

Ordinary Council Meeting

9 September 2020

Agenda

Notice is hereby given of the Ordinary Meeting of Council to be held in the Council Chambers, City of Kwinana Administration Centre commencing at 5:30pm.

Wayne Jack
Chief Executive Officer

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

TABLE OF CONTENTS

1	Opening and announcement of visitors	3
2	Acknowledgement of country	3
3	Dedication	3
4	Attendance, apologies, Leave(s) of absence (previously approved)	3
5	Public Question Time	3
6	Receiving of petitions, presentations and deputations:	4
6.1	Petitions:	4
6.2	Presentations:	4
6.3	Deputations:	4
7	Confirmation of minutes	5
7.1	Ordinary Meeting of Council held on 26 August 2020:	5
8	Declarations of Interest (financial, proximity, impartiality – both real and perceived) by Members and City Officers	5
9	Requests for leave of absence	5
10	Items brought forward for the convenience of those in the public gallery	6
11	Any business left over from previous meeting	6
12	Recommendations of committees	6
13	Enbloc reports:	6
14	Reports - Community	6
15	Reports – Economic	6
16	Reports – Natural Environment	6
17	Reports – Built Infrastructure	7
17.1	Development application for Wellard Village Primary School – Lot 9074 Runnymede Gate, Wellard	7
17.2	Submission on Draft Revised State Planning Policy 7.3 Residential Design Codes Volume 1	17
18	Reports – Civic Leadership	25
18.1	Budget Variations	25
18.2	Amendment to the City's 2020/2021 Schedule of Fees and Charges	29
18.3	Monthly Financial Report July 2020	32
18.4	Occupation Licence the Public Transport Authority of Western Australia	35
19	Notices of motions of which previous notice has been given	38
20	Notices of motions for consideration at the following meeting if given during the meeting	38
21	Late and urgent Business	38
22	Reports of Elected Members	38
23	Answers to questions which were taken on notice	38
24	Mayoral Announcements	38
25	Confidential items	38
26	Close of meeting	38

1 Opening and announcement of visitors

Presiding Member to declare the meeting open and welcome all in attendance.

2 Acknowledgement of country

Presiding Member to 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 Merv Kearney to 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

Leave(s) of Absence (previously approved):

Councillor Dennis Wood from 5 September 2020 to 17 October 2020 inclusive.

5 Public Question Time

In accordance with the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996*, any person may during Public Question Time ask any question.

In accordance with Regulation 6 of the *Local Government (Administration) Regulations 1996*, the minimum time allowed for Public Question Time is 15 minutes.

A member of the public who raises a question during Question Time is to state his or her name and address.

Members of the public must provide their questions in writing prior to the commencement of the meeting. A public question time form must contain all questions to be asked and include contact details and the form must be completed in a legible form.

Please note that in accordance with Section 3.4(5) of the *City of Kwinana Standing Orders Local Law 2019* a maximum of two questions are permitted initially. An additional question will be allowed by the Presiding Member if time permits following the conclusion of all questions by members of the public.

6 Receiving of petitions, presentations and deputations:

6.1 Petitions:

A petition must -

- (a) be addressed to the Mayor;
- (b) be made by electors of the district;
- (c) state the request on each page of the petition;
- (d) contain at least five names, addresses and signatures of electors making the request;
- (e) contain a summary of the reasons for the request;
- (f) state the name of the person to whom, and an address at which, notice to the petitioners can be given; and
- (g) be respectful and temperate in its language and not contain language disrespectful to Council.

The only motion which shall be considered by the Council on the presentation of any petition are -

- a) that the petition be received;
- b) that the petition be rejected; or
- c) that the petition be received and a report prepared for Council.

6.2 Presentations:

In accordance with Clause 3.6 of the *Standing Order Local Law 2019* a presentation is the acceptance of a gift, grant or an award by the Council on behalf of the local government or the community.

Prior approval must be sought by the Presiding Member prior to a presentation being made at a Council meeting.

Any person or group wishing to make a presentation to the Council shall advise the CEO in writing before 12 noon on the day of the meeting. Where the CEO receives a request in terms of the preceding clause the CEO shall refer it to the presiding member of the Council committee who shall determine whether the presentation should be received.

A presentation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

6.3 Deputations:

In accordance with Clause 3.7 of the *Standing Order Local Law 2019*, any person or group of the public may, during the Deputations segment of the Agenda with the consent of the person presiding, speak on any matter before the Council or Committee provided that:

- (a) the person has requested the right to do so in writing addressed to the Chief Executive Officer by noon on the day of the meeting.
- (b) setting out the agenda item to which the deputation relates;
- (c) whether the deputation is supporting or opposing the officer's or committee's recommendation; and

6.3 DEPUTATIONS

- (d) include sufficient detail to enable a general understanding of the purpose of the deputation.

A deputation to Council is not to exceed a period of fifteen minutes, without the agreement of Council.

7 Confirmation of minutes

7.1 Ordinary Meeting of Council held on 26 August 2020:

COUNCIL DECISION

###

MOVED CR

SECONDED CR

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

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

Section 5.65(1) of the *Local Government Act 1995* states:

A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the nature of the interest —

- (a) in a written notice given to the CEO before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Section 5.66 of the *Local Government Act 1995* states:

If a member has disclosed an interest in a written notice given to the CEO before a meeting then —

- (a) before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) at the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before the matters to which the disclosure relates are discussed.

9 Requests for leave of absence

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That Councillor be granted a leave of absence from to inclusive.

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

11 Any business left over from previous meeting

12 Recommendations of committees

When the minutes or recommendations of a Committee are placed before the Council, the adoption of recommendations of the Committee is to be moved by -

- (a) the Presiding Member of the Committee if the Presiding Member is a Council member and is in attendance; or
- (b) a Council member who is a member of the Committee, if the Presiding Member of the Committee is not a Council member, or is absent; or
- (c) otherwise, by a Council member who is not a member of the Committee.

13 Enbloc reports:

Nil

14 Reports - Community

Nil

15 Reports – Economic

Nil

16 Reports – Natural Environment

Nil

17 Reports – Built Infrastructure

17.1 Development application for Wellard Village Primary School – Lot 9074 Runnymede Gate, Wellard

DECLARATION OF INTEREST:

SUMMARY:

The City of Kwinana has received a referral from the Department of Finance (Statutory Planning and Asset Policy) (DoF) requesting comment on a proposed Primary School in Wellard. The school requires approval under the Metropolitan Region Scheme (MRS) and as the value of development is over \$18 million, the application (Attachment B) is required to be determined by a Joint Development Assessment Panel (JDAP).

The new primary school is proposed to be developed at Lot 9074 Runnymede Gate, Wellard (the subject site – Attachment A). The site is identified on the Wellard Village Local Structure Plan as a Primary School (Attachment D). Additionally, a portion of the school oval and playing courts are shown over the adjoining Public Purposes (High School) reserve.

Due to the delegations set out by the Western Australian Planning Commission (WAPC) under the *Planning and Development Act 2005*, the Department of Finance is the responsible authority and will be preparing the Responsible Authority Report (RAR) for JDAP's consideration. As a portion of the development falls on the High School reserve (immediately to the north), the WAPC will also need to prepare a minor RAR for JDAP. The City is therefore to provide a recommendation for the report writer's consideration.

It is important to note that the Department of Education has advised the City that it no longer intends to develop the High School previously planned for this location. As such, the encroachment on the High School land by the Primary School development would not prejudice the future use of any school to the north.

The development is consistent with the use identified in the LSP and is supported subject to conditions.

OFFICER RECOMMENDATION:

That Council recommend approval under the Metropolitan Region Scheme for an Education Establishment (Primary School) at Lot 9074 Runnymede Gate, Wellard subject to the following conditions:

- 1. This decision constitutes development approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.**
- 2. Prior to the lodgement of a building permit, a storm water and drainage plan is to be prepared and submitted to the City of Kwinana for approval. The design is required for the 100 year (or 1% AEP) event to be contained and disposed of on site to the satisfaction of the City of Kwinana.**

**17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074
RUNNYMEDE GATE, WELLARD**

- 3. Prior to the lodgement of a building permit, a Kiss and Drive Management Plan and a School Traffic and Parking Management Plan shall be submitted for approval, as recommended by the Traffic Impact Assessment by Shawmac dated June 2020, as amended. The plans shall be implemented for the life of the development.**
- 4. Prior to the lodgement of a building permit, a Waste Management Plan shall be submitted for approval by the City of Kwinana, that addresses the following:**
 - a. Installation of an adequate storage area for waste and recycle bins and other waste and recyclable materials for storage prior to removal from the site.**
 - b. Details of the proposed waste storage area including screening of the facility from line of site of nearest residences.**
 - c. Details of drainage, provision of hardstand surfaces to contain wastes and stormwater, and provision of wash down facilities.**
 - d. Details of proposed access and egress routes for waste collection vehicles that allow for the safe movement of vehicles in a school environment.**
 - e. Removal of wastes and recyclable materials is not permitted prior to 7am or after 7pm Monday to Saturday or any time Sundays or Public Holidays.**
- 5. Prior to the lodgement of a building permit, a schedule of colours, materials, textures and finishes for the development shall be submitted for approval.**
- 6. Prior to the lodgement of a building permit, the landscaping plan (Emerge Associates 10 July 2020) shall be amended to include the following to the satisfaction of the City of Kwinana:**
 - a. A shade tree shall be provided for every six car bays.**
 - b. Shade trees shall be planted along each walkway and paved area.**
 - c. Small lawn areas shall be planted with native garden beds.**
- 7. Prior to the lodgement of a building permit, an External Lighting Management Plan shall be submitted, that demonstrates compliance with the relevant Australian Standard and therefore results in limited impact on adjoining residential properties, to the satisfaction of the City of Kwinana.**
- 8. Prior to the commencement of works, a Dust Management Plan shall be submitted and implemented detailing dust control measures for the duration of the site and construction works to the satisfaction of the City of Kwinana.**
- 9. Prior to the commencement of works, details of proposed crossover works shall be submitted for approval to the City of Kwinana. Specifically, the following shall be addressed:**
 - a. Removal of parking bays and relocation of street light pole for the crossovers to Brentford Parade (opposite Potters Lane and south of Leda Boulevard).**

**17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074
RUNNYMEDE GATE, WELLARD**

- b. Relocation of pram ramps to provide crossing point of pedestrians for the crossover to Brentford Parade (closest to Finchley Way).**
- c. Relocation of the crossover to Brentford Way (northernmost) to avoid a clash with street drainage side entry pit.**

Works shall be undertaken prior to occupation to the satisfaction of the City of Kwinana.

- 10. Prior to the commencement of works, the applicant is to provide a Landscape Feature and Tree Retention Management Plan for approval that addresses AS4970-2009 Protection of Trees on Development Sites, to the satisfaction of the City of Kwinana.**
- 11. Prior to the commencement of bulk earthworks a fauna trapping and relocation management plan is to be prepared, approved and implemented by a suitably qualified and licensed professional to ensure the protection and relocation of any fauna that may be impacted by site works to the satisfaction of the City of Kwinana.**
- 12. Prior to occupation of the development the location and details of the pedestrian median crossing works on Lambeth Circle (south of Tidworth Grange) are to be submitted to the City of Kwinana for approval. The existing median crossing shall be infilled with a replacement installed south of the crossover prior to occupation.**
- 13. Prior to occupation of the development, car parking bays are to be provided in the area defined on the approved development plans in accordance with the relevant Australian Standards, and are to be clearly marked on the ground and constructed and drained to the satisfaction of the City of Kwinana.**
- 14. Prior to occupation of the development, all bicycle, scooter and skateboard parking facilities shall be installed to the satisfaction of the City of Kwinana.**
- 15. Prior to occupation of the development, the Landscaping Plan (dated 10 July 2020) by Emerge Associates, as amended by Condition 6, is to be implemented to the satisfaction of the City of Kwinana. Landscaping is to be maintained to a high standard for the life of the development.**
- 16. Prior to occupation of the development, landscaping areas, vehicle parking spaces, accessways, and all other items and details as shown on the approved development plans shall be installed and maintained thereafter to the satisfaction of the City of Kwinana.**
- 17. The development shall at all times comply with the requirements and recommendations of the Bushfire Management Plan prepared by Envision Bushfire Protection and dated June 2020 to the satisfaction of the City of Kwinana.**
- 18. Vehicle crossover(s) shall be located and constructed to the specifications and satisfaction of the City of Kwinana.**

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

Advice notes:

- i. **The proponent 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 associated Regulations, Contaminated Sites Act 2003 and Regulations and the National Construction Code.***
- ii. **The design, construction and operation of the school canteen shall comply with the Food Standards Code, *Food Regulations 2009* and *Food Act 2008*. An application to construct and an application for registration of food business with associated plans, shall be lodged to the City of Kwinana's Environmental Health department at building application stage and prior to occupancy.**
- iii. **It is recommended that the applicant engage the services of an independent building surveyor to ensure full compliance with National Construction Code (NCC) requirements. A certified building permit application is to be lodged and approved prior to construction.**
- iv. **The Landscape Feature and Tree Retention Management Plan should detail all trees with a DBH >50cm, their species, presence of hollows and condition.**

DISCUSSION:

The proposal

The proposed primary school is located on the southern end of Lot 9074, and is abutted by Lambeth Circle to the west and Brentford Parade to the east (see Attachment B for development plans). The initial, permanent capacity of the school is proposed to be 650 students from Kindergarten to Year 6:

- 40 kindergarten students
- 81 pre-primary students
- 529 primary students

In addition to the permanent classrooms, additional transportable classrooms are being applied for, which could potentially increase the number of students to 832. Not subject to this application, are areas capable of holding an additional 8 rooms which will increase the total potential student numbers to 1056 in future. At its full capacity, it is expected that there will be approximately 106 teaching staff on site.

In summary, the primary school includes the following:

- An administration building including a dental health centre;
- A library resource centre which also contains the staff room, conference room and staff toilet facilities;
- A pre-primary/kindergarten learning block(TB1), comprising an "L" shaped building containing five 80m² learning areas to accommodate kindergarten or pre-primary classes; all having direct access to a common pre-primary play area;
- A two storied learning block containing eight learning areas(TB2);
- A two storied learning block containing eight learning areas (TB3);
- A learning block containing two learning areas, an inclusive education classroom and an arts and crafts and science room (TB4);

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

- A covered assembly building containing a covered assembly area, a canteen and a music room;
- Four general learning transportable classrooms;
- Three PP/K transportable classrooms;
- A fenced multi-purpose playing court and a mix of soft and hard paved play areas;
- A junior football oval with goal posts and two cricket practice nets; and
- As much onsite and offsite car parking that can be provided with an absolute minimum of 254 bays, including the bays required for the future transportable classrooms.

Plans for the development are included as Attachment B.

Public works

As the proposed development is for a public authority, public work exemptions apply under Local Planning Scheme No. 2 (LPS2). Notwithstanding that the application is exempt from the need to obtain approval under LPS2, the applicant is still required to:

- Have regard to the purpose and intent of the local planning scheme
- Have regard to the principles of proper and orderly planning and the amenity of the area; and
- Consult with the local government when a proposal is being formulated for any public work.

In summary, the proposal meets the requirements of the above, noting the site is a designated primary school site under the LSP, the proposal is consistent with the zoning and the applicant met with the City's planning team ahead of lodging its application. Detailed assessment on the application can be found below as the application does require approval against the MRS.

In accordance with the Instrument of Delegation set out by the WAPC, the DoF is the delegated authority to determine applications on land reserved for primary schools, where the school is proposed by a public authority. In this instance, the primary school is intended to be run by the Department of Education. This means that the City will not be preparing a RAR for the JDAP, and instead will forward recommendations to the Department of Finance for their consideration in drafting their RAR.

Zoning

The subject site falls within the Wellard Village Local Structure Plan (LSP) and is shown as a reserve for Public Purposes (Primary School). The northern part of the lot is an MRS public purposes reserve (High School). While part of the school oval and playing courts fall within the High School reserve, it is not unreasonable that a future school on this site may share the facilities.

Notwithstanding the Department of Education (DoE) via its consultants have advised that it will no longer pursue a high school at Wellard Village. This high school site has been planned for this location since the early planning for Wellard Village. It is disappointing a high school will no longer be pursued and it is noted that an MRS amendment will be required, along with an amended LSP, should the high school no longer be intended for the site. This is however a decision of the DoE, who have not elaborated on their reasons at this stage.

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

Traffic and parking

The applicant has provided a Traffic Impact Assessment (TIA) with its application. In summary, it concludes –

- The road network was planned and constructed to a suitable standard to accommodate a primary and high school on the site.
- Parking meets the requirements of the planning scheme.
- The Department of Finance (DoF) has its own standards for car parking at schools. Considering both the on-site and street parking available, the school will satisfy these requirements upon opening. The potential increase in numbers with the initial and proposed transportable classrooms, will mean a shortfall against DoF requirements, but is justifiable based on the provision of a 15 bay kiss and drive facility which is estimated to turnover 150 vehicles during a 30 minute peak period.
- A Kiss and Drive Operational Plan and a School Traffic and Parking Management Plan is recommended to be prepared to maximise the efficient use of the available parking and the promote alternative transport modes. A condition of approval is recommended to require this.
- A total of 110 bicycle, skateboard and scooter parking spaces is proposed in accordance with DoF requirements.
- No safety issues were identified at the pedestrian crossing locations.
- The existing path network around the subject site is adequate for the safe and efficient movement of pedestrians and cyclists travelling to and from the school.
- The existing public transport service is considered sufficient to accommodate the demand.

The City has reviewed the TIA and supports the above, but also notes a number of alterations will be required to accommodate crossovers and safe pedestrian median crossings. Specifically:

- Pedestrian median crossing on Lambeth Circle, south of Tidworth Grange is proposed to be infilled and removed due to clash with proposed crossover. The median crossing is to be relocated immediately south of the proposed crossover to provide a safe crossing point to and from the school for students.
- The proposed crossover to Brentford Parade, opposite Potters Lane, clashes with existing on street parking bays (as it does the one proposed South of Leda Blvd) and the street light pole.
- The proposed crossover to Brentford Parade located between Finchley Way and Enfield Lane clashes with existing pram ramps to cross Brentford Parade (closest to Finchley Way). The pram ramps are to be relocated to provide crossing point for pedestrians.
- The proposed northern most crossover to Brentford Parade clashes with an existing Street Drainage Side Entry pit. The crossover location is to be relocated slightly southwards to avoid the drainage side entry pit.

Conditions of approval are recommended to ensure the works are undertaken.

In the absence of a set of parking standards in the MRS, the City's LPS2 has been used as guidance to determine the appropriate parking numbers. The TIA estimates 100 staff at peak capacity of the primary school, plus an additional 6 staff members for the kindergarten component. An outline of the parking provision is detailed in the table below:

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

LPS 2 Requirement	Proposed car bays
Primary (1 to each member of teaching staff) – 100 bays	167 bays (Three separate carparks – one with 81 shared staff and visitor bays, one with 71 staff bays and a 15 kiss and drive bay facility)
Kindergarten (1 to each person employed or 4 spaces, whichever is greater) – 6 bays	29 bays
TOTAL – 106 bays	TOTAL 196 bays

It is noted that in addition to the bays on site, there are an additional 19 bays existing along Lambeth Circle and Brentford Parade adjoining the school site. Also, there are a total of 110 bicycle, skateboard and scooter parking spaces in two separate areas for student use.

The car parking provided is considered to meet initial and future demand across the site. It is noted that peak demand for parking and traffic through the site is at pick up and drop off times. The school is proposed to have a designated Kiss and Drive facility, as well as significant onsite parking. As the site is surrounded by residential development, to minimise amenity impacts on these properties, a Kiss and Drive operational plan has been recommended by the applicant's traffic consultant to ensure this is managed safely, other types of trips are promoted, carpooling is encouraged and the bays within the Kiss and Drive area are not used for longer term parking.

Vegetation clearing and site works

The existing site is occupied by mature vegetation which is proposed to be cleared to accommodate the development of the primary school. The development includes clearing and site works across the site, due to the existing 2.5m fall from north to south. In order to provide universal access to all buildings and from the main frontage at Brentford Parade, the applicant has advised the need to fill portions of the site. This means that substantial clearing is proposed to enable this.

Notwithstanding that this application is made under the MRS, the City's LPP No. 1 Landscape Feature and Tree Retention has been used to guide assessment. The LSP for the area looked at the retention of vegetation holistically, and significant areas of vegetation were set aside in the Wellard Village area. Specifically, "possible tree retention" and "important vegetation" areas have been designated on the plan. It is noted that neither of these areas fall across the Primary School site. Notwithstanding this, to ensure the protection of trees being retained during construction, a condition of approval is recommended that requires the applicant to provide a plan as to how this will occur.

A landscaping plan has been lodged which details trees to be planted along pathways and around outdoor spaces, as well as turf and other planting across the site (see Attachment C). Additionally, there is existing vegetation proposed to be retained along Lambeth Circle and at the corner of Lambeth and Brentford Parade. The following comments are made on the plan:

- More trees should be planted in the car park (i.e. one tree per six bays) and across the site overall.
- Teaching block 1 and 3 have got one shade tree allocated and no trees are along these walkways connecting them to other buildings.

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

- Limited shade is available over the paved areas outside the Assembly area.
- Some of the small grass areas could be native garden beds instead. This would reduce the amount of irrigated areas which need to be mowed and provide some more diverse visual and sensory experiences for the children and staff.

A condition of approval is recommended to ensure implementation of the plan.

Bushfire

The subject site is designated as being Bushfire Prone as per SPP3.7 Planning in Bushfire Prone Areas. Under the policy, a primary school is considered to be vulnerable land use, and therefore requires a Bushfire Management Plan (BMP) that includes provision for bushfire evacuation. A BMP has been lodged with the development application.

It is noted that the site itself is the source of bushfire risk due to its vegetation. The greatest source of bushfire risk for the development is the High School site on the northern part of the lot which will remain for now. The other sides of the subject site are surrounded by developed residential land which has a low bushfire risk. The BMP identifies that the transportable buildings on the northern portion of the site will fall within the BAL 29 contour, and will need to be constructed to a greater construction standard to reduce risk. The remainder of the site is BAL 12.5 or BAL low.

A condition of approval is recommended to ensure the development maintains compliance with the BMP and its recommendations, including the emergency evacuation plan that forms part of the document.

Health and waste management

Given the scale of the development and the surrounding residential developments, waste management is an important consideration for the amenity of the neighbourhood. Conditions of approval are recommended to ensure that the site is serviced appropriately from a waste management perspective.

Additionally, advice is provided regarding the proposed school canteen and food safety requirements that will need to be adhered to.

Designing out crime

The City's LPP8 Designing out Crime outlines a set of principles to be applied at each stage of the planning process. The policy aims to reduce the likelihood of crime and anti-social behaviour in the City of Kwinana. The proposed development has address the proposal as follows:

- Pedestrian and vehicle entry is available from both street elevations.
- Site works are proposed so that the school is at the same level as the street. There are also limited level changes across the site.
- Open fencing is proposed around the site.
- There are clear sightlines from parking areas and along pedestrian paths to the classrooms and administration areas.
- Bicycle parking areas are secured.
- There are doorways and/or windows on most building elevations, promoting surveillance out to the street and internal to the site.

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

Conclusion

The zoning in the Wellard Village LSP has set out the expectations for development of a Primary School on site. Conditions of approval are recommended to ensure ongoing management and implementation of elements of the proposal. It is recommended that Council support a recommendation of approval to the DoF and WAPC.

LEGAL/POLICY IMPLICATIONS:

For the purpose of Councillors considering a financial or impartiality interest only, the owner of the subject site is Housing Authority and the applicant is Oldfield Knott Architects on behalf of the Department of Education.

The legislation applicable to this item includes:

Planning and Development Act 2005

Public Works Act 1902

Planning and Development (Development Assessment Panels) Regulations 2011

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 report.

ENVIRONMENTAL IMPLICATIONS:

The applicant is proposing to undertake clearing of existing vegetation across the site in order to undertake site works designed to achieve universal access across the site. During preliminary discussions with the applicant, City Officers requested that consideration be given to retaining as much existing vegetation on site as possible. Subsequently, the applicant has submitted an application that includes the retention of vegetation along the Lambeth Circle elevation, and a pocket of trees in the southern corner.

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Strategic Community Plan	Quality education for all ages	The community has a choice of quality public and private facilities to meet their education and training needs throughout their lifetime.

17.1 DEVELOPMENT APPLICATION FOR WELLARD VILLAGE PRIMARY SCHOOL – LOT 9074 RUNNYMEDE GATE, WELLARD

COMMUNITY ENGAGEMENT:

There are no community engagement implications as a result of this report as the site has been designated as a primary school since the adoption of the Structure plan for the area however City officers have been mindful as part of the assessment to minimise impacts of the development on adjoining residents. This includes requirements for a Parking and Traffic Management Plan, Dust Management Plan and Lighting Management Plan

PUBLIC HEALTH IMPLICATIONS:

The recommendation/proposal has the potential to cause a significant improvement to the following determinants of health -

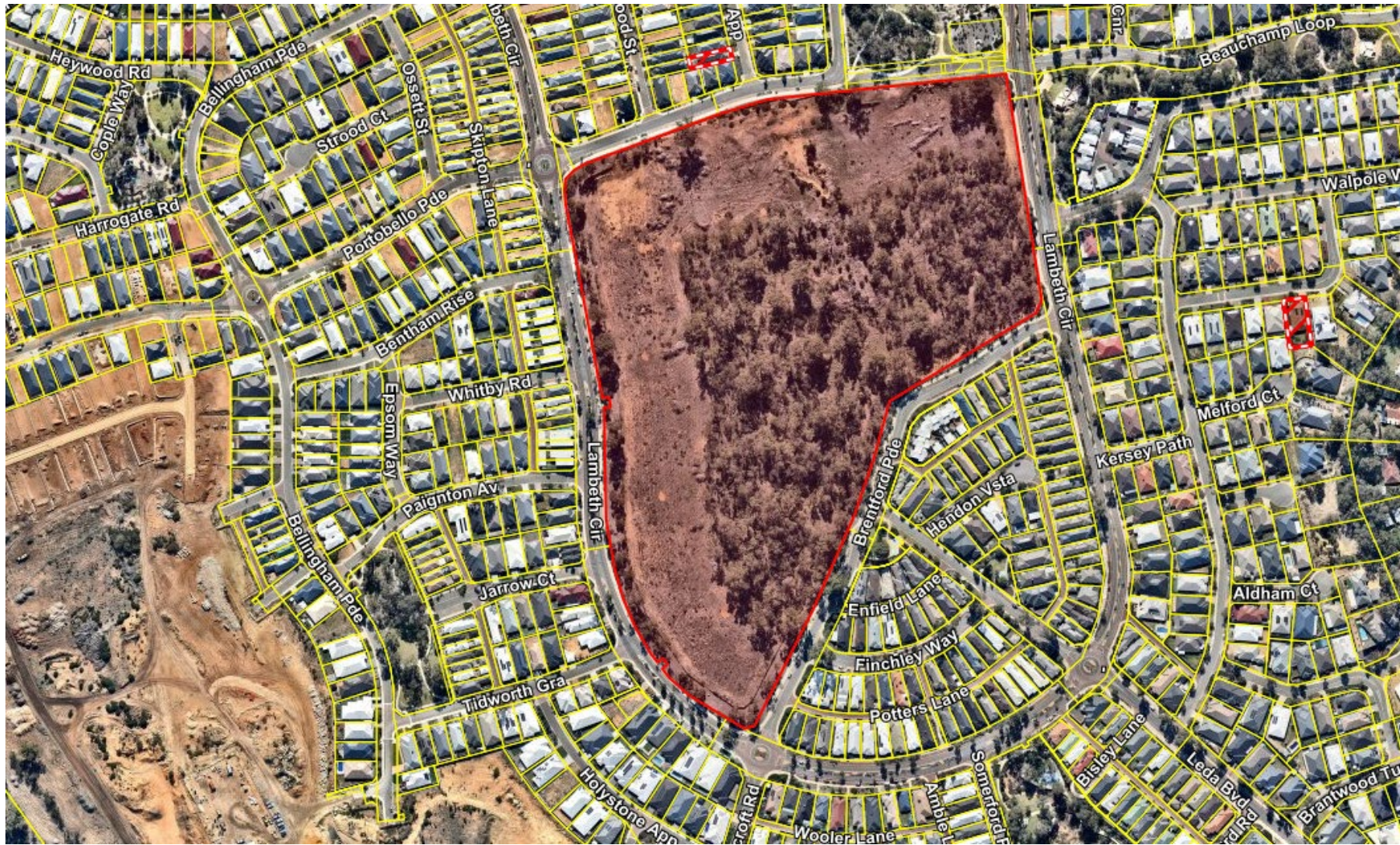
- Socio-economic Factors – Education

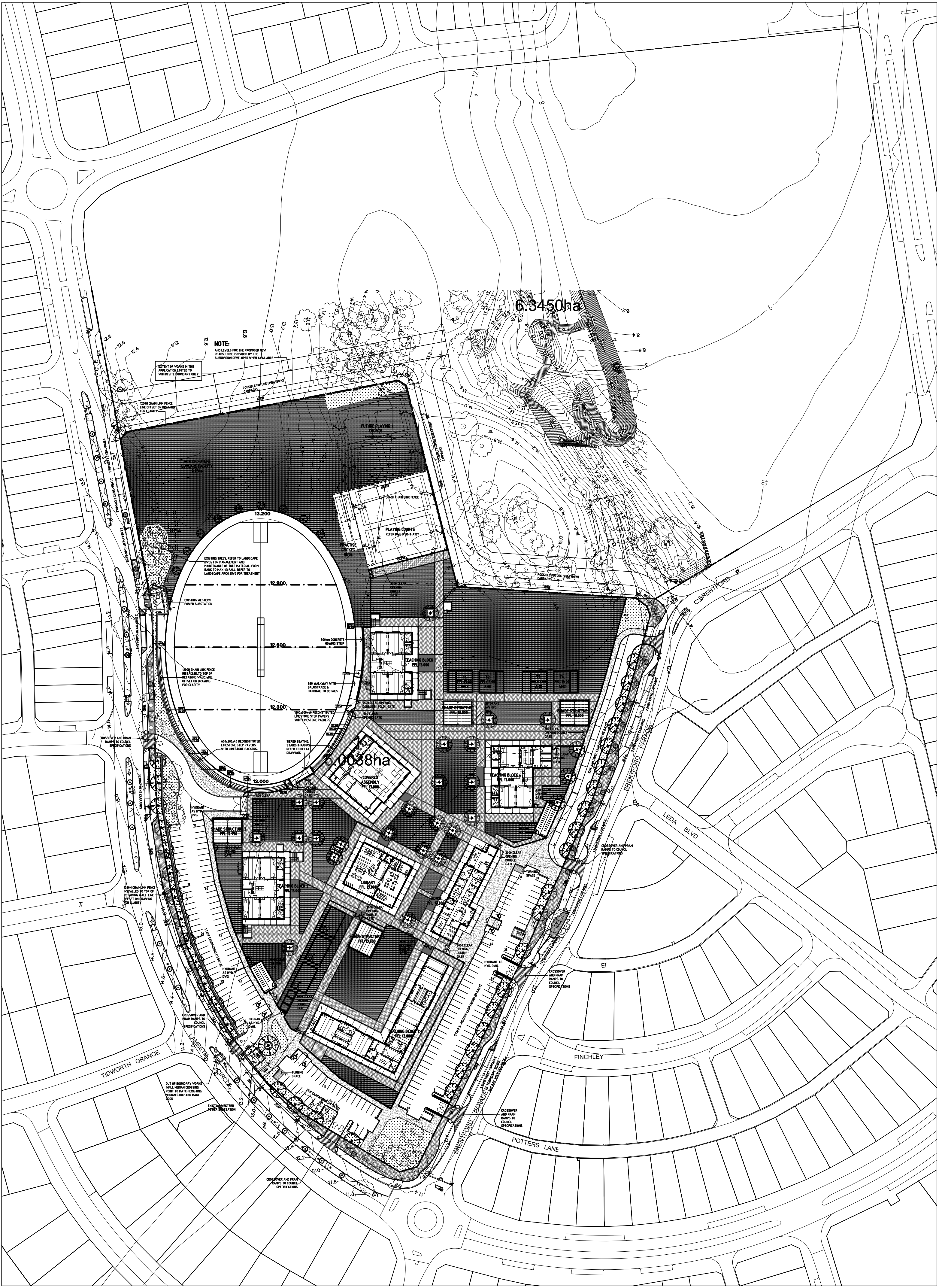
RISK IMPLICATIONS:

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

Risk Event	Recommended conditions of approval not applied by JDAP
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Property
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Provide a clear, concise list of valid conditions relevant to the development proposal.
Rating (after treatment)	Moderate

ATTACHMENT A – SITE LOCATION





E	UPDATED TO SITEPLAN	TC	10.07.20	HG
D	GENERAL REVISIONS	TC	07.07.20	HG
C	SUBDIVISIONAL DETAILS REVISED	TC	12.06.20	HG
B	PLAYING COURTS / CROSSOVER REVISED	TC	05.06.20	HG
A	SUBDIVISIONAL DETAILS REVISED	TC	04.06.20	HG

No	AMENDMENT	OWN	DATE	CHKD
----	-----------	-----	------	------



OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au



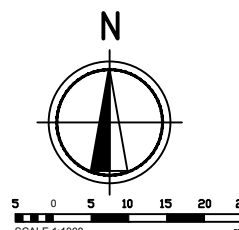
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL

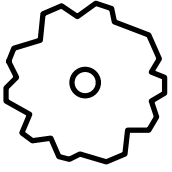
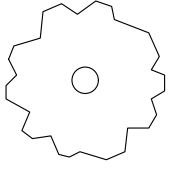
WELLARD VILLAGE PRIMARY SCHOOL

MASTERPLAN - NEW WORK

DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		0 25
APPROVED				
SCALE	1:1000 @ A1	DATE	22.05.20	DRAWING No.
DF PROJ No.	-	DF FILE No.	-	A0.00 E





LEGEND:
 EXISTING TREES TO BE RETAINED
 EXISTING TREES TO BE REMOVED

C	GENERAL REVISIONS FOR JDAP	TC	23.06.20	HG
B	SUBDIVISIONAL REVISIONS	TC	12.06.20	HG
A	ISSUE FOR DA	TC	22.05.20	HG
No	AMENDMENT	DWN	DATE	CHKD

**OLDFIELD KNOTT ARCHITECTS PTY. LTD.**
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

**Government of Western Australia**
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TREE RETENTION DRAWING

DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		
APPROVED				
SCALE	1:1000 @ A1	DATE	22.05.20	DRAWING No.
DF PROJ No.		DF FILE No.		A1.00

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO:19094

CAR PARKING SCHEDULE:

ONSITE PARKING :196 BAYS
OFFSITE PARKING :19 BAYS
TOTAL PARKING :215 BAYS
+ FUTURE OFFSITE :32 BAYS
FUTURE TOTAL :247 BAYS

LEGEND:

- 12320+
- FINISHED LEVEL
DOUBLE OR SINGLE HEADER
COURSE BRICK ON FLAT PAVING
BORDER COLOUR: REFER TO
SPECIFICATION
LIMESTONE RETAINING WALL
- CONCRETE PAVING
BRICK PAVING: 45 DEGREE
HERRINGBONE PATTERN
COLOUR: REFER TO SPECIFICATION
- FEATURE BRICK PAVING: 45
DEGREE HERRINGBONE PATTERN
COLOUR: REFER TO SPECIFICATION
BLUE METAL AS SPECIFIED
- LAWN
- IRRIGATED SHRUB PLANTING
- DRAINPAVE
1500x1500 DRAINPAVE AROUND
TREE
EXISTING TREES TO BE RETAINED
- NEW TREES
1200H GARRISON SECURITY FENCE
POWDERCOAT COLORBOND "NOTRE DAME"
2100H GARRISON SECURITY FENCE
POWDERCOAT COLORBOND "NOTRE
DAME"
1X HIGH CHAINWIRE FENCE

NOTE:

AHD LEVELS FOR THE PROPOSED NEW
ROADS TO BE PROVIDED BY THE
SUBDIVISION DEVELOPER WHEN AVAILABLE

EXTENT OF WORKS IN THIS
APPLICATION LIMITED TO
WITHIN SITE BOUNDARY ONLY

W	REVISIONS TO NORTHERN LANDSCAPING	TC	08.07.20	HG
V	REVISED RAMP, OVAL TIERED SEATING & L/SCAPE	TC	06.07.20	HG
U	TB3 MOVED TO SUIT 25M BAL REQUIREMENT	TC	19.06.20	HG
T	BIKE PARK REVISIONS AND NOTATION REVS	TC	16.06.20	HG
S	OFFSITE PARKING REVISIONS	SK	11.06.20	HG
R	SUBDIVISIONAL REVISIONS	TC	10.06.20	HG
Q	SUBDIVISIONAL REVISIONS	TC	05.06.20	HG
P	REVISIONS TO TERRACING	TC	22.05.20	HG
N	FENCING ANNOTATIONS ADDED	TC	20.05.20	HG
M	AMENDMENTS TO BDS COMMENTS	TC	20.05.20	HG
L	UPDATED HATCH FOR EXIST. MAINTAINED GRASS	TC	18.05.20	HG
K	ISSUED FOR DDR - UPDATED CROSSOVER LOCATION	TC	18.05.20	HG
J	ISSUED FOR DDR WITH REVISIONS	TC	15.05.20	HG
H	FUTURE DEVELOPMENT SITE INDICATED & GENERAL REVISIONS TO SITE PLAN	TC	08.05.20	HG
G	ISSUE TO BMW	TC	04.05.20	HG
F	LIBRARY XREF & CA COURTYARD UPDATED	TC	13.04.20	HG
E	COV ASS XREF UPDATED	TC	07.04.20	HG
D	REVISIONS TO PAVING AND GRASS AREAS	TC	02.04.20	HG
C	GENERAL UPDATES	TC	25.03.20	HG
B	GENERAL REVISIONS FOR COR MEETING	TC	17.03.20	HG
A	PRELIMINARY ISSUE	TC	13.03.20	HG
No	AMENDMENT	DWN	DATE	CHKD



**OLDFIELD KNOTT
ARCHITECTS PTY. LTD.**
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au



Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL

WELLARD VILLAGE PRIMARY SCHOOL

MASTERPLAN - NEW WORK

DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		0 25
APPROVED				
SCALE	1:500 @ A1	DATE	22.05.20	DRAWING No.
DF PROJ No.		DF FILE No.		A1.01 W

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO 19094

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BWU	BOILING WATER UNIT	PM	PAINTED MONO
CA	CARPET	PUB	PIN-UP BOARD
CJ	CONTROL JOINT IN SLAB	PTD	PAPER TOWEL DISPENSER
COL	STEEL COLUMN - REFER TO S.E. DWGS	REF	REFRIGERATOR
CS	CLEANERS SINK	RWP	RAINWATER PIPE
CT	CERAMIC TILES	S.E.	STRUCTURAL ENGINEER
DG	DOOR GRILLE	SM	SEALED MONOLITHIC CONCRETE
DS	DIMINISHING STRIP	SS	STAINLESS STEEL
DW	DISH WASHER	ST	STOVE
FCU	FILING CABINET	TPH	TOILET PAPER HOLDER
FE	FAN COIL UNIT	V	VEE GROOVE CONTROL JOINT
FE	FIRE EXTINGUISHER	VS	VINYL SKIRTING
FWG	FLOOR WASTE GULLY	WB	WHITE BOARD
GFCR	GLASS FACE CEMENT RENDER	WC	WATER CLOSET
GJ	GROOVE JOINT IN SLAB	WS	WEATHER STRIP
HB	HAND BASIN	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
HC	HOSE COCK (IN CONC. BOX)	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		

- SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J
- DOOR, WINDOW, DOOR/WINDOW OR GRILLE TYPE
- OPENING NUMBER
- EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILLED.
- GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.
- RESILIENT WALL TIES SHOWN HATCHED

