engineering	01/07/2019	30/06/2020	100	The Sustainability Policy is in place.
4.5.05 Undertake a comprehensive audit of lighting assets for asset condition rating subject to funding being available	1.2 Asset Management Services	01/07/2019	30/06/2020	20	A survey to determine the condition and type of lighting will be undertaken early 2020. This information will be used to inform forward works programs and the updating of asset registers.
4.5.06 Undertake a survey to determine the type of lamp for all the lights and develop a energy efficient lamp replacement program subject to resources/funding availability	1.2 Asset Management Services	01/07/2019	30/06/2020	20	
4.5.07 Develop and implement a plan for the operation, maintenance, renewal and disposal of public lighting assets	1.2 Asset Management Services	01/07/2019	30/06/2020	30	This plan is currently being developed.
4.5.08 Undertake a project to verify and label existing lighting poles outside the road reserve as part of the asset condition rating subject to funding being available	1.2 Asset Management Services	01/07/2019	30/06/2020	20	The project to verify and label lighting poles for identification purposes in public open spaces will be undertaken as part of the condition audit of public lighting in 2020.
4.5.09 Identify opportunities and undertake upgrade of lamps to energy efficient type lamps where possible and continue with Western Power bulk globe replacement program	1.2 Asset Management Services	01/07/2019	30/06/2020	40	These have in part been developed as part of the Asset Management Plan for Public Lighting and rely on the results of the public lighting condition audit to be undertaken in 2020 to finalise.

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4.6 To provide a safe and efficient integrated network of roads, footpaths and cycle routes supported by a good public transport system					
4.6.02 Develop an Infrastructure Risk Management Plan	1.2 Asset Management Services	01/07/2019	30/06/2020	100	Risk Management Plans are updated and reviewed as part of the Asset Management Plan review process.
4.6.03 Implement the Traffic Survey Program	1.1 Engineering	01/07/2019	30/06/2020	100	The target traffic surveys for the year 2019 have been completed and the traffic survey schedule has been updated.
4.6.04 Coordinate installation of bus shelters/facilities in collaboration with the Public Transport Authority	1.1 Engineering	01/07/2019	30/06/2020	100	Three existing bus shelters along Gilmore Avenue, Leda, have now been upgraded, with construction having finished at the start of November. Bus shelters are now operational and this action is complete.
4.6.05 Complete the construction of all capital civil infrastructure projects as per the adopted budget	1.1 Engineering	01/07/2019	30/06/2020	100	Construction of all budgeted civil infrastructure projects for the 2019/20 financial year are progressing on track to be completed by the end of 30 June 2020.
4.6.06 Advocate to the Department of Transport to develop more bus routes/more frequent buses in Kwinana	6.2 Elected Members	01/07/2019	30/06/2020	100	Elected Members ensure local structure plans can accommodate future public transport routes.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.01 An active and engaged Local Government, focused on achieving the community's vision					
5.1.02 Review the Corporate Business Plan annually	2.8 City Strategy	01/07/2019	30/06/2020	25	The Corporate Business Plan review due 30 June 2020 has been initiated with the organisation-wide review of Team Business Plans.
5.1.03 Review the Workforce Plan annually	2.3 Human Resources	01/07/2019	30/06/2020	60	Data is being collated for inclusion in the Workforce plan. Initial feedback has been sought from team managers.
5.1.04 Review the Long Term Financial Plan	2.7 Finance	01/07/2019	30/06/2020	100	The Long Term Financial Plan was adopted in December 2019.
5.1.05 Review the Asset Management Strategy	1.2 Asset Management Services	01/07/2019	31/12/2019	100	The Asset Management Strategy has been reviewed and presented to Council for adoption at the Ordinary meeting of 11 December 2019.
5.1.06 Review the Buildings Asset Management Plan	1.2 Asset Management Services	01/07/2019	30/06/2020	30	The new Building Asset Management Plan template review has started and is in progress.
5.1.07 Review the Parks and Reserves Asset Management Plan	1.2 Asset Management Services	01/07/2019	30/06/2020	25	The plan is complete. It is now being updated and reformatted into a new template.
5.1.08 Review the Roads and Transport Asset Management Plan	1.2 Asset Management Services	01/07/2019	30/06/2020	0	The Roads and Transport Asset Management Plan will be reviewed and submitted to Council for endorsement in 2020.
5.1.09 Review the Storm Water Drainage Asset Management Plan	1.2 Asset Management Services	01/07/2019	30/06/2020	0	The Stormwater Drainage Asset Management Plan will be reviewed and submitted to Council for endorsement in 2020.
5.1.10 Review the Public Lighting Asset Management Plan	1.2 Asset Management Services	01/07/2019	30/06/2020	85	The Public Lighting Asset Management Plan has been reviewed using current data. Once the public lighting condition audit is complete a further review of the Plan will be undertaken.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.1.11 Review the Multicultural Action Plan	4.3 Community Engagement	01/07/2019	30/06/2020	30	The City's Multicultural Advisory Group have reviewed the actions within the Multicultural Action Plan and identified actions achieved to date. The Multicultural Advisory Group have discussed opportunities for community engagement and brainstormed the objectives and purpose to inform the next plan.
5.1.15 Review the Local Commercial and Activity Centres Strategy as part of the Local Planning Strategy	3.1 Planning and Development	01/07/2019	30/06/2020	80	This was considered as part of the Employment and Economic Development Study.
5.1.19 Review the Local Planning Strategy	3.1 Planning and Development	01/07/2019	30/06/2021	50	The Local Planning Strategy is in the drafting phase following completion of community engagement on the five supporting studies.
5.1.20 Review the Business Continuity Plan	5.1 City Legal Team	01/07/2019	30/06/2020	100	The document has been finalised and circulated to the organisation.
5.1.21 Review the Disaster Recovery Plan	5.1 City Legal Team	01/07/2019	30/06/2020	100	The document has been finalised and circulated to the organisation.
5.1.22 Provide a report to Council detailing achievements made against the Strategic Community Plan and Corporate Business Plan each quarter	2.8 City Strategy	01/07/2019	30/06/2020	100	This report is provided to Council quarterly, containing extensive comments detailing the progress made towards the City's Strategic Community Plan and Corporate Business Plan.
5.1.23 Advocate for projects and services that will achieve the community's vision	6.2 Elected Members	01/07/2019	30/06/2020	100	Elected Members have continued to advocate for projects and services that will aid in achieving the community's vision.
5.1.24 Regularly attend and participate in community events	6.2 Elected Members	01/07/2019	30/06/2020	100	Community events are regularly attended by Elected Members who participate in proceedings and assist with the successful conduct of events to ensure community groups are supported.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.1.25 Promote the opportunities and attributes that Kwinana offers	6.2 Elected Members	01/07/2019	30/06/2020	100	30/01/2020 - Council supports the development of marketing and promotional activities and materials and the provision of human resources such as the Economic Development and Advocacy Manager to promote the opportunities and attributes that the City has.
5.1.26 Develop relationships and work with both sides of Government, minority parties and relevant government agencies	6.2 Elected Members	01/07/2019	30/06/2020	100	The Mayor and Elected Members continue to meet with Federal and State Members of Parliament to brief them on issues affecting the City.
5.1.27 Annually update the Community Directory	4.3 Community Engagement	01/07/2019	30/06/2020	100	The Kwinana Community Directory (available as an electronic PDF on the City's website) is regularly updated. It continues to have minor updates as required. Refinement of the proposed model and implementation of the newly acquired online directory platform is progressing.
5.1.28 Redesign and develop a new website for the City	2.2 Marketing and Communications	01/07/2019	30/06/2020	50	The website redevelopment project is currently progressing with the tender process having been complete, and a developer being successfully appointed. The website project team has now begun working with the developers on the high level requirements, design and development of the website wireframes.
5.1.29 Recoup funds from the City Centre Revitalisation Project	2.8 City Strategy	01/07/2019	30/06/2020	50	A response to the City's letter to the Minister for Lands has been received and recommends liaising with the Department of Planning Lands and Heritage to identify land vested in the City that may be available for sale. City officers are to meet with the Department in early 2020.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.1.30 Continue to progress the implementation of the Community Engagement / Youth Development Service Review Recommendations including the restructure of services by December 2020	4.3 Community Engagement	01/07/2019	30/06/2020	75	Recommendations continue to be implemented for the Community Engagement Service Review with the appointment of the Community Development Officer – Community Safety in July. The Youth Development Service Review will likely begin implementation next quarter.
5.1.31 Maintain the ISO 9001: 2015 Quality Management Systems accreditation through an annual audit	2.8 City Strategy	01/07/2019	30/06/2020	100	The ISO9001:2015 Annual Audit for Surveillance was successfully completed in November 2019.
5.10.3 Provide training and continuously develop the online requisition enhancement throughout the whole organisation	2.7 Finance	01/07/2019	30/06/2020	100	Training has been provided to all new staff as well as all existing purchasing officers within the organisation.
5.02 Engage in meaningful consultation to understand and prioritise community needs					
5.2.01 Ensure all projects requiring community engagement adhere to the Community Engagement Strategy	4.3 Community Engagement	01/07/2019	30/06/2020	100	The City is currently revising and updating its Community Engagement Framework. Projects requiring community engagement are directed to the relevant business unit to seek input and advice. 25 City officers have received accredited 'Engagement Essentials' training through the International Association of Public Participation. These officers will be helping develop the tools and resources for the City's Engagement Framework, as well as being a resource for teams commencing or planning engagement projects.
5.03 Maintain and improve risk management					
5.3.01 Manage and monitor the City's Risk Register	5.1 City Legal Team	01/07/2019	30/06/2020	100	The Risk Register continues to be monitored monthly and is reported to the Audit Committee quarterly.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.04 Ensure the financial sustainability of the City of Kwinana into the future					
5.4.01 Review the Long Term Financial Plan to improve the City's financial sustainability	2.7 Finance	01/07/2019	30/06/2020	100	The Long Term Financial Plan was adopted in December 2019.
5.4.02 Prepare the Annual Budget for adoption	2.7 Finance	01/07/2019	30/06/2020	0	The Annual Budget process will begin in January 2020.
5.4.03 Complete the Land Data Project	2.7 Finance	01/07/2019	30/06/2020	100	This action is complete.
5.4.04 Continue to ensure Fair Value Accounting in liaison with the Department of Local Government and in AASB13	2.7 Finance	01/07/2019	30/06/2020	20	This action will progress further later in the financial year.
5.4.05 Undertake the Financial Management Review (every four years)	2.7 Finance	01/07/2019	30/06/2020	0	The Financial Management Review is due in May 2020.
5.4.06 Review the process to change the method of rating for residential land use properties within current rating of UV to GRV	2.7 Finance	01/07/2019	30/06/2020	50	The report has already been drafted.
5.4.07 Review land uses and their rating categories to ensure fair and equitable rating within the City	2.7 Finance	01/07/2019	30/06/2020	0	This will be reviewed in time for rates modelling and the budget process.
5.4.08 Conduct tender process for a new Corporate Business System for the City of Kwinana	2.7 Finance	01/07/2019	30/06/2020	100	The tender process has been completed for the Corporate Business System project.
5.4.09 Implement the Corporate Business System Project for the City of Kwinana	2.7 Finance	01/07/2019	30/06/2020	0	Project to recommence in July 2020.
5.4.10 Review the Procurement Policy	5.3 Contracts	01/07/2019	30/06/2020	90	A draft version of the City's new Procurement Policy has been completed.
5.4.11 Create a Procurement Strategy	5.3 Contracts	01/07/2019	30/06/2020	30	This is currently in the research stage.
5.05 Increase the level of Federal, State and Corporate funding					
5.5.01 Continue to develop State and Federal Governments partnerships to facilitate local services and projects	6.1 Executive	01/07/2019	30/06/2020	100	Continuing to develop partnerships to facilitate local services and projects.