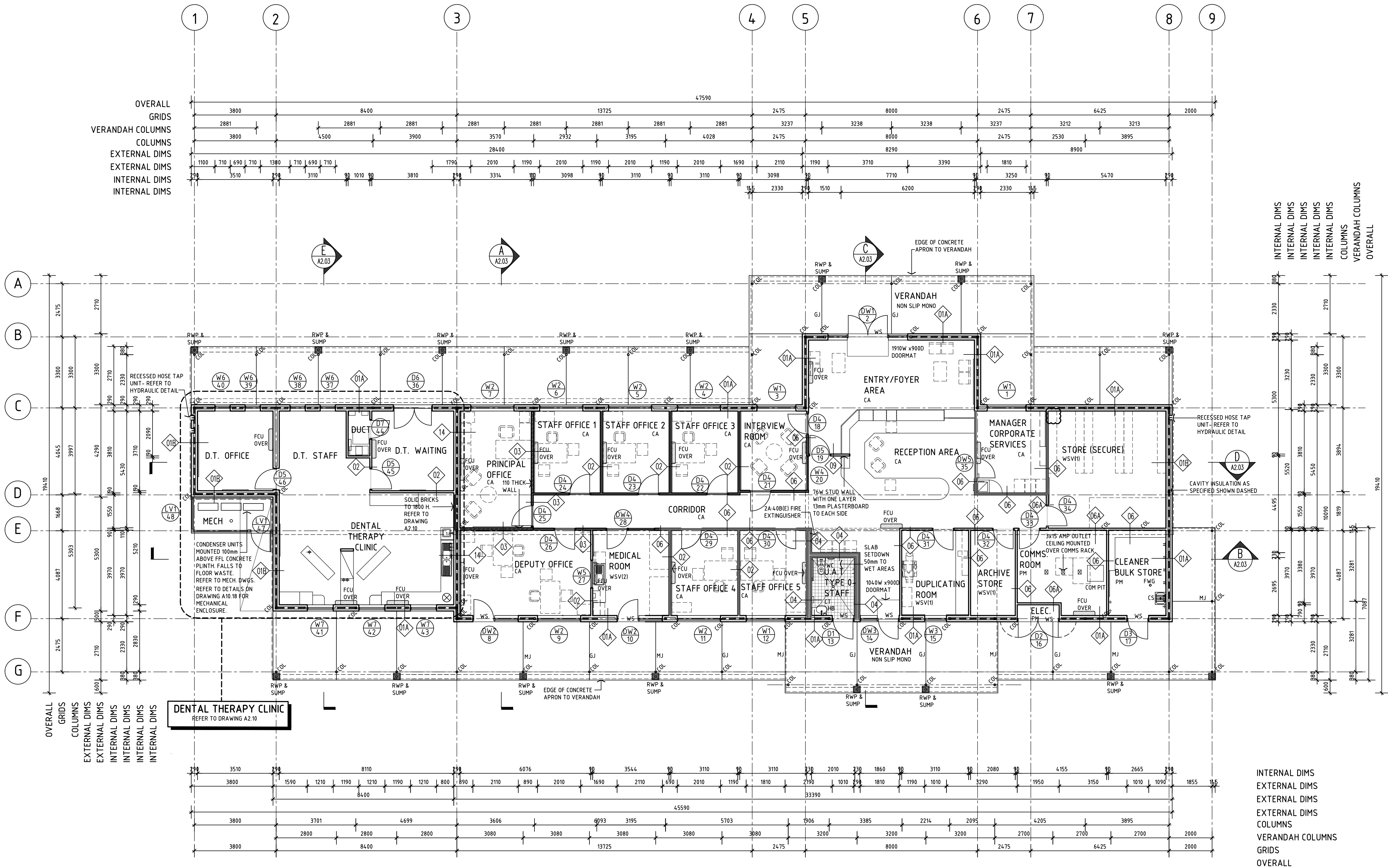
E	DUCT DELETED	TC	04.05.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	ADMIN MIRRORED	TC	04.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

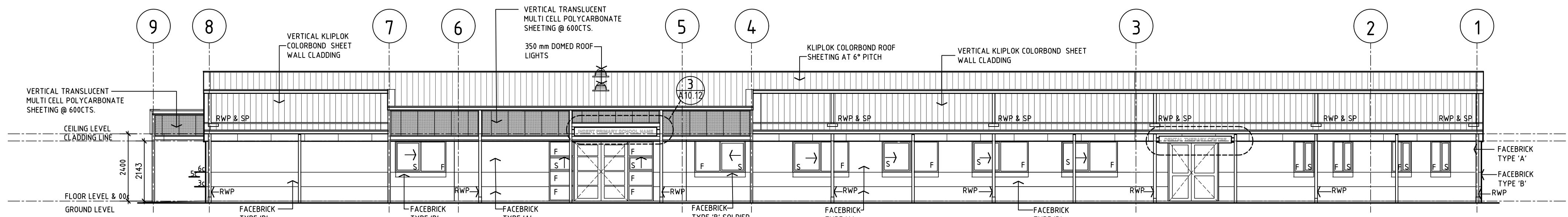
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
ADMINISTRATION BLOCK
FLOOR PLAN

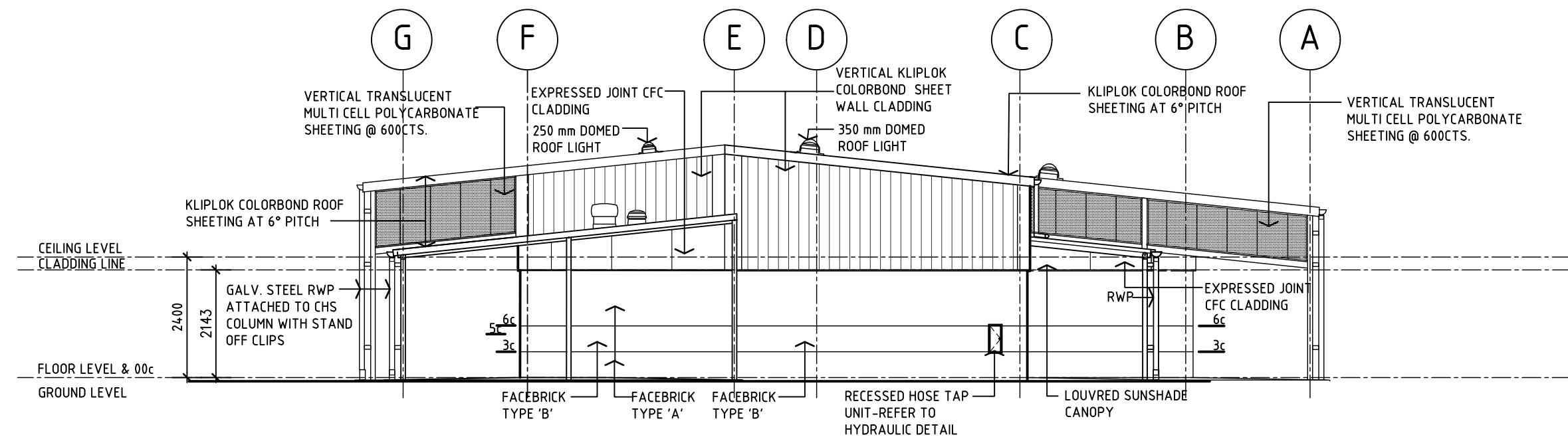
DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A2.01
DF PROJ No.	-	DF FILE No.	-		



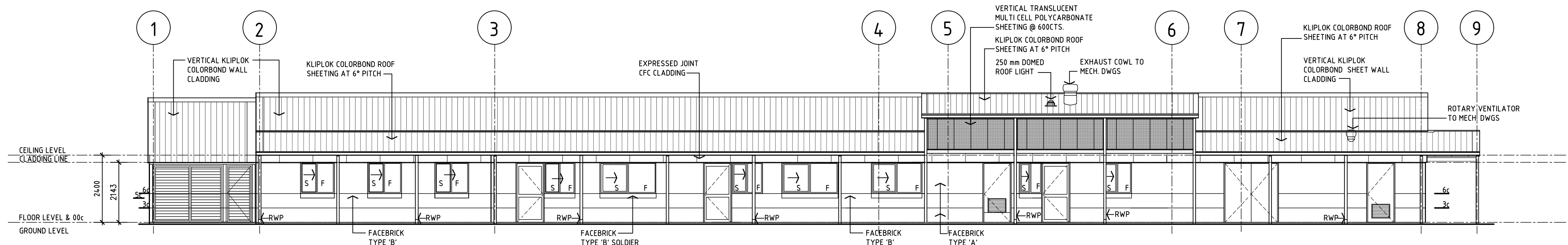
FLOOR PLAN
SCALE 1:100



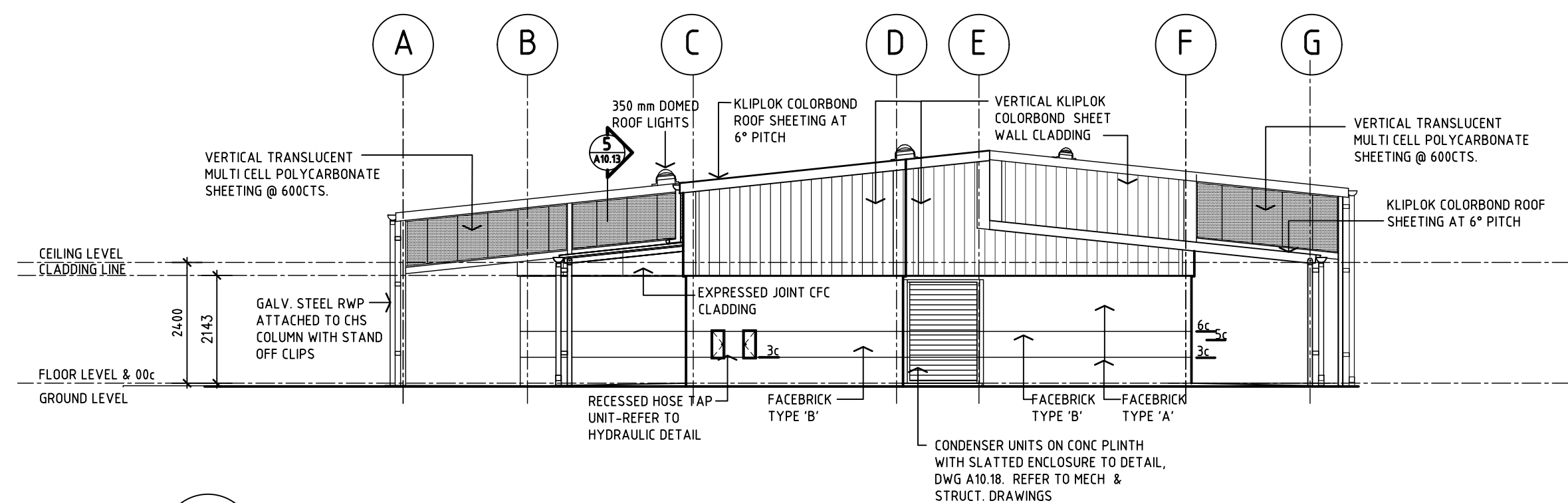
1 SOUTH EAST ELEVATION
SCALE 1:100



2 SOUTH WEST ELEVATION
SCALE 1:100



3 NORTH WEST ELEVATION
SCALE 1:100



4 NORTH EAST ELEVATION
SCALE 1:100

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

LEGEND

BWU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANERS SINK	SP	SPREADER (RWP)
CT	CERAMIC TILES	SS	STAINLESS STEEL
DG	DOOR GRILLE	ST	STOVE
DS	DIMINISHING STRIP	TPH	TOILET PAPER HOLDER
DW	DISH WASHER	V	VEE GROOVE CONTROL JOINT
FC	FILING CABINET	VS	VINYL SKIRTING
FE	FIRE EXTINGUISHER	WB	WHITE BOARD
FWG	FLOOR WASTE GULLY	WC	WATER CLOSET
GFER	GLASS FACE CEMENT RENDER	WS	WEATHER STRIP
GJ	GROOVE JOINT IN SLAB	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
HB	HAND BASIN	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
HC	HOSE COCK (IN CONC. BOX)		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PH	PAINTED MONO		
PUB	PIN-UP BOARD		
PTD	PAPER TOWEL DISPENSER		

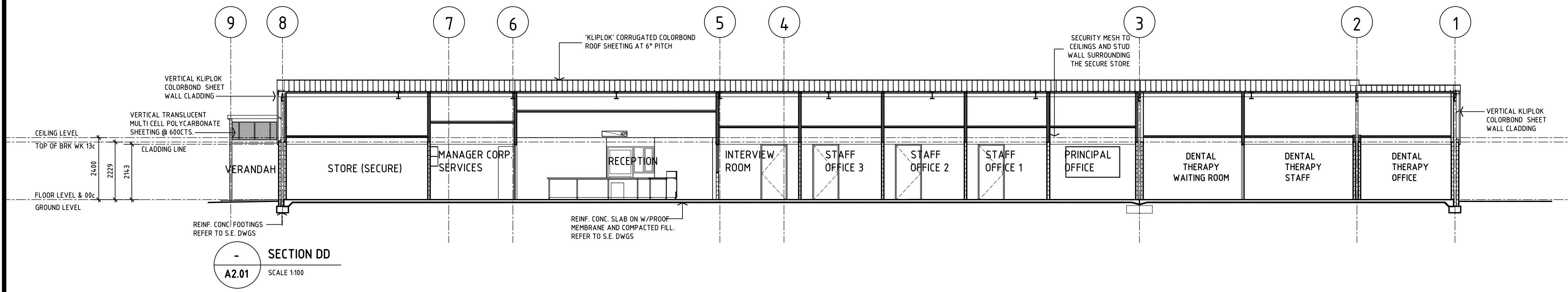
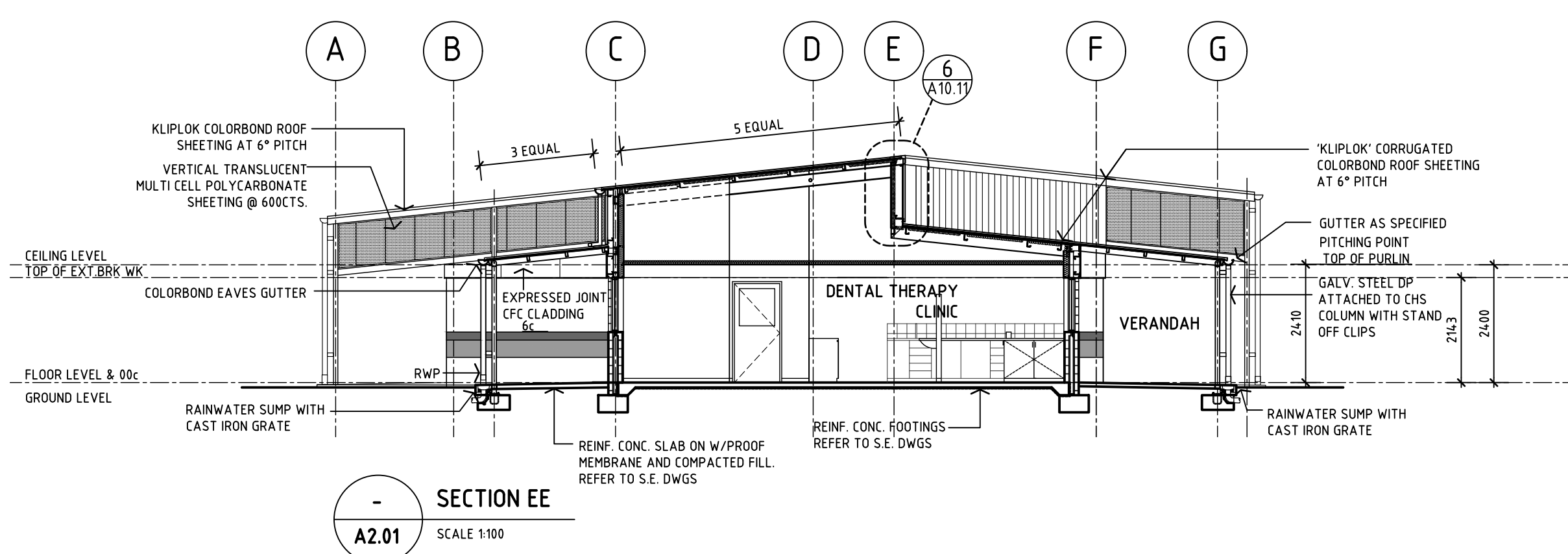
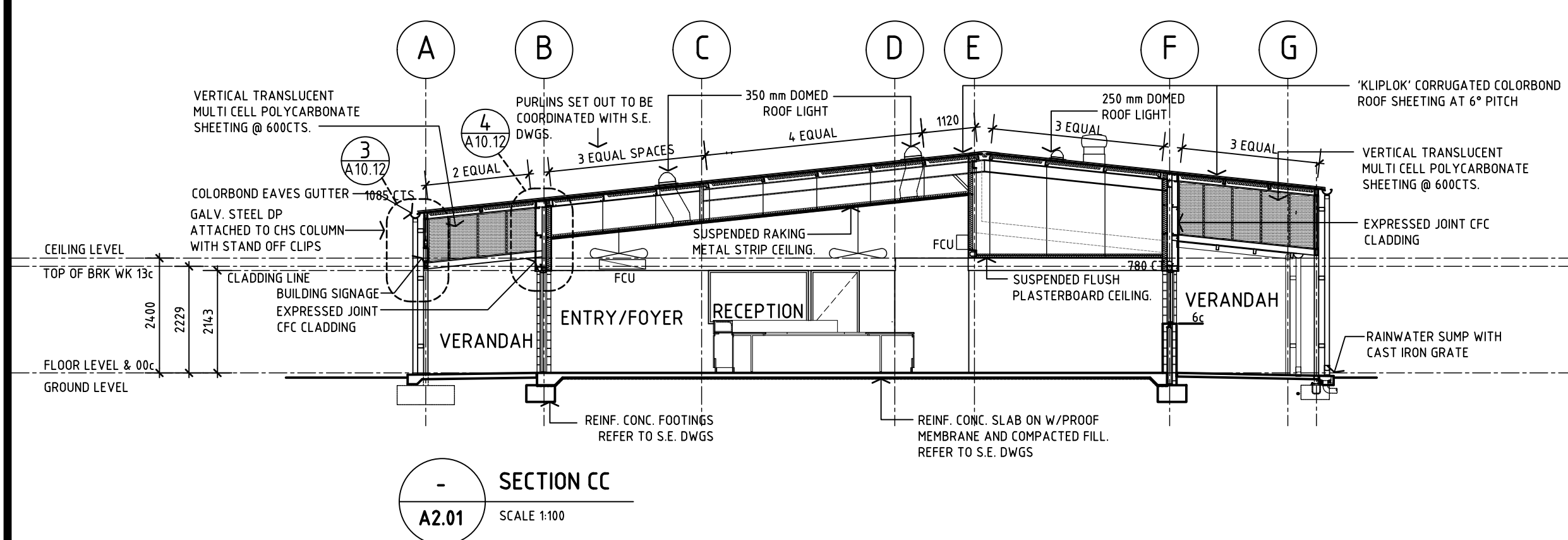
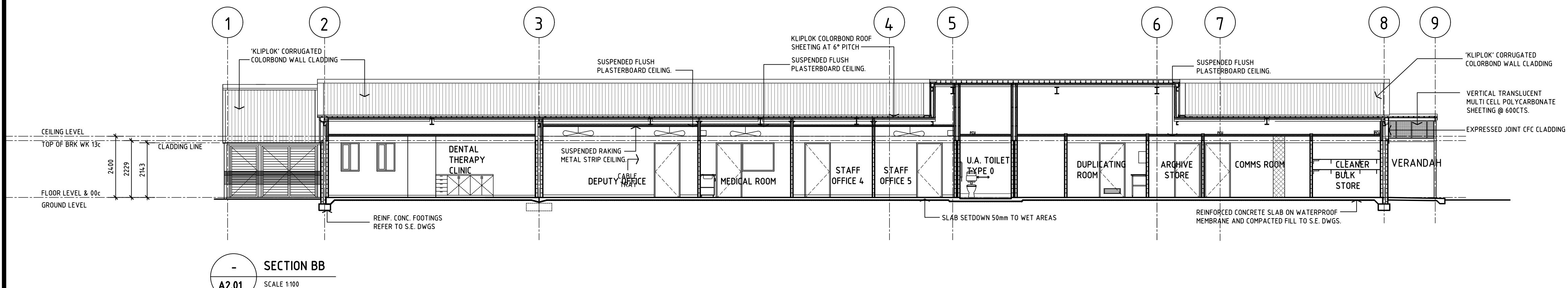
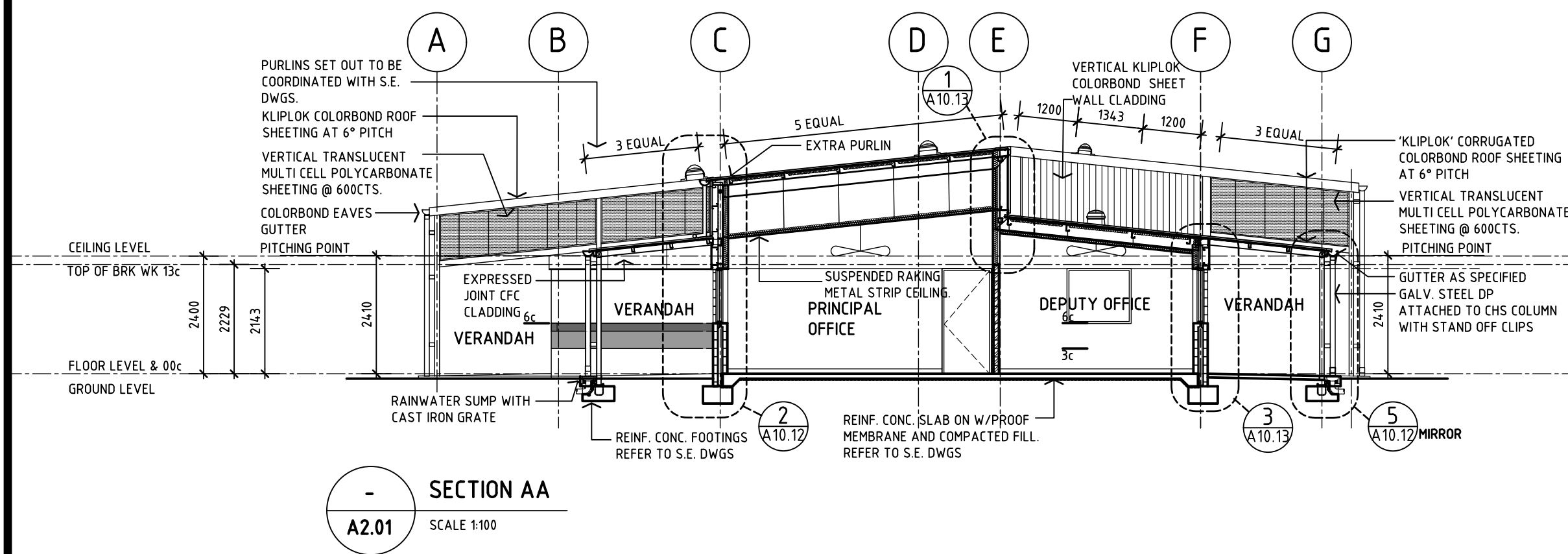
No	AMENDMENT	DWN	DATE	CHKD
E	FACEBRICK TYPE 'C' DELETED	TC	x.xx.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	ADMIN MIRRORRED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL WELLARD VILLAGE PRIMARY SCHOOL ADMINISTRATION BLOCK ELEVATIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A2.02
DF PROJ No.	-	DF FILE No.	-		



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES
 2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
 3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
 4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
 5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
 6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
 7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

LEGEND

BUW	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANERS SINK	SS	STAINLESS STEEL
CT	CERAMIC TILES	ST	STOVE
DG	DOOR GRILLE	TPH	TOILET PAPER HOLDER
DS	DIMINISHING STRIP	V	VEE GROOVE CONTROL JOINT
DW	DISH WASHER	VS	VINYL SKIRTING
FC	FILING CABINET	WB	WHITE BOARD
FCU	FAN COIL UNIT	WC	WATER CLOSET
FE	FIRE EXTINGUISHER	WS	WEATHER STRIP
FWG	FLOOR WASTE GULLY	WSV(1)	WELDED SHEET VINYL - R10 ACCOLADE PLUS
GFCR	GLASS FACE CEMENT RENDER	WSV(2)	WELDED SHEET VINYL - R11 ACCOLADE SAFE
GJ	GROOVE JOINT IN SLAB		
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PM	PAINTED MONO		
PUB	PIN-UP BOARD		
PTD	PAPER TOWEL DISPENSER		

D	CONSULTANT - ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	ADMIN MIRRORRED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
ADMINISTRATION BLOCK
SECTIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	
DF PROJ No.	-	DF FILE No.	-	A2.03	D

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BR	BAG RACK	MWO	MICROWAVE OVEN
BWU	BOLING WATER UNIT	NSM	NON-SLIP MONO
CA	CARPET	NLC	NOT IN CONTRACT
CPBD	CUPBOARD	PD	PAVING DRAIN
CJ	CONTROL JOINT IN SLAB	PM	PAINTED MONO
COL	STEEL COLUMN - REFER TO S.E. DWGS	PUB	PIN-UP BOARD
CS	CLEANERS SINK	PTD	PAPER TOWEL DISPENSER
CT	CERAMIC TILES	REF	REFRIGERATOR
DG	DOOR GRILLE	RWP	RAINWATER PIPE
DS	DIMINISHING STRIP	S.E.	STRUCTURAL ENGINEER
DW	DISH WASHER	SM	SEALED MONOLITHIC CONCRETE
FC	FILING CABINET	SS	STAINLESS STEEL
FCU	FAN COIL UNIT	ST	STOVE
FE	FIRE EXTINGUISHER	TPH	TOILET PAPER HOLDER
FWG	FLOOR WASTE GULLY	V	VEE GROOVE CONTROL JOINT
GFCR	GLASS FACE CEMENT RENDER	VS	VINYL SKIRTING
GJ	GROOVE JOINT IN SLAB	WB	WHITE BOARD
HB	HAND BASIN	WC	WATER CLOSET
HC	HOSE COCK (IN CONC. BOX)	WS	WEATHER STRIP
HTR	HEATER	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
HWU	HOT WATER UNIT	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		

DOOR, WINDOW, DOOR/WINDOW OR GRILLE TYPE
OPENING NUMBER

SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J (R2.0)

GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.

RESILIENT WALL TIES SHOWN HATCHED

D	CONSULTANT ISSUE FOR DD, AREA INCREASED	TC	13.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	GENERAL REVISIONS	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

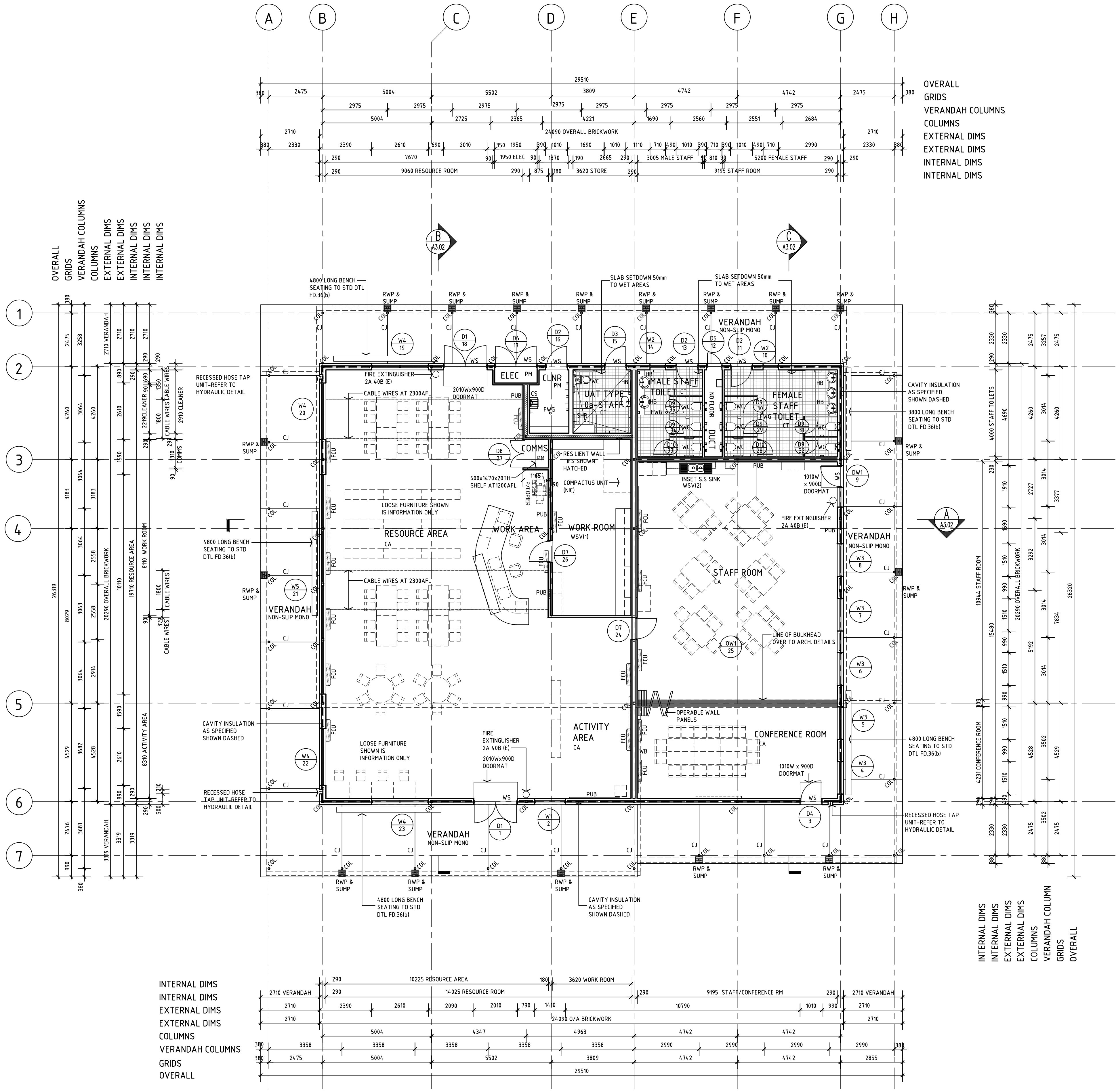
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
LIBRARY BLOCK
FLOOR PLAN

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A3.01
DF PROJ No.	-	DF FILE No.	-		

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO:19094



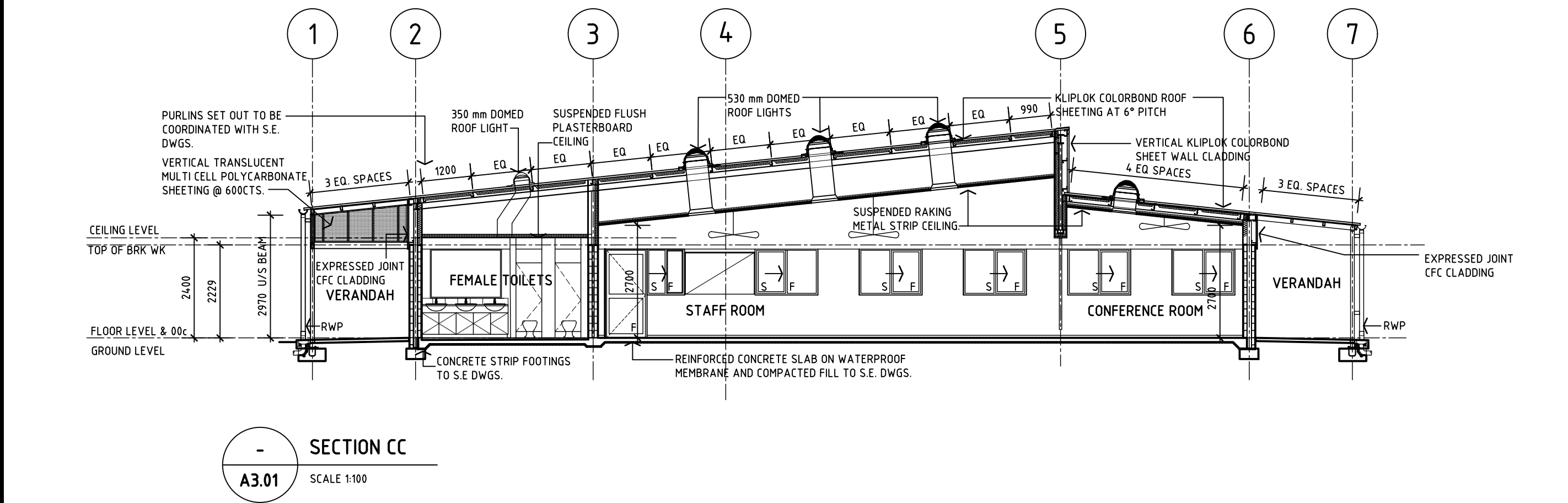
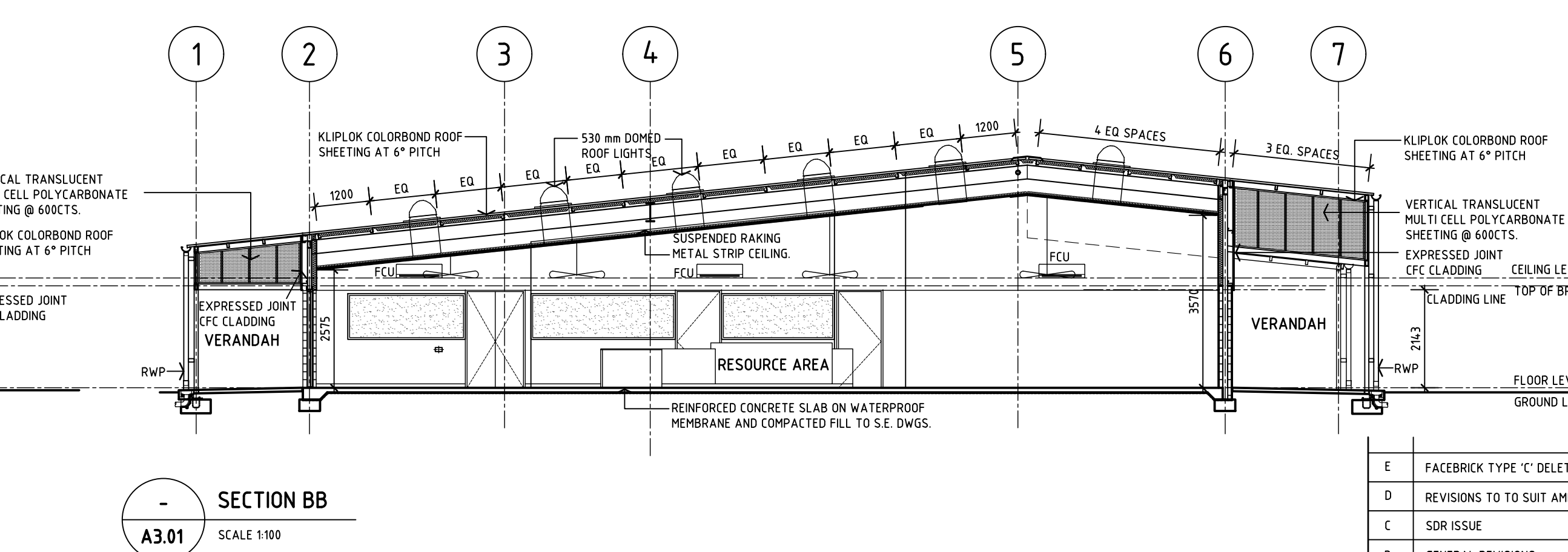
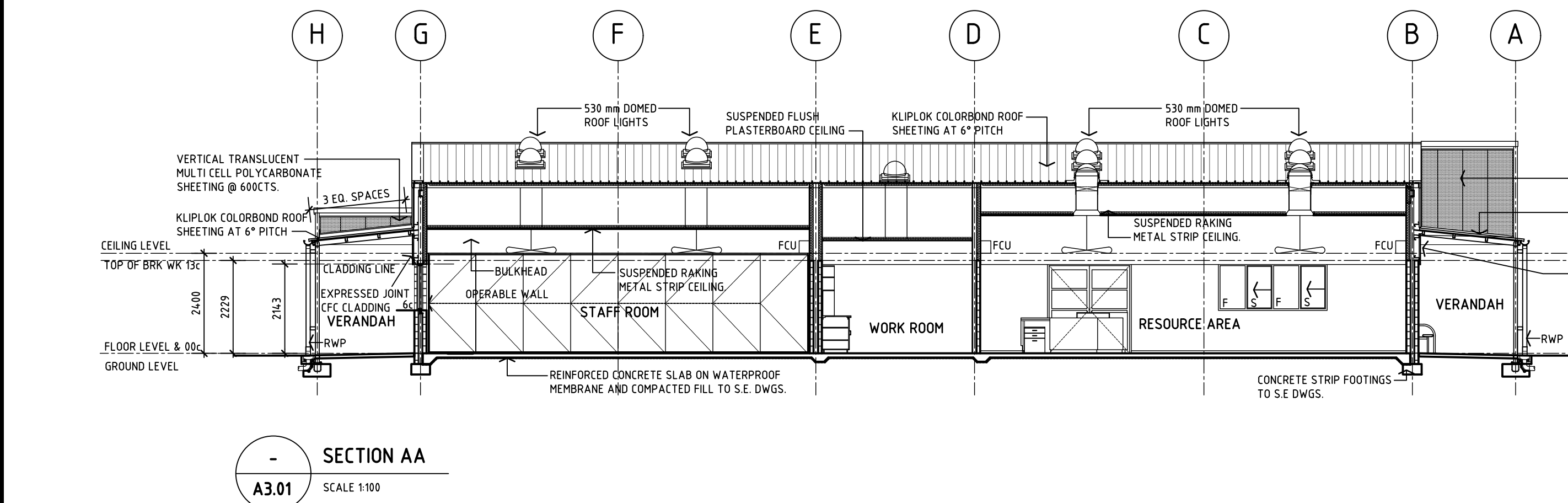
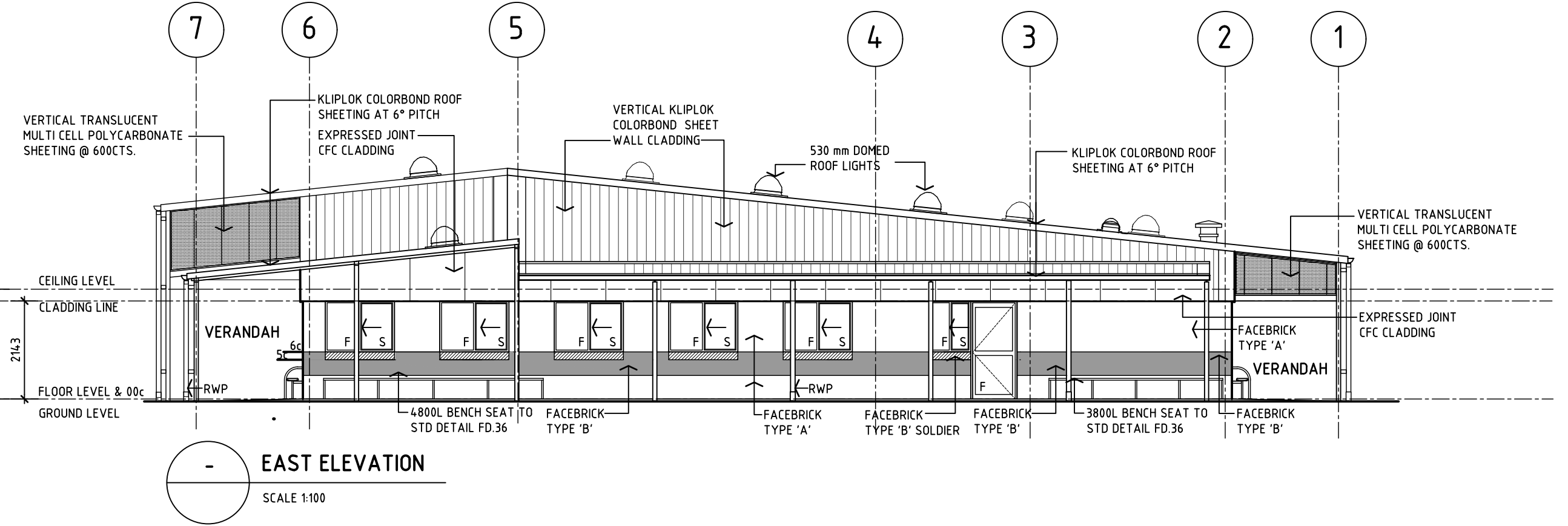
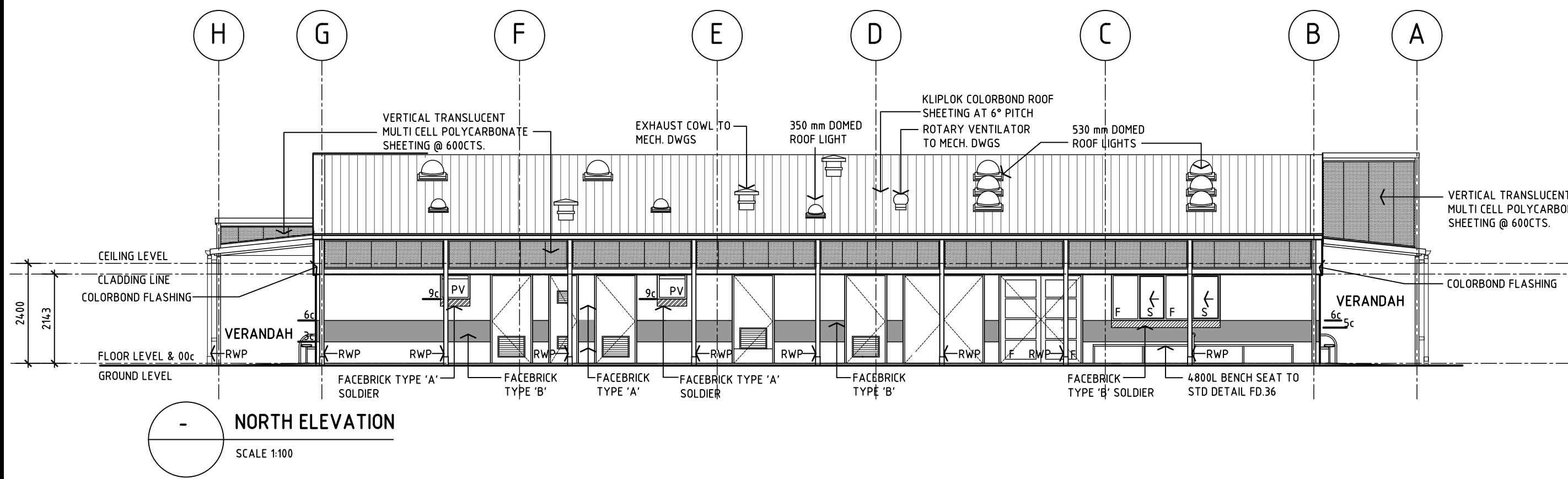
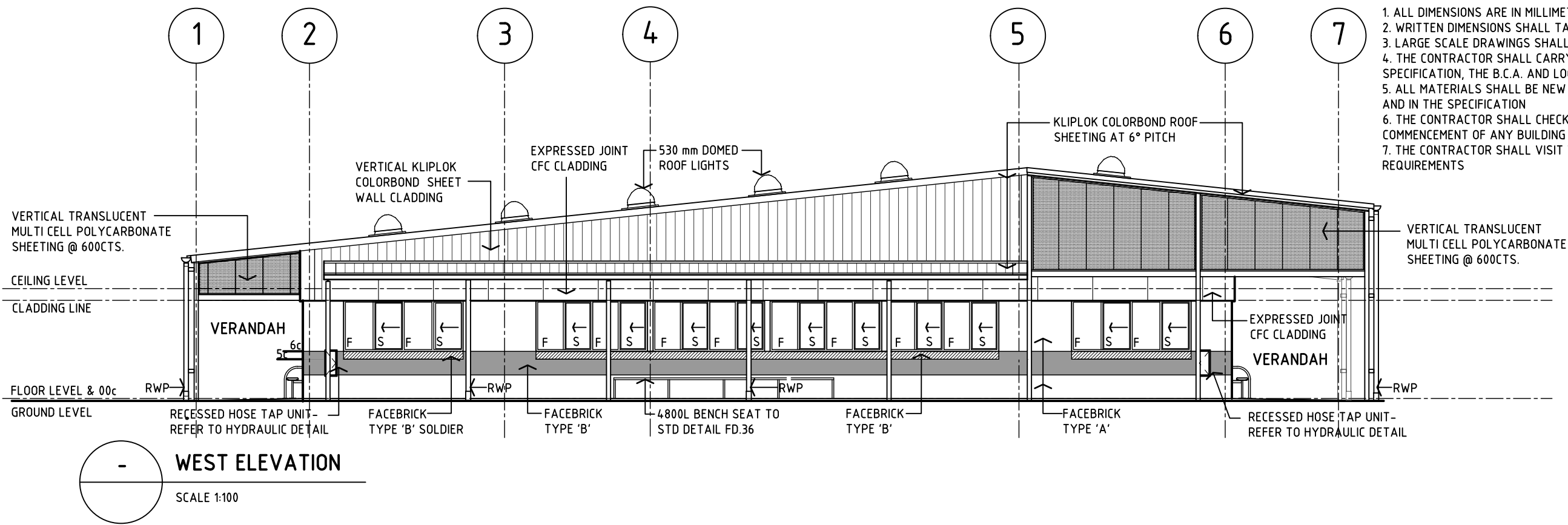
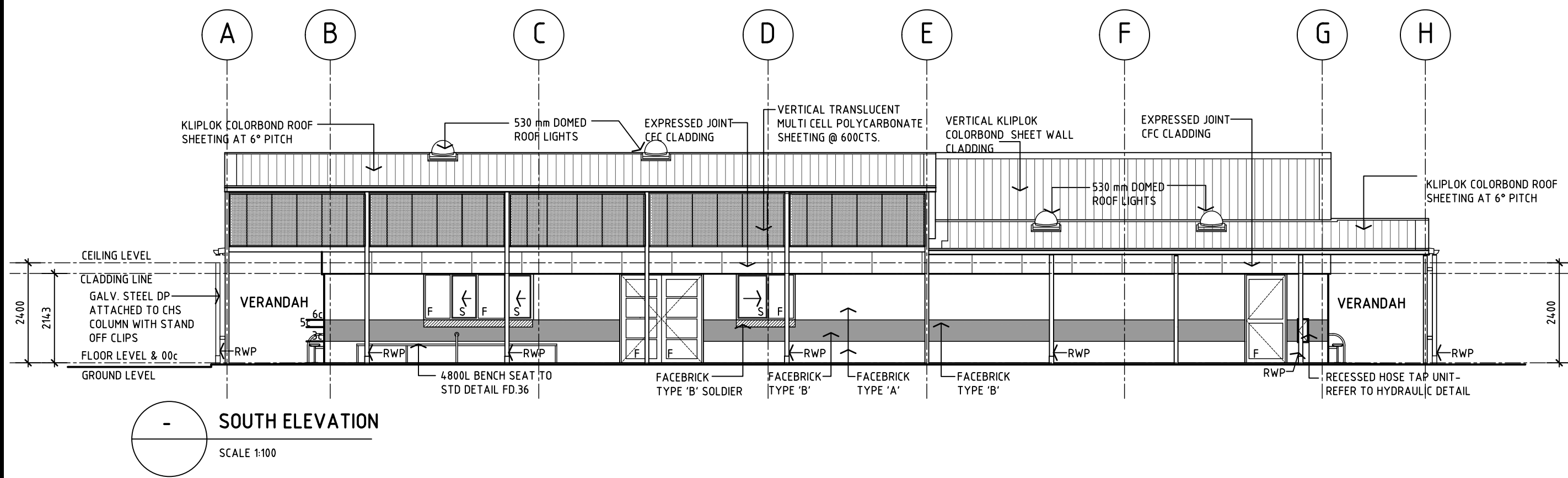
FLOOR PLAN
SCALE 1:100

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

LEGEND

BWU	BOILING WATER UNIT
CA	CARPET
CJ	CONTROL JOINT IN SLAB
COL	STEEL COLUMN - REFER TO S.E. DWGS
CS	CLEANERS SINK
CT	CERAMIC TILES
CG	DOOR GRILLE
DS	DIMINISHING STRIP
DW	DISH WASHER
FE	FILING CABINET
FCU	FAN COIL UNIT
FE	FIRE EXTINGUISHER
FWG	FLOOR WASTE GULLY
GFCR	GLASS FACE CEMENT RENDER
GJ	GROOVE JOINT IN SLAB
HB	HAND BASIN
HC	HOSE COCK (IN CONC. BOX)
HWU	HOT WATER UNIT
HWP	HARDWALL PLASTER
LP	LAMINATED PLASTIC
MT	MASTIC JOINT IN SLAB
MJ	MOSAIC TILES
MWO	MICROWAVE OVEN
N.I.C.	NOT IN CONTRACT
PM	PAINTED MONO
PUB	PIN-UP BOARD
PTD	PAPER TOWEL DISPENSER
REF	REFRIGERATOR
RWP	RAINWATER PIPE
S.E.	STRUCTURAL ENGINEER
SM	SEALED MONOLITHIC CONCRETE
SS	STAINLESS STEEL
ST	STOVE
TPH	TOILET PAPER HOLDER
V	VEE GROOVE CONTROL JOINT
VS	VINYL SKIRTING
WB	WHITE BOARD
WC	WATER CLOSET
WS	WEATHER STRIP
WSV(1)	WELDED SHEET VINYL - R10 ACCOLADE PLUS
WSV(2)	WELDED SHEET VINYL - R11 ACCOLADE SAFE



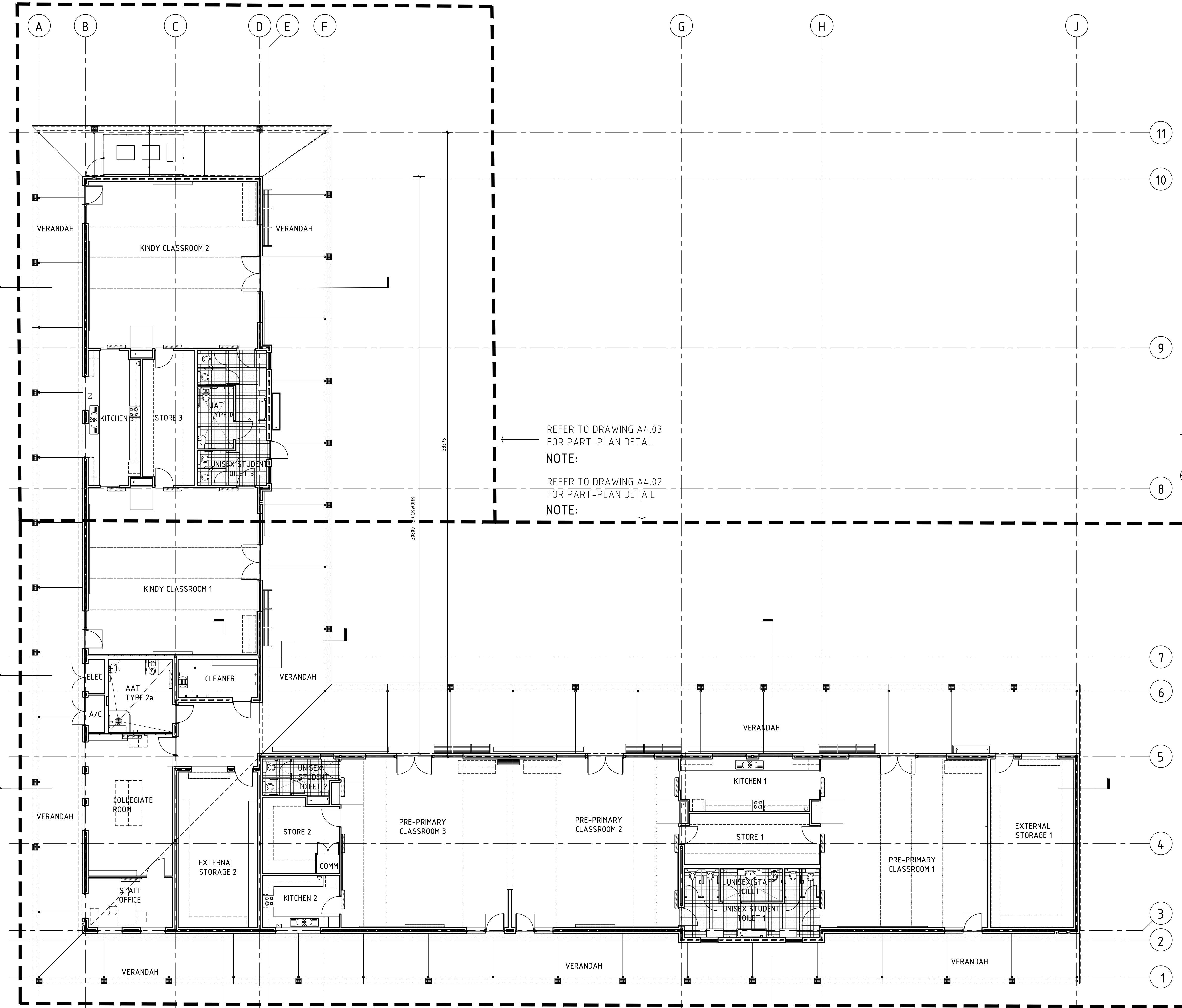
E	FACEBRICK TYPE 'C' DELETED	TC	xx.xx.20	HG
D	REVISIONS TO TO SUIT AMENDED FLOOR AREAS	TC	07.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	GENERAL REVISIONS	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
LIBRARY BLOCK
ELEVATIONS & SECTIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	
DF PROJ No.		DF FILE No.			



GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

LEGEND	
BWU	BOILING WATER UNIT
CA	CARPET
CJ	CONTROL JOINT IN SLAB
COL	STEEL COLUMN - REFER TO S.E. DWGS
CS	CLEANERS SINK
CT	CERAMIC TILES
DG	DOOR GRILLE
DS	DIMINISHING STRIP
DW	DISH WASHER
FC	FILING CABINET
FE	FIRE EXTINGUISHER
FWG	FLOOR WASTE GULLY
GFCR	GLASS FACE CEMENT RENDER
GJ	GROOVE JOINT IN SLAB
HB	HAND BASIN
HC	HOSE COCK (IN CONC. BOX)
HTR	HEATER
HWU	HOT WATER UNIT
HWP	HARDWALL PLASTER
LP	LAMINATED PLASTIC
MJ	MASTIC JOINT IN SLAB
MT	MOSAIC TILES
MWO	MICROWAVE OVEN
N.I.C.	NOT IN CONTRACT
PB	PLASTERBOARD
PM	PAINTED MONO
PUB	PIN-UP BOARD
PTD	PAPER TOWEL DISPENSER
REF	REFRIGERATOR
RWP	RAINWATER PIPE
S.E.	STRUCTURAL ENGINEER
SM	SEALED MONOLITHIC CONCRETE
SS	STAINLESS STEEL
ST	STOVE
TPH	TOILET PAPER HOLDER
V	VEE GROOVE CONTROL JOINT
VS	VINYL SKIRTING
WB	WHITE BOARD
WC	WATER CLOSET
WS	WEATHER STRIP
WSV11	WELDED SHEET VINYL - R10 ACCOLADE PLUS
WSV12	WELDED SHEET VINYL - R11 ACCOLADE SAFE

--- SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J1(R2.0)

DI 26 DOOR, WINDOW, DOOR/WINDOW OR GRILLE TYPE

--- OPENING NUMBER

No	AMENDMENT	DWN	DATE	CHKD
E	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
D	SDR ISSUE	TC	27.03.20	HG
C	SAND PITS & ROOFS OVER DELETED	TC	16.03.20	HG
B	MIRRORED TO SUIT SITEPLAN	TC	10.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG



OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au



Government of Western Australia
Department of Finance
Building Management and Works

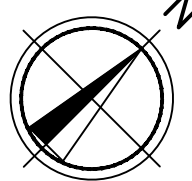
ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 1
FLOOR PLAN - OVERALL FLOOR PLAN

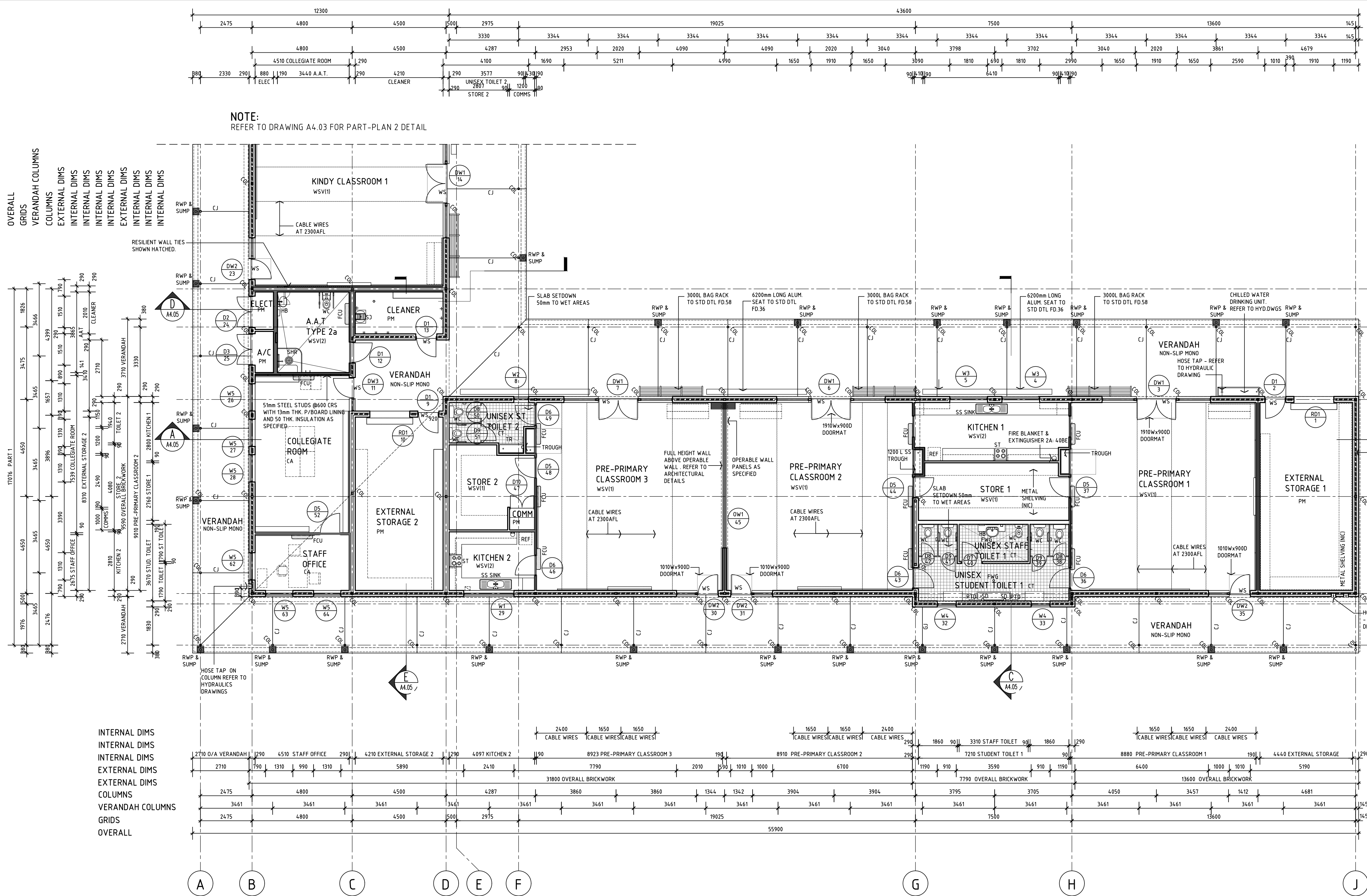
DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		0 25
APPROVED				
SCALE		DATE	10 01 20	DRAWING No.
DF PROJ No.		DF FILE No.		A4.01

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO19094

FLOOR PLAN
SCALE 1:100





NOTE:
REFER TO DRAWING A4.03 FOR PART-PLAN 2 DETAIL

PART FLOOR PLAN 1
SCALE 1:100

- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES
 2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
 3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
 4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
 5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
 6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
 7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:
REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

- LEGEND
- SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J (R2.0)
 - DOOR, WINDOW, DOOR/WINDOW OR GRILLE TYPE
 - OPENING NUMBER
 - WALL TYPE, REFER TO CONSTRUCTION DETAILS DRAWING AXX.X
 - WALLS TO HAVE RESILIENT WALL TIES
 - FULL HEIGHT WALLS TO THE UNDERSIDE OF ROOF. REFER TO DETAILS

- OVERALL
GRIDS
VERANDAH COLUMNS
COLUMNS
EXTERNAL DIMS
INTERNAL DIMS
- LEGEND
- BWU BOILING WATER UNIT
 - CA CARPET
 - CJ CONTROL JOINT IN SLAB
 - COL STEEL COLUMN - REFER TO S.E. DWGS
 - CS CLEANERS SINK
 - CT CERAMIC TILES
 - DG DOOR GRILLE
 - DS DIMINISHING STRIP
 - DW DISH WASHER
 - FC FILING CABINET
 - FCU FAN COIL UNIT
 - FE FIRE EXTINGUISHER
 - FWG FLOOR WASTE GULLY
 - GFRC GLASS FACE CEMENT RENDER
 - GJ GROOVE JOINT IN SLAB
 - HB HAND BASIN
 - HC HOSE COCK (IN CONC. BOX)
 - HTR HEATER
 - HWU HOT WATER UNIT
 - HWP HARDWALL PLASTER
 - LP LAMINATED PLASTIC
 - MJ MASTIC JOINT IN SLAB
 - MT MOSAIC TILES
 - MWO MICROWAVE OVEN
 - N.I.C. NOT IN CONTRACT
 - PM PAINTED MONO
 - PTD PAPER TOWEL DISPENSER
 - PUB PIN-UP BOARD
 - REF REFRIGERATOR
 - RWP RAINWATER PIPE
 - S.E. STRUCTURAL ENGINEER
 - SM SEALED MONOLITHIC CONCRETE
 - SS STAINLESS STEEL
 - ST STOVE
 - TPH TIGHT PAPER HOLDER
 - V VEE GROOVE CONTROL JOINT
 - VS VINYL SKIRTING
 - WB WHITE BOARD
 - WC WATER CLOSET
 - WS WEATHER STRIP
 - WSV(1) WELDED SHEET VINYL - R10 ACCOLADE PLUS
 - WSV(2) WELDED SHEET VINYL - R11 ACCOLADE SAFE

No	AMENDMENT	DWN	DATE	CHKD
E	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
D	SDR ISSUE	TC	27.03.20	HG
C	SAND PIT & ROOF OVER DELETED	TC	16.03.20	HG
B	MIRRORED TO SUIT SITEPLAN	TC	10.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 1
FLOOR PLAN - PART 1 OF 2

DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		0 25
APPROVED				
SCALE	1:100	DATE	10.01.20	DRAWING No.
DF PROJ No.	-	DF FILE No.	-	A4.02

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO19094

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

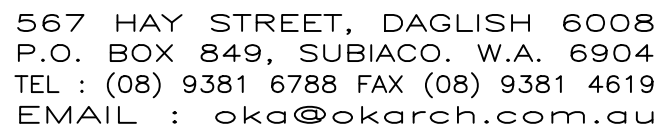
AVU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
CJ	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CJ	CONTROL JOINTS	SS	STAINLESS STEEL
CS	CLEANER'S SINK	ST	STOVE
CT	CERAMIC TILES	TPH	TOILET PAPER HOLDER
DG	DOOR GRILLE	V	VEE GROOVE CONTROL JOINT
DS	DIMINISHING STRIP	VS	VINYL SKIRTING
DW	DISH WASHER	WB	WHITE BOARD
FC	FILING CABINET	WC	WATER CLOSET
FCU	FAN COIL UNIT	WS	WEATHER STRIP
FE	FIRE EXTINGUISHER	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
FWG	FLOOR WASTE GULLY	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
GFCR	GLASS FACE CEMENT RENDER		
GB	GROOVE JOINT IN SLAB		
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PM	PAINTED MONO		
PUB	PIN-UP BOARD		
PTD	PAPER TOWEL DISPENSER		

DOOR, WINDOW, DOOR/WINDOW
OR GRILLE TYPE

OPENING NUMBER

===== FULL HEIGHT WALLS TO THE UNDERSIDE OF ROOF.
REFER TO DETAILS

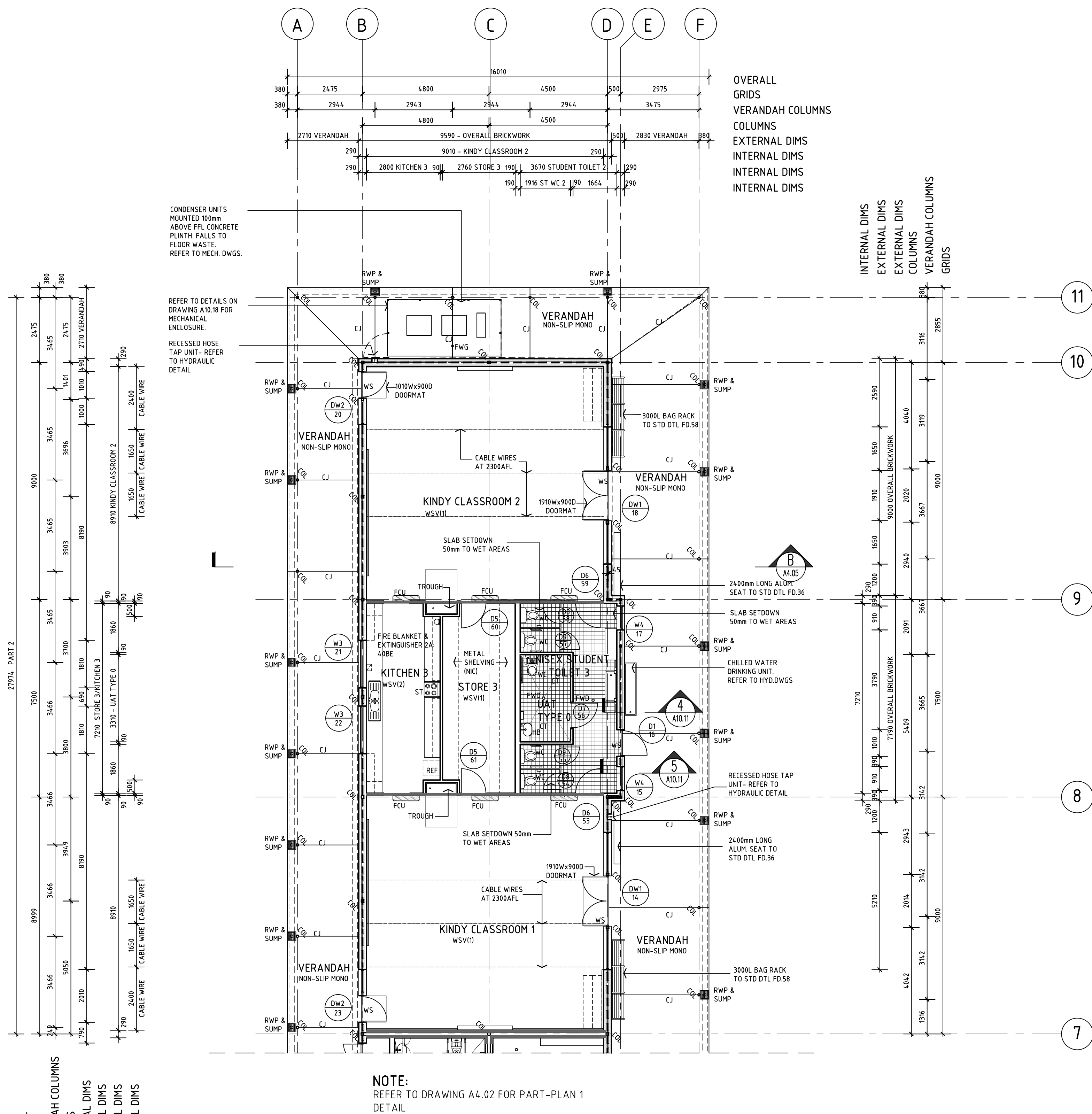
E	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	H
D	SDR ISSUE	TC	27.03.20	H
C	SAND PIT & ROOF OVER DELETED	TC	16.03.20	H
B	MIRRORED TO SUIT SITEPLAN	TC	10.03.20	H
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	H
No	AMENDMENT	DWN	DATE	CH



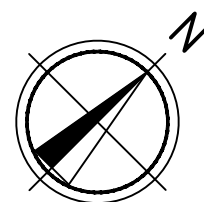
FLOOR PLAN - PART 2 OF 2

DRAWN		TC	DESIGNED	HG	REDUCTION
CHECKED		HG	PRINCIPAL		0 25
APPROVED					
SCALE 1:100		DATE 10.01.20		DRAWING No.	
DF PROJ No.		DF FILE No.		A4.03	
-		-			

OKA JOB NO:19094



SCALE 1:100

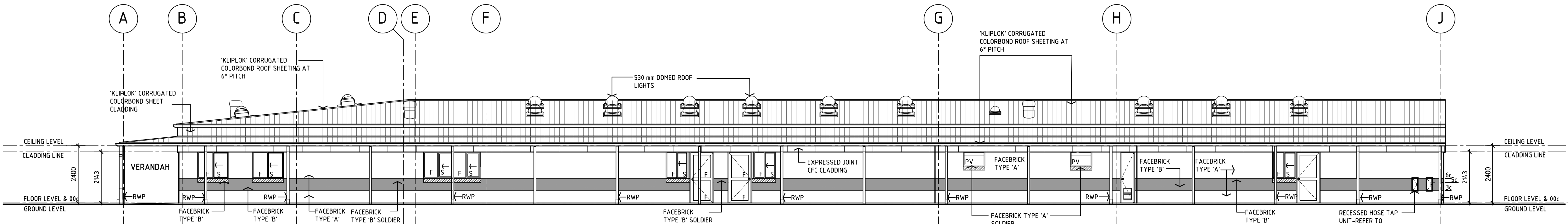


GENERAL NOTES:

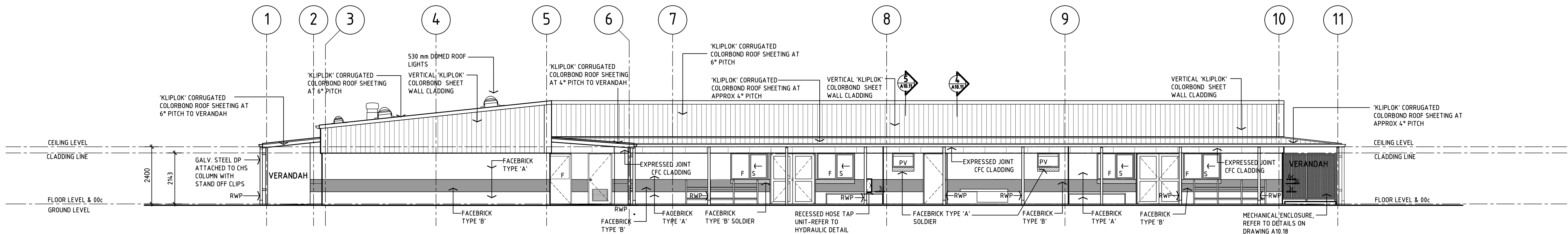
1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

LEGEND

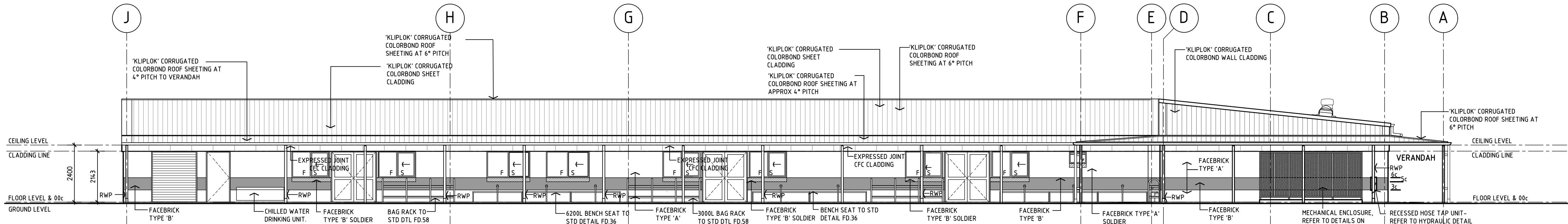
BWU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANERS SINK	SS	STAINLESS STEEL
CT	CERAMIC TILES	ST	STOVE
DG	DOOR GRILLE	TPH	TOILET PAPER HOLDER
DS	DIMINISHING STRIP	V	VEE GROOVE CONTROL JOINT
DW	DISH WASHER	VS	VINYL SKIRTING
FC	FILING CABINET	WB	WHITE BOARD
FE	FIRE EXTINGUISHER	WC	WATER CLOSET
FWG	FLOOR WASTE GULLY	WS	WEATHER STRIP
GFCR	GLASS FACE CEMENT RENDER	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
GJ	GROOVE JOINT IN SLAB	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PB	PLASTER BOARD		
PM	PAINTED MONO		
PUB	PIN-UP BOARD		
PTD	PAPER TOWEL DISPENSER		
PV	PERMANENTLY VENTILATED		



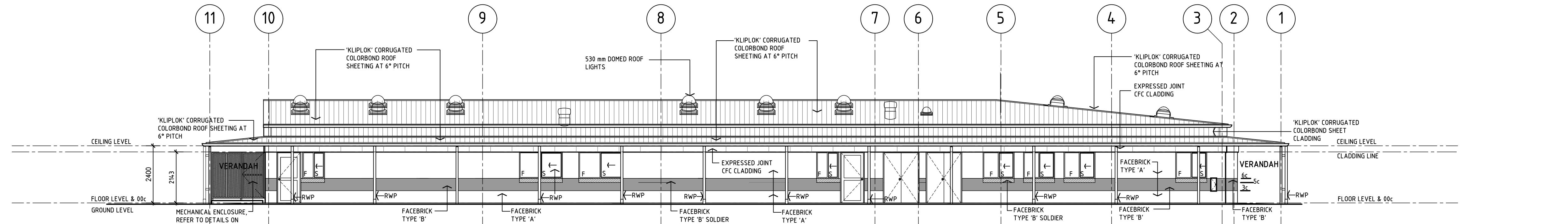
1 SOUTH EAST ELEVATION
SCALE 1:100



2 NORTH EAST ELEVATION
SCALE 1:100



3 NORTH WEST ELEVATION
SCALE 1:100



4 SOUTH WEST ELEVATION
SCALE 1:100

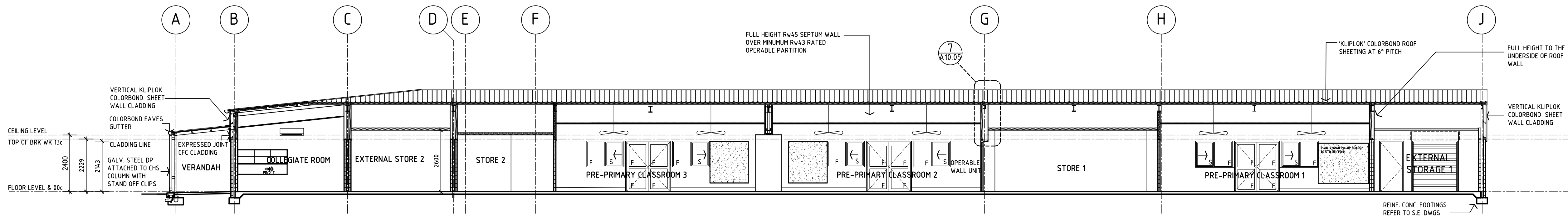
F	FACEBRICK TYPE 'C' DELETED	TC	xx.xx.20	HG
E	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
D	SDR ISSUE	TC	27.03.20	HG
C	SAND PIT & ROOF OVER DELETED	TC	16.03.20	HG
B	MIRRORED TO SUIT SITEPLAN	TC	10.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

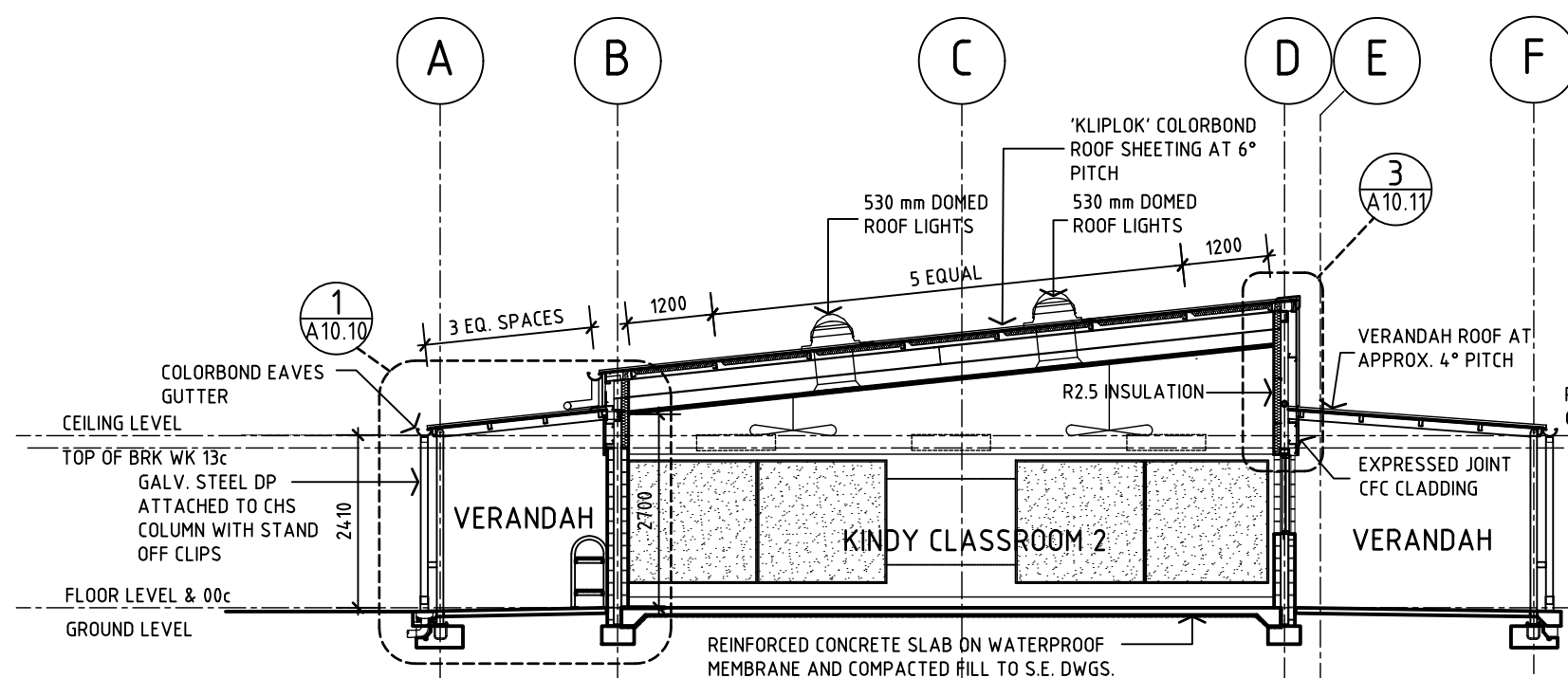
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 1
ELEVATIONS

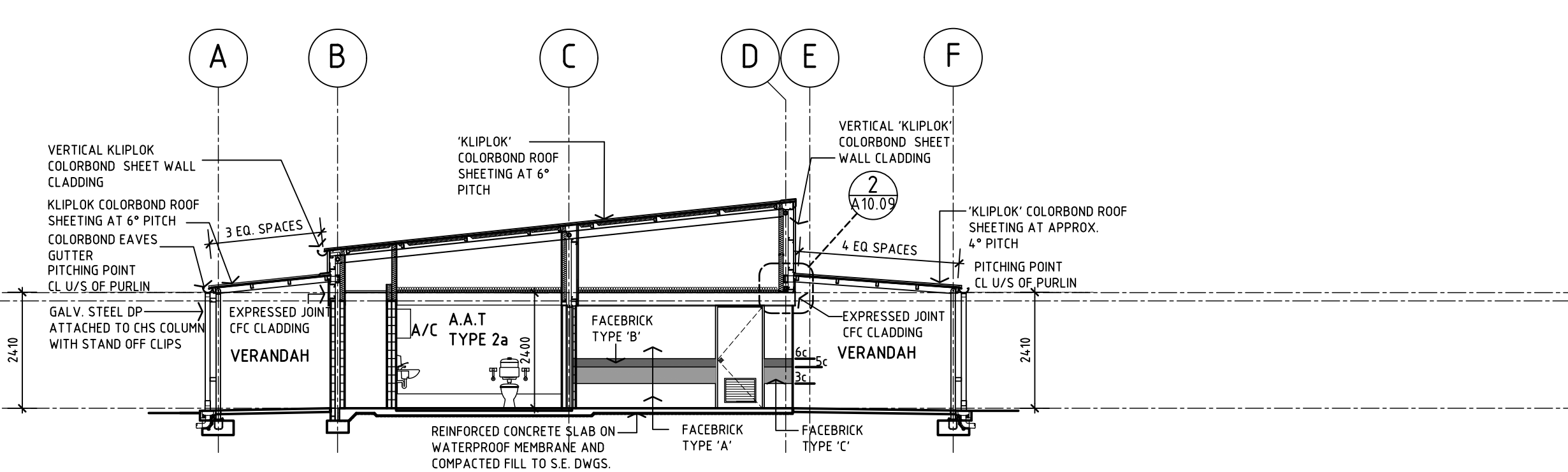
DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		0 25
APPROVED				
SCALE	1:100	DATE	10.01.20	DRAWING No.
DF PROJ No.	-	DF FILE No.	-	A4.04