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Attachment A

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.06 Maximise the value of the City's property assets					
5.6.01 Implement the action plan from the Land Optimisation Strategy	2.4 Economic Development	01/07/2019	30/06/2020	50	This action is ongoing.
5.6.02 Annually review the Leasing of Community Facilities Council Policy	5.1 City Legal Team	01/07/2019	30/06/2020	80	The draft has been prepared.
5.07 Build productive relationships					
5.7.01 Continue to pursue mutually beneficial corporate sponsorship opportunities and grant funding opportunities	6.1 Executive	01/07/2019	30/06/2020	100	Opportunities are pursued as they present.
5.7.02 Continue to engage with stakeholders to encourage economic development in Kwinana	2.4 Economic Development	01/07/2019	30/06/2020	50	Continued engagement through local business groups, meetings and additional engagement around Westport. The City co-hosted a sundowner with the Rockingham Kwinana Chamber of Commerce in December and will look at opportunities to promote more local business cooperation.
5.7.03 Continue to actively seek resource sharing opportunities with other organisations	2.8 City Strategy	01/07/2019	30/06/2020	100	This action is ongoing. Departments including IT and City Assist are looking at opportunities to resource share.
5.08 Apply best practice principles and processes to maximise efficiencies and quality					
5.8.01 Ensure that reports to Council require consideration of the implications for the Strategic Community Plan and Corporate Plan	2.8 City Strategy	01/07/2019	30/06/2020	100	Reports to Council currently include implications for the Strategic Community Plan and Corporate Business Plan.
5.8.02 Ensure all actions of the Plan for the Future are included in the Long Term Financial Plan and annual budgets	2.7 Finance	01/07/2019	30/06/2020	100	Plan for the Future actions were factored into the Long Term Financial Plan review which was adopted in December 2019.
5.8.03 Develop and implement the project plan for the finance module for the new Corporate Business System	2.7 Finance	01/07/2019	30/06/2020	0	This project is to recommence in July 2020.
5.8.04 Implement the internal audit function and carry out audits as per the Internal Audit Plan	5.1 City Legal Team	01/07/2019	30/06/2020	100	The internal audit is complete for the December Audit Committee Meeting.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.09 Champion a positive work culture that leads, values and supports its people and to develop a strong team culture within the organisation to provide dynamic, effective, customer-focussed services					
5.9.01 Implement actions from the Customer Services Improvement Program	2.6 Customer Services	01/07/2019	30/06/2020	10	Action list is now available and will be rolled out to required staff shortly.
5.9.02 Review the Customer Request Management system to ensure improved reporting	2.6 Customer Services	01/07/2019	30/06/2020	50	Review of the current Customer Request Management system is currently in progress.
5.9.03 Create a knowledge base to enable City Officers to provide a higher level of customer service to the community	2.6 Customer Services	01/07/2019	30/06/2020	100	The Knowledge Base system has been created in OneNote for our Customer Service team to enable the team to assist customers at first point of contact. Content is being reviewed and approved by the responsible managers to ensure accuracy.
5.11 Working in close partnership with suppliers, enable better utilisation of computer technology and systems to optimise operational efficiency and business value					
5.11.01 Implement the Backup and Disaster Recovery Plan	2.1 IT	01/07/2019	30/06/2020	100	The Backup and Disaster Recovery Plan has been written and actions have been implemented.
5.11.02 Create an IT Software Strategic Plan	2.1 IT	01/07/2019	30/06/2020	100	An IT Software Strategic Plan has been created and approved. This document details all software ownership and subscriptions, in addition to how business requirements are currently met (or not) with software.
5.11.03 Develop a Software and Subscription Strategy	2.1 IT	01/07/2019	30/06/2020	100	The software and subscription strategy has been added as a part of the overall IT Software Strategic Plan.
5.11.04 Upgrade the internet connectivity at the Depot, Family Day Care and Community Centres	2.1 IT	01/07/2019	30/06/2020	100	Internet connections for the Depot, Family Day Care and Community Centres have now all been upgraded to high speed NBN connections.
5.11.05 Complete an IT Security Review	2.1 IT	01/07/2019	30/06/2020	100	A third party security consultancy firm has completed an external security audit on the City's IT systems. A report was provided to IT with the outcomes and recommendations.