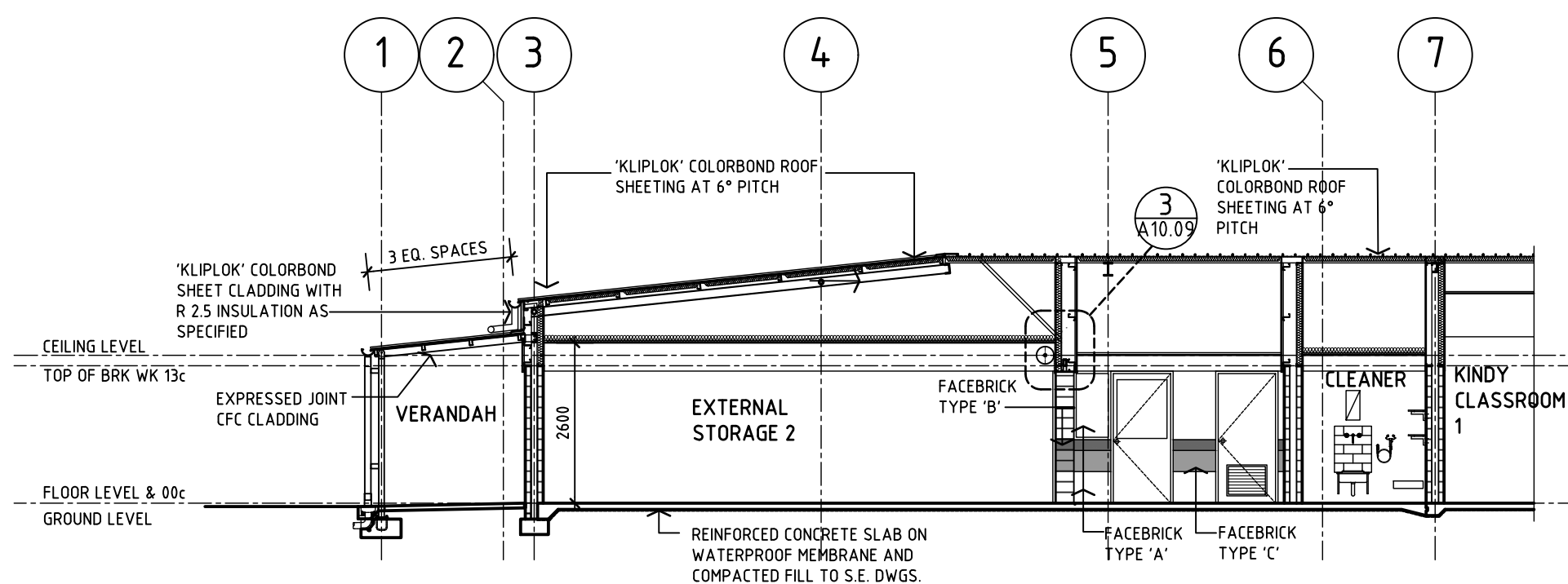
SECTION AA
A4.02 SCALE 1:100



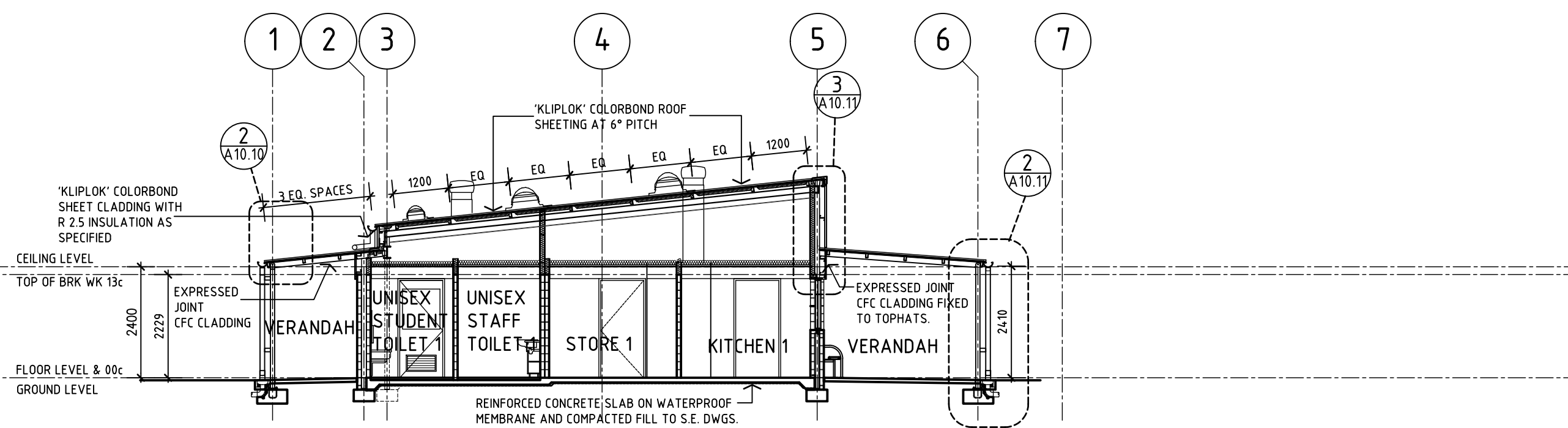
SECTION BB
A4.03 SCALE 1:100



SECTION DD
A4.03 SCALE 1:100



SECTION CC
A4.02 SCALE 1:100



SECTION EE
A4.02 SCALE 1:100

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS.
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION.
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS.

LEGEND

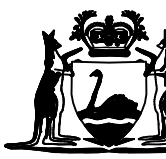
BWU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANERS SINK	SS	STAINLESS STEEL
CT	CERAMIC TILES	ST	STOVE
DG	DOOR GRILLE	TPH	TOILET PAPER HOLDER
DS	DIMINISHING STRIP	V	VEE GROOVE CONTROL JOINT
DW	DISH WASHER	VS	VINYL SKIRTING
FC	FILING CABINET	WB	WHITE BOARD
FCU	FAN COIL UNIT	WC	WATER CLOSET
FE	FIRE EXTINGUISHER	WS	WEATHER STRIP
FWG	FLOOR WASTE GULLY	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
GFER	GLASS FACE CEMENT RENDER	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
GJ	GROOVE JOINT IN SLAB		
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PB	PLASTER BOARD		
PM	PAINTED MONO		
PUB	PIN-UP BOARD		
PTD	PAPER TOWEL DISPENSER		

No	AMENDMENT	DWN	DATE	CHKD
E	DESIGN DEVELOPMENT ISSUE FOR CONSULTANT	TC	0104.20	HG
D	SDR ISSUE	TC	27.03.20	HG
C	SAND PIT & ROOF OVER DELETED	TC	16.03.20	HG
B	MIRRORED TO SUIT SITEPLAN	TC	10.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG



OLDFIELD KNOTT
ARCHITECTS PTY. LTD.

566 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6688 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au



Government of Western Australia
Department of Finance

Building Management and Works

ARCHITECTURAL

WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 1

SECTIONS

DRAWN	TC	DESIGNED	HG	REDUCTION
CHECKED	HG	PRINCIPAL		0 25
APPROVED				
SCALE	1:100	DATE	10.01.20	DRAWING No.
DF PROJ No.	-	DF FILE No.	-	A4.05

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO19094

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BR	BAG RACK	MWO	MICROWAVE OVEN
BWU	BOILING WATER UNIT	NSM	NON-SLIP MONO
CA	CARPET	N.I.C.	NOT IN CONTRACT
CPBD	CUPBOARD	PD	PAVING DRAIN
CJ	CONTROL JOINT IN SLAB	PM	PAINTED MONO
COL	STEEL COLUMN - REFER TO S.E. DWGS	PUB	PIN-UP BOARD
CS	CLEANERS SINK	PTD	PAPER TOWEL DISPENSER
CT	CERAMIC TILES	REF	REFRIGERATOR
DG	DOOR GRILLE	RWP	RAINWATER PIPE
DS	DIMINISHING STRIP	S.E.	STRUCTURAL ENGINEER
DW	DISH WASHER	SM	SEALED MONOLITHIC CONCRETE
FC	FILING CABINET	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	ST	STOVE
FWG	FLOOR WASTE GULLY	TPH	TOILET PAPER HOLDER
GFR	GLASS FACE CEMENT RENDER	V	VEE GROOVE CONTROL JOINT
GJ	GROOVE JOINT IN SLAB	VS	VINYL SKIRTING
HB	HAND BASIN	WB	WHITE BOARD
HC	HOSE COCK (IN CONC. BOX)	WC	WATER CLOSET
HTR	HEATER	WS	WEATHER STRIP
HWU	HOT WATER UNIT	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
HWP	HARDWALL PLASTER	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		

DOOR, WINDOW, DOOR/WINDOW
OR GRILLE TYPE
OPENING NUMBER

SPECIAL EXTERNAL WALL
CONSTRUCTION TO SATISFY
SECTION J (R2.0)

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING
UNLESS OTHERWISE NOTED OR DETAILED.
GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR
STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.

RESILIENT WALL TIES SHOWN HATCHED

F	STAIRS REVISED	TC	24.06.20	HG
E	LIFT DETAILS ADDED	TC	20.05.20	HG
D	CONSULTANT - ISSUE FOR DESIGN DEVELOPMENT	TC	29.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	TB2 MIRROR	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT
ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

ARCHITECTURAL

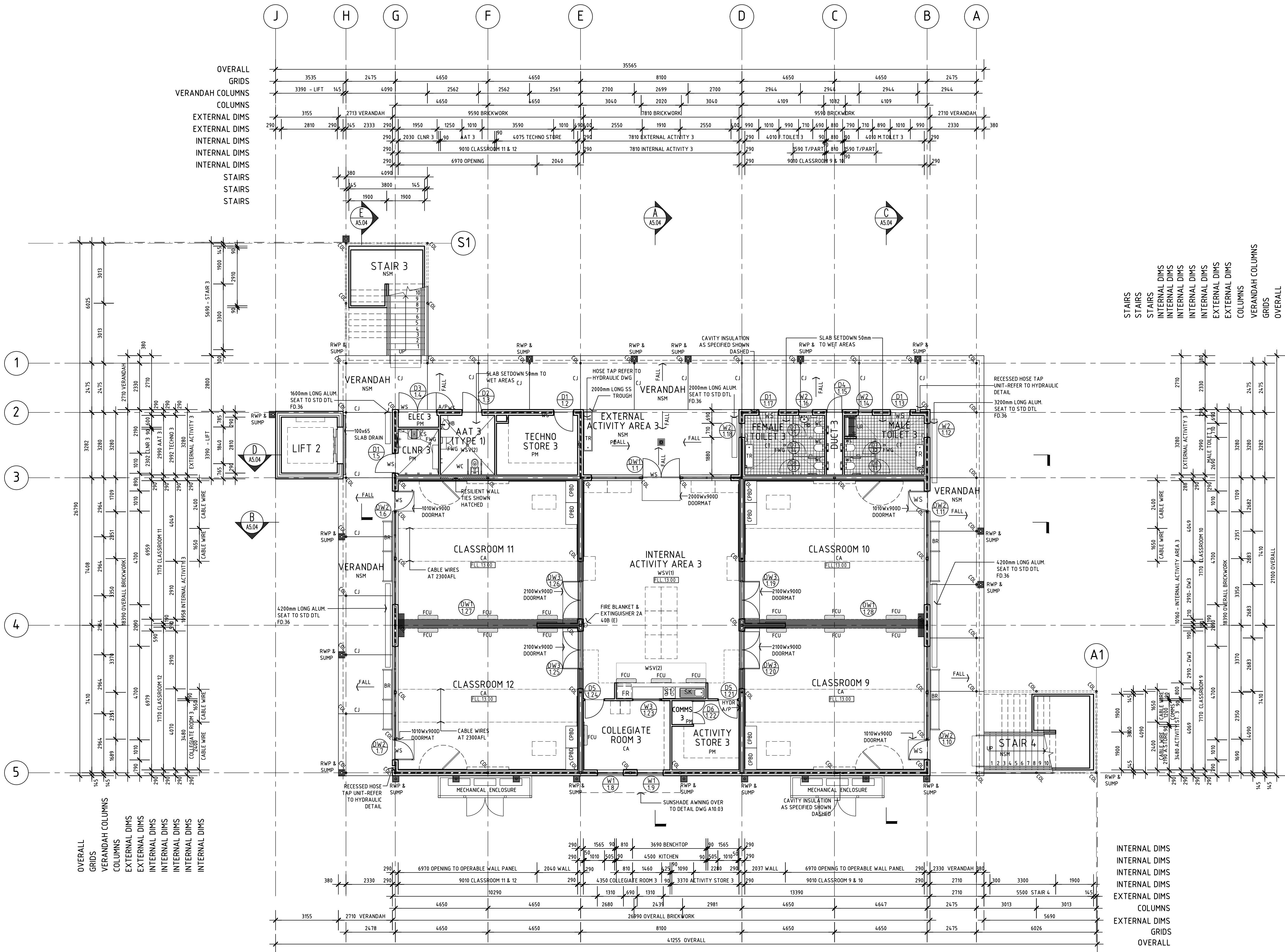
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 2

GROUND FLOOR PLAN

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A5.01
DF PROJ No.	-	DF FILE No.	-		F

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO:19094



GROUND FLOOR PLAN
SCALE 1:100

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BR	BAG RACK	MWO	MICROWAVE OVEN
BUW	BOILING WATER UNIT	NSM	NON-SLIP MONO
CA	CARPET	N.I.C.	NOT IN CONTRACT
CPBD	CUPBOARD	PD	PAVING DRAIN
CJ	CONTROL JOINT IN SLAB	PM	PAINTED MONO
COL	STEEL COLUMN - REFER TO S.E. DWGS	PUB	PIN-UP BOARD
CS	CLEANERS SINK	PTD	PAPER TOWEL DISPENSER
CT	CERAMIC TILES	REF	REFRIGERATOR
DG	DOOR GRILLE	RWP	RAINWATER PIPE
DS	DIMINISHING STRIP	S.E.	STRUCTURAL ENGINEER
DW	DISH WASHER	SM	SEALED MONOLITHIC CONCRETE
FC	FILING CABINET	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	ST	STOVE
FWG	FLOOR WASTE GULLY	TPH	TOILET PAPER HOLDER
GFR	GLASS FACE CEMENT RENDER	V	VEE GROOVE CONTROL JOINT
GJ	GROOVE JOINT IN SLAB	VS	VINYL SKIRTING
HB	HAND BASIN	WB	WHITE BOARD
HC	HOSE COCK (IN CONC. BOX)	WC	WATER CLOSET
HTR	HEATER	WS	WEATHER STRIP
HWU	HOT WATER UNIT	WSV(1)	WELDED SHEET VINYL - R10 ACCOLADE PLUS
HWP	HARDWALL PLASTER	WSV(2)	WELDED SHEET VINYL - R11 ACCOLADE SAFE
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		

DOOR, WINDOW, DOOR/WINDOW OR GRILLE TYPE
OPENING NUMBER

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.
GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.
RESILIENT WALL TIES SHOWN HATCHED

F	STAIRS REVISED	TC	24.06.20	HG
E	LIFT DETAILS ADDED	TC	20.05.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	29.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	TB2 MIRROR	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD



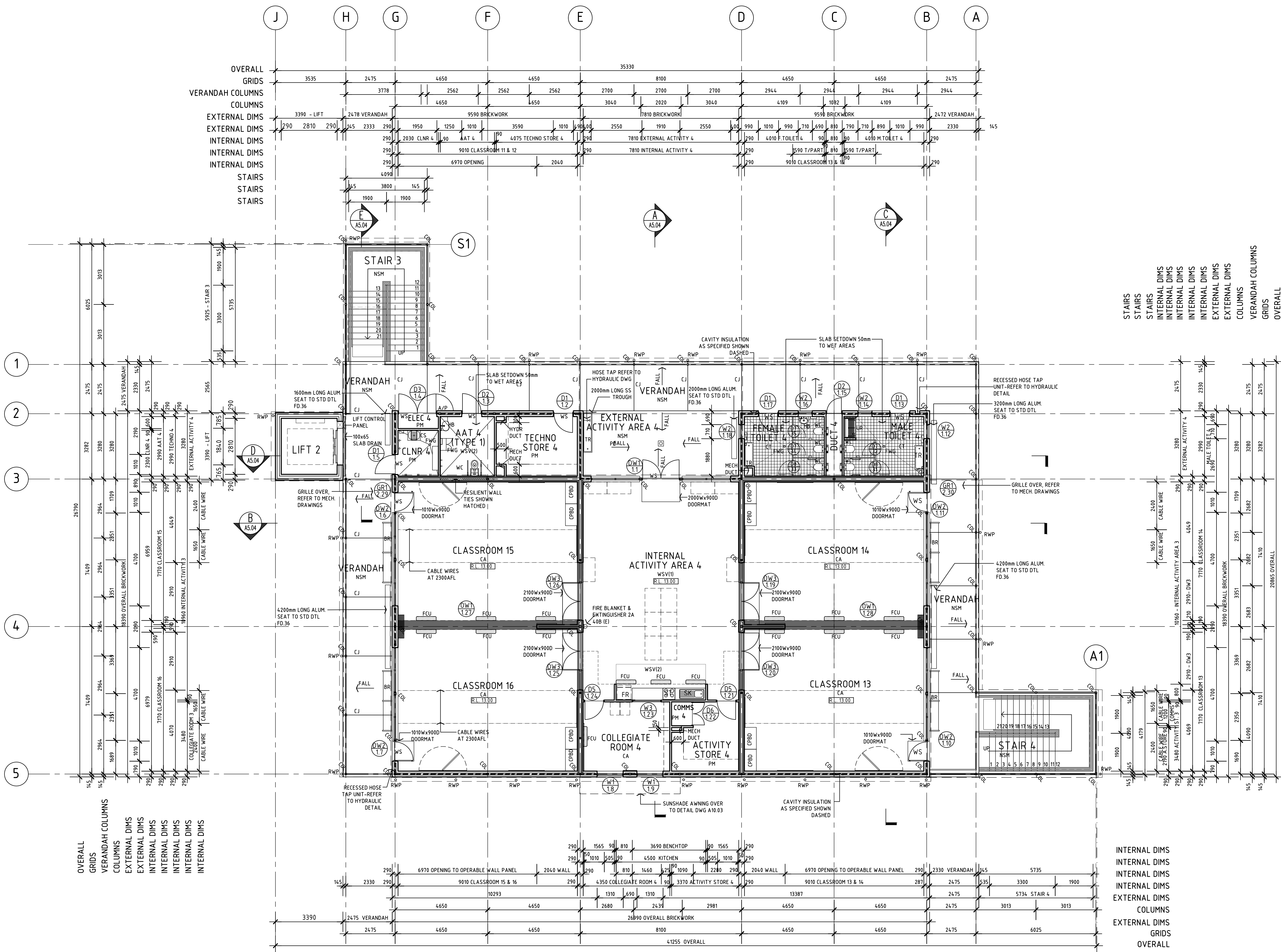
OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

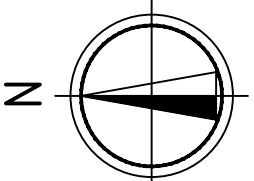
ARCHITECTURAL

WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 2

FIRST FLOOR PLAN

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A5.02
DF PROJ No.	-	DF FILE No.	-		F

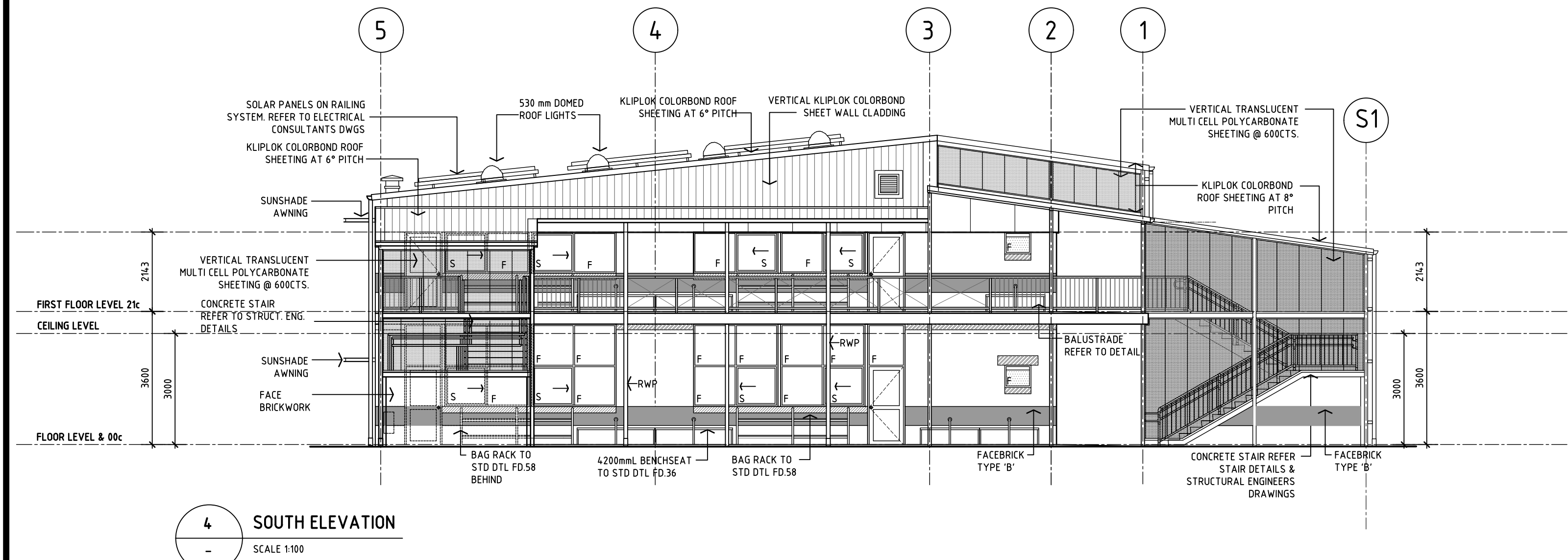
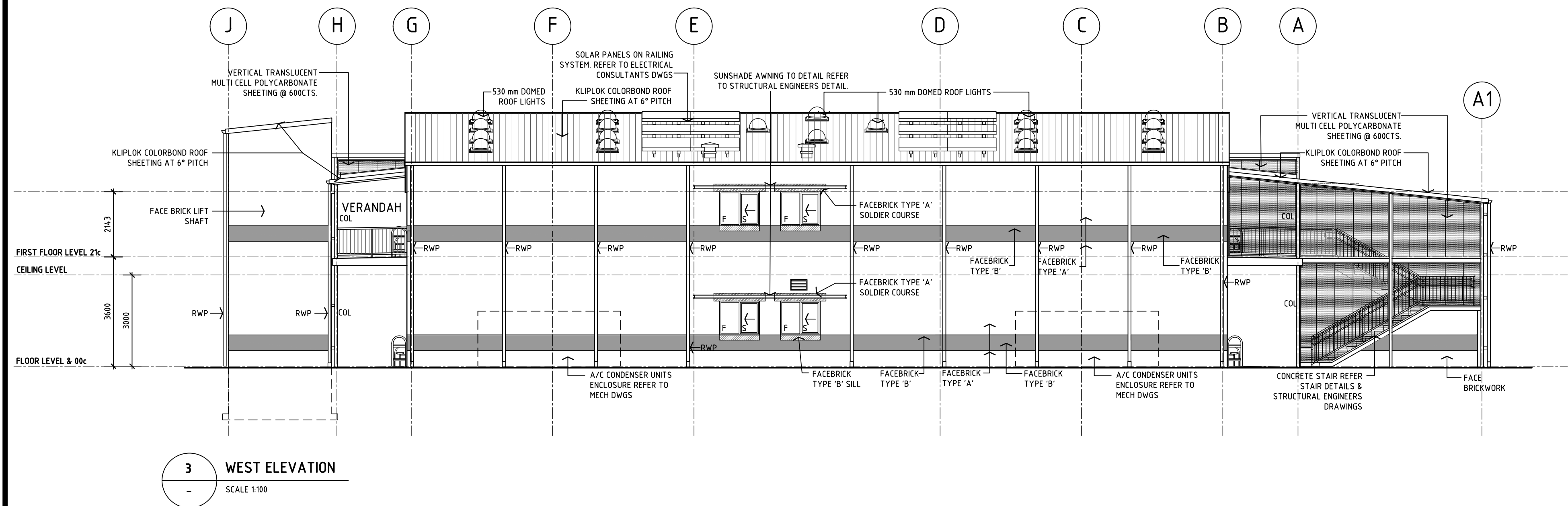
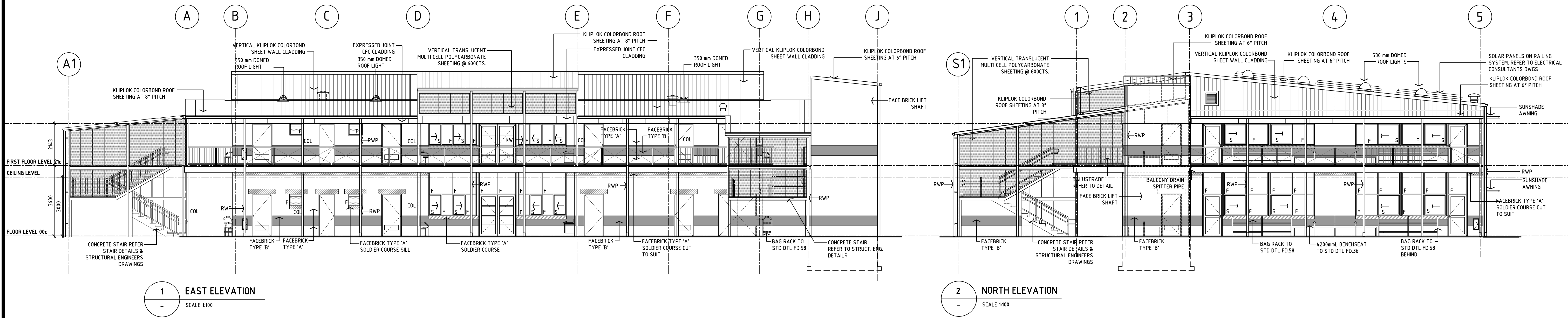




UPPER FLOOR PLAN
SCALE 1:100

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS



F	STAIRS & FACEBRICK TYPE REVISED	TC	24.06.20	HG
E	FRONT VERANDAH ROOF PITCH REVISED	TC	20.05.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	05.05.20	HG
C	SDR ISSUE	TC	25.03.20	HG
B	TB2 RENAMED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
The Royal Australian Institute of Architects
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

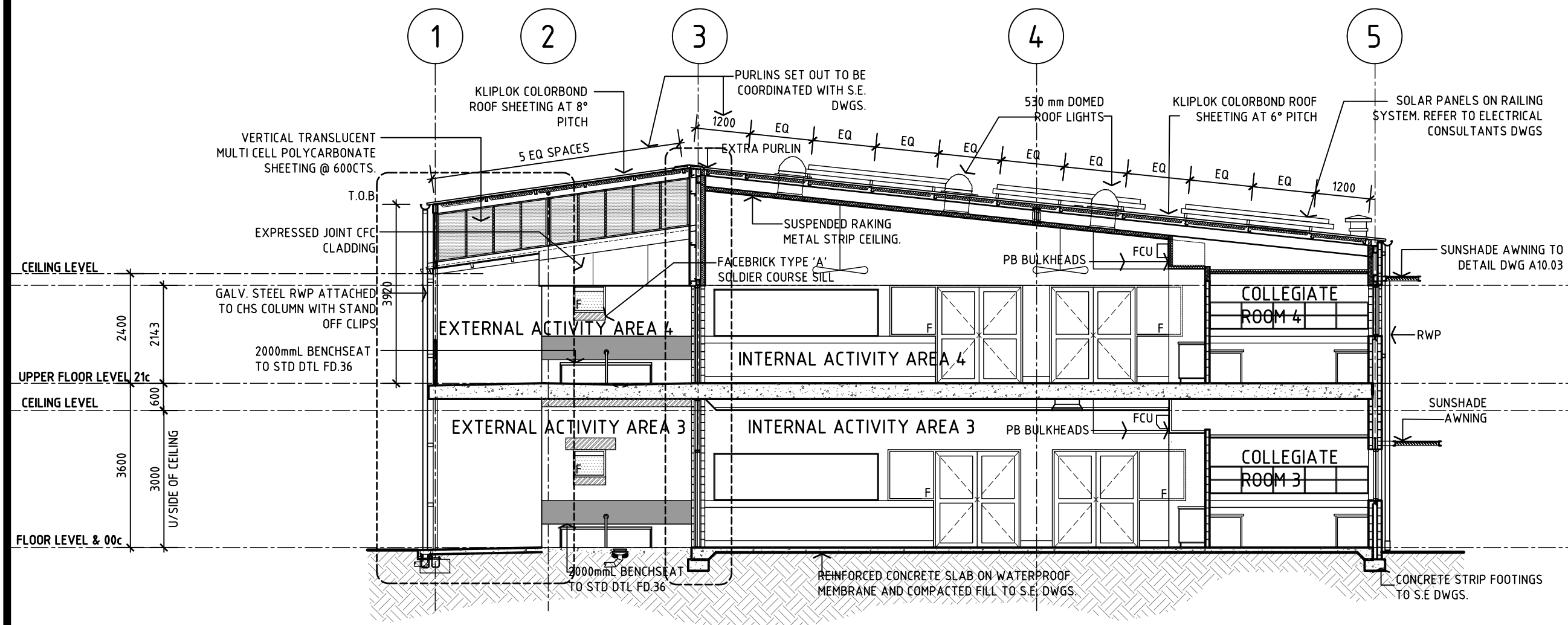
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 2
ELEVATIONS

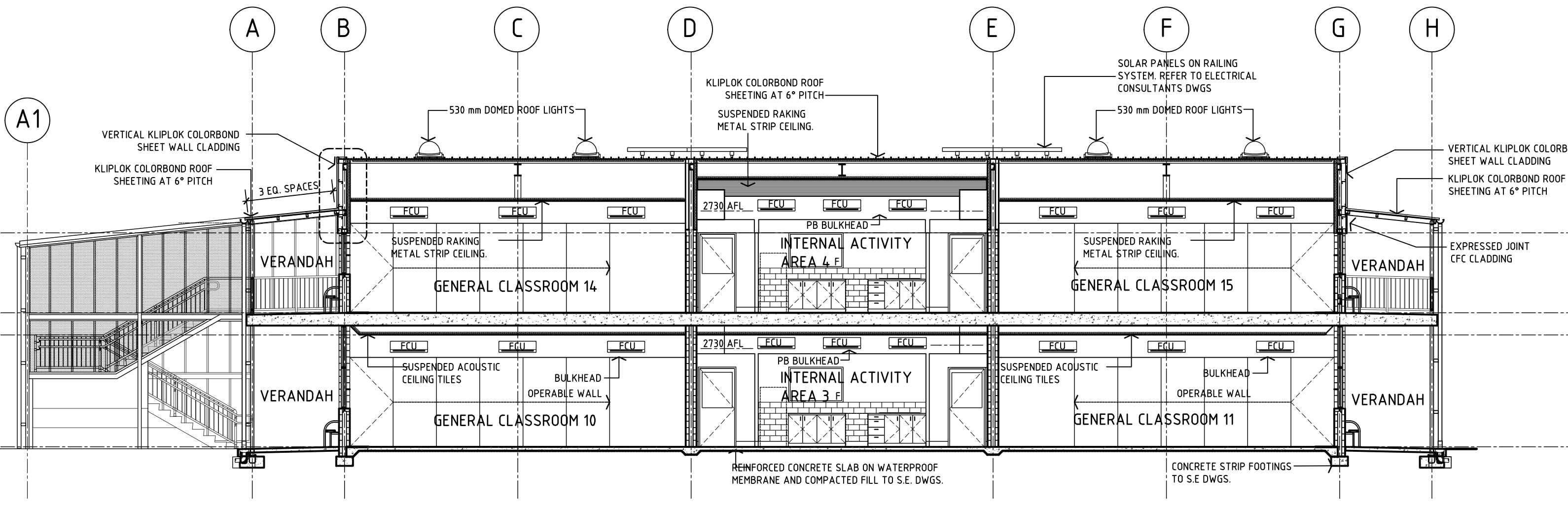
DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A5.03
DF PROJ No.		DF FILE No.			F

GENERAL NOTES:

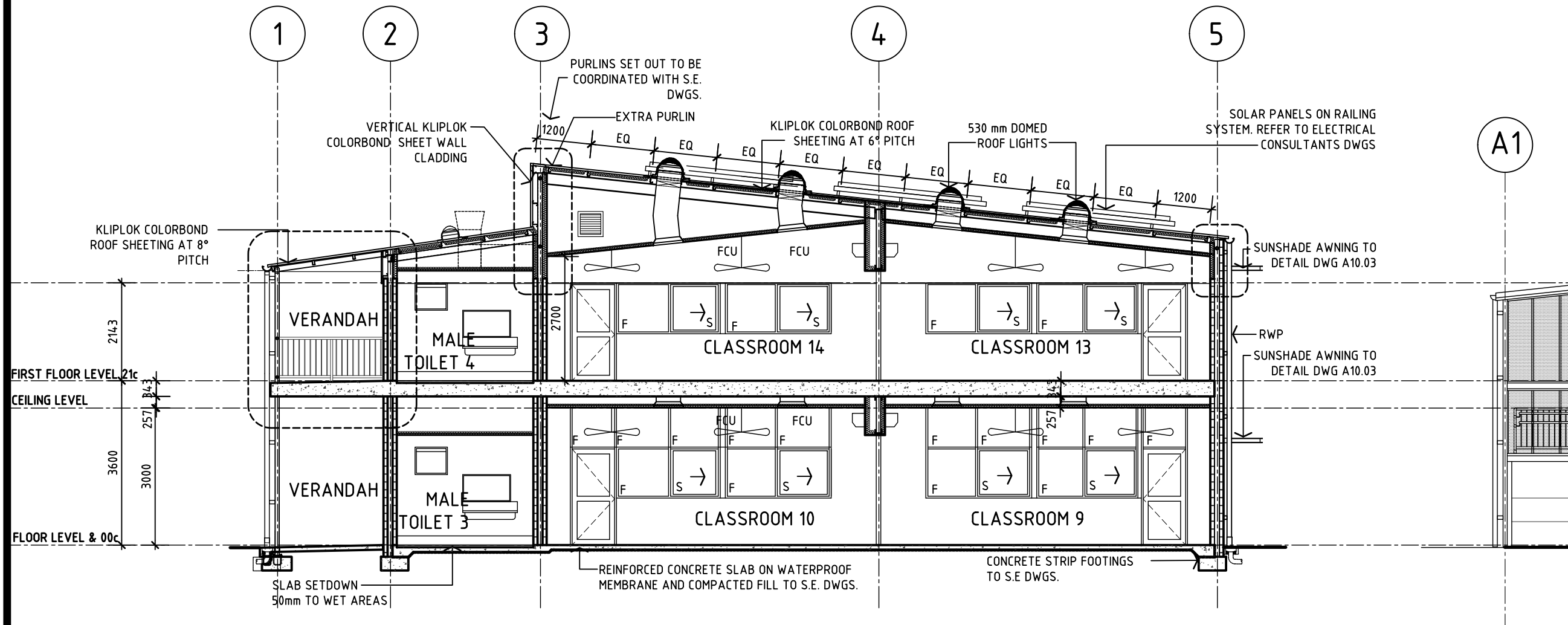
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.E.A. AND LOCAL AUTHORITY REQUIREMENTS.
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION.
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS.



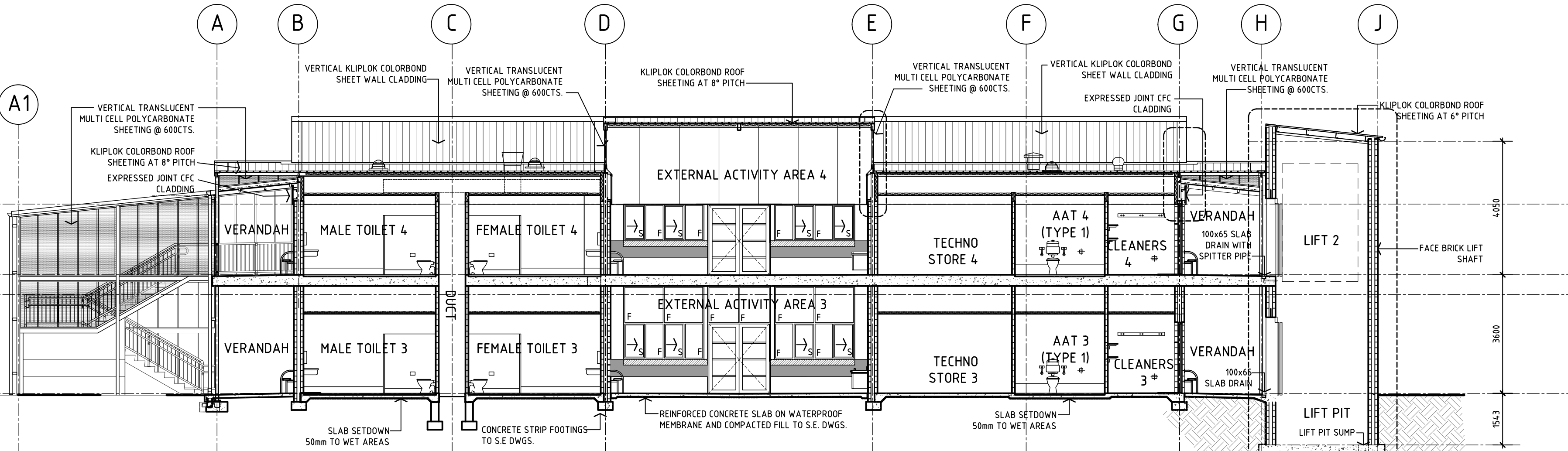
SECTION AA
A5.01
A5.02
SCALE 1:100



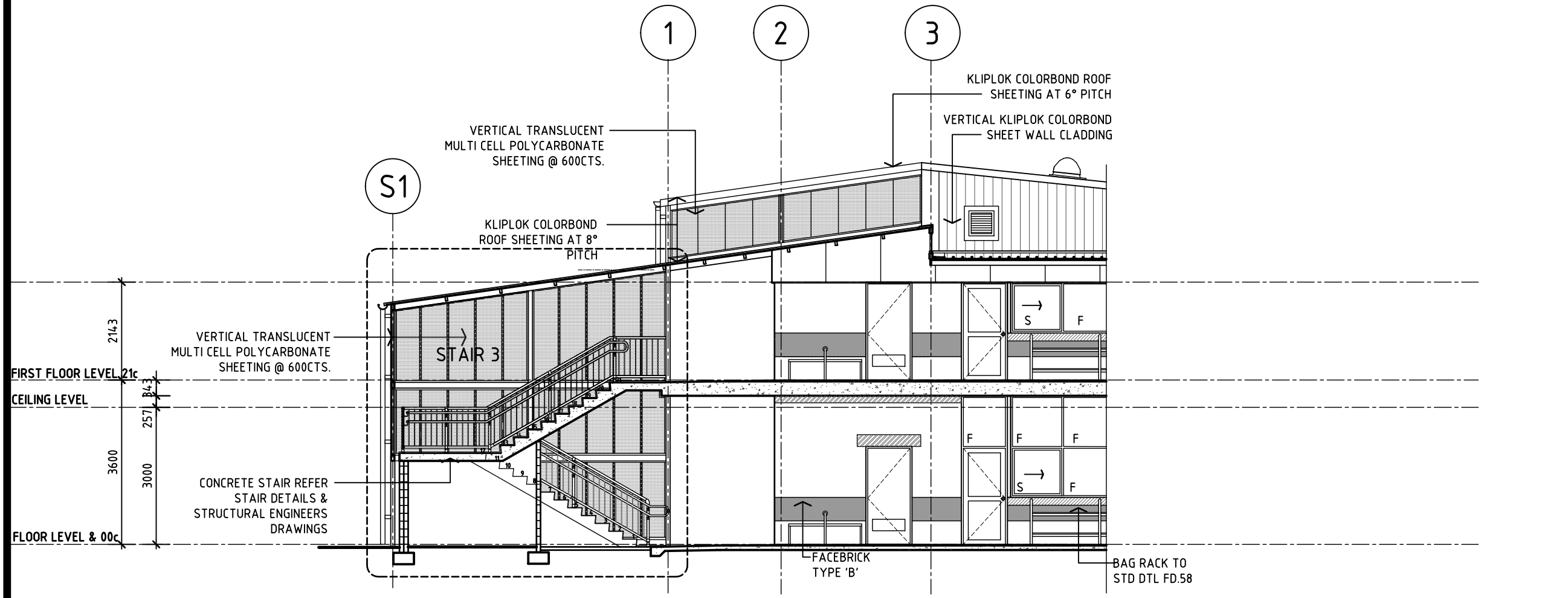
SECTION BB
A5.01
A5.02
SCALE 1:100



SECTION CC
A5.01
A5.02
SCALE 1:100



SECTION DD
A5.01
A5.02
SCALE 1:100



SECTION EE
A5.01
A5.02
SCALE 1:100

F	STAIRS REVISED	TC	24.06.20	HG
E	FRONT VERANDAH ROOF PITCH & LIFT REVISIONS	TC	20.05.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	05.05.20	HG
C	SDR ISSUE	TC	25.03.20	HG
B	TB2 RENAMED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 2
SECTIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A5.04
DF PROJ No.		DF FILE No.			F

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

BW	BAG BACK	MWO	MICROWAVE OVEN
BWU	BOILING WATER UNIT	NSM	NON-SLIP MONO
C	CARPET	N.I.C.	NOT IN CONTRACT
CPBD	CUPBOARD	PD	PAVING DRAIN
CJ	CONTROL JOINT IN SLAB	PM	PAINTED MONO
COL	STEEL COLUMN - REFER TO S.E. DWGS	PUB	PIN-UP BOARD
CS	CLEANERS SINK	PTD	PAPER TOWEL DISPENSER
CT	CERAMIC TILES	REF	REFRIGERATOR
CG	DOOR GRILLE	RWP	RAINWATER PIPE
DS	DIMINISHING STRIP	S.E.	STRUCTURAL ENGINEER
DW	DISH WASHER	SM	SEALED MONOLITHIC CONCRETE
FC	FILING CABINET	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	ST	STOVE
FGW	FLOOR WASTE GULLY	TPH	TOILET PAPER HOLDER
GFR	GLASS FACE CEMENT RENDER	V	VEE GROOVE CONTROL JOINT
GJ	GROOVE JOINT IN SLAB	VS	VINYL SKIRTING
HB	HAND BASIN	WB	WHITE BOARD
HC	HOSE COCK (IN CONC. BOX)	WC	WATER CLOSET
HTR	HEATER	WS	WEATHER SHEET
HWU	HOT WATER UNIT	WSV1)	WELDED SHEET VINYL - R10 ACCOLADE PLUS
HWP	HARDWALL PLASTER	WSV2)	WELDED SHEET VINYL - R11 ACCOLADE SAFE
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.

GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OF STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.

RESILIENT WALL TIES SHOWN HATCHED

G	STAIRS REVISED	TC	24.06.20	HG
F	LIFT DETAILS ADDED	TC	20.05.20	HG
E	LIFT LOCATION REVISED	TC	29.04.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	28.04.20	HG
C	SDR ISSUE	TC	25.03.20	HG
B	T82 RENAMED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD



567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO. W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4611
EMAIL : oka@okarch.com.au



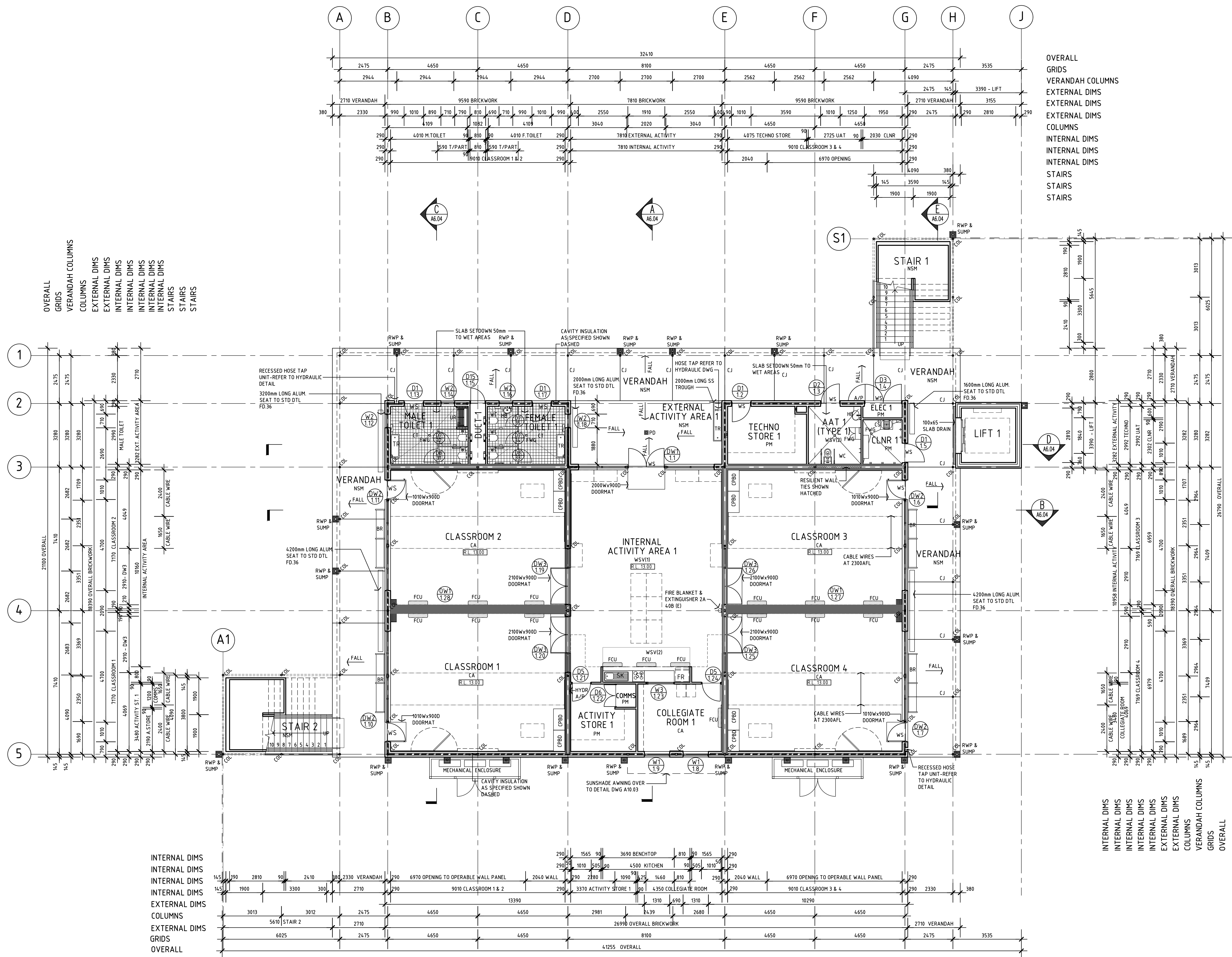
Building Management and Works

WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 3

DRAWN		TC	DESIGNED	NAME	HG	REDUCTION	
CHECKED		HG	PRINCIPAL				
APPROVED							
SCALE 1:100			DATE 10.01.20			DRAWING No.	
DF PROJ No. -			DF FILE No. -			A6.01	

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO:1909



GROUND FLOOR PLAN

SCALE 1:100

N

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BR	BAG RACK	MWO	MICROWAVE OVEN
BUW	BOILING WATER UNIT	NSM	NON-SLIP MONO
CA	CARPET	N.I.C.	NOT IN CONTRACT
CPBD	CUPBOARD	PD	PAVING DRAIN
CJ	CONTROL JOINT IN SLAB	PM	PAINTED MONO
COL	STEEL COLUMN - REFER TO S.E. DWGS	PUB	PIN-UP BOARD
CS	CLEANERS SINK	PTD	PAPER TOWEL DISPENSER
CT	CERAMIC TILES	REF	REFRIGERATOR
DG	DOOR GRILLE	RWP	RAINWATER PIPE
DS	DIMINISHING STRIP	S.E.	STRUCTURAL ENGINEER
DW	DISH WASHER	SM	SEALED MONOLITHIC CONCRETE
FC	FILING CABINET	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	ST	STOVE
FWG	FLOOR WASTE GULLY	TPH	TOILET PAPER HOLDER
GFR	GLASS FACE CEMENT RENDER	V	VEE GROOVE CONTROL JOINT
GJ	GROOVE JOINT IN SLAB	VS	VINYL SKIRTING
HB	HAND BASIN	WB	WHITE BOARD
HC	HOSE COCK (IN CONC. BOX)	WC	WATER CLOSET
HTR	HEATER	WS	WEATHER STRIP
HWU	HOT WATER UNIT	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
HWP	HARDWALL PLASTER	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		

DOOR, WINDOW, DOOR/WINDOW
OR GRILLE TYPE

SPECIAL EXTERNAL WALL
CONSTRUCTION TO SATISFY
SECTION J (R2.0)

WALL TYPE TAG. REFER TO DRAWINGS A10.17

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING
UNLESS OTHERWISE NOTED OR DETAILED.

GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR
STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.

RESILIENT WALL TIES SHOWN HATCHED

G	STAIRS REVISED	TC	24.06.20	HG
F	LIFT DETAILS ADDED	TC	20.05.20	HG
E	LIFT LOCATION REVISED	TC	29.04.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	28.04.20	HG
C	SDR ISSUE	TC	25.03.20	HG
B	TB2 RENAMED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT
ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

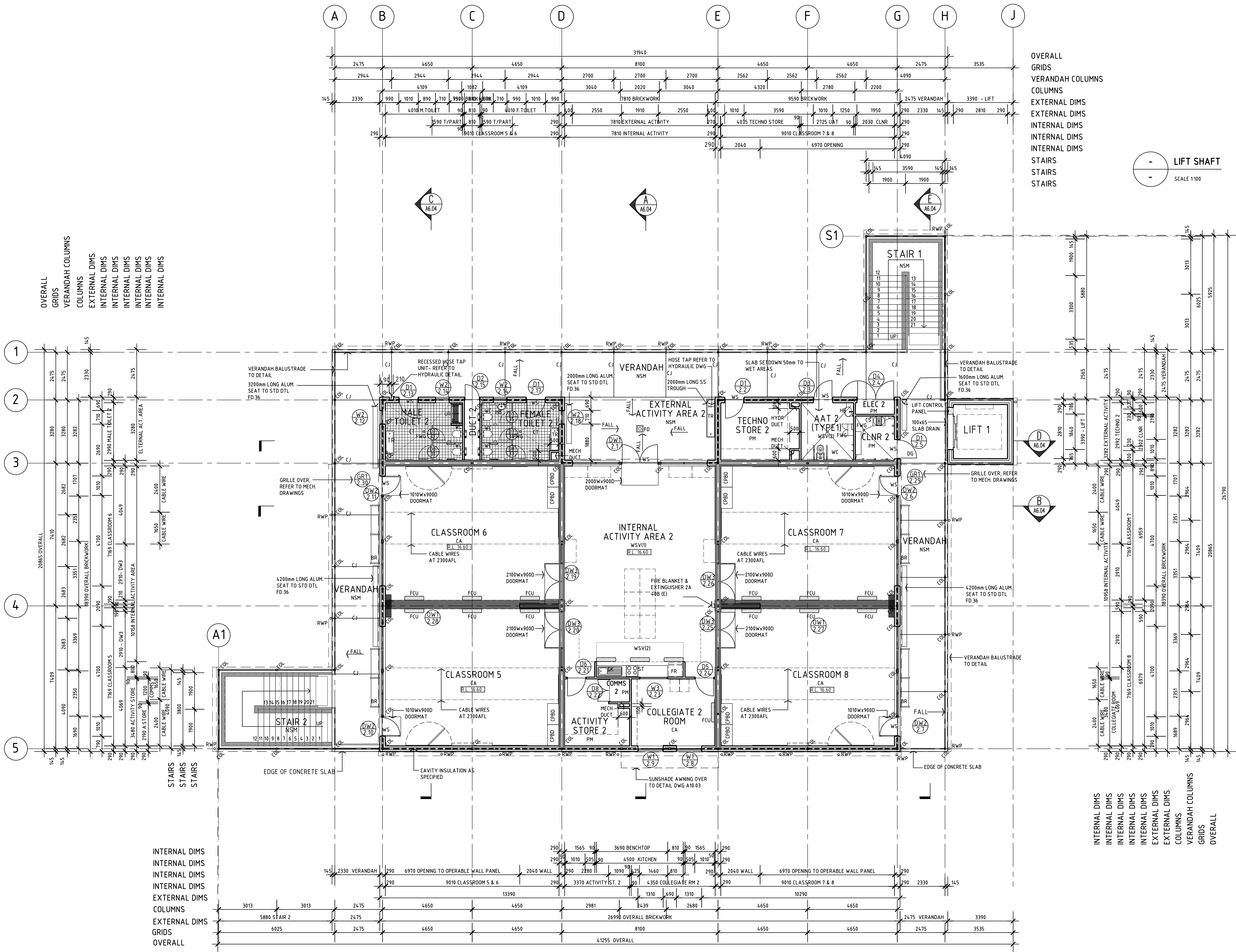
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 3
FIRST FLOOR PLAN

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A6.02
DF PROJ No.		DF FILE No.			

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

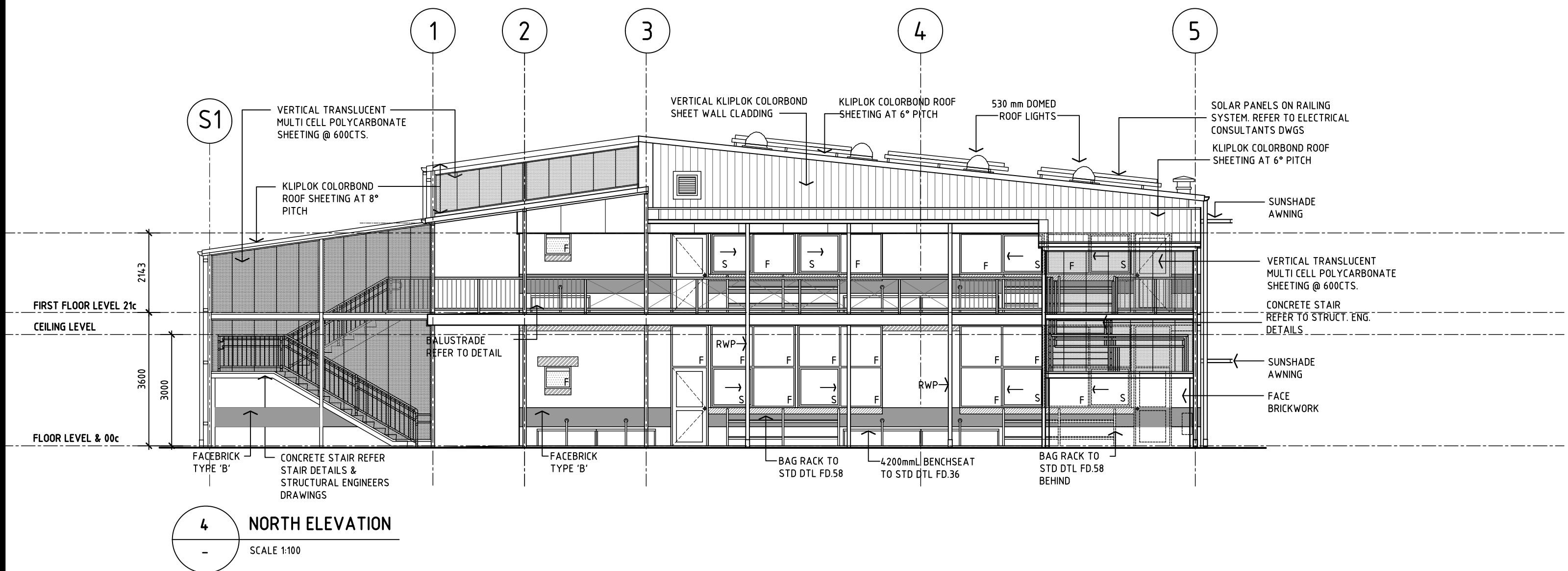
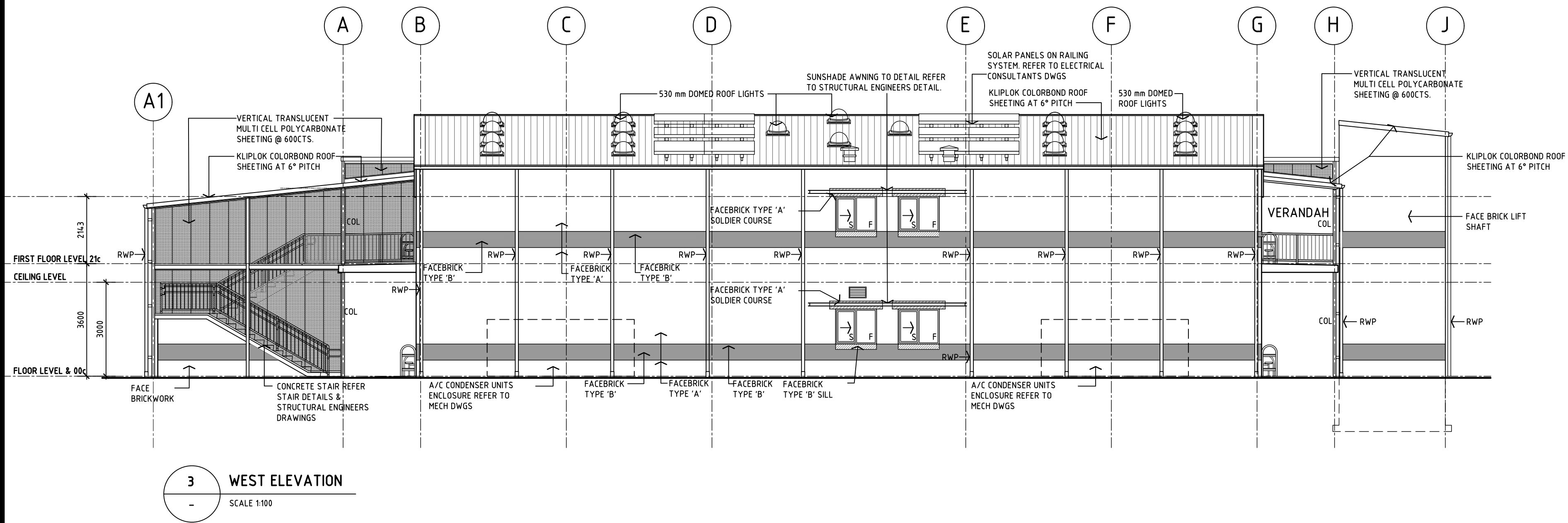
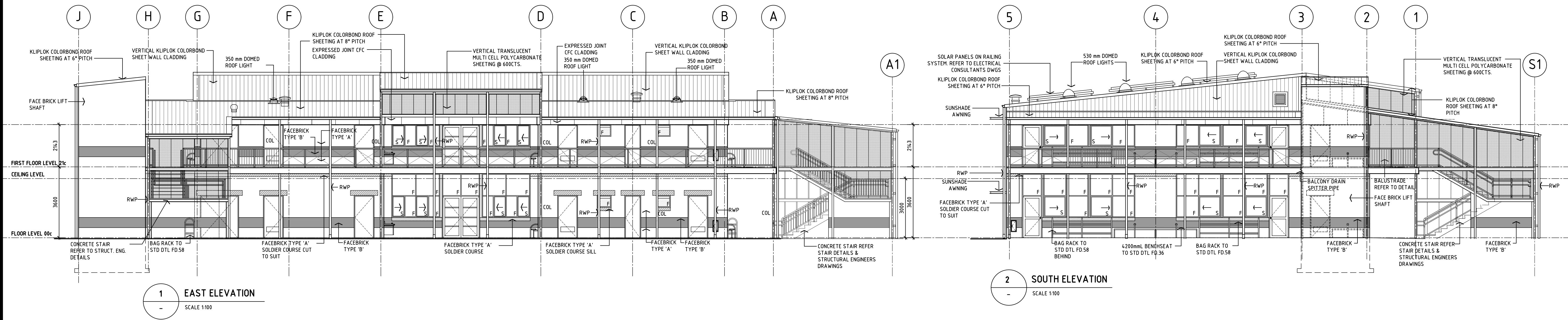
OKA JOB NO:19094



UPPER FLOOR PLAN
SCALE 1:100

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS



F	STAIRS & FACEBRICK TYPE REVISED	TC	24.06.20	HG
E	FRONT VERANDAH ROOF PITCH REVISED	TC	20.05.20	HG
D	CONSULTANT - ISSUE FOR DESIGN DEVELOPMENT	TC	05.05.20	HG
C	SDR ISSUE	TC	25.03.20	HG
B	TB2 RENAMED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

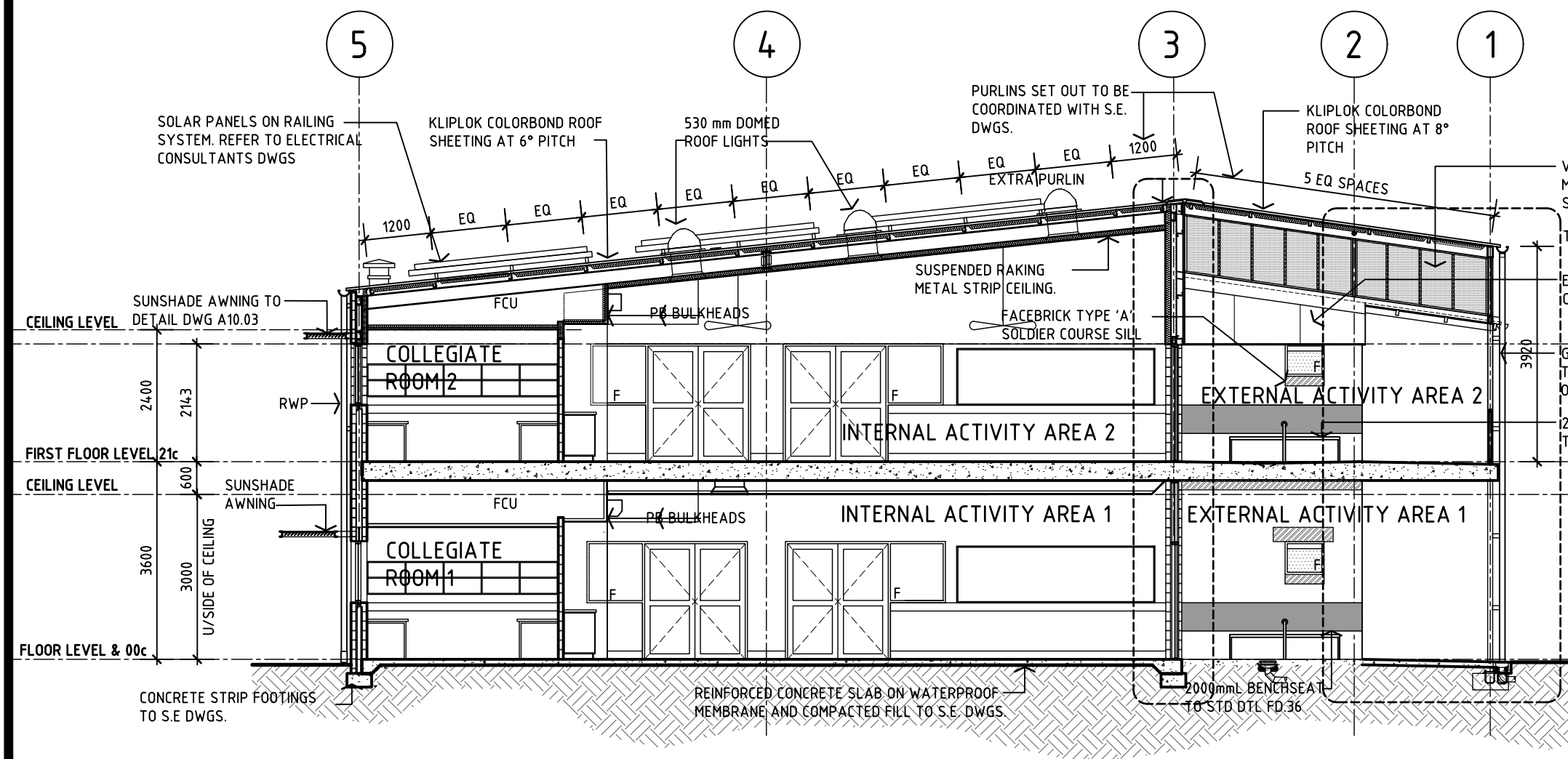
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 3
ELEVATIONS

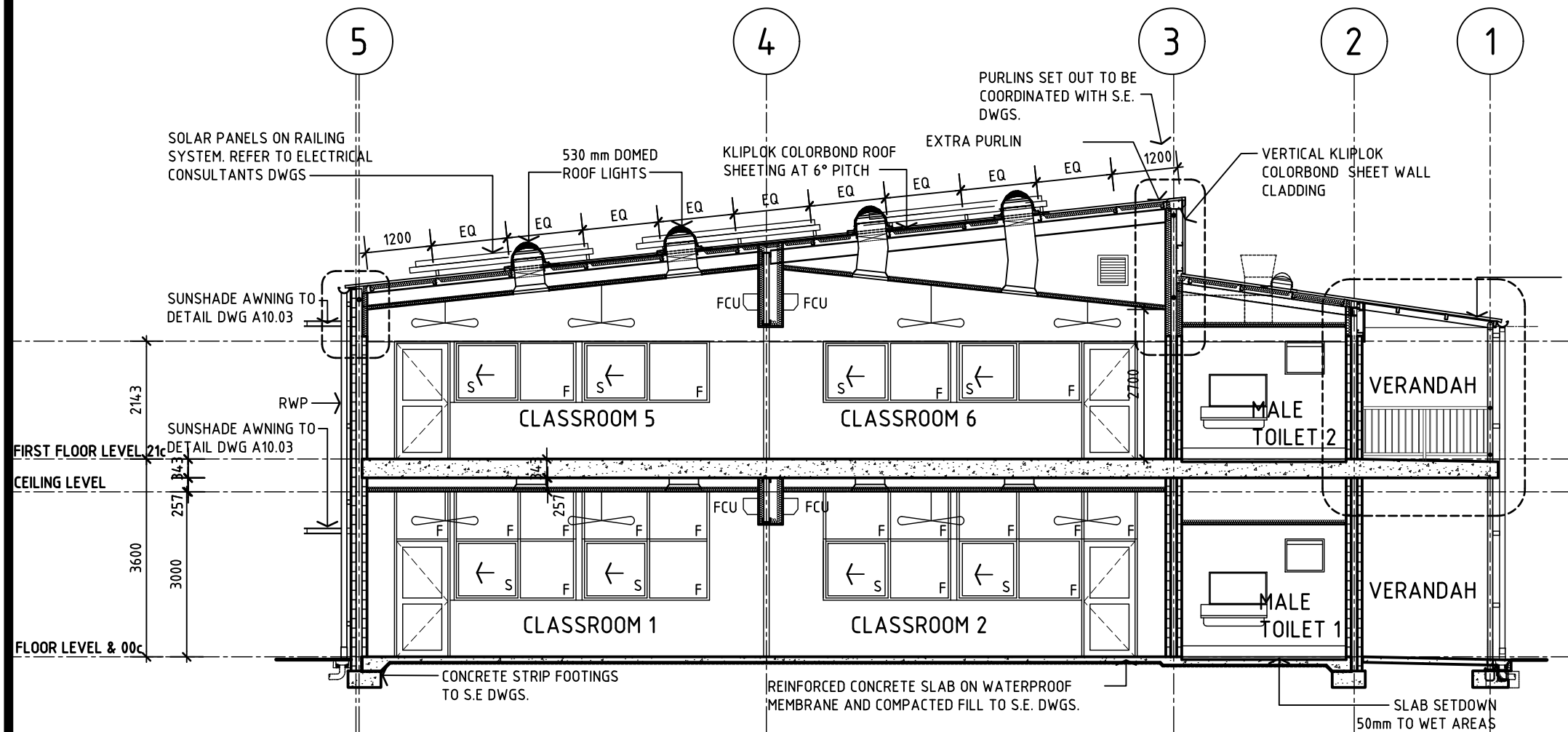
DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A6.03
DF PROJ No.		DF FILE No.			F

GENERAL NOTES:

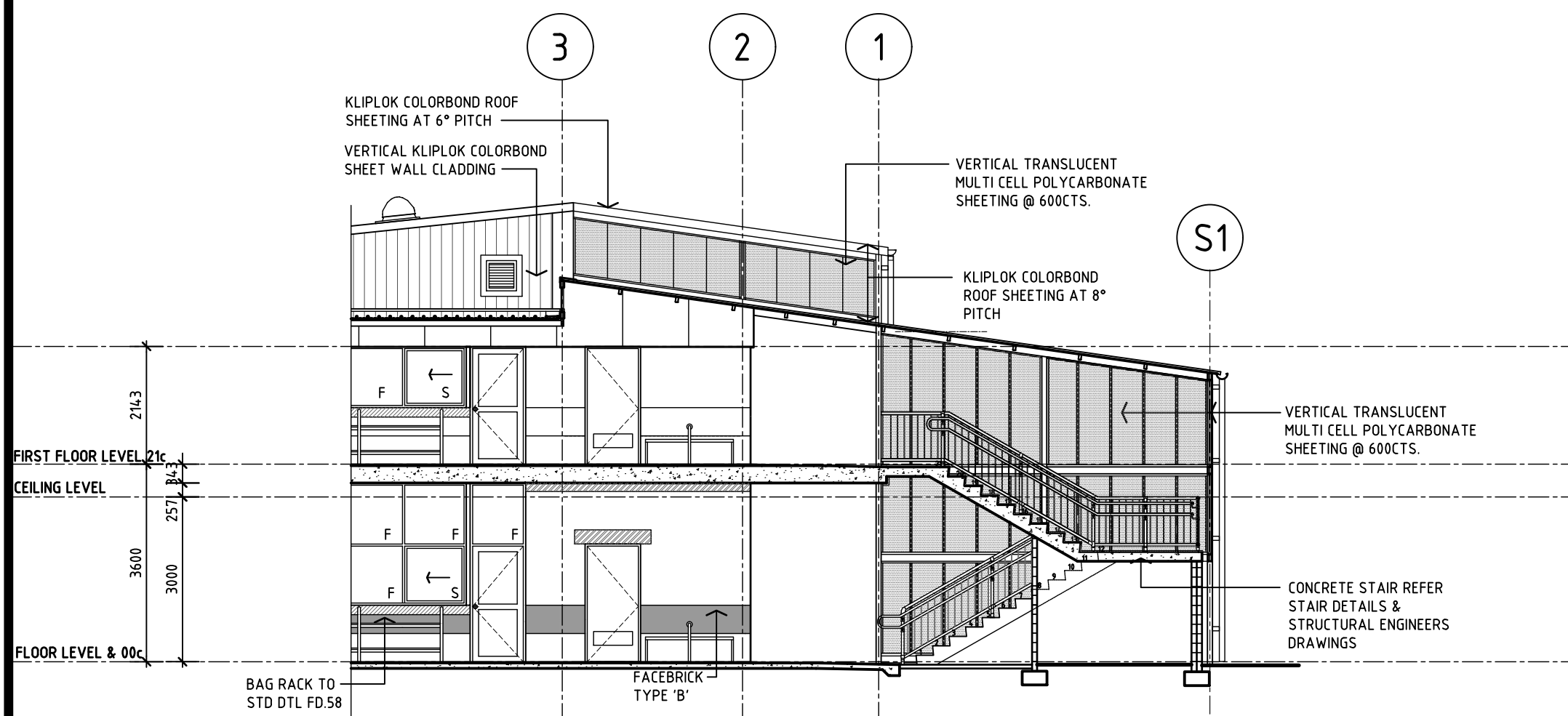
1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.E.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS



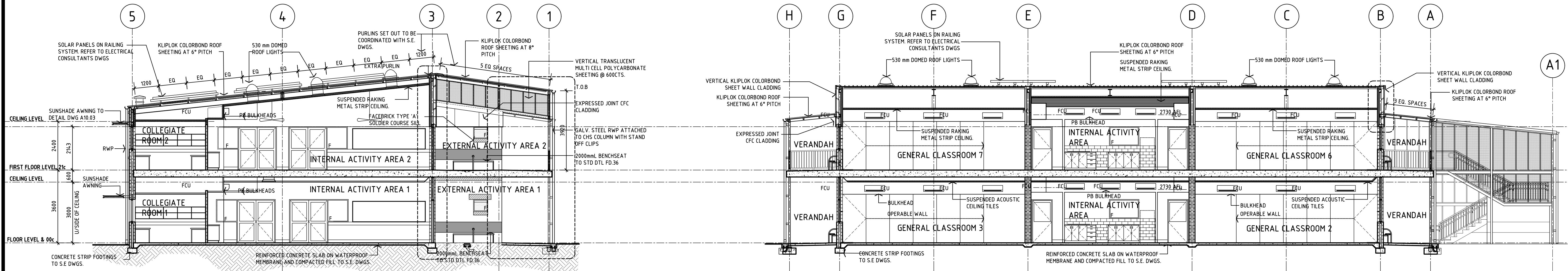
SECTION AA
A6.01
A6.02
SCALE 1:100



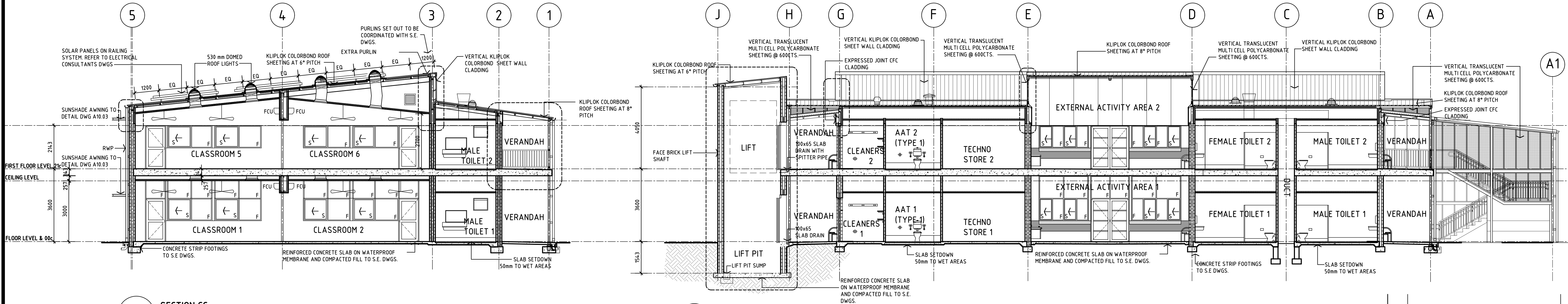
SECTION CC
A6.01
A6.02
SCALE 1:100



SECTION EE
A6.01
A6.02
SCALE 1:100



SECTION BB
A6.01
A6.02
SCALE 1:100



SECTION DD
A6.01
A6.02
SCALE 1:100

F	STAIRS REVISED	TC	XX.06.20	HG
E	FRONT VERANDAH ROOF PITCH & LIFT REVISIONS	TC	20.05.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	05.05.20	HG
C	SDR ISSUE	TC	25.03.20	HG
B	TB2 RENAMED	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 3
SECTIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A6.04
DF PROJ No.		DF FILE No.			

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BCJ	BRICK CONTROL JOINTS	MWO	MICROWAVE OVEN
BR	BAG RACK	NSM	NON-SLIP MONO
BUW	BOILING WATER UNIT	NLC	NOT IN CONTRACT
CA	CARPET	PD	PLASTERBOARD
CPBD	CUPBOARD	PB	PAVING DRAIN
CJ	CONTROL JOINT IN SLAB	PM	PAINTED MONO
COL	STEEL COLUMN - REFER TO S.E. DWGS	PUB	PIN-UP BOARD
CS	CLEANERS SINK	PTD	PAPER TOWEL DISPENSER
CT	CERAMIC TILES	REF	REFRIGERATOR
DG	DOOR GRILLE	RWP	RAINWATER PIPE
DS	DIMINISHING STRIP	S.E.	STRUCTURAL ENGINEER
DW	DISH WASHER	SM	SEALED MONOLITHIC CONCRETE
FCU	FAN COIL UNIT	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	ST	STOVE
FWG	FLOOR WASTE GULLY	TPH	TOILET PAPER HOLDER
GJR	GLASS FACE CEMENT RENDER	V	VEE GROOVE CONTROL JOINT
GJ	GROOVE JOINT IN SLAB	VS	VINYL SKIRTING
HB	HAND BASIN	WB	WHITE BOARD
HC	HOSE COCK (IN CONC. BOX)	WC	WATER CLOSET
HTR	HEATER	WS	WEATHER STRIP
HWU	HOT WATER UNIT	WSV10	WELDED SHEET VINYL- R10 ACCOLADE PLUS
HWP	HARDWALL PLASTER	WSV12	WELDED SHEET VINYL- R11 ACCOLADE SAFE
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		

DOOR, WINDOW, DOOR/WINDOW OR GRILLE TYPE

OPENING NUMBER

SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J (R2.0)

WALL TYPE TAG. REFER TO DRAWINGS A10.XX AND A10.XX

EXTERNAL WALLS TO FINISH TO THE UNDERSIDE OF ROOF SHEETING UNLESS OTHERWISE NOTED OR DETAILED.

GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.