Action	Business Unit	Start Date	Finish Date	Status	Comments
5.12 To provide a modern, compliant, secure and accessible records management service and facilitate staff training in records systems, processes and responsibilities					
5.12.01 Continually develop the City's Electronic Document Management System	2.5 Records	01/07/2019	30/06/2020	100	The system is continually monitored and refined to ensure officers are offered the most accurate and flexible experience possible.
5.12.02 Review the Recordkeeping Plan	2.5 Records	01/07/2019	30/06/2020	90	The Recordkeeping Plan is approved until 2021 but is under minor internal review in conjunction with the Records Policy.
5.13 Attract and retain a high quality, motivated and empowered workforce so as to position the organisation as an "Employer of Choice"					
5.13.01 Implement actions from the Staff Values Action Plan	2.8 City Strategy	01/07/2019	30/06/2020	100	Actions from the Staff Values Action Plan have been progressed/completed. This Plan will be subject to review in the near future.
5.13.02 Implement actions from the OSH Plan	2.3 Human Resources	01/07/2019	30/06/2020	90	Actions are being completed as scheduled.
5.14 Develop and implement training and development programs/activities that meet current and future skills and competency needs					
5.14.01 Conduct a Training Needs Analysis annually	2.3 Human Resources	01/07/2019	30/06/2020	60	Collation of data for the training needs analysis is taken from the Staff Development Review (SDR) process/information. The review process has commenced and will be finalised as at end of January 2020.
5.15 Promote and continually reinforce a culture where all employees understand and support the vision and purpose of the organisation					
5.15.01 Review the Staff Development Review process to include performance against strategic actions	2.3 Human Resources	01/07/2019	30/06/2020	70	A review of the City's current induction and on-boarding training/process has been scheduled for early January 2020. Part of the review and expected outcomes would be to ensure the promotion and understanding of the City's strategic directions.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
5.16 Establish a performance appraisal system that links individual and team behaviour with strategic direction					
5.16.01 Implement the Celebration and Recognition Policy	2.3 Human Resources	01/07/2019	30/06/2020	100	The policy is being widely utilised by staff. There has been a review of the policy and updates will be communicated and implemented in 2020.
5.17 Develop programs and processes to encourage and formally recognise good performance					
5.17.01 Develop Human Resources modules throughout the Corporate Business System Project	2.3 Human Resources	01/07/2019	30/06/2020	50	This project is currently on hold.
5.18 Ensure well developed systems are in place to manage the capacity of the HR team to service employees					
5.18.01 Continue the City's Asset Management Cross Functional Team	1.2 Asset Management Services	01/07/2019	30/06/2020	100	With the commencement of the Asset Management Team, ongoing liaison across the organisation will continue.
5.18.02 Create an Asset Management Strategy	1.2 Asset Management Services	01/07/2019	31/12/2019	100	The Asset Management Strategy has been reviewed and presented to Council for adoption at the Ordinary Council Meeting of 11 December 2019.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
6.1 Encourage waste minimisation, recovery and recycling as well as ensure appropriate disposal and reuse					
6.1.01 Maintain current scope for compliant recyclables (e.g. allow soft plastics)	3.3 Environmental Health	01/07/2019	30/06/2020	100	The City continues to provide this service.
6.1.03 Continue assisting with the Recycle Right or similar model campaign	3.3 Environmental Health	01/07/2019	30/06/2020	100	The City promoted the Recycle Right app in November through various social media channels.
6.1.05 Increase recycling by issuing free 360L bins	3.3 Environmental Health	01/07/2019	30/06/2020	100	As at 30 November 2019 the number of 360 litre recycle bins within the City has increased to 3787.
6.1.06 Promote the use of home composting bins/worm farms by organising community workshops twice a year	3.3 Environmental Health	01/07/2019	30/06/2020	100	Composting Workshop took place in November 2019 promoting the use of Bokashi Buckets.
6.1.07 Investigate options to participate in the Emissions Reduction Fund	3.3 Environmental Health	01/07/2019	30/06/2020	50	No further opportunity's for City's waste activities to obtain grants or reduction funding.
6.1.08 Implement the Garage Sale Trail	3.3 Environmental Health	01/07/2019	30/06/2020	100	54 sales were registered in the City of Kwinana. The total number of residents involved as sellers or shoppers was 2,766. 18,853 kg of items were re-used rather than land filled.

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Action	Business Unit	Start Date	Finish Date	Status	Comments
6.2 Provide City Assist services in line with stakeholder expectations to ensure a safer community					
6.2.01 Ensure that all requests for CCTV footage accompanied with required forms and incident report numbers submitted are completed within 10 days of receipt of the job	5.2 Essential Services	01/07/2019	30/06/2020	100	Continue to provide CCTV footage to WA Police after receiving the relevant forms.
6.2.02 Maintain and review City Assist Standard Operating Procedures	5.2 Essential Services	01/07/2019	30/06/2020	100	Ongoing reviews and updates are occurring as required.
6.2.03 Implement a City Assist Regulatory Compliance Program	5.2 Essential Services	01/07/2019	30/06/2020	100	Operating procedures are in place ongoing reviews will occur as is required due to changing environments.
6.2.04 Implement a City Assist Community Marketing and Education Program	5.2 Essential Services	01/07/2019	30/06/2020	95	Ongoing and working well. Changes are being made to the City service phone number as per service review recommendations. New vehicles are now in operation.
6.3 Provide Emergency Services in line with stakeholder expectations to ensure a safer community					
6.3.01 Undertake annual reviews of the City's Local Emergency Management Arrangements (LEMAs)	5.4 Emergency Services	01/07/2019	30/06/2020	100	Local Emergency Management Arrangements are reviewed annually or on the change of legislation.
6.3.02 Develop annual mitigation or treatment works based on City's Bush Fire Risk Management Plans (BRMP)	5.4 Emergency Services	01/07/2019	30/06/2020	75	Bush fire risk management planning is taking place.
6.3.03 Monitor and Implement Vehicle Movement and Harvest Bans in accordance with Bush Fires Act 1954	5.4 Emergency Services	01/07/2019	30/06/2020	100	Vehicle movement bans are put in place as required.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.4 Use the latest technology and partner with other agencies to provide quality services, collections and programmes that meet the needs of the community					
6.4.01 Further develop and implement the Library Local History Plan	4.2 Community Resource Centres	01/07/2019	30/06/2020	25	The Library has engaged a Local History Officer, commencing in December 2019.
6.4.02 Further develop and implement the Library Youth Services Strategic Plan for the provision of literacy and youth programs	4.2 Community Resource Centres	01/07/2019	30/06/2020	25	There has been a restructure within the Community Resource Centres team which has lead to a change of focus for officers working within the Library Youth Services area.
6.4.03 Further develop and implement the Library E-Services Strategic Plan	4.2 Community Resource Centres	01/07/2019	30/06/2020	25	Due to change within the Library and Community Centres Team, a review of the current E-Services Strategic Plan will be incorporated into the Lifelong Learning Strategy due for completion June 2020.
6.4.04 Review the Library Collection Development Guidelines	4.2 Community Resource Centres	01/07/2019	30/06/2020	25	The Collection Development Guidelines review has commenced by the new Collection Development Librarian. Information is currently being gathered to assist in the further development of these guidelines and an emphasis being placed on modernising the collection, introducing resources from different cultural backgrounds and community needs.
6.4.05 Further develop and implement the Library Adult Services Plan for the provision of literacy and lifelong learning programs and potential grant funding	4.2 Community Resource Centres	01/07/2019	30/06/2020	25	The adult services plan will now be reflected in the Lifelong Learning Plan that is currently being developed.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.5 Engage, support, resource and inspire educators to work collaboratively with families to ensure each child reaches their full potential					
6.5.01 Maintain the highest qualification in the National Quality Framework (NQF)	4.6 Family Day Care	01/07/2019	30/06/2020	100	<p>The service and staff maintain current knowledge of legislation, researching new practices child immunisation requirements and revised standards. Staff regularly attend network meetings with key stakeholders and peak bodies.</p> <p>The service provides regular training through various ways to provide educators with relevant and current information to maintain its high quality rating.</p>
6.5.02 Provide services to support access to FDC for Aboriginal parents	4.6 Family Day Care	01/07/2019	30/06/2020	100	<p>Noorditj Kulungar is continuing for another year with Funding from the Prime Minister and Cabinet Indigenous Advancement Strategy. Attendance is steady and the Aboriginal Resource Worker is looking at ways of improving the service which may but is not limited to an extra morning session each week.</p> <p>Our average attendance for this program is 8 families per week and an average of 11 children.</p>
6.5.03 Monitor the new funding model for the FDC Service and examine the most cost effective provision of services	4.6 Family Day Care	01/07/2019	30/06/2020	100	The new funding model for the Family Day Care is continuously monitored to find the most cost effective provision of services.
6.5.04 Review service policies with input from educators, staff and families	4.6 Family Day Care	01/07/2019	30/06/2020	100	The service is due to complete a full review and update of policies in January 2020 with the review aligning with changes to legislation that will affect families and educators. Educators have been consulted to review the policies and have the opportunity to provide feedback about the changes.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.5.05 Review all systems and processes used to provide in-home care	4.6 Family Day Care	01/07/2019	30/06/2020	100	<p>In Home Care is beginning to attract new educators and families, the service currently has 21 educators and 20 families.</p> <p>Bright Futures In Home Care is leading the way in Western Australia with a new In Home Care model and has recently been granted funding from the Community Childcare Sustainability Fund to develop a good marketing strategy and business model which will focus on further growth in the service, directly targeting the recruitment of educators who are willing to work unusual shift hours and in regional and remote areas.</p>