RESILIENT WALL TIES SHOWN HATCHED

D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	MIRRORED TO SUIT SITEPLAN	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

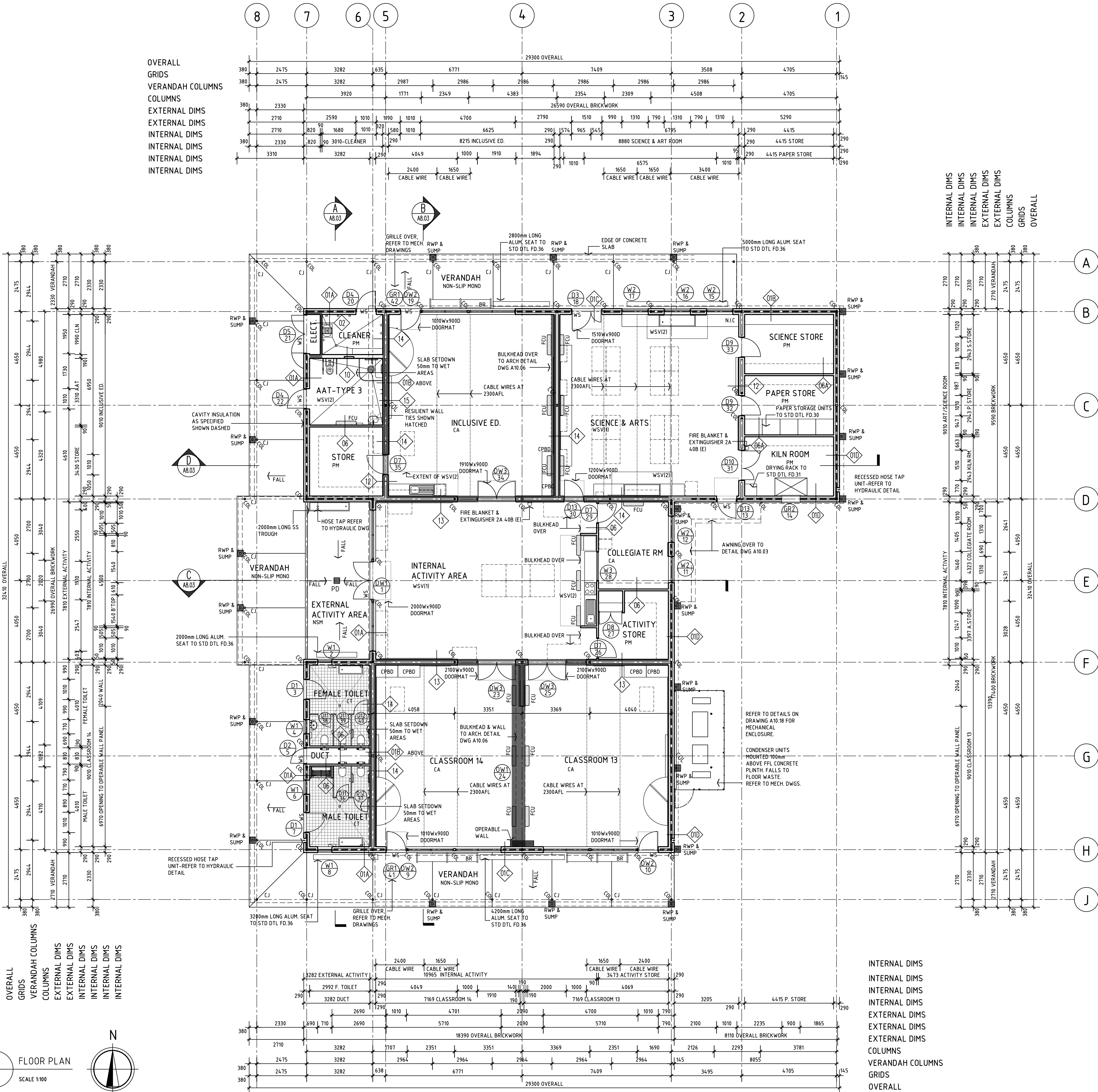
Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 4 SCIENCE & ARTS
FLOOR PLAN

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	
DF PROJ No.		DF FILE No.		A7.01	D

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

OKA JOB NO19094



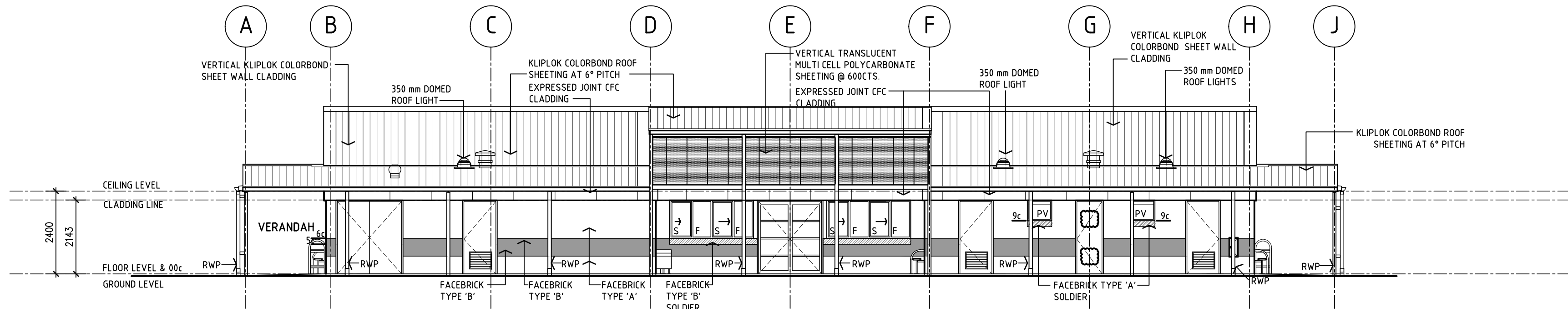
GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.E.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

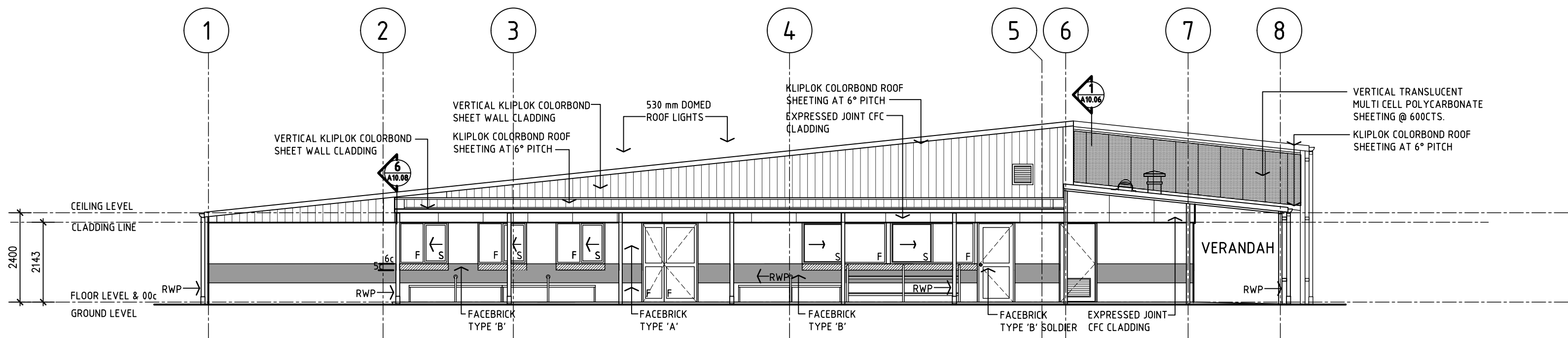
LEGEND

BWU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANERS SINK	SR	STUDDED RUBBER
CT	CERAMIC TILES	SS	STAINLESS STEEL
DG	DOOR GRILLE	ST	STOVE
DS	DIMINISHING STRIP	TPH	TOILET PAPER HOLDER
DW	DISH WASHER	V	VEE GROOVE CONTROL JOINT
FC	FILING CABINET	VS	VINYL SKIRTING
FCU	FAN COIL UNIT	WB	WHITE BOARD
FE	FIRE EXTINGUISHER	WC	WATER CLOSET
FWG	FLOOR WASTE GULLY	WS	WEATHER STRIP
GFCR	GLASS FACE CEMENT RENDER	WSV(1)	WELDED SHEET VINYL- R10 ACCOLADE PLUS
GJ	GROOVE JOINT IN SLAB	WSV(2)	WELDED SHEET VINYL- R11 ACCOLADE SAFE
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PUB	PIN-UP BOARD		
PB	PLASTERBOARD		
PTD	PAPER TOWEL DISPENSER		
PM	PAINTED MONG		

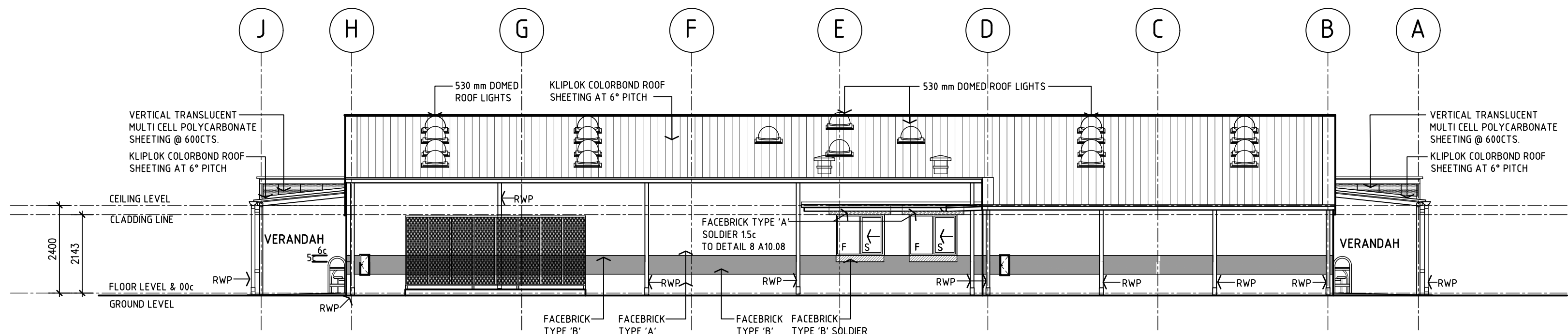
--- SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J (R2.0)



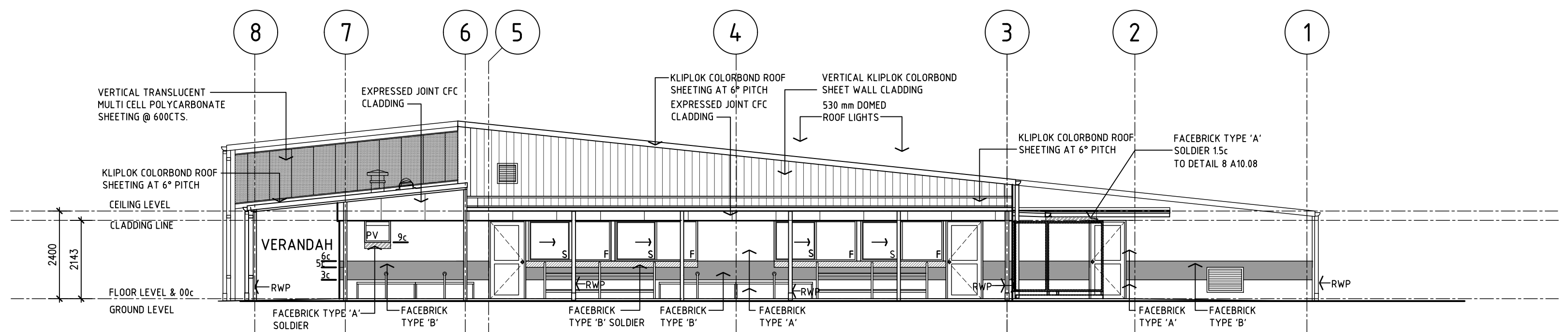
1 WEST ELEVATION
SCALE 1:100



2 NORTH ELEVATION
SCALE 1:100



3 EAST ELEVATION
SCALE 1:100



4 SOUTH ELEVATION
SCALE 1:100

E	DOOR GRILLE & FACEBRICK TYPE 'C' DELETED	TC	xx.xx.20	HG
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	MIRRORED TO SUIT SITEPLAN	TC	10.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
TEACHING BLOCK 4 SCIENCE & ARTS
ELEVATIONS

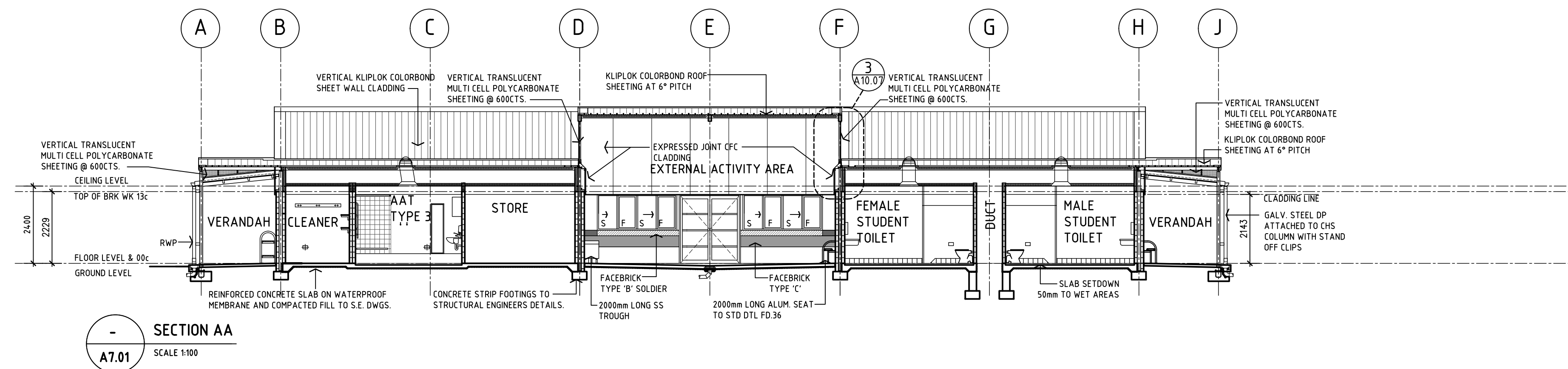
DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A7.02
DF PROJ No.		DF FILE No.			

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

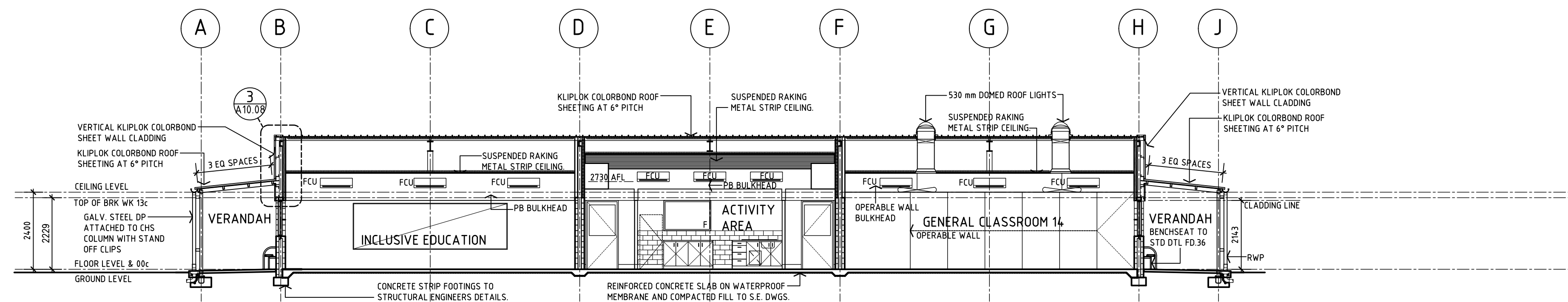
LEGEND

BWU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANER'S SINK	SS	STAINLESS STEEL
CT	CERAMIC TILES	ST	STOVE
DG	DOOR GRILLE	TPH	TOILET PAPER HOLDER
DS	DIMINISHING STRIP	V	VEE GROOVE CONTROL JOINT
DW	DISH WASHER	VS	VINYL SKIRTING
FC	FILING CABINET	WB	WHITE BOARD
FCU	FAN COIL UNIT	WC	WATER CLOSET
FE	FIRE EXTINGUISHER	WS	WEATHER STRIP
FWG	FLOOR WASTE GULLY	WSV	WELDED SHEET VINYL-RT11 ACCOLADE SAFE
GFCR	GLASS FACE CEMENT RENDER		
GJ	GROOVE JOINT IN SLAB		
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PUB	PIN-UP BOARD		
PB	PLASTER BOARD		
PM	PAINTED MONO		
PTD	PAPER TOWEL DISPENSER		



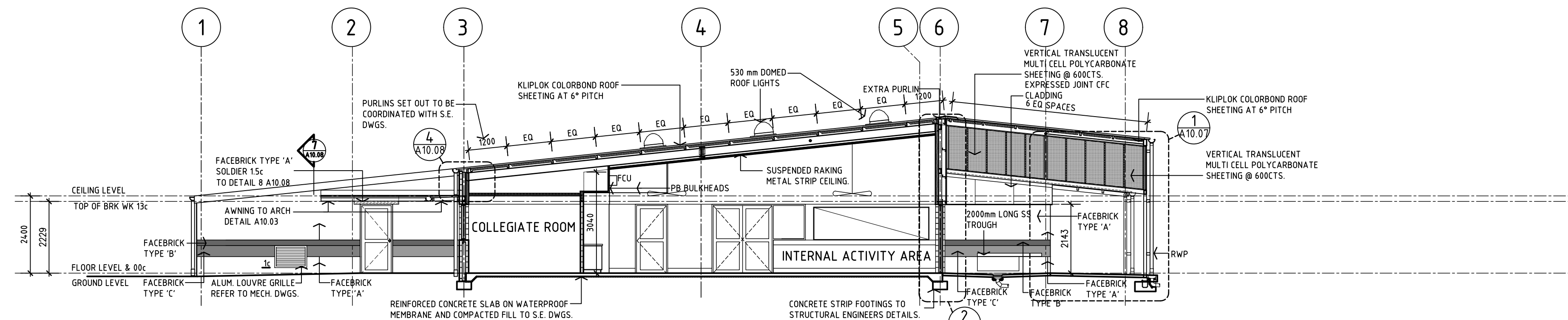
SECTION AA

A7.01 SCALE 1:100



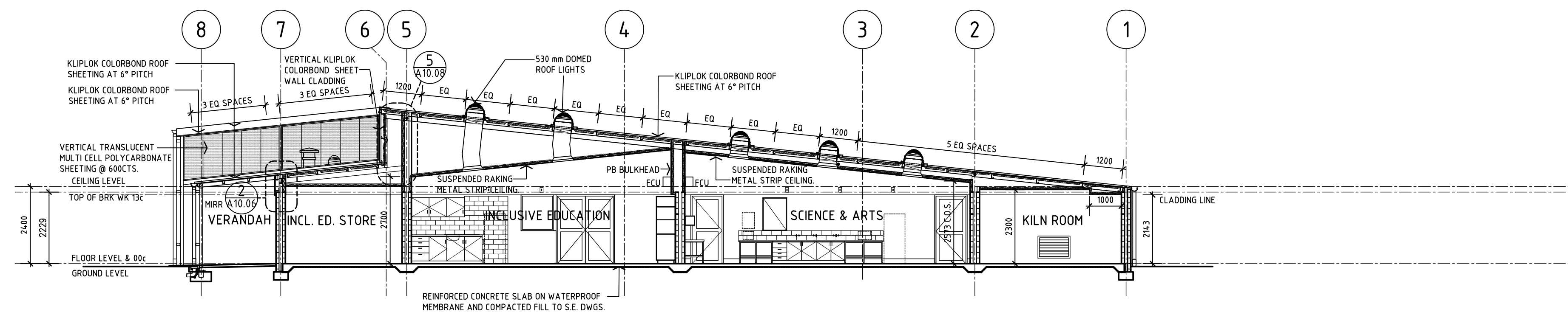
SECTION BB

A7.01 SCALE 1:100



SECTION CC

A7.01 SCALE 1:100



SECTION DD

A7.01 SCALE 1:100

No	AMENDMENT	DWN	DATE	CHKD
D	CONSULTANT ISSUE FOR DESIGN DEVELOPMENT	TC	01.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	DRAWING GRIDS UPDATED TO SUIT FLOOR PLAN	TC	10.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL

WELLARD VILLAGE PRIMARY SCHOOL

TEACHING BLOCK 4 SCIENCE & ARTS

SECTIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A7.03
DF PROJ No.	-	DF FILE No.	-		

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

NOTE:

REFER TO ROOM LAYOUTS FOR STANDARD FURNITURE DETAILS

LEGEND

BWU	BOILING WATER UNIT	REF	REFRIGERATOR
CA	CARPET	RWP	RAINWATER PIPE
CJ	CONTROL JOINT IN SLAB	S.E.	STRUCTURAL ENGINEER
COL	STEEL COLUMN - REFER TO S.E. DWGS	SM	SEALED MONOLITHIC CONCRETE
CS	CLEANERS SINK	SS	STAINLESS STEEL
CT	CERAMIC TILES	ST	STOVE
DG	DOOR GRILLE	TPH	TOILET PAPER HOLDER
DS	DIMINISHING STRIP	V	VEE GROOVE CONTROL JOINT
DW	DISH WASHER	VS	VINYL SKIRTING
FC	FILING CABINET	WB	WHITE BOARD
FCU	FAN COIL UNIT	WC	WATER CLOSET
FE	FIRE EXTINGUISHER	WS	WEATHER STRIP
FWG	FLOOR WASTE GULLY	WSV10	WELDED SHEET VINYL- R10 ACCOLADE PLUS
GFCR	GLASS FACE CEMENT RENDER	WSV12	WELDED SHEET VINYL- R11 ACCOLADE SAFE
GJ	GROOVE JOINT IN SLAB		
HB	HAND BASIN		
HC	HOSE COCK (IN CONC. BOX)		
HTR	HEATER		
HWU	HOT WATER UNIT		
HWP	HARDWALL PLASTER		
LP	LAMINATED PLASTIC		
MJ	MASTIC JOINT IN SLAB		
MT	MOSAIC TILES		
MWO	MICROWAVE OVEN		
N.I.C.	NOT IN CONTRACT		
PM	PAINTED MONO		
PUB	PIN-UP BOARD		
PTD	PAPER TOWEL DISPENSER		

--- SPECIAL EXTERNAL WALL CONSTRUCTION TO SATISFY SECTION J (R2.0)

--- GREY FILLED WALLS DENOTE FULL HEIGHT TO UNDERSIDE OF ROOF OR STRUCTURAL FRAMING AND SEALED WITH FIRE RATED INSULATION.

--- RESILIENT WALL TIES SHOWN HATCHED

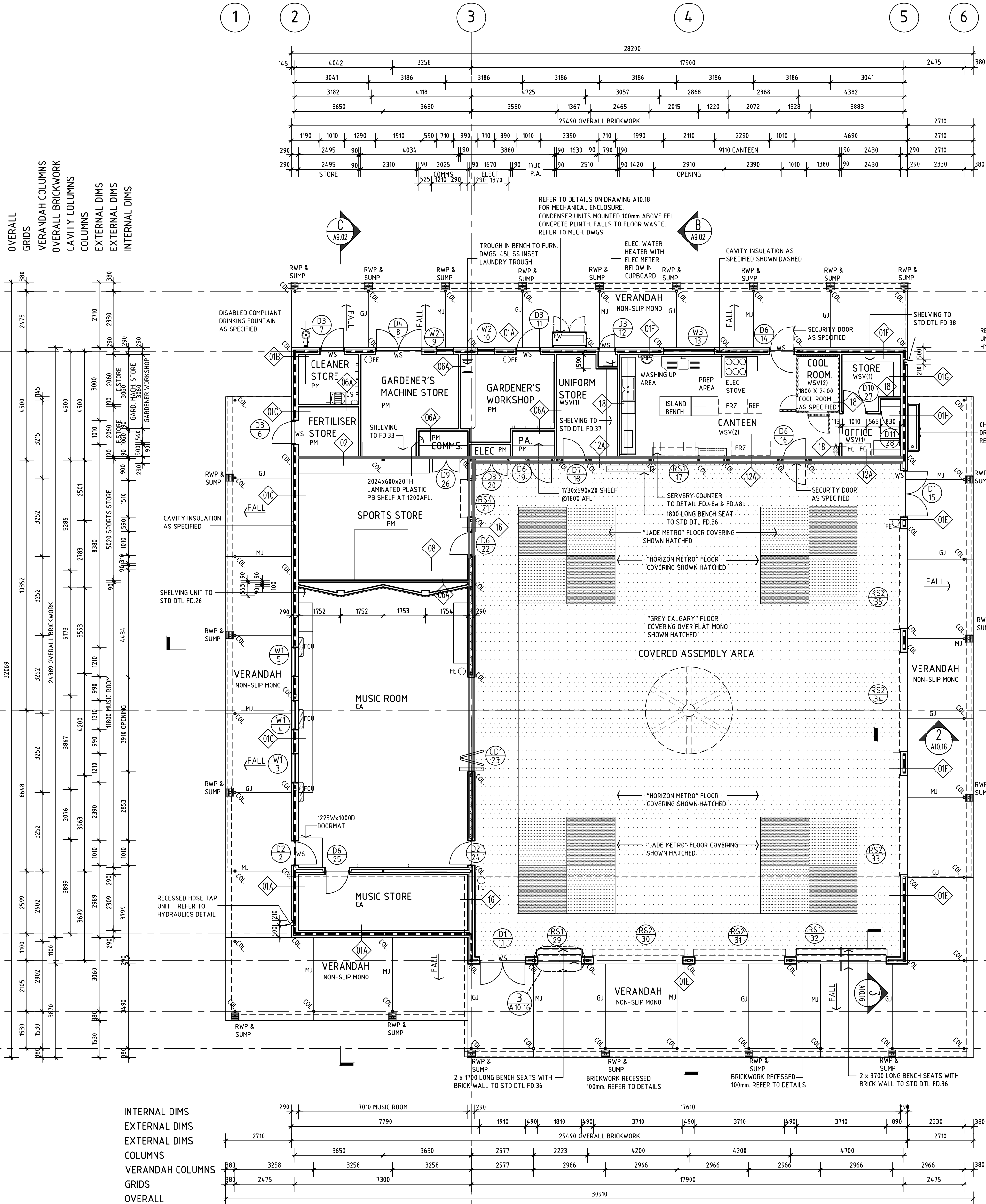
No	AMENDMENT	DWN	DATE	CHKD
D	AMENDMENTS TO FLOOR AREAS	TC	07.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	GENERAL REVISIONS	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
COVERED ASSEMBLY BLOCK
FLOOR PLAN

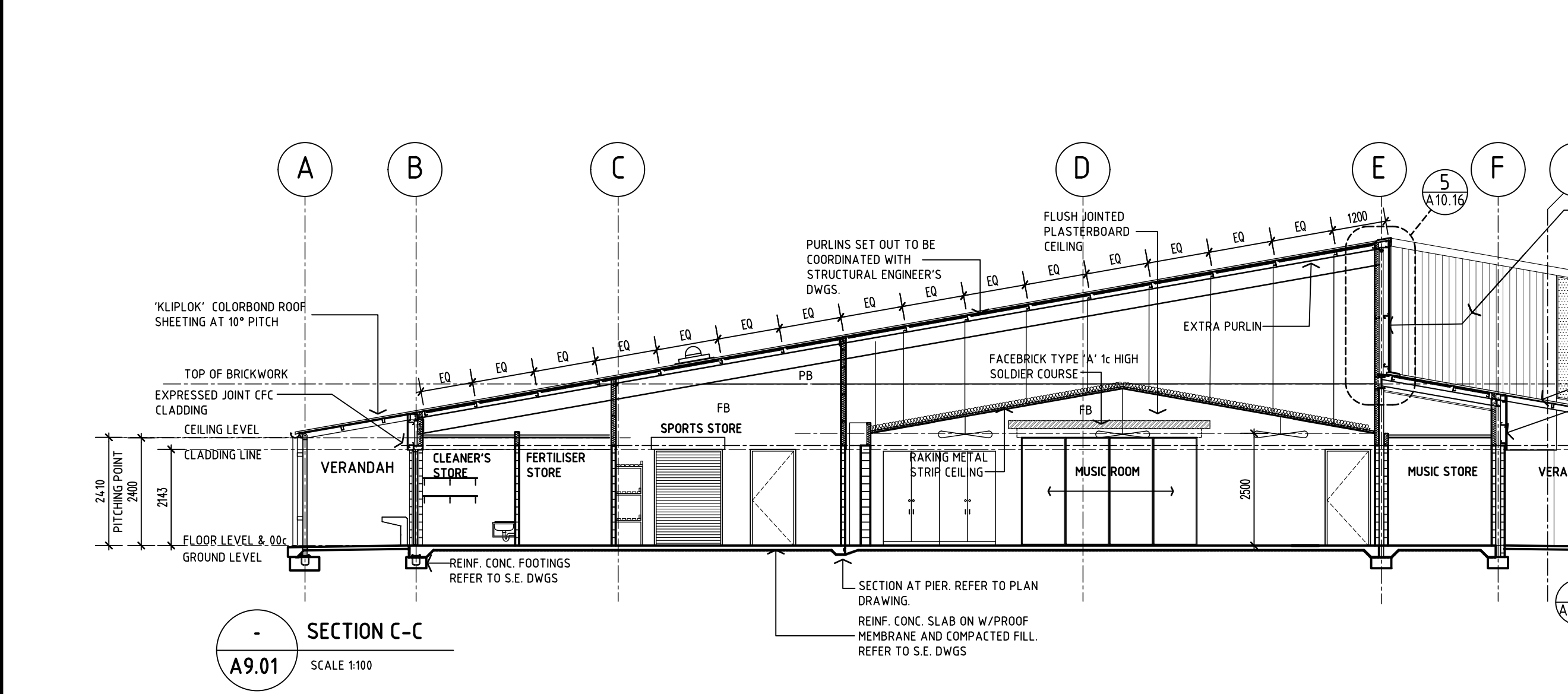
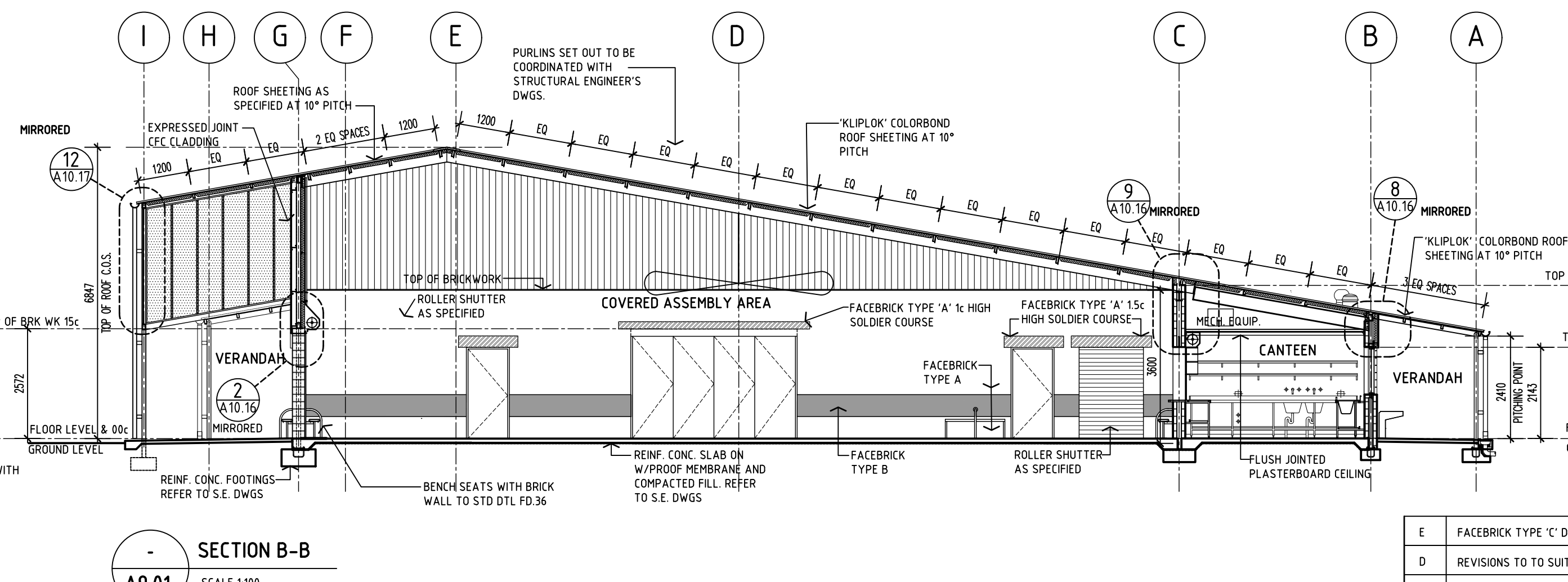
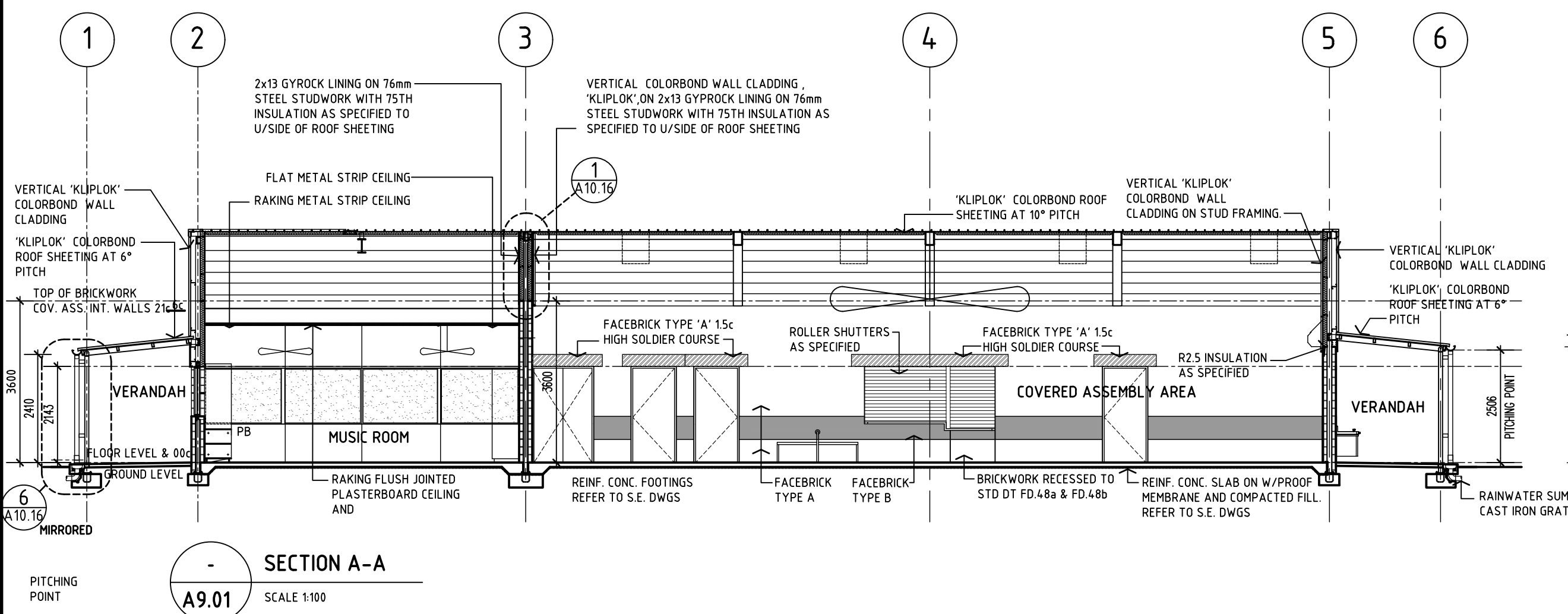
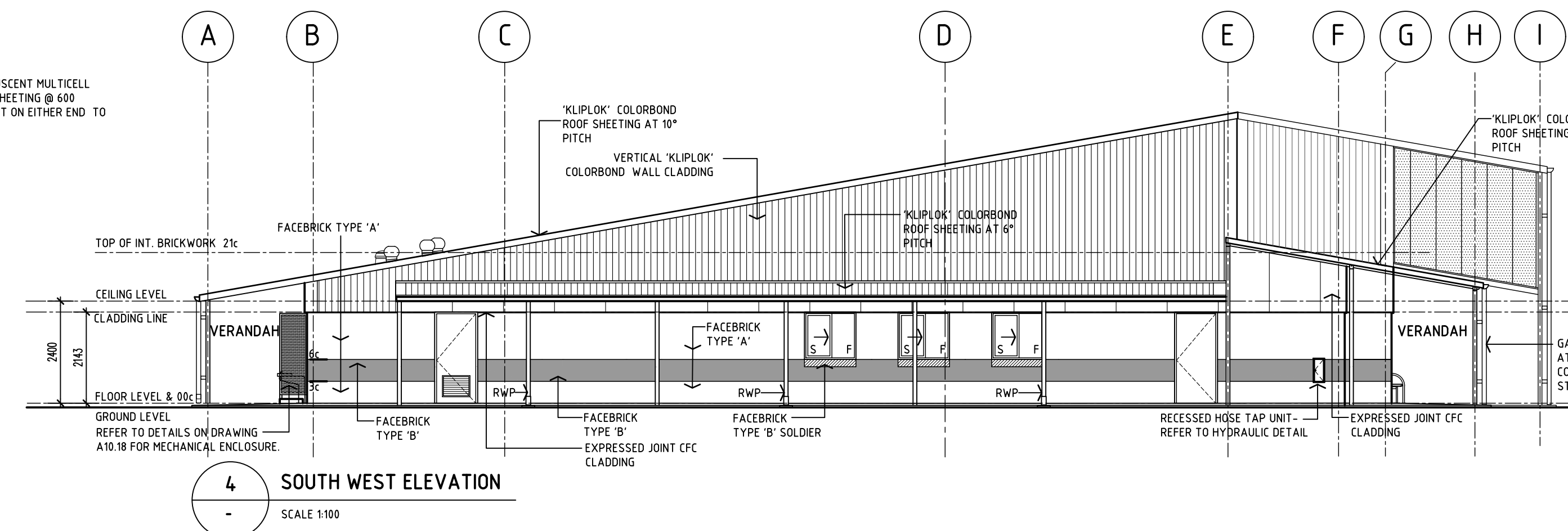
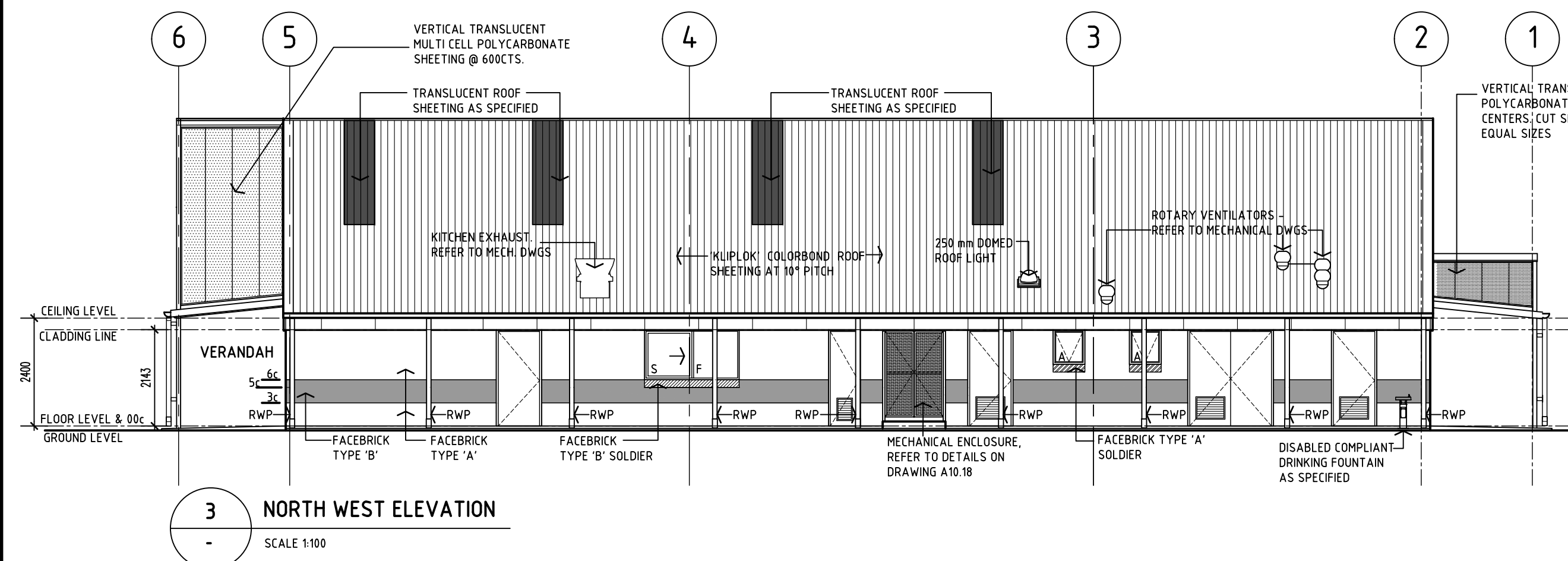
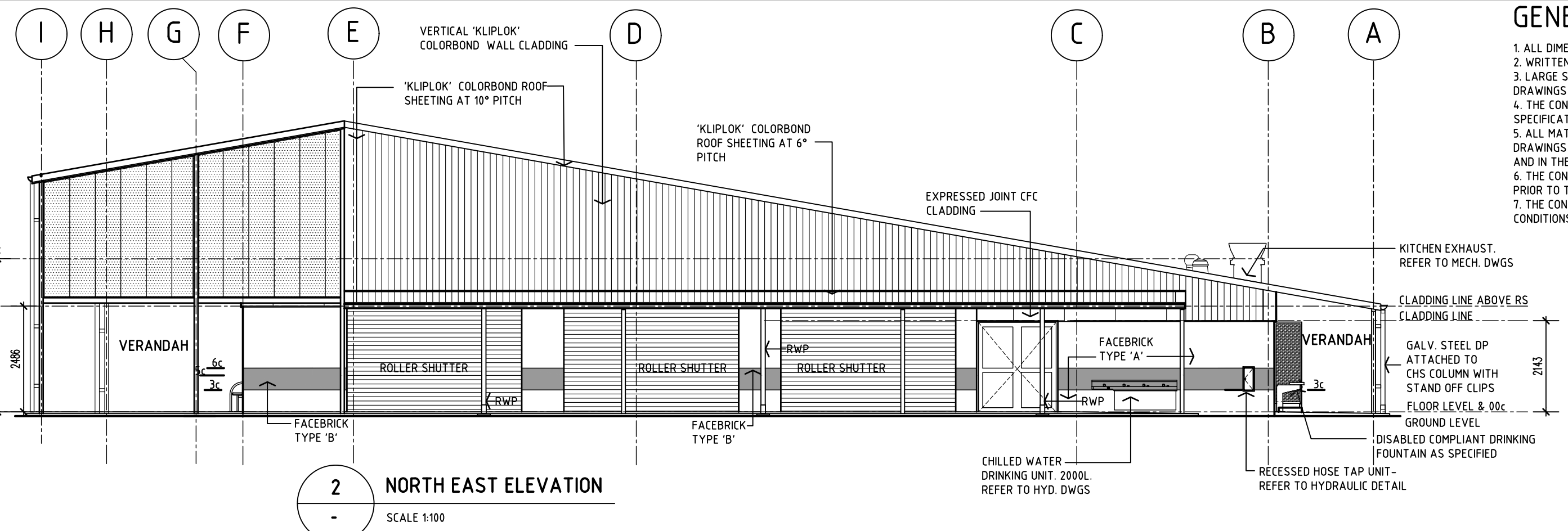
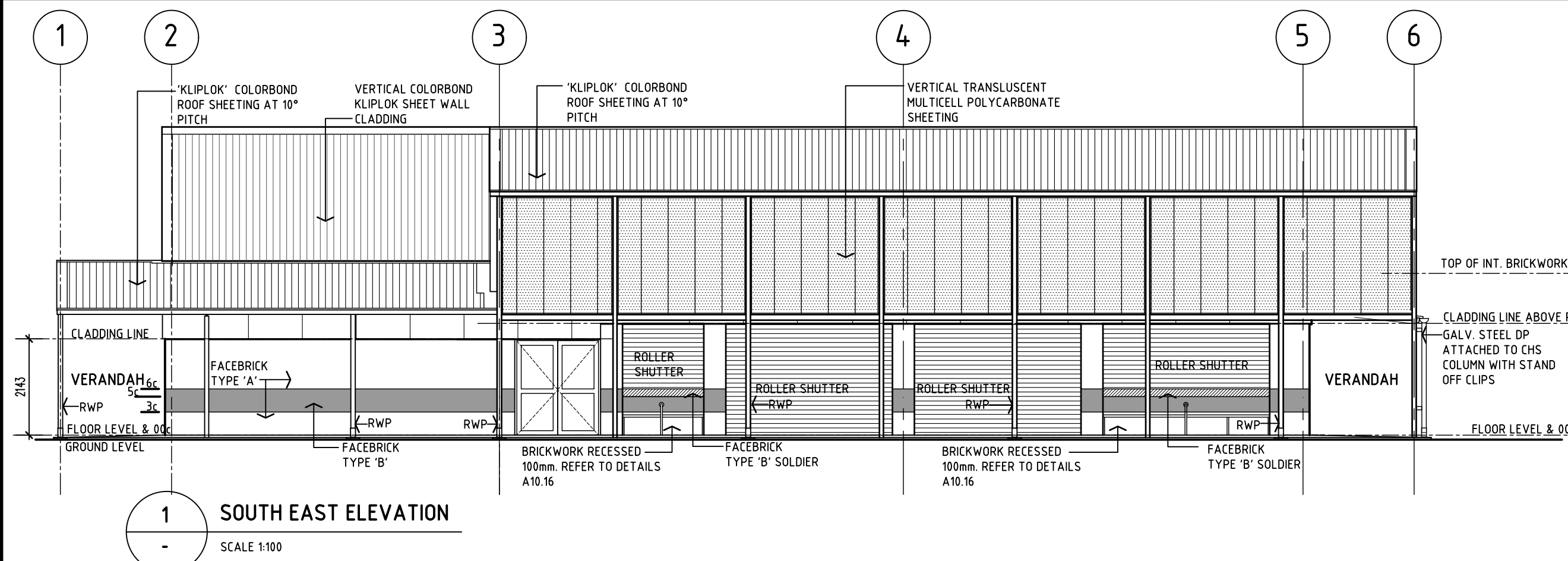
DRAWN	SRW	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	A9.01
DF PROJ No.	-	DT FILE No.	-		D