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Action	Business Unit	Start Date	Finish Date	Status	Comments
6.6 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City					
6.6.01 Evaluate the effectiveness of current Housing Guidelines and policies and a prepare new suite of policies and guidelines for the draft Local Housing Strategy	3.1 Planning and Development	01/07/2019	30/06/2020	50	This work is being progressed through the completion of Stage 2 of the preparation of the City's Local Planning Strategy.
6.6.02 Complete the annual review for all DCP Areas including DCP Report and Cost Apportionment Schedule	3.1 Planning and Development	01/07/2019	30/06/2020	75	The DCA 1 Report and CAS was adopted by Council in May 2019. The annual review and adoption of the CAS for DCAs2-7 were also adopted in May 2019. Amendment 145 which includes DCP Reports for DCAs8-15 was adopted by Council in August 2019. A draft annual report process has been prepared and is to commence in February 2020 with a view to aligning all reviews for completion in May/June 2020.
6.6.03 Complete the DCP Report and Cost Apportionment Schedule for Amendment 145 for adoption	3.1 Planning and Development	01/07/2019	30/06/2020	75	Amendment 145 including DCP Report for DCAs8-15 was adopted by Council in August 2019. The CAS has been drafted and is to be finalised in the next quarter.
6.6.04 Complete the City Centre Master Plan	3.1 Planning and Development	01/07/2019	30/06/2020	100	This work is complete with the adoption by Council at its ordinary meeting held in December 2019.
6.7 Deliver high quality services to internal and external customers in the assessment of applications and inspection of buildings					
6.7.01 Ensure Building Compliance across the City	3.2 Building Services	01/07/2019	30/06/2020	100	Compliance with current legislation is maintained through the process for building approvals.
6.7.02 Review and ensure efficient Building processes	3.2 Building Services	01/07/2019	30/06/2020	100	This action is ongoing and part of business improvement.
6.7.03 Implement an annual Builder Satisfaction Survey	3.2 Building Services	01/07/2019	30/06/2020	100	A survey was sent to builders and building certifiers and has now closed. Feedback is being used as part of improvements to customer services.

Action	Business Unit	Start Date	Finish Date	Status	Comments
6.8 Provide services and advice to the community and all stakeholders to comply with statutory obligations to achieve a healthy community and environment					
6.8.01 Develop a Public Health Plan consistent with legislative requirements	3.3 Environment al Health	01/07/2019	30/06/2020	100	The Public Health Plan 2019-2023 was completed and adopted by Council in November 2019.
6.8.02 Work with Community Engagement to review processes in place to guarantee health compliance at all events annually	3.3 Environment al Health	01/07/2019	30/06/2020	20	Planning for 2020/21 is underway.
6.8.03 Implement the Mosquito and Midge Management Plan	3.3 Environment al Health	01/07/2019	30/06/2020	50	A new contractor for mosquito monitoring is now in place.
6.8.04 Review the City of Kwinana health policies and procedures as a result of the introduction of the Public Health Plan and any associated delegations or authorisations	3.3 Environment al Health	01/07/2019	30/06/2020	50	The Public Health Plan has now been reviewed and a new plan adopted. Urban Nuisance Local Law is reviewed by Environmental Health and is subject to final review by the City's Governance team.
6.8.05 Prepare the annual Food Act Report for the Department of Health	3.3 Environment al Health	01/07/2019	30/06/2020	20	This report is due at the end of each financial year.
6.8.06 Prepare a Risk and Hazard Management Plan that considers the City's known contaminated sites	3.3 Environment al Health	01/07/2019	30/06/2020	100	The known sites have been listed and are being managed based on requirements specified in the site management reports.

18.2 Budget Variations

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

To amend the 2019/2020 budget to reflect various adjustments to the General Ledger with nil effect to the budgeted surplus position as detailed below.

OFFICER RECOMMENDATION:

That Council approves the required budget variations to the Current Budget for 2019/2020 as follows.

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Building Construction - Mandogalup Volunteer Bush Fire Brigade Station extensions - Ablutions	(275,000)	(84,720)	(359,720)
	Capital Revenue – Building Construction – Grants and Contributions – DFES Funding	275,000	84,720	359,720

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Building Construction - Mandogalup Volunteer Bush Fire Brigade Station extensions - Ablutions	(275,000)	(84,720)	(359,720)
	Capital Revenue – Building Construction – Grants and Contributions – DFES Funding	275,000	84,720	359,720

The City has undertaken a formal tender submission request for the refurbishment of the Mandogalup Volunteer Bush Fire Brigade, which was subject to a Capital Works fund offered by DFES (\$275,000) for the financial period 2018/2019.

A preferred contractor had been identified, however the cost has come in over the budgeted amount. A formal variation request has been approved by DFES for a further \$84,720. This will enable the City to complete this refurbishment project in its entirety and as agreed by all parties. A budget variation is required to recognise the additional expenditure and DFES funding required to complete this project.

18.2 BUDGET VARIATIONS

LEGAL/POLICY IMPLICATIONS:

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

(b) is authorised in advance by resolution*

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

*requires an absolute majority of Council.

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications are detailed in this report.

ASSET MANAGEMENT IMPLICATIONS:

The allocation of funds towards the upgrading and purchase of City assets will be included in the City’s Asset Management Strategy.

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following outcome and objective detailed in the Corporate Business Plan.

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

COMMUNITY ENGAGEMENT:

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

PUBLIC HEALTH IMPLICATIONS

There are no public health implications as a result of this report.

18.2 BUDGET VARIATIONS**RISK IMPLICATIONS:**

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

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

COUNCIL DECISION

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MOVED CR P FEASEY**SECONDED CR M ROWSE**

That Council approves the required budget variations to the Current Budget for 2019/2020 as follows.

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Building Construction - Mandogalup Volunteer Bush Fire Brigade Station extensions - Ablutions	(275,000)	(84,720)	(359,720)
	Capital Revenue – Building Construction – Grants and Contributions – DFES Funding	275,000	84,720	359,720

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL
6/0

18.3 Amendment to Register of Delegated Authority – Local Government Officer to Chief Executive Officer, Officers and Committees 2019

DECLARATION OF INTEREST:

There were no declarations of interest declared.

SUMMARY:

At its 25 September 2019 meeting, Council resolved to delegate the Chief Executive Officer (CEO), Officers and Committees power to exercise certain functions under the *Local Government Act 1995* and other relevant legislation.

As part of the on-going review of delegated powers to ensure all appointments are appropriately captured and meet the operational needs of the City, the following amendments to the Register are recommended:

- 1) That delegations 1.12, 4.1 and 4.5 be amended to grant the Coordinator Environmental Health (Health and Food Safety) the same functions as the Manager Environmental Health and
- 2) That delegation 7.2 which grants functions to the Audit Committee be revoked.

OFFICER RECOMMENDATION:

That Council resolve as follows:

1. Approve the amendment to Council delegations 1.12, 4.1 and 4.5 at Attachment A to include Coordinator Environmental Health (Health and Food Safety); and
2. Revoke Council delegation 7.2 as at Attachment B.

NOTE – AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

Sections 5.42 and 5.44 of the *Local Government Act 1995*, as well as other relevant legislation, grant Council the ability to delegate certain local government functions to the CEO, Officers or Committees to exercise. Such delegation may be with or without conditions.