OVERALL
GRIDS
VERANDAH COLUMNS
GRID B CAVITY COLUMNS
GRID D COLUMNS
EXTERNAL DIMS
EXTERNAL DIMS
INTERNAL DIMS
INTERNAL DIMS
INTERNAL DIMS

INTERNAL DIMS
INTERNAL DIMS
INTERNAL DIMS
INTERNAL DIMS
EXTERNAL DIMS
EXTERNAL DIMS
EXTERNAL DIMS
EXTERNAL DIMS
VERANDAH COLUMNS
GRIDS
OVERALL

FLOOR PLAN
SCALE 1:100



- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES
 2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
 3. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS
 4. THE CONTRACTOR SHALL CARRY OUT THE WORK IN ACCORDANCE WITH THE SPECIFICATION, THE B.C.A. AND LOCAL AUTHORITY REQUIREMENTS
 5. ALL MATERIALS SHALL BE NEW & CONFORM TO WHAT IS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION
 6. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS ON THE SITE, PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK
 7. THE CONTRACTOR SHALL VISIT THE SITE & NOTE ALL VISIBLE SITE CONDITIONS & ACCESS REQUIREMENTS

- LEGEND**
- BMU BOILING WATER UNIT
 - CA CARPET
 - CJ CONTROL JOINT IN SLAB
 - COL STEEL COLUMN - REFER TO S.E. DWGS
 - CS CLEANERS SINK
 - CT CERAMIC TILES
 - DG DOOR GRILLE
 - DW DISH WASHER
 - DS DIMINISHING STRIP
 - FC FILING CABINET
 - FE FIRE EXTINGUISHER
 - FWG FLOOR WASTE GULLY
 - GFCR GLASS FACE CEMENT RENDER
 - GJ GROOVE JOINT IN SLAB
 - HB HAND BASIN
 - HC HOSE COCK (IN CONC. BOX)
 - HTR HEATER
 - HWU HOT WATER UNIT
 - HWP HARDBOARD PLASTER
 - LP LAMINATED PLASTIC
 - MJ MASTIC JOINT IN SLAB
 - MT MOSAIC TILES
 - MWO MICROWAVE OVEN
 - N.I.C. NOT IN CONTRACT
 - PM PAINTED MONO
 - PUB PIN-UP BOARD
 - PTD PAPER TOWEL DISPENSER
 - REF REFRIGERATOR
 - RS ROLLER SHUTTER
 - RWP RAINWATER PIPE
 - S.E. STRUCTURAL ENGINEER
 - SM SEALED MONOLITHIC CONCRETE
 - SS STAINLESS STEEL
 - ST STOVE
 - TPH TOILET PAPER HOLDER
 - V VEE GROOVE CONTROL JOINT
 - VS VINYL SKIRTING
 - WB WHITE BOARD
 - WC WATER CLOSET
 - WS WEATHER STRIP
 - WSV(1) WELDED SHEET VINYL - R10 ACCOLADE PLUS
 - WSV(2) WELDED SHEET VINYL - R11 ACCOLADE SAFE

E	FACEBRICK TYPE 'C' DELETED	TC	xx.xx.20	HG
D	REVISIONS TO TO SUIT AMENDED FLOOR AREAS	TC	07.04.20	HG
C	SDR ISSUE	TC	27.03.20	HG
B	GENERAL REVISIONS	TC	11.03.20	HG
A	PRELIMINARY DESIGN ISSUE	TC	11.02.20	HG
No	AMENDMENT	DWN	DATE	CHKD

OLDFIELD KNOTT ARCHITECTS PTY. LTD.
567 HAY STREET, DAGLISH 6008
P.O. BOX 849, SUBIACO, W.A. 6904
TEL : (08) 9381 6788 FAX (08) 9381 4619
EMAIL : oka@okarch.com.au

Government of Western Australia
Department of Finance
Building Management and Works

ARCHITECTURAL
WELLARD VILLAGE PRIMARY SCHOOL
COVERED ASSEMBLY BLOCK
ELEVATIONS & SECTIONS

DRAWN	TC	DESIGNED	NAME	HG	REDUCTION
CHECKED	HG	PRINCIPAL			0 25
APPROVED					
SCALE	1:100	DATE	10.01.20	DRAWING No.	
DF PROJ No.		DF FILE No.		A9.02	E

WELLARD VILLAGE PRIMARY SCHOOL

LANDSCAPE DESIGN DEVELOPMENT REPORT

INTRODUCTION

Emerge Associates were engaged by Oldfield Knott Architects (OKA) to undertake the design, documentation and contract administration of the Landscape and Irrigation works for the Wellard Village Primary School.

This report provides a guide to the proposed landscape treatments and a landscape design for the Wellard Village Primary School.

SITE CONDITIONS

The site is located on Lambeth circle, Wellard within a newly developed site in Wellard. There is an existing ridge line running across the site from east to west. The design proposes to provide a level site throughout the school to ensure universal accessibility. In doing so will result in the removal of many existing trees within the site. However, retention of some existing trees around the perimeter of the site is proposed and will require further investigation and arborist advice.

DESIGN

The landscape treatment will be designed and constructed in accordance with the DoE's design philosophy and specifications.

The design below incorporates the following key elements:

- The proposed landscape treatments offer safe, functional and easily maintainable areas conforming to DoE's requirements.
- Shade trees lining pathways and outdoor spaces throughout provide an environmentally sustainable response.
- The proposed site levels ensure a flat site and easy access throughout. Universal access is integrated into the design allowing safe movement from the school facilities to car parking and the Oval and Recreation Courts on the periphery of the site.
- The oval and sporting facilities are located at the northern end of the site allowing surveillance from the school buildings to the south. Terraced seating with shade trees will look over the oval providing spectator viewing as well as opportunities for outdoor teaching. Stairs and a universal access ramp will provide direct access to the Oval from the School site.
- A cluster of shade trees around school buildings allow comfortable access between buildings.
- The turf courtyards between buildings provide flexible and adaptive outdoor spaces incorporating outdoor learning environments.
- Trees framing each outdoor space provide opportunities for designated shaded seating areas to promote social interaction during recess and lunch times.

IRRIGATION

The irrigation will be designed and constructed in accordance with the DoE's irrigation specifications. The irrigation works will include the construction of a new groundwater bore to provide an adequate water source for the irrigation system of the whole school site. The new groundwater bore is proposed to be located adjacent the playing courts at the northern end of the school site and is to have a capacity to irrigate all turf and planted areas. As part of the bore works, a new pump, controller and electrical cabinet will be required. Dependent on groundwater results the bore may also require an iron filtration unit. This proposed location allows a significant setback to any near by residents reducing any noise impact.

PLANTING

- Trees**
- Deciduous tree species Sapium sebiferum will line internal east-west pathways and frame outdoor spaces to provide shade in summer and allow the sunlight in winter. Cupaniopsis anacardioides will provide shade all year round.
 - Tree planting to the periphery including Eucalyptus torquata will soften and provide shade to carpark areas around the perimeter of the site.
 - Shade trees including Agonis flexuosa provide optimum shade to the frame the edge of the oval and enhance the viewing experience.
 - Tree selection includes fast growing species, water wise and easily maintainable.



Agonis Flexuosa



Eucalyptus torquata



Cupaniopsis anacardioides



Sapium sebiferum

Srubs / Goundcovers

- Low planting species including Eremophila glabra, Banksia nivea, Grevillea bipinnatifida, Darwinia citriodora prostrate, Acacia saligna prostrate, Melaleuca leuropoma and Grevillea Gin Gin Gem will provide mass coverage to the sites periphery and softening to parking areas and street interface.
- Medium shrub species including Adenanthos cuneatus and Westringia fruticosa provide colour and texture within school grounds.
- Kikuyu turf is proposed to all grassed areas.



Westringia fruticosa



Grevillea Gin Gin Gem



Adenanthos cuneatus



Eremophila glabra



Banksia nivea



Grevillea bipinnatifida



Darwinia citriodora prostrate



Acacia saligna prostrate



Melaleuca leuropoma



Wellard Village - Primary School

LEGEND

- PROPOSED IRRIGATED SHRUB PLANTING
- PROPOSED TURF
- TERRACE SEATING AROUND OVAL
- PROPOSED CUPANIOPSIS ANACARDIODES
- PROPOSED SAPIUM SEBIFERUM
- PROPOSED EUCALYPTUS TORQUATA
- PROPOSED AGONIS FLEXUOSA
- EXISTING TREES TO BE RETAINED



- key elements
- 1

Wellard Road site to be acquired - subject to negotiations
- 2

Runnymede Gate, Lambeth Circle & Henley Boulevard - major connection to Kwinana Town Centre
- 3

Peter Camley Anglican Community School K-12
- 4

Conservation Category wetland and recreation
- 5

District recreation facility comprising oval
- 6

Public primary school site
- 7

Transmission easement
- 8

Resource Enhancement wetland
- 9

Wellard train station
- 10

Pedestrian underpass
- 11

Large lots (1500m²) to provide transition with existing special residential properties
- 12

High school site with shared co-located oval
- 13

POS link to existing Homestead Ridge Estate
- 14

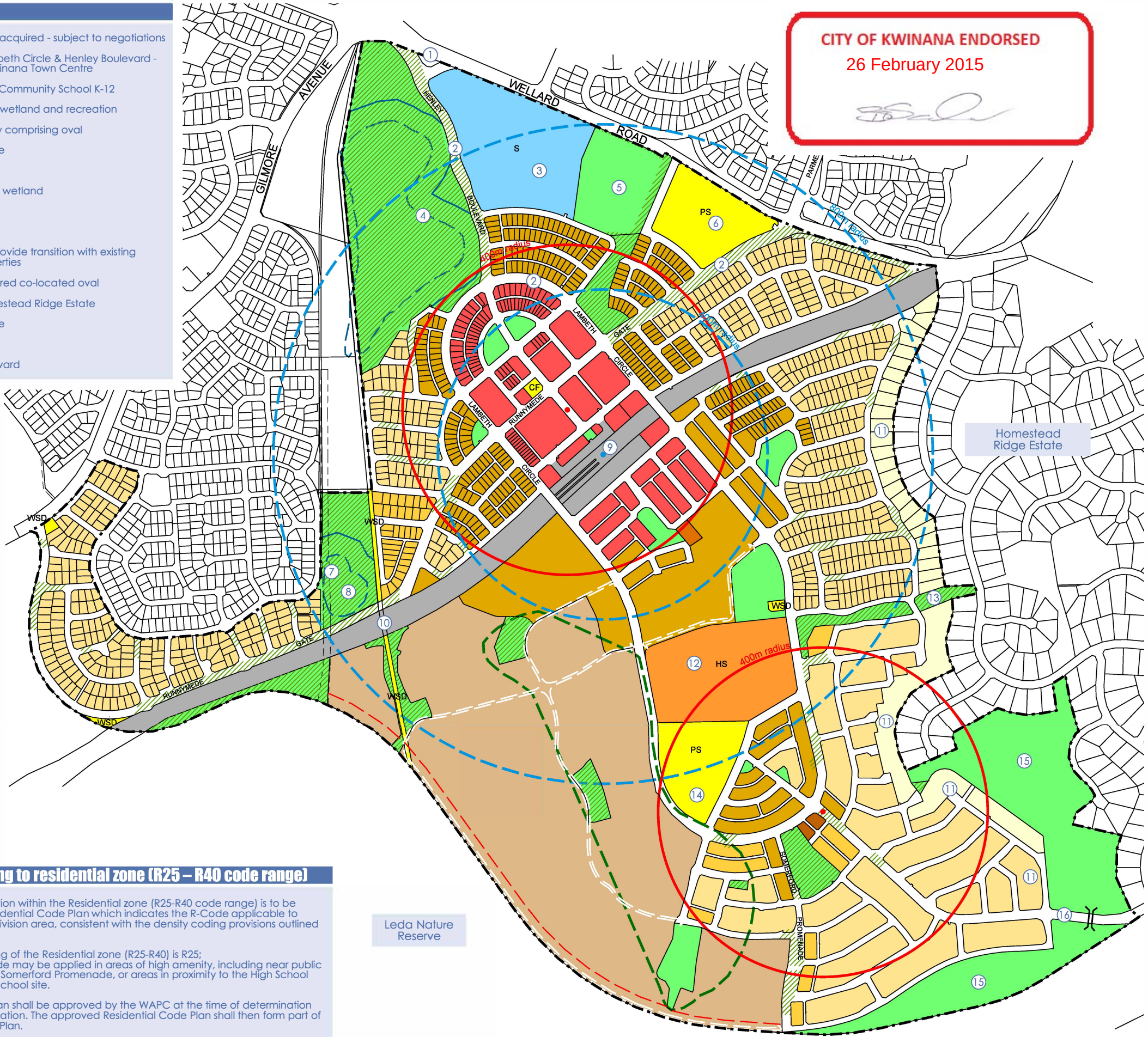
Public primary school site
- 15

Bush Forever site
- 16

Extension of Leda Boulevard

CITY OF KWINANA ENDORSED
26 February 2015

[Signature]



provisions relating to residential zone (R25 – R40 code range)

Any subdivision application within the Residential zone (R25-R40 code range) is to be accompanied by a Residential Code Plan which indicates the R-Code applicable to each lot within the subdivision area, consistent with the density coding provisions outlined as follows:

a) The base coding of the Residential zone (R25-R40) is R25;
b) R40 density code may be applied in areas of high amenity, including near public open space or Somerford Promenade, or areas in proximity to the High School site or Primary School site.

The Residential Code Plan shall be approved by the WAPC at the time of determination of the subdivision application. The approved Residential Code Plan shall then form part of the approved Structure Plan.

- legend
- METROPOLITAN REGION SCHEME RESERVES

Railways

Public Purposes

Denoted As Follows:

HS High School
- LOCAL SCHEME RESERVES

Park, Recreation & Drainage

Public Purposes

Denoted As Follows:

CF Community Facility

PS Primary School

WSD Water Supply Sewerage & Drainage
- ZONES AND R-CODES

Residential R10 (large lots)

Residential R20

Residential R25-R40

Residential R30

Residential R40

Residential R80

Special Use

Denoted As Follows:

S School
- OTHER

Neighbourhood Centre R60 (Neighbourhood Node)

Neighbourhood Centre R80 (Incorporating retail, office, residential and community facilities)

Easement

Wetland boundary

Wetland Buffer

Possible Tree Retention Area

Indicative Neighbourhood Centre 400m walkable catchment

Indicative Train Station 400m & 800m walkable catchment

Key Movement Network (subject to detailed subdivision design)

Bushfire Setback (in accordance with approved Fire Management Plan/Bushfire Attack Level Assessment)

Structure Plan Boundary

CF

COMMUNITY PURPOSE FACILITY

Denotes a community purposes site of 5000m² to be vested free of cost in the Crown in accordance with section 152 (1) (f) of the Planning and Development Act 2005, or granted freehold to the Town of Kwinana. This site may be reduced in land area subject to the following requirements being met:

i.

The Council of the Town of Kwinana agrees to the reduction;

ii.

The reduction is not more than 3800m² (i.e. a minimum site area 1200m²);

iii.

The land owner makes a reasonable financial contribution to the Town of Kwinana as agreed to by Council, with this based upon an equitable funding arrangement for a community facility to be developed on the site;

iv.

The community facility under iii is that chosen by the Council of the Town of Kwinana;

v.

The land owner enters into a suitable agreement with the Town of Kwinana guaranteeing requirements i to iv are met.

IMPORTANT VEGETATION AREA

Existing linear Public Open Space and adjacent road reserves will incorporate and protect vegetation where practical. The ability to protect vegetation will be determined through a detailed tree survey at the subdivision design stage, with the final subdivision design being articulated to ensure the practical protection of vegetation.

DEDICATED FAUNA UNDERPASS

Denotes location for dedicated fauna underpass to be provided as part of extension of Leda Boulevard. The underpass is to facilitate fauna connectivity either side of Leda Boulevard within the Bush Forever Site. The underpass is to be located, designed and constructed to the satisfaction of the Department of Environment and Conservation and Town of Kwinana.

Subdivision Approval has been issued where lot layout shown.
- WELLARD VILLAGE STRUCTURE PLAN - PROPOSED MODIFICATION (FEBRUARY 2015)
- date: 09 Feb 2015 scale: 1:10 000@A3 plan: 02/019/272
- Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to detail survey.

17.2 Submission on Draft Revised State Planning Policy 7.3 Residential Design Codes Volume 1

DECLARATION OF INTEREST:

SUMMARY:

The State Government is currently undertaking a program of planning reform in Western Australia (WA). Due to the COVID-19 pandemic, a number of reform measures have been brought forward, including an interim review of State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes). The intention of the interim review is to streamline the approval process for low density residential development and reduce the complexity of some of the provisions.

The R-Codes work in tandem with the City of Kwinana's (the City) local planning framework. The R-Codes are standards that apply to all single houses, grouped dwellings and multiple dwellings (under an R40 density) in WA. Local planning policies and local development plans (LDP's) that are adopted by Council vary certain provisions of the R-Codes to suit the local context, but otherwise residential development must meet the R-Codes to be approved.

City officers have reviewed the proposed changes and are generally supportive of the draft document. The changes should result in less applications for minor development and assist in reducing assessment times through the simplified provisions.

OFFICER RECOMMENDATION:

That Council adopt the submission responding to the proposed modifications of State Planning Policy 7.3: Residential Design Codes – Volume 1 as detailed in Attachment A.

DISCUSSION:

Current provisions

The R-Codes are a state planning policy that provide planning controls for the development of (and additions to) single houses, grouped dwellings and multiple dwellings (under R40) across Western Australia. The document outlines provisions that control how much of the lot is developed, how the dwelling interacts with its streetscape and consider how certain design elements affect the amenity of both the occupying resident and neighbours. Provisions include items such as lot boundary setbacks, open space, car parking and building height.

The policy breaks each design element up into two separate streams of assessment – deemed-to-comply and design principles. Where an element of a development does not meet the deemed-to-comply criteria, a decision maker then must assess the element against the corresponding design principle. While the deemed-to-comply criteria is specific and measurable, the design principles are a set of objectives that require the exercise of judgement.

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 1

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) introduced exemption criteria that allowed the construction of a single house or additions to a single house or grouped dwelling, where they met the deemed-to-comply criteria of the R-Codes. Where these elements do not meet the deemed-to-comply requirements (or replacement criteria in a local planning policy or LDP), the developer must lodge an application for Development Approval (DA) with the local government.

Draft amendments

The Department of Planning Lands and Heritage (DPLH) has advised that draft revisions are seeking the following desired outcomes:

The proposed changes will reduce a range of common triggers for single house development applications, simplify provisions for streamlined assessments, while requiring design improvements for more efficient building design and better outdoor spaces. This will reduce the application costs for homeowners and help alleviate the administrative and regulatory burden on local governments.

The proposed amendments to the R-Codes are not intended to override existing, adopted local planning policies and LDP's. Amendments to these documents will therefore not be necessary if the draft revisions to the R-Codes are implemented. New LDP's or amended local planning policies will need to have regard to the most up to date version of the R-Codes.

DPLH has released draft amendments to the existing volume 1 of the R-Codes. The following table summarises the changes:

Design Element	Proposed changes	Officer comment
Single house approval	No development approval required for compliant single houses on lots less than 260m ²	Some of the City's existing LDPs single house's on smaller lots to lodge a DA. A change to this is supported across all settings as the R-Codes provide provisions for these lots to comply with. This will reduce red tape for those dwellings that meet all deemed-to-comply criteria, that simply due to their lot size need a DA currently. Supported
Boundary walls	Remove average wall height calculations to simplify assessment	The current R-Codes require an assessment of average wall height and maximum. This gets complicated with sloping sites and a simplified set of criteria is welcomed. Supported

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 1

Primary street setbacks	Simplify assessments for carports, verandahs, patios, porches and similar structures.	An open sided structure has less impact on the streetscape than a solid building so the reduced setback is supported, but it should be specified in the provision that any structure seeking approval should be open on all sides not abutting the dwelling. Supported in part
Privacy	Apply reduced privacy setbacks to lots coded R30 and above, instead of R50 and above (e.g. For a bedroom window, previously 4.5m setback from the boundary now 3m)	The current R-Codes detail a setback distance for windows to habitable rooms and outdoor living spaces raised above ground level. This is intended to protect privacy. The reduced setback distance for privacy for the R30 lots is to acknowledge the reality of small lot sizes and the difficulty for openings to achieve the deemed-to-comply criteria using a setback. The alternative is to screen the opening, which results in a negative impact on the amenity of the resident by restricting sunlight and ventilation access to the dwelling. While there are better ways to deal with privacy through design (rather than a setback), that is not proposed to change in these revisions. Supported in part

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN
CODES VOLUME 1

Building heights	Increase height limited for two-storey dwellings by 1m to allow for improved design	Dwellings are increasingly being proposed with skillion roofs and higher ceilings. The additional height is to account for changes in dwelling types and is not considered to be detrimental, noting that the 1m increase will not contribute to significant overshadowing or sunlight restriction. Notwithstanding the change, two storey buildings will still be required to comply with the overshadowing requirement of the R-Codes which is not proposed to change in this instance. Supported
Open space	Allow additional site cover of 5 per cent	The reduction in 5% open space is not considered significant in practical terms, and seems to be a compromise to offset the increase in outdoor living area requirements. (see below). This should however be linked in the provisions. Not supported
Front fences	Allow visual permeable front fencing with 1.8m piers as deemed-to-comply	1.8m fences are common in some local government areas, and the additional provision in this case just clarifies the overall height of the pillars which can be up to 1.8m (as opposed to 1.2m). This provision does not replace the requirement for vehicle sightlines which is intended to remain without amendment. Supported

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 1

Lot boundary setbacks	Simplified assessment method	The current method of assessing lot boundary setbacks is complicated and results in significant inconsistencies in interpretation of the provisions. The change is welcomed to increase assessment efficiencies and reduce the complexity of the planning system for people proposing residential development. Supported
Site works and retaining	Simplified assessment method	Site works and retaining walls are currently two separate provisions. The revision proposes to combine both provisions, noting that in reality that is how they work. Supported
Ancillary dwellings	Reduce minimum site area to 350m² for ancillary dwellings on single house lots Introduce simple design standards to improve design outcomes	Currently, the R-Codes allocate a minimum site area of 450m² for an ancillary dwelling. Ancillary dwellings can be built in many formats, often built into the main dwelling structure. The change is considered a positive one to encourage housing diversity in otherwise homogenous suburbs. This is important particularly in infill environments, to ensure that the ancillary dwelling is a positive addition. Often, sea containers, dongas or outbuildings are converted into ancillary dwelling, and this provision ensures an ability to promote a positive design outcome.

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 1

Patios, small outbuildings (shed), boundary fences	Address common triggers for development approvals	While many minor structures can proceed straight to building permits, minor discretions mean that DA's are lodged (and often advertised). These minor structures have minimal impact on neighbour's amenity and the introduction of less restrictions for applicants is positive. Supported
Swimming pools and pergolas	Clarify that no development approval is required	This is a clarification of a common interpretation of the R-Codes by most local government planners. Supported
Outdoor living area	Increase outdoor living area requirements, including minimum dimensions and area	While many of the changes are to reduce complications in assessment and increase the amount of development exempt from needing a DA, this element is designed to improve the amenity of dwellings for residents. The increase in outdoor living areas is positive and promotes usable, efficient open space on lots. Supported
Landscaping	Require one tree per dwelling and landscaping within the front setback for single houses, as well as grouped and multiples	Currently there are no requirements to plant or retain vegetation in open space on single house developments. The introduction of planting a tree is a good start. Supported
Carports	Introduce simple design standards to improve design outcomes	This is important particularly in infill environments, to ensure that the carport is a positive addition to the streetscape. As carports are visible from the street, this provides provisions to promote a positive design outcome. Supported

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 1

A more detailed response to the proposed changes is detailed in the format requested by DPLH and included as Attachment A.

A number of the existing provisions of the R-Codes are complicated and easily result in different interpretations. Minor developments often require development approval for reasons that do not significantly impact on the amenity of the resident, neighbours or streetscape. Ultimately, some of the existing provisions of the R-Codes, do not contribute to good quality design outcomes and are an unnecessary obstacle for minor residential developments, adding additional load to local government planning departments.

While the changes proposed are relatively minor, there are some positive changes that will assist in reducing the number of minor additions to single houses and grouped dwellings needing to obtain development approval. Additionally, some criteria is proposed to improve resident and streetscape amenity of development. It is recommended that the City note the proposed amendments to the R-Codes Volume 1, and lodge the submission detailed in Attachment A.

LEGAL/POLICY IMPLICATIONS:

The relevant legislation applicable to this item is as follows:

Planning and Development Act 2005

State Planning Policy 7.3 – Residential Design Codes Volume 1

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial implications in preparing this report, but it is anticipated that the financial implications arising from the adopted changes will result in an impact to the City's frontline resources and planning service.

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

There are a number of elements of the R-Codes proposed to change that may have positive environmental implications. For example, Single houses are now required to have one tree in the front setback area. While there are a number of elements that could be improved further, it is noted that this is a relatively minor amendment to the R-Codes as part of the planning reforms to promote development post COVID-19.

17.2 SUBMISSION ON DRAFT REVISED STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 1

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Strategic Community Plan	A well planned City	Create diverse places and spaces where people can enjoy a variety of lifestyles with high levels of amenity
Strategic Community Plan	Innovative approval system	Provide a best practice development approval system that attracts and retains business investment in the area

COMMUNITY ENGAGEMENT:

The draft revisions to the R-Codes are being advertised publically by DPLH.

PUBLIC HEALTH IMPLICATIONS:

The recommendation/proposal has the potential to help improve the following determinants of health -

- Built Environment –Environmental Quality; Neighbourhood Amenity.

RISK IMPLICATIONS:

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

Risk Event	Failure to provide a response to DPLH may result in unwanted or unworkable deemed-to-comply provisions once adopted
Risk Theme	Failure to fulfil statutory regulations or compliance requirements
Risk Effect/Impact	Property
Risk Assessment Context	Operational
Consequence	Moderate
Likelihood	Possible
Rating (before treatment)	Moderate
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Prepare detailed submission for lodgement on behalf of the City.
Rating (after treatment)	Low

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... A = Advertised version C = Current R-Codes
Part 1 – Preliminary <i>Introduction of R-MD provisions into R-Codes.</i>	The City of Kwinana has not implemented the R-MD codes into its local planning framework. In the interest of streamlining the assessment of residential development this is considered a positive amendment.	N/A	A
Part 2 – R-Codes Volume 1 approval process <i>Exemptions for Single houses now to apply to all lot sizes (previously excluded lots under 260m²) and revised wording for clarity.</i>	While not common, the City does have some smaller lots. Generally, these are subject to LDPs which dictate the optimal built form. In addition to the provision of the R-Codes, if a single house meets all deemed-to-comply criteria, there is no reason why they should not be exempt from needing a DA.	N/A	A
Part 3 – Accompanying information	N/A		
Part 4 – Consultation	N/A		
Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40			
5.1.1 – Site area <i>Revised wording for clarity.</i>	Supported.	N/A	A
5.1.2 – Street setback <i>Removal of discretionary type criteria from d-t-c and altered criteria promoting encroachment of patios etc into streetscape. Primary street setbacks in Table 1 have also been reduced in some R-Codes</i>	The existing d-t-c for a primary street setback requires the assessment of the street setback of adjacent dwellings – this is more suited to being a design principle.	The removal of C2.1 is supported, but could perhaps be added to the design principles to provide more clarity about which properties form part of the streetscape for a setback comparison.	A

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
	Additionally, the ability for unenclosed structures to come further out into the street setback is supported, but requiring it to be unenclosed is not always the best outcome. Unenclosed only requires two open sides and relates to permanent walls, meaning that permeable screening could also obstruct the view. Having only two sides open could also restrict the open nature of the front setback area and contribute to building bulk.	Specify that any structure seeking approval under C2.4 (reduced street setback for porch etc), should be open on all sides not abutting the dwelling, and should only be screened if required for visual privacy reasons.	
5.1.3 – Lot boundary setback <i>Simplified lot boundary setback distances and introduction of nil setback for patios</i>	The introduction of a permitted nil side boundary setback for patios of a limited size is welcomed. This will reduce the number of development applications required for minor development. The removal of tables 2a and 2b to be replaced with table 2 (and supporting diagrams), is supported as the existing methods of calculating lot boundary setbacks are complicated and not logical in some parts (i.e. you can potentially end up with a lesser setback requirement for a second storey than the	Add another line in table 2 for walls less than 3m in height to be 1m setback.	A

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
	ground floor on the same building). It is noted however, that in the current tables, smaller walls can go to 1/1.1m setback whereas the new table has a minimum setback of 1.2m.		
5.1.4 – Open space <i>Reduction of five percentile points to each RCode</i>	This minor reduction will not have a significant impact on amenity. It is noted that the outdoor living area requirements have increased and there is now a requirement in the front setback for a tree which will help offset the impact of increased building on site.	Link the reduced open space to a d-t-c outdoor living area.	A
5.1.5 – Communal open space	N/A	N/A	N/A
5.1.6 – Building height <i>Simplification of calculation and increased building height</i>	There are often inconsistencies with the interpretation of the current provisions in relation to different roof types. The removal of wall vs. roof pitch will simplify the calculation requirements and accommodate newer roof forms such as skillions. Often skillion roof designs can be built to reduce the amount of shadow thrown on neighbours and increase the solar passivity of the dwelling, but the existing height calculation penalises the style and often means it exceeds the d-t-c wall height.	N/A	A

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
5.2.1 – Setback of garages and carports <i>Additional provisions for the setbacks of garages and carports</i>	The change to this provision requires garage be setback behind the front wall of the house - this is often required in the City's LDPs to reduce the impact of garages on the streetscape and is supported.	N/A	A
5.2.2 – Garage width <i>Amended to apply garage width to all garages on site (not just those located within 1m)</i>	The amended provisions close up a loop hole to ensure garage width is assessed for all garages, meaning the streetscape impact is assessed in all instances.	N/A	A
5.2.3 – Street surveillance	N/A	N/A	N/A
5.2.4 – Street walls and fences <i>Clarification on pillars above 1.2m</i>	The additional d-t-c criteria includes consideration of common pillar/infill fencing and limits the width of the pillars. The total height of 1.8m is not significant given the infill panels are required to be visually permeable and of a certain width to protect passive surveillance. The existing definition of visually permeable allows 50% of the face of the fence above 1.2m to be solid, meaning continuous sections of the fence could obstruct view. The introduction of the pillar provision breaks this solid element up, improving surveillance.	N/A	A

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
5.2.5 – Sightlines <i>Clarification on where sightlines apply</i>	Positive addition to ensure sightlines are dealt with in areas with common property not just public streets.	N/A	A
5.2.6 – Appearance of retained dwelling	N/A	N/A	N/A
5.3.1 – Outdoor living area <i>Larger outdoor living areas with 50% cover</i>	The increase in d-t-c outdoor living area size is supported. It is noted that it is common for patio additions to be applied for covering more than 2/3rds of the d-t-c OLA. The increase to half of the OLA being covered will help reduce the number of Patio applications requiring planning approval. Additionally, the design principles have had more criteria added, which will help to provide more critical consideration of OLA design. Overall the amendments should result in a positive design change for the amenity of residents.	N/A	A
5.3.2 – Landscaping <i>Requirement to have space for one tree and minimal hardstand in front setback</i>	The requirement to have space for a tree in the front setback area of a single house is a positive addition. The provision does not specifically detail the requirement to have a tree however.	Specify that a tree must be planted in the front setback or a tree must be retained.	A
5.3.3 – Parking <i>Clarifies which bus routes are considered high frequency</i>	This amendment details that as long as a bus comes along every 15 minutes then reduced parking requirements can	N/A	A

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
	be applied. This change reflects reality more closely and is supported.		
5.3.4 – Design of car parking spaces	N/A	N/A	N/A
5.3.5 – Vehicle access <i>Access to dwelling can be from communal street</i>	The amendment is for clarity and to promote less crossovers in a streetscape. Reducing the amount of crossovers in a street allows for more street tree retention and planting for a more attractive, sustainable streetscape.	N/A	N/A
5.3.6 – Pedestrian access <i>Minor revisions for clarity</i>	The amendments are minor with no significant consequences.	N/A	A
5.3.7 – Site works <i>Site works and retaining walls combined into one provision and simplified setback requirements included</i>	In reality, site works and retaining walls are constructed as one or have similar impacts from an amenity perspective. The combination of the two provisions is therefore sensible. The setback change simplifies the method of assessment, however for retaining 9m or less in length, there will be new triggers for DA's.	Consider providing some additional criteria for small walls to ensure exemptions remain.	A
5.3.8 – Retaining walls	As above	As above	As above
5.3.9 – Stormwater management	N/A	N/A	N/A
5.4.1 – Visual privacy <i>Reduced setback distances for major openings and OLA for R30 and higher</i>	Amendments have been made due to the increase in smaller lot sizes. The change is not significant, and it is noted that a distance in meters rather than a	Consider more subjective criteria for visual privacy rather than straight setbacks, noting you would require a much larger setback than outlined in	A and C

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
	unique design solution is not the best way to protect privacy.	the RCodes to truly protect privacy (i.e. most are able to see further than 4.5m out of a bedroom window if there is a direct line of sight).	
5.4.2 – Solar access for adjoining sites <i>Removal of dividing fences and buildings less than 3.5m from overshadowing calculation</i>	As it is typically two storey buildings that create an overshadowing issue, this amendment should not have a significant impact on adjoining properties in real terms. A percentage of a lot area is not always the best way to determine overshadowing impacts, noting that a compliant development could impact the areas of greatest sensitivity.	Consider criteria which ensures a north facing area of the adjoining lot is kept clear of shadow for outdoor living.	A and C
5.4.3 – Outbuildings <i>Introduction of multiple/large outbuilding and small outbuilding criteria</i>	The introduction of the different types of outbuildings is a positive change. A small garden shed can often require a development application, as the occupants seeks to maximise usable space in a small backyard by pushing the shed to the boundary. This change allows these small outbuildings to be located in rear corners of lots, while still providing criteria so that lots are not overwhelmed by large outbuildings in the separate criteria provided.	N/A	A

Schedule of proposed modifications R-Codes Volume 1 interim review 2020

Feedback Table

Note: For clarity, please do not modify the general formatting of the table and indicate the specific clause to which the comment relates. Additional rows can be inserted to accommodate comments.

Respondent: City of Kwinana

Part/Clause	Comment	Solution	Relates to... <i>A = Advertised version C = Current R-Codes</i>
5.4.4 – External fixtures, utilities and facilities	N/A	N/A	N/A
5.5.1 – Ancillary dwellings <i>Reduction in minimum site area required and more design criteria</i>	The reduction in site area increases the capability for ancillary dwellings on smaller lots, while still providing criteria for amenity assessment. An increase in housing diversity is important to promote and support a community, particularly in fringe growth areas where housing is predominantly at that R30 density and there is limited choice.	N/A	A
5.5.2 – Aged or dependent persons dwellings	N/A	N/A	N/A
5.5.3 – Single bedroom dwellings	N/A	N/A	N/A
Part 7 – Local planning framework			
<i>Clarification that existing local planning framework will continue to operate with introduction of new provisions.</i>	Supported	N/A	A
Other			
Definitions <i>Addition of “primary living space”</i>	Linked to OLA, clarifying that an OLA should be designed of a living area rather than bedroom	N/A	A



Planning Reform



R-Codes

State Planning Policy 3.1 Residential Design Codes

Draft

**Schedule of proposed modifications
R-Codes Volume 1 interim review 2020**

The Department of Planning, Lands and Heritage is seeking comments on the draft Schedule of proposed modifications R-Codes Volume 1 interim review 2020 by 10 September 2020.