Council last conducted a review of all delegations to the CEO, Officers or Committees at their meeting of 25 September 2019. Those delegations are recorded in the *Register of Delegated Authority – Local Government to Chief Executive Officer, Officers and Committees 2019*.

In order to greater reflect the operational needs of the City, amendments are sought to several Council delegations.

Delegations 1.12, 4.1 and 4.5

The Manager Environmental Health position is currently delegated the following functions by Council:

18.3 AMENDMENT TO REGISTER OF DELEGATED AUTHORITY – LOCAL GOVERNMENT OFFICER TO CHIEF EXECUTIVE OFFICER, OFFICERS AND COMMITTEES 2019

Delegation Reference	Power or duty delegation	Delegates/Subdelegates
1.12	To approve an application for funding under the Community Funding Policy.	<ul style="list-style-type: none"> • Allocations Panel • Chief Executive Officer • Manager Environmental Health • Selection Panel
4.1	All powers exercisable by the Local Government under the <i>Public Health Act 2016</i> , the <i>Health (Miscellaneous Provisions) Act 1911</i> and Regulations made there under; and the City's Health Local Laws.	<ul style="list-style-type: none"> • Manager Environmental Health
4.5	<p>Chief Executive Officer:</p> <ul style="list-style-type: none"> • Institute proceedings for an offence under the Food Act 2008 in accordance with s125 of the Food Act 2008. <p>Manager Environmental Health:</p> <ul style="list-style-type: none"> • Serve a Prohibition Order on the proprietor of a food business in accordance with s65 of the Food Act 2008. • Give a Certificate of Clearance, where inspection demonstrates compliance with a Prohibition Order and any Improvement Notices in accordance with s66 of the Food Act 2008. • Give written notice to the proprietor of a food business on whom a Prohibition Order has been served of the decision not to give a Certificate of Clearance after an inspection in accordance with s67 of the Food Act 2008. • Grant, apply conditions, refuse, vary or cancel registration of a food business in accordance with s110 and s112 of the Food Act 2008. <p>Coordinator Environmental Health (Health and Food Safety):</p> <ul style="list-style-type: none"> • Give a Certificate of Clearance, where inspection demonstrates compliance with a Prohibition Order and any Improvement Notices in accordance with s66 of the Food Act 2008. • Give written notice to the proprietor of a food business on whom a Prohibition Order has been served of the decision not to give a certificate of clearance after an inspection in accordance with s67 of the Food Act 2008. 	<ul style="list-style-type: none"> • Chief Executive Officer • Coordinator Environmental Health (Health and Food Safety) • Manager Environmental Health

18.3 AMENDMENT TO REGISTER OF DELEGATED AUTHORITY – LOCAL GOVERNMENT OFFICER TO CHIEF EXECUTIVE OFFICER, OFFICERS AND COMMITTEES 2019

	<ul style="list-style-type: none"> Grant, apply conditions, refuse, vary or cancel registration of a food business in accordance with s110 and s112 of the Food Act 2008. 	<ul style="list-style-type: none">
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From 20 December 2019 to 24 February 2020 the Manager Environmental Health position remained vacant. The Coordinator Environmental Health and Waste Services fulfilled the essential functions of the role during this period.

The City appointed an Acting Manager Environmental Health on 24 February 2020. They are anticipated to remain in the role until such time as a permanent appointment can be made.

The Acting Manager Environmental Health was seconded to the role from City Operations based on their demonstrated strengths in leadership, contract management, change management, as well as work system improvements across City Operations. It is therefore intended that their focus is to be on the overall management of the team and to provide technical expertise and support to officers, particularly taking a lead role with respect to waste contract negotiations, new contract procurement and budget preparation.

Section 122(1) of the *Food Act 2008* and section 25(1) *Public Health Act 2019* both specify that a designated person (or class of person) must have the appropriate qualifications and experience to perform the functions that the person (or class of person) are to perform as authorised officers. In this instance the Acting Manager Environmental Health does not possess the appropriate qualifications to allow them to exercise the delegations granted by Council to that role.

It is recommended that pending the permanent appointment of the Manager Environmental Health position, an amendment to delegations 1.12, 4.1 and 4.5 is sought such that the role of Coordinator Environmental Health (Health and Food Safety) be delegated all powers of the Manager role on a temporary basis. The Coordinator has sufficient qualifications to perform such delegations and will allow the City to continue to provide these essential functions.

Delegation 7.2

The Audit Committee is granted functions under delegation 7.2 as follows:

- Authority to terminate the appointment of an Auditor;*
- Meet with the City's Auditor at least once per year;*
- Examine the report of the auditor prepared under section 7.9(1) of the Local Government Act 1995, and any report prepared under section 7.9(3) under that Act and forwarded to the local government; and*
- Have a report prepared on any actions under subsection 7.12 (3) of the Local Government Act 1995 in respect of an audit conducted in respect of a financial year; and have a copy forwarded to the Minister.*

It is recommended that delegation 7.2 to the Audit Committee be revoked on the basis that the *Terms of Reference* at Attachment C adequately address the duties and responsibilities of the Committee.

18.3 AMENDMENT TO REGISTER OF DELEGATED AUTHORITY – LOCAL GOVERNMENT OFFICER TO CHIEF EXECUTIVE OFFICER, OFFICERS AND COMMITTEES 2019

LEGAL/POLICY IMPLICATIONS:

The Act provides as follows:

5.16. Delegation of some powers and duties to certain committees

- (1) *Under and subject to section 5.17, a local government may delegate* to a committee any of its powers and duties other than this power of delegation.*
** Absolute majority required.*

The Food Act 2008 provides as follows:

122. Appointment of authorised officers

- (1) *An enforcement agency may appoint a person to be an authorised officer for the purposes of this Act if the enforcement agency, having regard to any guidelines issued by the CEO under subsection (2), considers the person has appropriate qualifications and experience to perform the functions of an authorised officer.*
 (2) *The CEO may issue guidelines that describe the qualifications and experience that are appropriate for a person to be appointed as an authorised officer.*

The Public Health Act 2016 provides as follows:

25. Certain authorised officers required to have qualifications and experience

- (1) *An enforcement agency must not designate a person or class of persons under section 24(1) unless the enforcement agency —*
 (a) *considers that the person or, as the case requires, the persons in that class have appropriate qualifications and experience to perform the particular functions that the person or class of persons are to perform as authorised officers; and*
 (b) *has regard to any guidelines issued under section 29.*

In relation to opening meeting to members of the public, the Act provides as follows:

5.23. Meetings generally open to public

- (1) *Subject to subsection (2), the following are to be open to members of the public —*
 (a) *all council meetings; and*
 (b) *all meetings of any committee to which a local government power or duty has been delegated.*
 (2) *If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —*
 (a) *a matter affecting an employee or employees; and*
 (b) *the personal affairs of any person; and*
 (c) *a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and*
 (d) *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; and*
 (e) *a matter that if disclosed, would reveal —*
 (i) *a trade secret; or*

18.3 AMENDMENT TO REGISTER OF DELEGATED AUTHORITY – LOCAL GOVERNMENT OFFICER TO CHIEF EXECUTIVE OFFICER, OFFICERS AND COMMITTEES 2019

- (ii) *information that has a commercial value to a person; or*
 - (iii) *information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government; and*
- (f) *a matter that if disclosed, could be reasonably expected to —*
 - (i) *impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law; or*
 - (ii) *endanger the security of the local government's property; or*
 - (iii) *prejudice the maintenance or enforcement of a lawful measure for protecting public safety; and*
- (g) *information which is the subject of a direction given under section 23(1a) of the Parliamentary Commissioner Act 1971; and*
- (h) *such other matters as may be prescribed.*
- (3) *A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.*

The *Local Government (Administration) Regulations 1996* provides as follows:

5. Question time for public, meetings that require prescribed (Act s. 5.24)

For the purposes of section 5.24(1)(b), the meetings at which time is to be allocated for questions to be raised by members of the public and responded to are —

- (a) *every special meeting of a council;*
- (b) *every meeting of a committee to which the local government has delegated a power or duty.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no direct financial implications related to this report.

ASSET MANAGEMENT IMPLICATIONS:

There are no direct asset management implications related to this report.

ENVIRONMENTAL IMPLICATIONS:

There are no direct environmental implications related to this report.

COMMUNITY ENGAGEMENT:

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

18.3 AMENDMENT TO REGISTER OF DELEGATED AUTHORITY – LOCAL GOVERNMENT OFFICER TO CHIEF EXECUTIVE OFFICER, OFFICERS AND COMMITTEES 2019

STRATEGIC/SOCIAL IMPLICATIONS:

This proposal will support the achievement of the following objectives and strategies detailed in the Corporate Business Plan:

Plan	Outcome	Objective
Corporate Business Plan 2017 - 2022	Business Performance	5.8 Apply best practice principles and processes to maximise efficiencies and quality.

COMMUNITY ENGAGEMENT:

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

RISK IMPLICATIONS:

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

Risk Event	Officers and committees are appointed or provided with inappropriate or unnecessary delegated authority.
Risk Theme	Failure to fulfil statutory or compliance requirements.
Risk Effect/Impact	Compliance
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Unlikely
Rating (before treatment)	Moderate
Risk Treatment in place	Avoid - remove cause of risk
Response to risk treatment required/in place	Ensure officers and committees are appointed or delegated functions which are appropriate and in accordance with the relevant legislation.
Rating (after treatment)	Low

18.3 AMENDMENT TO REGISTER OF DELEGATED AUTHORITY – LOCAL GOVERNMENT OFFICER TO CHIEF EXECUTIVE OFFICER, OFFICERS AND COMMITTEES 2019

COUNCIL DECISION

110

MOVED CR D WOOD

SECONDED CR S WOOD

That Council resolve as follows:

- 1. Approve the amendment to Council delegations 1.12, 4.1 and 4.5 at Attachment A to include Coordinator Environmental Health (Health and Food Safety); and**
- 2. Revoke Council delegation 7.2 as at Attachment B.**

CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

6/0

1.12 Authorisation of community funding	
Function to be performed:	To approve an application for funding under the Community Funding Policy.
Legislative power or duty delegated:	Local Government Act 1995 – Part 6, Division 4 s6.7 Municipal Fund
Legislative Power to Delegate:	Local Government Act 1995 s5.42 Delegation of some powers to the CEO
Date Delegation made or reviewed:	16 December 2015 Council resolution #084 10 February 2016 D16/1283 14 June 2017 Council Resolution #513 13 June 2018 Council Resolution #196 17 June 2019 Council Resolution #422
Delegation to:	Chief Executive Officer Selection Panel Allocations Panel Manager of Environmental Health Coordinator Environmental Health (Health and Food Safety)
Conditions and Exceptions:	<p>Council have specified in the Community Funding Policy that a funding opportunity is to be determined by the Chief Executive Officer or delegated officer, and that exercise of delegation is to be:</p> <ol style="list-style-type: none"> 1. in accordance with the relevant funding opportunity as specified in Council's Community Funding Policy; and 2. within budget allocation. <p>Council have specified in the Community Funding Policy that a funding opportunity is to be determined by the Selection Panel or Allocations Panel, that exercise of delegation is to be:</p> <ol style="list-style-type: none"> 1. in accordance with the relevant funding opportunity as specified in Council's Community Funding Policy; and 2. within budget allocation. <p>Council have specified in the Community Funding Policy that a funding opportunity is to be determined by the Manager of Environmental Health, that exercise of delegation is to be:</p> <ol style="list-style-type: none"> 1. in accordance with the relevant funding opportunity as specified in Council's Community Funding Policy; and 2. within budget allocation.

Statutory Power to sub-delegate:	Local Government Act 1995 s5.44 CEO may delegate some powers and duties to other employees.
Reporting Requirements:	Any exercise of this delegation is to be recorded in the Delegated Authority Register.

PART 4
HEALTH

4.1 Public Health Act 2016 and the Health (Miscellaneous Provisions) Act 1911 – Power or duty of the local government (enforcement agency) under any provision of these Acts	
Function to be performed:	To authorise the Manager Environmental Health to exercise and discharge all or any of the powers and functions of the local government (enforcement agency).
Legislative power or duty delegated:	All powers exercisable by the Local Government under the Public Health Act 2016, the Health (Miscellaneous Provisions) Act 1911 and Regulations made there under; and the City's Health Local Laws.
Legislative Power to Delegate:	Public Health Act 2016 s21(1)(c) Enforcement agency may delegate Health (Miscellaneous Provisions) Act 1911 s26 Powers of Local Government
Date Delegation made or reviewed:	14 June 2017 Council Resolution #513 13 June 2018 Council Resolution #196
Delegation to:	Manager Environmental Health Coordinator Environmental Health (Health and Food Safety)
Conditions and Exceptions:	<ol style="list-style-type: none"> 1. Public Health Act 2016 s20. Conditions on performance of functions by enforcement agencies <ol style="list-style-type: none"> (a) The Chief Health Officer, after consultation with another enforcement agency, may, in writing, impose conditions or restrictions on the performance of functions under this Act by the enforcement agency. (b) The performance by an enforcement agency of functions under this Act is subject to any conditions or restrictions imposed under subsection (1). 2. Not to expend funds for the carrying out of works in default of a notice served under this Act without separate budget approval by Council.

Statutory Power to sub-delegate:	This Authority is not to be sub-delegated
Reporting Requirements:	Any exercise of this delegation is to be recorded in the Delegated Authority Register.

4.5 Food Act 2008 – Functions of enforcement agency							
Function to be performed:	<ol style="list-style-type: none"> (1) Serve a Prohibition Order on the proprietor of a food business in accordance with s65 of the Food Act 2008. (2) Give a Certificate of Clearance, where inspection demonstrates compliance with a Prohibition Order and any Improvement Notices in accordance with s66 of the Food Act 2008. (3) Give written notice to the proprietor of a food business on whom a Prohibition Order has been served of the decision not to give a certificate of clearance after an inspection in accordance with s67 of the Food Act 2008. (4) Grant, apply conditions, refuse, vary or cancel registration of a food business in accordance with s110 and s112 of the Food Act 2008. (5) Institute proceedings for an offence under the Food Act 2008 in accordance with s125 of the Food Act 2008. 						
Legislative power or duty delegated:	<p>Food Act 2008</p> <ul style="list-style-type: none"> s65(1) Prohibition orders s66 Certificate of clearance to be given in certain circumstances s67(4) Request for re-inspection s110 Registration of food businesses s112 Variation of conditions or cancellation of registration of food businesses s125 Institution of proceedings 						
Legislative Power to Delegate:	<p>Food Act 2008</p> <p>s118(2)(b) Local Government (Enforcement Agency)</p>						
Date Delegation made or reviewed:	<table border="0"> <tr> <td>9 March 2016</td><td>Council Resolution #129</td></tr> <tr> <td>14 June 2017</td><td>Council Resolution #513</td></tr> <tr> <td>13 June 2018</td><td>Council Resolution #196</td></tr> </table>	9 March 2016	Council Resolution #129	14 June 2017	Council Resolution #513	13 June 2018	Council Resolution #196
9 March 2016	Council Resolution #129						
14 June 2017	Council Resolution #513						
13 June 2018	Council Resolution #196						
Delegation to:	<p>Chief Executive Officer</p> <ul style="list-style-type: none"> • Institute proceedings for an offence under the Food Act 2008 in accordance with s125 of the Food Act 2008. <p>Manager Environmental Health Coordinator Environmental Health (Health and Food Safety)</p> <ul style="list-style-type: none"> • Serve a Prohibition Order on the proprietor of a food business in accordance with s65 of the Food Act 2008. • Give a Certificate of Clearance, where inspection demonstrates compliance with a Prohibition Order and any 						

	<p>Improvement Notices in accordance with s66 of the Food Act 2008.</p> <ul style="list-style-type: none"> • Give written notice to the proprietor of a food business on whom a Prohibition Order has been served of the decision not to give a Certificate of Clearance after an inspection in accordance with s67 of the Food Act 2008. • Grant, apply conditions, refuse, vary or cancel registration of a food business in accordance with s110 and s112 of the Food Act 2008. <p>Coordinator Environmental Health (Health and Food Safety)</p> <ul style="list-style-type: none"> • Give a Certificate of Clearance, where inspection demonstrates compliance with a Prohibition Order and any Improvement Notices in accordance with s66 of the Food Act 2008. • Give written notice to the proprietor of a food business on whom a Prohibition Order has been served of the decision not to give a certificate of clearance after an inspection in accordance with s67 of the Food Act 2008. • Grant, apply conditions, refuse, vary or cancel registration of a food business in accordance with s110 and s112 of the Food Act 2008.
Conditions and Exceptions:	<ol style="list-style-type: none"> 1. In accordance with the requirements of the sections under which the function is to be performed. 2. Any proceedings of an offence must be reported in accordance with s121(2) of the Food Act 2008.
Statutory Power to sub-delegate:	<p>Food Act 2008 s118(4) Sub-delegation only permissible if expressly provided in Regulations.</p>
Reporting Requirements:	<p>Food Act 2008</p> <ol style="list-style-type: none"> 1. s121 Reports by and about enforcement agencies <ol style="list-style-type: none"> (1) An enforcement agency (other than the CEO) must report to the CEO, at the intervals that the CEO requires, on the performance of functions under this Act by persons employed or engaged by the agency. (2) In addition to any report required under subsection (1), an enforcement agency must forward to the CEO details of any proceedings for an offence under this Act taken by an officer of the agency within one month after the proceedings have been finally dealt with. 2. Any exercise of this delegation is to be recorded in the Delegated Authority Register.

7.2 Audit Committee	
Function to be performed:	<ol style="list-style-type: none"> 1. Authority to terminate the appointment of an Auditor; 2. Meet with the City's Auditor at least once per year; 3. Examine the report of the auditor prepared under section 7.9(1) of the Local Government Act 1995, and any report prepared under section 7.9(3) under that Act and forwarded to the local government; and 4. Have a report prepared on any actions under subsection 7.12 (3) of the Local Government Act 1995 in respect of an audit conducted in respect of a financial year; and have a copy forwarded to the Minister,
Legislative power or duty delegated:	<p>Local Government Act 1995</p> <p>s7.6(2)(f) Term of office of an auditor</p> <p>s7.12A(2) Meet with the auditor of the local government</p> <p>s7.12A(3) Examine the report of an auditor</p> <p>s7.12A(4) Prepare a report on actions in respect to an audit and forward it to the Minister.</p>
Legislative Power to Delegate:	<p>Local Government Act 1995 – Part 5 Division 2</p> <p>s5.16 Delegation of some powers and duties to certain committees</p>
Date Delegation made or reviewed:	<p>10 February 2016 D16/1283</p> <p>14 June 2017 Council Resolution #513</p> <p>13 June 2018 Council Resolution #196</p> <p>25 September 2019 Council Resolution #566</p>
Delegation to:	Audit Committee
Conditions and Exceptions:	<ol style="list-style-type: none"> 1. If the Audit Committee have resolved to terminate the employment of an Auditor under s7.6(2)(f), an information bulletin is to be provided to Council on the matter. 2. When examining the report of an auditor under s7.12(A)(3) in respect to audits under s7.9(1) and s 7.9(3), the Audit Committee is to have a report prepared by the Chief Executive Officer, determine any matters raised by the auditors report and ensure that appropriate action is taken in respect to those matters. 3. the Audit Committee is to have a report on any actions under clause 7.12A(3) prepared by the Chief Executive Officer and have that report forwarded to the Minister by the end of the

	<p>next financial year, or 6 months after the last report prepared under s7.9 is received by the local government, whichever is the latest in time.</p> <p>4. The Audit Committee is to report and provide appropriate advice and recommendations to Council on matters relevant to its Term of Reference in order to facilitate informed decision making by Council in respect to audits of the local government.</p>
Statutory Power to sub-delegate:	This Authority cannot be sub-delegated
Reporting Requirements:	<p>1. Any exercise of this delegation is to be recorded in the Register Delegation of Authority; and</p> <p>2. Recorded in the Register of delegations to committees</p>

Terms of Reference - Audit Committee

1. History (Regulation 17 Local Government (Audit) Regulations 1996)

The establishment of an Audit Committee in the past has been to provide an independent oversight of the financial position of the local government particularly related to the function of auditing; the scope of an audit and the selecting and appointing of an auditor where the Office of the Auditor General does not carry out an audit.

This focus has expanded and an Audit Committee (herein referred to as the "Committee") now operates not only to support the local government in effective financial management but also to provide effective corporate governance through the review of systems and procedures in place relating to risk management, internal control and legislative compliance.

2. Objectives of the Audit Committee

The Committee plays a key role in assisting the City of Kwinana to fulfill its corporate governance responsibilities in managing the affairs of the local government. This includes financial reporting, risk management, compliance requirements, internal and external audits.

The Committee will ensure transparency in the City of Kwinana's financial reporting and will liaise with the Chief Executive Officer to ensure the effective and efficient management of the local government's financial accounting systems and compliance with legislation.

The Committee is to facilitate:

- a) compliance with laws and regulations as well as use of best practice guidelines relative to auditing, through external financial auditors and internal operational audits;
- b) the provision of an effective means of communication between the external auditor, the Chief Executive Officer and Council.

3. Powers of the Audit Committee

A local government is required to establish an Audit Committee under Section 7.1A of the *Local Government Act 1995*. The Committee is a formally appointed committee of Council and is responsible to that body. All recommendations of the Committee are to be made by a simple majority. Reports and recommendations of the Committee shall be presented to the next ordinary meeting of Council.

The Committee may be delegated certain powers under Part 7 of the *Local Government Act 1995* by Council. The purpose of the Committee is to provide advice and recommendations to Council.

4. Membership and participation

The Committee will consist of five elected members and may include one external member. The members of the Committee must be appointed by absolute majority. All members have full voting rights.

The Chief Executive Officer and employees are not to be members of the Committee, however the Chief Executive Officer is to be given every opportunity to provide expert advice to the Committee and should attend every meeting.

The Chief Executive Officer is not permitted to nominate a person to be a member of a Committee or have a person represent him or her as a member of the Committee.

The local government shall provide secretarial and administrative support to the Committee.

If a duty has been delegated by Council to the Committee, meetings are required by Regulation to be open to the public.

5. Meetings

The Committee should meet at times during the year that most effectively coincide with the requirements of legislation for that year, and operational activities, with a view to providing the necessary reports well before the due dates.

An example of a meeting schedule is provided below:

Date of Audit Committee Meeting	Agenda Items to Audit Committee
2 nd week of March	<ul style="list-style-type: none">• Statutory Compliance Audit return (legislation requires adoption by Council and submission by 31 March)• Annual Budget Review if available (not a requirement for the Audit Committee however the report is seen as useful for the Audit Committee)• Investment Policy Review (only required every second year)• When applicable, approval to seek requests for quotes for the appointment of an auditor where the Office of the Auditor General is not required to carry out the audit.• Progress report on the internal audit findings
October / 1 st week of November	<ul style="list-style-type: none">• Review of systems and procedures in place relating to risk management, internal control and legislative requirements (only required every second year)• End of Financial Year Statements• Auditor's report• Accepting Audit• Financial Management Review• Progress report on the internal audit findings
To be confirmed	<ul style="list-style-type: none">• Progress report on the internal audit findings
To be confirmed	<ul style="list-style-type: none">• Progress report on the internal audit findings

Additional meetings may be convened as required and approved by Council.

6. Quorum

A quorum shall consist of at least 50% of the number of offices of committee members, unless a reduction is approved by the local government under s5.15 of the *Local Government Act 1995*.

7. Duties and Responsibilities

The Audit Committee is to report to Council and provide appropriate advice and recommendations on matters relevant to the Terms of Reference in order to facilitate informed decision-making by Council.

Other duties and responsibilities of the Committee are as follows:

- a) Identify and recommend to Council a list of those matters to be audited (in relation to external and internal audits).
- b) Develop and recommend to Council an appropriate process for the selection and appointment of a person as the local government's auditor where the Office of the Auditor General is not required to carry out the audit.
- c) Develop and recommend to Council a written agreement for the appointment of the auditor where the Office of the Auditor General is not required to carry out the audit. The agreement is to include:
 - the objectives of the audit;
 - the scope of the audit; and
 - details of the remuneration and expenses to be paid to the auditor; and the method to be used by the local government to communicate with and supply information to the auditor.
- d) Liaise with the Chief Executive Officer to ensure that the local government does everything in its power to:
 - assist the auditor to conduct the audit and carry out his or her other duties under the *Local Government Act 1995*; and
 - ensure that audits are conducted successfully and expeditiously.
- e) Examine the reports of the audit (internal/external) and accompanying officer report to:
 - determine if any matters raised require action to be taken by the local government; and
 - ensure that appropriate action be taken in respect of those matters.
- f) Review the report prepared by the Chief Executive Officer on any actions taken in respect of any matters raised in the report of the auditor and presenting the report to Council for adoption prior to the end of the next financial year or six months after the last report prepared by the auditor is received, whichever is the latest in time.
- g) Consider biennially, the report from the Chief Executive Officer on the appropriateness and effectiveness of a local government's systems and procedures in relation to risk management; internal control and legislative compliance.
- h) Undertake a financial management review every 4 years, with the next review required in 2021.
- i) Liaise with the Office of the Auditor General regarding the financial statements and performance audits of the City.

Adopted by Council – 13 December 2017

19 Notices of motions of which previous notice has been given

Nil

20 Notices of motions for consideration at the following meeting if given during the meeting

Nil

21 Late and urgent Business

Nil

22 Reports of Elected Members

22.1 Councillor Wendy Cooper

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

Councillor Cooper advised that she had attended the photo shoot to celebrate International Women's Day.

Councillor Cooper mentioned that she had attended the performance of Shout at the Koorliny Arts Centre.

Councillor Cooper reported that she had attended the Alcoa Sculptures by the Sea preview in Cottesloe.

Councillor Cooper advised that she had attended the City of Kwinana Alcoa Children's Festival which was such a wonderful success. Councillor Cooper passed on her congratulations to the City Officers for such a fun event.

Councillor Cooper mentioned that she had attended the City of Kwinana Citizenship Ceremony which was very enjoyable.

Councillor Cooper reported that she had attended the 2020 Kwinana Industries Council (KIC) Youth Art Awards evening with the Mayor.

22.2 Councillor Matthew Rowse

Councillor Matthew Rowse reported that he had chaired the Local Emergency Management Committee Meeting. Councillor Rowse advised that the meeting was fairly brief due to it being a relatively quiet couple of months for the Western Australia Police (WAPOL), Department Fire and Emergency Services (DFES), and the City of Kwinana (in regards to recovery).

22 REPORTS OF ELECTED MEMBERS

Councillor Rowse explained that the Department of Communities reported they had a very good turn out to the Evacuation Centre Training with 70 people attending, six of which were City of Kwinana Officers. Councillor Rowse further explained that feedback from those attending the training is that it is 'hard to please' all those in attendance due to them coming from many different agencies, so they will start trialling specific sessions for Local Government officers, as well as other agencies so as to better reflect the relevant information needed.

Councillor Rowse added that the Department of Communities is in the process of developing a draft Corona Virus Plan in the event that the Department of Health require assistance with people needing to 'self-isolate' and need support with acquiring food, supplies, toilet paper, etc).

Councillor Rowse mentioned that the Kwinana Industries Mutual Aid (KIMA) reported that the fire at the Cleanaway facility, just after Christmas, was well managed and the KIMA road and radio network was used to good effect.

Councillor Rowse advised that the Office of Emergency Management (OEM), which now is a sub-department of DFES, reported that a State Virus Hazard Plan is almost complete and a Bioplan will outline the roles that Local Governments will play. Councillor Rowse further advised it was also recommended that Local Governments have their own plans in place to ensure business continuity in the event that our operations are affected by COVID19. The Department of Health could not attend but forwarded their latest COVID19 report.

Councillor Rowse advised that the signage at Wells Park, alerting users of the potential risks associated with the Industrial Area, will be installed shortly.

22.3 Councillor Dennis Wood

Councillor Dennis Wood reported that he attended the City of Kwinana Citizenship Ceremony which was fantastic.

Councillor Wood advised that he had attended the 2020 KIC Youth Art Awards.

23 Answers to questions which were taken on notice

Nil

24 Mayoral Announcements

Mayor Carol Adams reported that she had participated in the filming of the Council Wrap, and explained that it is a new initiative and will be filmed at a different location within the City each time.

The Mayor advised that she had attended the Gilmore College Board Meeting.

The Mayor mentioned that she had attended the photo shoot to celebrate International Women's Day.

24 MAYORAL ANNOUNCEMENTS

The Mayor reported that she had attended the Wellard Village Community Safety Forum with Reece Whitby MLA.

The Mayor advised that she had attended the official opening of the Creating Healthier Sporting Clubs Forum and explained that the forum was a result of a partnership between the City and the South Metropolitan Health Services, where the aim was to work collaboratively to deliver on aims of the City's Public Health and Wellbeing Plan and improve the health status and outcomes of the Kwinana Community.

The Mayor mentioned that she had attended the book launch of Medina in the 1950's Through the Eyes of Children. The Mayor passed on her congratulations to John Crouch and Steve Bartlett whom commenced the journey of capturing stories from children who grew in Medina in this era. The Mayor explained that many of the stories have a common thread; the Medina Primary School and the BP Refinery, being the company that many of the post war workers migrated to Kwinana to work at.

The Mayor reported that she had attended the City of Kwinana Alcoa Children's Festival and passed on her congratulations to the City Officers that worked hard to organise the event as well as the store holders, volunteers and service providers. The Mayor passed on a big thank you, once again to Alcoa and Lotterywest for their generous sponsorship of the event.

The Mayor advised that she had attended the Kwinana Community Funding Program Application Outcomes Meeting.

The Mayor mentioned that she had attended the South West Group meeting of Mayors and Chief Executive Officers Meeting where a briefing by provided by Westport Chairperson, Nicole Lockwood.

The Mayor reported that she had attended the City of Kwinana Citizenship Ceremony at Medina Hall. The Mayor further reported that the City had welcomed 80 new citizens from 19 different countries.

The Mayor advised that she had attended the 2020 KIC Youth Art Awards Exhibition.

The Mayor mentioned that she had attended the Government Association State Council Meeting and stated that the below items were addressed:

- Reappointed to the Governance and Organisational Services Policy Team
- WALGA has a new President for a 2 year term, Wanneroo Mayor Tracey Roberts. President Karen Chappel from Shire of Morawa was elected Deputy President.

The Mayor further mentioned that at the Government Association State Council Meeting, State Council Matters raised were:

- At the WA Local Government State Council meeting the Minister for Local Government's Chief of Staff and a departmental representative briefed the State Council on the progress of the draft "*Stop Puppy Farming*" legislation.
- Several State Councillors raised their concerns about the unknown liability and compliance costs on local government in having to administer the new licensing scheme should the legislation pass, as well as lack of consultation before the bill was formally introduced into Parliament. The legislation was considered an entirely new and unknown cost for the community to bare.

24 MAYORAL ANNOUNCEMENTS

The following notice of motion was supported by the delegates:

“That WALGA write to the Minister and request that he withdraw the Stop Puppy Farming Bill and more appropriately consult with the sector, traditional custodians and the wider community, or failing that, that they remove any reference to local government in the bill in its current form”.

25 Confidential items

COUNCIL DECISION

111

MOVED CR P FEASEY

SECONDED CR W COOPER

That in accordance with Sections 5.23(2)(d) of the *Local Government Act 1995*, Council move behind closed doors to allow discussion of the Confidential item.

CARRIED
6/0

The press and gallery in attendance exited and the Council Chambers doors were closed at 7:25pm.

25.1 Local Government House Trust – Deed of Variation

COUNCIL DECISION

112

MOVED CR S WOOD

SECONDED CR D WOOD

That Council support the proposed variations to the Trust Deed by way of authorising the Chief Executive Officer to execute the Letter of Consent at Attachment C.

CARRIED
6/0

25.2 Appointment of Independent Audit Committee Member

COUNCIL DECISION

113

MOVED CR M ROWSE

SECONDED CR P FEASEY

That Council resolve to re-appoint the Independent Audit Committee Member for a term expiring 31 December 2020 and remunerated \$1,800 per meeting.

**CARRIED
6/0**

COUNCIL DECISION

114

MOVED CR W COOPER

SECONDED CR S WOOD

That Council return from Behind Closed Doors.

**CARRIED
6/0**

The Council Chambers doors were opened at 7:28pm

26 Close of meeting

The Mayor declared the meeting closed at 7:29pm.