You can have your say by visiting consultation.dplh.wa.gov.au

The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

Disclaimer

This document has been produced by the Department of Planning, Lands and Heritage on behalf of the Government of Western Australia. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Published July 2020

website: www.dplh.wa.gov.au
email: info@dplh.wa.gov.au

tel: 08 6551 8002
fax: 08 6551 9001
National Relay Service: 13 36 77

This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

CLAUSE CHANGES				
No	Element	Current Clause	Proposed Modification	Rationale
1.	1.4 – Application of the R-Codes	1.4 Application of the R-Codes The R-Codes apply to all residential development throughout Western Australia. R-Codes Volume 1 and associated tables and figures apply to: - all single houses; - all grouped dwellings; and multiple dwellings in areas with a coding of less than R40. For multiple-dwelling developments in areas with a coding of R40 or greater, mixed use development and activity centres refer to R-Codes Volume 2. Part 7 applies to the local planning framework. Throughout this document, words written in bold print have a corresponding definition listed in Appendix 1.	1.4 Application of the R-Codes The R-Codes apply to all residential development throughout Western Australia. R-Codes Volume 1 and associated tables and figures apply to: - all single houses; - all grouped dwellings; and multiple dwellings in areas with a coding of less than R40. The R-MD provisions of the R-Codes apply only to single house proposals that are subject to R-MD provisions through the local planning framework (refer Part 7). Single house proposals that are subject to R-MD provisions shall satisfy the relevant R-MD standard set out in clauses 5.1.2 and 5.1.3 and Table 1 for setbacks, as well as satisfy all other relevant R-Codes standards. For multiple-dwelling developments in areas with a coding of R40 or greater, mixed use development and activity centres refer to R-Codes Volume 2. Part 7 applies to the local planning framework. Throughout this document, words written in bold print have a corresponding definition listed in Appendix 1.	The R-MD Codes (refer to WAPC Planning Bulletin 112) are proposed to be included within the R-Codes Volume 1. These provisions explain where the R-MD Codes are applicable.
2.	2.1 R-Code Volume 1 Approval Process	2.1.2 Where development approval is required under a scheme a development application shall be lodged with the relevant decision-maker for assessment and making a determination. 2.1.3 All applications for development approval must provide all necessary details required under the scheme for the decision-maker to assess the proposal, including details where the application complies and does not comply with R-Code Volume 1 requirements. 2.1.4 All residential development is to comply with the requirements of the R-Codes. Approval under and in accordance with the R-Codes Volume 1 is required if the proposed residential development: - does not satisfy the deemed-to-comply provisions of Part 5 of R-Codes Volume 1 as appropriate; or - proposes to address a design principle of Part 5 of R-Codes Volume 1 which therefore requires the exercise of judgement by the decision-maker. Approvals under Part 6 of the R-Codes have been replaced with R-Codes Volume 2. Refer to R-Codes Volume 2 for further information. 2.2 Single house approval 2.2.1 A proposal for a single house that meets the deemed-to-comply provisions of R-Codes Volume 1 does not require development approval, unless otherwise required by the scheme or clause 2.3. 2.2.2 Where a proposal for a single house*: (a) does not satisfy the deemed-to-comply provisions; and	2.1.2 All residential development is to comply with the requirements of the R-Codes Volume 1. A development application is required if: (a) the proposed residential development does not satisfy the deemed-to-comply provisions and proposes to address one or more design principles of Part 5 of R-Codes Volume 1; or (b) development approval is required under a scheme. 2.1.3 A development application required pursuant to clause 2.1.2 shall be lodged with the relevant decision-maker for assessment and determination. 2.1.4 All applications for development approval must provide all necessary details required under the scheme for the decision-maker to assess the proposal, including details where the application complies and does not comply with R-Code Volume 1 requirements. 2.1.5 The decision-maker may waive the requirement for development approval for amendments to existing development approvals if it is satisfied: (i) the application relates to a minor amendment to the development approval; (ii) the amendment would not substantially change the development approved; and (iii) there are no further departures to the deemed-to-comply provisions of Part 5 of the R-Codes Volume 1 than those already determined under the existing development approval. 2.2 Judging merit of proposals	The revised wording in this section is simplified for ease of use and updated to remove the need for development approval for single houses on lots less than 260m ² where the development meets the deemed-to-comply provisions.

CLAUSE CHANGES				
No	Element	Current Clause	Proposed Modification	Rationale
		(b) proposes to address a design principle of Part 5 of R-Codes Volume 1; an application for development approval under the scheme shall be made and determined prior to the issuing of a building permit. Note: * includes the erection or extension to a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool – refer to schedule 2, clause 61 (c) and (d) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (as amended). 2.3 Planning approval for single houses on small lots Development approval is required for the erection of a single house on any lot smaller than 260m², except where the single house complies with a structure plan or local development plan. 2.4 Judging merit of proposals Where a proposal does not meet deemed-to-comply provision(s) of the R-Codes Volume 1 and addresses design principle(s), the decision-maker is required to exercise judgement to determine the proposal. Judgement of merit is exercised only for specific element(s) of a proposal which do not satisfy the relevant deemed-to-comply provision(s). 2.5 Exercise of judgement 2.5.1 Subject to clauses 2.5.2 and 2.5.3, the decision-maker is to exercise its judgement to consider the merits of proposals having regard to objectives and balancing these with the consideration of design principles provided in the R-Codes Volume 1. The decision-maker, in its assessment of a proposal that addresses the design principle(s), should not apply the corresponding deemed-to-comply provision(s). 2.5.2 In making a determination on the suitability of a proposal, the decision-maker shall exercise its judgement, having regard to the following: (a) any relevant purpose, objectives and provisions of the scheme; (b) any relevant objectives and provisions of the R-Codes Volume 1; (c) a provision of a local planning policy adopted by the decision-maker consistent with and pursuant to the R-Codes Volume 1; and (d) orderly and proper planning. 2.5.3 The decision-maker shall not vary the minimum or average site area per dwelling requirements set out in Table 1 (except as provided in the R-Codes Volume 1 or the scheme). 2.5.4 The decision-maker shall not refuse to grant approval to an application where the application satisfies the deemed-to-comply provisions of the R-Codes Volume 1 and the relevant provisions of the scheme and any relevant local planning policy. 2.5.5	2.2.1 Where an application does not meet a deemed-to-comply provision of the R-Codes Volume 1, the application is required to meet the corresponding design principle. 2.2.2 Before determining a development application, a decision-maker shall judge the merit of the application, having regard to the design element objective and the corresponding design principle. 2.2.3 Judgement of merit is only exercised for the specific element of a proposal that does not satisfy the relevant deemed-to-comply provision. Where the design principle is met, that specific element does not need to comply with the corresponding deemed-to-comply provision. 2.3 Other Assessment Considerations 2.3.1 In addition to assessing an application against R-Codes Volume 1, a decision-maker shall have regard to the following: (i) any relevant purpose, objectives and provisions of the scheme; (ii) a provision of a local planning policy, structure plan, activity centre plan, or local development plan, adopted by the decision-maker, consistent with and pursuant to the R-Codes Volume 1; and (iii) orderly and proper planning. 2.3.2 For the purpose of clause 2.3.1, a local planning policy, structure plan, activity centre plan, and local development plan, will only be a relevant consideration in the exercise of judgement where it is: (a) specifically sanctioned under Section 7 of the R-Codes Volume 1; and (b) consistent with the objectives and design principles of the R-Codes Volume 1. <i>Note: Refer to Part 7 for details on amendments to R-Codes Volume 1 provisions that are permissible through the local planning framework.</i> 2.4 Determination of Applications 2.4.1 The decision-maker shall not refuse to grant approval to an application where the application satisfies the deemed-to-comply provisions of the R-Codes Volume 1 and the relevant provisions of the scheme and any relevant local planning policy. 2.4.2 Where an application is not consistent with clause 2.3.1, the application should be refused by the decision maker. 2.5 Single house approval 2.5.1 A proposal for a single house* that meets the deemed-to-comply provisions of the R-Codes Volume 1 does not require development approval, unless otherwise required by the scheme. 2.5.2 Where a proposal for a single house*: (a) does not satisfy the deemed-to-comply provisions; and (b) proposes to address a design principle of Part 5 of R-Codes Volume 1;	

CLAUSE CHANGES				
No	Element	Current Clause	Proposed Modification	Rationale
		For the purpose of the R-Codes Volume 1, a structure plan, local development plan or local planning policy , will only be a relevant consideration in the exercise of judgement where it is: (a) specifically sanctioned by a provision of the R-Codes Volume 1; (b) consistent with the design principles of the R-Codes Volume 1; and (c) consistent with the objectives of the R-Codes Volume 1.	an application for development approval under the scheme shall be made and determined prior to the issuing of a building permit. Note: * includes the erection or extension to a single house, ancillary dwelling, outbuilding, external fixture, boundary wall, front wall, patio, verandah, garage, carport – refer to schedule 2, clause 61 (c) and (d) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (as amended).	
3.	Heading – Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40	Heading – Part 5 – Design elements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40	Heading – Part 5 – Design elements for all single house(s); grouped dwellings; multiple dwellings in areas coded less than R40; and RMD – Codes	Updated to reflect inclusion of the R-MD Codes within the R-Codes Volume 1.
4.	5.1 Context	Objectives i. To ensure that residential development meets community expectations regarding appearance, use and density. ii. To ensure that designs respond to the key natural and built features of the area and respond to the local context in terms of bulk and scale, or in the case of precincts undergoing a transition, will respond to the desired future character as stated in the local planning framework . iii. To ensure adequate provision of direct sun and ventilation for buildings and to ameliorate the impacts of building bulk, privacy and overshadowing on adjoining properties . iv. To ensure that open space (private and communal) is provided on site and: • landscaped to establish streetscapes; • provide a balanced setting and relationship to buildings ; and • provide privacy, direct sun and recreational opportunities. (di) To ensure that development and design is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings , or in precincts undergoing a transition, development achieves the desired future character of the area identified in local planning framework .	Objectives (a) To ensure that residential development meets community expectations regarding appearance, use and density. (b) To ensure that designs respond to the key natural and built features of the area and respond to the local context in terms of bulk and scale, or and in the case of precincts undergoing a transition, will respond to the desired future character as stated in the local planning framework . (c) To ensure adequate provision of direct sunlight and ventilation for buildings and to ameliorate limit the impacts of building bulk, privacy overlooking , and overshadowing on adjoining properties . (d) To ensure that open space (private and communal) is provided on site that and : • Is landscaped to establish enhance streetscapes; • Complements nearby provide a balanced setting and relationship to buildings ; and • provides privacy, direct sunlight and recreational opportunities. To ensure that design and development and design is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings , or in precincts undergoing a transition, development achieves the desired future character of the area identified in local planning framework .	Amended for clarity. Intent of the provision remains the same.
5.	5.1.1 Site Area	C1.3 For the purposes of assessing compliance of a proposed development with the minimum and average site areas set out in Table 1 , the following adjustments for the purposes of calculating the minimum and average site area shall apply: i. in the case of a lot with a corner truncation, up to a maximum of 20m ² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer Figure 1a); or ii. in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by Table 1 . Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space , pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b).	C1.3 The following adjustments shall apply for the purposes of assessing compliance of a proposed development with the minimum and average site areas of Table 1: i. in the case of a lot with a corner truncation, up to a maximum of 20m ² of that truncation shall be added to the area of the adjoining lot, survey strata lot or strata lot as the case may be (refer Figure 1a); or ii. in the case of a rear battleaxe site, the site area is inclusive of the access leg provided that the area of the access leg contributes no more than 20 per cent of the site area as required by Table 1 . Where the battleaxe lot (excluding the access leg) adjoins or abuts a right-of-way or reserve for open space , pedestrian access, school site or equivalent, half the width (up to a maximum depth of 2m) may be added to the site area (refer Figure 1b).	Amended to reduce repetition and improve clarity.

CLAUSE CHANGES				
No	Element	Current Clause	Proposed Modification	Rationale
6.		C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average site area set out in Table 1 may be made: i. for the purposes of an aged or dependent persons' dwelling or a single bedroom dwelling, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3 which shall only be applied where development is proposed; ii. in the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC; or iii. the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public road, notwithstanding that it is less than that required in Table 1.	C1.4 Subject to clause 5.1.1 C1.3 only, the following variations to the minimum and average site area set out in Table 1 may be made: i. for the purposes of an aged or dependent persons' dwelling or a single bedroom dwelling that is the subject of a development proposal, the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3. which shall only be applied where development is proposed; ii. in the case of a single house, grouped dwelling or multiple dwelling; the area of a lot, survey strata lot or strata lot approved by the WAPC; or iii. the area of any existing lot, survey strata lot or strata lot with permanent legal access to a public road, notwithstanding that the site area is is less than that required in Table 1.	Amended for clarity.
7.	5.1.2 Street Setbacks	C2.1 Buildings set back from the primary street boundary: i. in accordance with Table 1; ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street; iii. reduced by up to 50 per cent provided that the area of any building, including a carport or garage, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2b and 2c); iv. in the case of areas coded R15 or higher, where: • a grouped dwelling has its main frontage to a secondary street; • a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or • a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way; • the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b and 2d); and v. to provide for registered easements for essential services. C2.2 Buildings set back from the secondary street boundary in accordance with Table 1. C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table 1. C2.4 A porch, balcony, verandah, chimney or the equivalent may (subject to the Building Code of Australia) project not more than 1m into the street setback area. Projections up to 1m are not subject to a compensating area, provided that the total of such projections does not exceed 20 per cent of the building façade as viewed from the street (refer Figure 2b). Projections greater than 1m and exceeding 20 per cent of the building facade at any level are subject to an equivalent open area under clause 5.1.2 C2.1iii.	C2.1 Buildings (excluding carports, front fences, retaining walls and siteworks) set back from the primary street boundary: i. in accordance with Table 1; corresponding to the average of the minimum setback of existing dwellings on each adjacent property fronting the same street; ii. with the exception of lots with an R-MD code, reduced by up to 50 per cent provided that the area of any building, including a carport or garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a, 2c and 2e and 2c); iii. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b), where: • a grouped dwelling has its main frontage to a secondary street; or • a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or • a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way (Figure 2b and 2d); • the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b and 2d); and iv. to provide for registered easements for essential services. C2.2 Buildings set back from the secondary street boundary in accordance with Table 1. C2.3 Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table 1. C2.4 An unenclosed porch, balcony, verandah, chimney or the equivalent may (subject to the Building Code of Australia) project not more than 1m into the primary street setback area to a maximum of half the primary street setback (Refer Figure 2b). Projections up to 1m are not subject to a compensating area, provided that the total of	Amended to delete existing clause C2.1 ii as considering adjoining properties and streetscape context often requires planning review and judgement. Subsequent sub clauses renumbered. Renumbered clause C2.1 ii exempts carports from contributing to the front setback average and therefore needing to be offset by a compensating area. Clause 5.2.1 provides for a minimum carport setback requirement. Where R-MD codes apply, the requirement for the building street setback to average does not apply. C2.1iii amended for clarity, intent unchanged. C2.4 amended to support streetscape activation by encouraging appropriate encroachments into the primary street setback area.

CLAUSE CHANGES																		
No	Element	Current Clause	Proposed Modification	Rationale														
			such projections does not exceed 20 per cent of the building façade as viewed from the street (refer Figure 2b). Projections greater than 4m and exceeding 20 per cent of the building facade at any level are subject to an equivalent open area under clause 5.1.2 C2.1iii.															
8.	Figure 2 (see all draft new figures below)	Figure 2a – measuring primary street setbacks (cl 5.1.2 C2.1iii)	Figure 2a – measuring primary street setbacks (cl 5.1.2 C2.1iii) Amended to remove references to changed provisions	Consequential to 5.1.2 C2.1														
		Figure 2b – measuring minor projections into primary street setback	Amend to clarify porch (or equivalent) can project to “s4” line	Consequential to 5.1.2 C2.4 amendment														
		Figure 2c – measuring street setback for garages and carports	Amend to remove 4.5m reference	Consequential to 5.1.2 C2.4 and 5.2.1 C1.1 amendments.														
9.	5.1.3 Lot Boundary Setbacks	C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes: i. buildings set back from lot boundaries in accordance with Table 1, Tables 2a and 2b (refer to Figure Series 3 and 4); ii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back as though they were major openings to habitable rooms with a wall height of 2.4m above their floor level; iii. separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them; iv. minor projections such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a setback area; and v. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to figures 2b and 4f).	C3.1 Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes: i. buildings set back from lot boundaries in accordance with Table 1 and Table 2a and 2b (refer to Figure Series 3 and 4); ii. The lot boundary setbacks prescribed in Table 1 and Table 2 may be reduced to nil for patios, verandahs or equivalent of less than 10m in length and 2.7m in height, where the patio, verandah or equivalent is located behind the primary street setback and where the eave, gutter and roof are set back at least 0.5m from the lot boundary. iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2 as though they were major openings to habitable rooms with have a wall height of 2.4m above their floor level; iv. separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from each other as though there were a boundary between them; v. minor projections from the dwelling such as a chimney, other architectural feature or an eaves overhang not projecting more than 0.75m into a setback area; and vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to figures 2b and 4b). Table 2 – Building setbacks based on wall height <table><tr><th>Wall height* (m)</th><th>Setback (m)</th></tr><tr><td>3.5 or less</td><td>1.2</td></tr><tr><td>4</td><td>1.5</td></tr><tr><td>6</td><td>2**</td></tr><tr><td>8</td><td>2.5**</td></tr><tr><td>9</td><td>3**</td></tr><tr><td>10</td><td>3.5**</td></tr></table> * Take the nearest higher value for all height and length calculations. ** R-MD coded lots reduced to 1.5m Note: Visual Privacy provisions under clause 5.4.1 still apply.	Wall height* (m)	Setback (m)	3.5 or less	1.2	4	1.5	6	2**	8	2.5**	9	3**	10	3.5**	Tables 2a and 2b, and accompanying Figure Series 4 (except for Figure 4f, which is renamed to Figure 4b) have been removed for the following reasons: - There are many interpretation issues with Figure Series 4 and inconsistent methods for calculating required setbacks. - The differentiation of walls with/without major openings incentivises highlight windows and minor openings that create poor internal amenity outcomes. - Figure Series 4 incentivises “articulations” that result in inefficient floor plans, complex roof lines and wasted spaces internally, with minimum if any positive outcome for the external appearance of the dwelling - Visual privacy, overshadowing and open space (in lower codes) work to regulate bulk and scale. - Figure 4e could not be DTC as buildings above 10m in height are not DTC. The new Table 2 provides a simpler method for calculating wall heights. It is supported by improved figures to assist with calculations. The setbacks are proportionate to the increased bulk and scale that the simpler table permits. C3.1ii – this clause acknowledges that WA has great outdoor lifestyle opportunities, and reduced setbacks to maximise outdoor living areas is desirable and a regular discretion exercised by local government. The provision aligns with the BCA and is limited to a height and dimension.
Wall height* (m)	Setback (m)																	
3.5 or less	1.2																	
4	1.5																	
6	2**																	
8	2.5**																	
9	3**																	
10	3.5**																	
10.	5.1.3 Lot Boundary Setbacks	C3.2 Walls may be built up to a lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11 :	C3.2 Walls may be built up to a lot boundary, survey strata boundary, or indicative lot site boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2 and 5.2.1; 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11 :	C3.2 i and ii - removing averaging calculations simplifies boundary wall calculations and will reduce the number of applications due to interpretation/calculation issues and														

CLAUSE CHANGES				
No	Element	Current Clause	Proposed Modification	Rationale
		i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension; ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback, to one side boundary only; iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the development application. C3.3 where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall between them is determined by reference to the lower density code. Note: The term ‘up to a lot boundary means a wall, on or less than 600mm from any lot boundary (green title or survey strata lot), other than a street boundary.	i. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary site boundary behind the front setback, to one side boundary only; or ii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary site boundary behind the front setback, to one side boundary only; or iii. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the application for the proposed development, and the boundary walls are interfacing and of equal dimension; or iv. where the wall abuts an existing or simultaneously constructed boundary wall of similar equal or greater dimension- Note: - The term ‘up to a lot boundary site boundary means a wall, on or less than 600mm from any lot boundary (green title or survey strata lot) or indicative site boundary, other than a street boundary. - Pillars and posts that with a horizontal dimension of 450mm by 450mm do not constitute a wall built up to a site boundary. - Retaining walls and fill do not constitute a wall built up to a site boundary. The calculation of setbacks for retaining walls and fill is to be calculated under clause 5.3.7. C3.3 Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall between them is determined by reference to the lower density code. C3.4 Unless provided for under C3.2 iii and iv or C3.3, where a lot is subject to an R-MD code of less than R60, two boundary walls are permitted within the following limits: - one wall for the full length of the side boundary subject to a maximum wall height of 3.5 metres; - one wall up to a maximum of 2/3 the length of the boundary subject to a maximum wall height of 3.5 metres; and - an outdoor living area is provided in accordance with clause 5.3.1. C3.5 Unless provided for under C3.2 iii and iv or C3.3, where a lot is subject to an R-MD code of R60, two boundary walls are permitted within the following limits: - subject to a maximum wall height of 8 metres; and - an outdoor living area is provided in accordance with clause 5.3.1. <i>Note: Overshadowing provisions of Clause 5.4.2 still apply.</i>	ensure consistency between local governments. C3.1 iii modified for clarity C3.2 iv “equal” rather than “similar” to clarify interpretation. “lot boundary” is changed to “site boundary” to improve different typology opportunities in grouped dwellings and provide for commonly accepted variation. C3.4 and C3.5 relate specifically to R-MD Coded lots and permit greater boundary wall lengths and heights than within areas where the R-MD Codes do not apply.
11.	Figure Series 3	Figure Series 3 – measuring wall height for lot boundary setbacks	All figures amended – see figures at the end of the document	

12.	5.1.4 Open Space	Table 1 (extract) – open space <table><tr><td>R20</td><td>50</td></tr><tr><td>R25</td><td>50</td></tr><tr><td>R30</td><td>45</td></tr><tr><td>R35</td><td>45</td></tr><tr><td>R40</td><td>45</td></tr><tr><td>R50</td><td>40</td></tr><tr><td>R60</td><td>40</td></tr><tr><td>R80</td><td>30</td></tr></table>	R20	50	R25	50	R30	45	R35	45	R40	45	R50	40	R60	40	R80	30	Table 1 (extract) – open space <table><tr><td>R20</td><td>45</td></tr><tr><td>R25</td><td>45</td></tr><tr><td>R30</td><td>40</td></tr><tr><td>R35</td><td>40</td></tr><tr><td>R40</td><td>40</td></tr><tr><td>R50</td><td>35</td></tr><tr><td>R60</td><td>35</td></tr><tr><td>R80</td><td>30</td></tr></table>	R20	45	R25	45	R30	40	R35	40	R40	40	R50	35	R60	35	R80	30	Five percent deducted from all open space standards to allow for commonly accepted variations. This is contingent on compliance with new Outdoor Living Area requirements, which are designed to ensure that every dwelling is provided with a sufficient, consolidated outdoor area for natural light, ventilation, landscape and lifestyle, and that overdevelopment of sites does not occur																									
R20	50																																																												
R25	50																																																												
R30	45																																																												
R35	45																																																												
R40	45																																																												
R50	40																																																												
R60	40																																																												
R80	30																																																												
R20	45																																																												
R25	45																																																												
R30	40																																																												
R35	40																																																												
R40	40																																																												
R50	35																																																												
R60	35																																																												
R80	30																																																												
13.	5.1.6 Building Height	C6 Buildings which comply with Table 3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7). Table 3: Maximum building heights <table><tr><th colspan="4">Maximum building heights (i)</th></tr><tr><th rowspan="2"></th><th colspan="3">Category</th></tr><tr><th>A</th><th>B</th><th>C</th></tr><tr><td>Tops of external wall (roof above) (ii)</td><td>3m</td><td>6m</td><td>9m</td></tr><tr><td>Top of external wall (concealed roof)</td><td>4m</td><td>7m</td><td>10m</td></tr><tr><td>Top of pitched roof (iii) (iv)</td><td>6m</td><td>9m</td><td>12m</td></tr></table> i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard. ii. Gable walls above eaves height: - less than 9m long: exempted - greater than 9m long: add one third of the height of the gable, between the eaves and the apex of the gable wall, to the eaves height. iii. Applies to ridges greater than 6m long. Short ridges: add 0.5m height for each 2m reduction in length. iv. Applies to roof pitches up to 25 degrees. In some localities steeper pitches may be required and greater height permitted in accordance with the provisions of the scheme, the relevant local planning policy, structure plan or local development plan.	Maximum building heights (i)					Category			A	B	C	Tops of external wall (roof above) (ii)	3m	6m	9m	Top of external wall (concealed roof)	4m	7m	10m	Top of pitched roof (iii) (iv)	6m	9m	12m	C6.1 Buildings which comply with the maximum building heights set out in Table 5: Table C6-3 for category B area buildings, except where stated otherwise in the scheme, the relevant local planning policy, structure plan or local development plan (refer Figure Series 7): Table 5: Maximum Building Heights <table><tr><th colspan="3">Maximum building heights</th></tr><tr><td>i</td><td>Building height</td><td>7m</td></tr><tr><td>ii</td><td>Building height including gable, skillion and concealed roof</td><td>8m</td></tr><tr><td>iii</td><td>Building height including pitched roof</td><td>10m</td></tr></table> C6.2 Where the local planning framework refers to Category A or C areas, buildings are to comply with the maximum building heights set out in Table 6 (refer Figure Series 7): Table 6: Maximum Building Heights <table><tr><th colspan="4">Maximum building heights</th></tr><tr><th colspan="2" rowspan="2"></th><th colspan="2">Category</th></tr><tr><th>A</th><th>C</th></tr><tr><td>i</td><td>Building height</td><td>3m</td><td>9m</td></tr><tr><td>ii</td><td>Building height including gable, skillion and concealed roof</td><td>4m</td><td>10m</td></tr><tr><td>iii</td><td>Building height including pitched roof</td><td>6m</td><td>12m</td></tr></table> i. Category B will apply unless a scheme, the relevant local planning policy, structure plan or local development plan requires the application of category A (generally single level development) or category C (development on three levels) or an alternative standard. ii. Gable walls above eaves height: - less than 9m long: exempted - greater than 9m long: add one third of the height of the gable, between the eaves and the apex of the gable wall, to the eaves height. iii. Applies to ridges greater than 6m long. Short ridges: add 0.5m height for each 2m reduction in length. iv. Applies to roof pitches up to 25 degrees. In some localities steeper pitches may be required and greater height permitted in accordance with the provisions of the scheme, the relevant local planning policy, structure plan or local development plan.	Maximum building heights			i	Building height	7m	ii	Building height including gable, skillion and concealed roof	8m	iii	Building height including pitched roof	10m	Maximum building heights						Category		A	C	i	Building height	3m	9m	ii	Building height including gable, skillion and concealed roof	4m	10m	iii	Building height including pitched roof	6m	12m	Revised clause and table to allow for increased heights to account for modern building standards (higher ceilings and allowance for services). Revised table and deletion of accompanying clauses provides simpler approach for calculation of wall heights for gable and skillion roofs, to avoid inconsistent calculation methods between local governments. Category A and C building heights are relocated to clause 6.2 as some local planning frameworks refer to only the category title of ‘A or ‘C’. This ensures that height requirements for those areas are retained, preventing local planning framework amendments. Tables embedded in clause to avoid cross-referencing and improve legibility.
Maximum building heights (i)																																																													
	Category																																																												
	A	B	C																																																										
Tops of external wall (roof above) (ii)	3m	6m	9m																																																										
Top of external wall (concealed roof)	4m	7m	10m																																																										
Top of pitched roof (iii) (iv)	6m	9m	12m																																																										
Maximum building heights																																																													
i	Building height	7m																																																											
ii	Building height including gable, skillion and concealed roof	8m																																																											
iii	Building height including pitched roof	10m																																																											
Maximum building heights																																																													
		Category																																																											
		A	C																																																										
i	Building height	3m	9m																																																										
ii	Building height including gable, skillion and concealed roof	4m	10m																																																										
iii	Building height including pitched roof	6m	12m																																																										
14.	5.2.1 Setback of garages and carports	C1.1 Garages set back 4.5m from the primary street except that the setback may be reduced: i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the	C1.1 Garages set back 4.5m from the in accordance with the primary street setback except that the setback may be reduced: i. up to 50 per cent in accordance with clause 5.1.2 C2.1ii; and	The impact of garage and garage doors can be significant, particularly where forward of the dwelling. C1.1 i and ii operate together, by only allowing reduced garage setbacks where the																																																									

		dwelling alignment (excluding any porch, verandah or balcony); or. ii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings. C.1.2 Carports set back from the primary street in accordance with clause 5.1.2 C2.1. C1.3 Garages and carports built up to the boundary abutting a private street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available. C1.4 Garages and carports set back 1.5m from a secondary street. C1.5 Carports within the street setback area in accordance with clause 5.1.2 C2.1iii provided that the width of the carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent (refer to Figure 8a).	ii. in accordance with Figure 8b, provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or iii. to 3m where the garage allows vehicles to be parked parallel to the street. The wall parallel to the street must include openings that are compatible with the façade of the dwelling. C.1.2 Carports set back in accordance with the primary street setback except that the setback may be reduced by up to 50% of the minimum setback stated in Table 1 where: i. the carport roof pitch, colours and materials complement the dwelling; and ii. the width of the carport does not exceed 50 per cent of the frontage at the building line; and iii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent. (Refer to Figure 8a). C1.3 Garages and carports built up to the boundary abutting a private street-communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available. C1.4 Garages and carports set back 1.5m from a secondary street. C1.5 clause incorporated in C1.2	garage is a minimum 0.5m behind the dwelling alignment, or at least set back behind the primary setback area. Combined C1.2 and C1.5 to simplify the provision. Carports are unenclosed, have less bulk and scale impact on the streetscape compared to garages, and allow for passive surveillance, natural light and ventilation to occur. As such they need not be set back as far as garages. Reduced setback (half the minimum) allows for driver sight lines. C1.2i included to promote well designed carports compatible with the dwelling façade to support good streetscape quality. Further guidance will be provided within the explanatory guidelines.
15.		P1 The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwelling s; or obstruct views of dwellings from the street and vice versa.	P1 The setting back of Carports and garages set back to maintain clear sight lines along the street , and not to not obstruct views of dwellings from the street and vice versa, and not to detract from designed to contribute positively to streetscapes or and to the appearance of dwelling s.	Design principle amended to ensure that design aspects can be considered in the context of both the street and dwelling.
16.	Figure Series 8			Amend figure series to clarify changes to 5.1.2 and 5.2.1.
17.	5.2.2 Garage width	C2 Where a garage is located in front or within 1m of the building , a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street. This may be increased to 60 per cent where an upper floor or balcony extends for the full width of the garage and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c).	C2 Where a garage is located in front or within 1m of the building, A garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the setback line as viewed from the street. This may be increased to 60 per cent where an upper floor or balcony extends for the full more than half the width of the garage and its supporting structures (or a garage wall where a garage is aligned parallel to the street) and the entrance to the dwelling is clearly visible from the primary street (refer to Figure 8c).	A recent State Administrative Tribunal decision clarified that where a garage is not located within 1.0m of a building that an application is required, that is to be assessed against the design principles as there are no associated deemed-to-comply provisions. Deleting the first part of this clause fulfils a deemed-to-comply gap by applying the garage width dimension requirements to all garages. Two storey designs on smaller or narrower lots will often have garages located on the boundary. The upper floor cannot provide for the full width of the garage without resulting in a two-storey boundary wall which impacts on the amenity of the adjoining property as well as the streetscape. The amendment maintains the intent of reducing garage bulk and keeping passive surveillance, while accommodating more realistic upper floor setbacks.

18.	5.2.4 street walls and fences	C4 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level , measured from the primary street side of the front fence.	C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level , measured from the primary street side of the front fence. (Refer Figure Xb) C4.2 Solid pillars may be up to 1.8m above natural ground level provided they are not greater than 400mm by 400mm and separated by at least 1.5m of visually permeable fencing in line with subclause C4.1 (Refer Figure Xa).	New clause 5.2.4 provides DTC standard for common pier and panel fencing that can in some LG jurisdictions trigger a development application. An updated figure is provided to clarify that the portion below 1.2m does not contribute to the overall visual permeability calculations, and that only the panels (where pillars are a restricted size) are required to be visually permeable.
19.	Figure Series X	No existing	Included to clarify fence provisions	
20.	5.2.5 Sight lines	C5 Walls , fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure Series 9).	C5 Walls , fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin: i. a driveway that intersects a street, right-of-way, communal street ; and ii. a right-of-way or communal street that intersects a public street; and iii. two streets that intersect. (refer Figure Series 9)	Amended to clarify intent that site lines are provided to both the public street, and private streets (like common property access legs).
21.	5.3.1 Outdoor living areas	C1.1 An outdoor living area to be provided: i. in accordance with Table 1 ; ii. behind the street setback area ; iii. directly accessible from a habitable room of the dwelling ; iv. with a minimum length and width dimension of 4m; and to have at least two-thirds of the required area without permanent roof cover.	C1.1 An outdoor living area to be provided: i. in accordance with Table 1 ; ii. behind the street setback area ; iii. directly accessible from a habitable room primary living space of the dwelling ; iv. with a minimum length and width dimension of 4m for all areas that contribute to the outdoor living area ; and v. to have at least two-thirds of the required area without permanent roof cover, with no more than 50% of the required area with permanent roof cover (Figure Xc).	The required outdoor living area (OLA) has been increased for R20 – R80 to 32m ² . The purpose is to ensure that there is an adequate, consolidated OLA and that the dimensions of this space are sufficient for entertaining, leisure and some landscaping. An increase in allowable covered OLA to 50%, from current 1/3, is proposed as larger, covered outdoor areas are popular in WA. The increase in overall OLA ensures that the allowable covered space does not result in reduced natural light and ventilation access.
22.		C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from a habitable room and with a minimum area of 10m ² and minimum dimension of 2.4m.	C1.2 Each multiple dwelling is provided with at least one balcony or the equivalent, opening directly from a habitable room primary living space and with a minimum area of 10m ² and minimum dimension of 2.4m.	Introduction of primary living space ensures that OLA is provided access from spaces that are 'connected' and frequently used, rather than rooms such as bedrooms or studies.
23.		Design principle P1 Outdoor living areas which provide spaces: • capable of use in conjunction with a habitable room of the dwelling; • open to winter sun and ventilation; and • optimised use of the northern aspect of the site.	Design principle P1 A consolidated outdoor living areas is provided per dwelling which provide spaces for entertaining, leisure and connection to the outdoors that is: • of sufficient size and dimension to be functional and usable; • capable of use in conjunction with a habitable room primary living space of the dwelling; • sufficient in uncovered area to allow for open to winter sun and natural ventilation; • sufficient uncovered area to provide for landscaping, including planting of a tree(s); and • optimises ed use of the northern aspect of the site. P2 Where provided within the street setback area, the outdoor living area: • achieves the design principles contained in 5.3.1 P1. • facilitates street surveillance between the dwelling and the street; and • minimises the use of front fences and walls above 1.5 metres.	This design principle is updated to support the changes to the DTC provision, reflect the intent outlined in the explanatory guidelines, and provide for more robust standards around the functionality of the space for entertainment and leisure, rather than situations whereby side setbacks and other constrained areas are being allocated as OLAs. P2 is added to introduce solutions to enable well designed OLAs to be located in the front setback in ways that support engagement with the street and avoid excessive fencing/barriers.

24.		Design principle P2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.	Design principle P2 Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room primary living space of each dwelling, and if possible, open to winter sun.	Introduction of primary living space ensures that OLA is accessible from spaces that are ‘connected’ and frequently used, rather than rooms such as sewing rooms or studies.																																
25.	Figure series X	No existing	Figure Xc – Dimensions and calculations for outdoor living areas (clause 5.3.1 C1.1)	Included to assist OLA assessment																																
26.	Table 1	Minimum outdoor living area (m²) <table><tr><td>R20</td><td>30</td></tr><tr><td>R25</td><td>30</td></tr><tr><td>R30</td><td>24</td></tr><tr><td>R35</td><td>24</td></tr><tr><td>R40</td><td>20</td></tr><tr><td>R50</td><td>16</td></tr><tr><td>R60</td><td>16</td></tr><tr><td>R80</td><td>16</td></tr></table>	R20	30	R25	30	R30	24	R35	24	R40	20	R50	16	R60	16	R80	16	Minimum outdoor living area (m²) <table><tr><td>R20</td><td>32</td></tr><tr><td>R25</td><td></td></tr><tr><td>R30</td><td></td></tr><tr><td>R35</td><td></td></tr><tr><td>R40</td><td></td></tr><tr><td>R50</td><td></td></tr><tr><td>R60</td><td></td></tr><tr><td>R80</td><td></td></tr></table>	R20	32	R25		R30		R35		R40		R50		R60		R80		Achieving a consolidated OLA has greater positive outcomes than incidental or constrained areas, such as side setbacks under eaves, “contributing” to OLAs. At the higher codes, 4x4m² or 16m² total is limited useable space and typically covered in 100% impermeable roofing to provide weather proof outdoor living areas. The increase in OLA will ensure a balance between covered and uncovered outdoor space, encouraging improved light. ventilation, gardens and liveability for these developments.
R20	30																																			
R25	30																																			
R30	24																																			
R35	24																																			
R40	20																																			
R50	16																																			
R60	16																																			
R80	16																																			
R20	32																																			
R25																																				
R30																																				
R35																																				
R40																																				
R50																																				
R60																																				
R80																																				
27.		Refers to Tables 2a and 2b	Refer to Table 2	Consequential modification due to simplification.																																
28.	5.3.2 Landscaping	C2 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: i. the street setback area developed without car parking, except for visitors’ bays, and with a maximum of 50 per cent hard surface; ii. separate pedestrian paths providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas; iii. landscaping between each six consecutive external car parking spaces to include shade trees; iv. lighting to pathways, and communal open space and car parking areas; v. bin storage areas conveniently located and screened from view; vi. trees which are greater than 3m in height shall be retained, in communal open space areas which are provided for the development; vii. adequate sight lines for pedestrians and vehicles; viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; ix. clothes drying areas which are secure and screened from view; and x. unroofed visitors’ car parking spaces to be effectively screened from the street.	C2.1 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following: i. Space for at least one tree per dwelling to be provided on site with a minimum dimension of 2m and that is free of hard ground surface and roof above; and ii. The street setback area with no more than 50 per cent hard surface. C2.2 Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following: i. the street setback area developed without car parking, except for visitors’ bays, and with a maximum of 50 per cent hard surface; ii. the street setback area developed without car parking, except for visitors’ bays; iii. landscaping between each six two consecutive external uncovered car parking spaces to include shade trees; iv. lighting to pathways, and communal open space and car parking areas; and v. bin storage areas conveniently located and screened from view; separate pedestrian paths providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas vi. trees which are greater than 3m in height shall be retained, in communal open space which is provided for the development; vii. adequate sight lines for pedestrians and vehicles; viii. clear line of sight between areas designated as communal open space and at least two habitable room windows; and ix. clothes drying areas which are secure and screened from view; and x. unroofed visitors’ car parking spaces to be effectively screened from the street.	C2.1 removal of trees and urban tree canopy has far-reaching adverse consequences that are known within industry and in the community. Introducing this provision allows for consistency with the wider R-Code review being undertaken by the Design WA DPLH team. The provisions do not go into the R-Codes Vol. 2 detail with deep soil area dimensions, tree sizes, and the like, to allow for simple assessment and implementation, with the view of expanding guidance in forthcoming Design WA review. Existing C2.2i is moved to C2.1(ii) to ensure it applies to all development. Additionally, the existing clause has issues in application by virtue of battle-axe configuration and most, if not all, of the common property portion of the street setback area is hard surface, making compliance with the original wording of the DTC provision difficult. Relocated former C2 ii to 5.3.6 pedestrian access to a more logical location and remove duplication. Removed C2.1x as encourages roofed car parking, whereas unroofed car parking would have less impact on the streetscape.																																

29.		P2 Landscaping of grouped and multiple dwelling common property and communal open spaces that: • contribute to the appearance and amenity of the development for the residents; • contribute to the streetscape; • enhance security and safety for residents; • provide for microclimate; and • retain existing trees to maintain a local sense of place.	P2 Landscaping of grouped and multiple dwelling common property and communal open spaces that: • contribute to the appearance and amenity of the development for the residents; • contribute to the streetscape; • enhance security and safety for residents; • provide for microclimate; and • retains existing trees or provides new trees to maintain and enhance a local sense of place.	Design Principles to support the new DTC for a tree and expand beyond common property and communal open space.														
30.	5.3.3 - Parking	A= within: • 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or • 250m of a high frequency bus route, measured in a straight line from along any part of the bus route to any part of the lot.	A= within: • 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or • 250m of a high frequency bus route, or multiple bus routes that if combined have timed stops every 15 minutes during weekday peak periods (7 – 9am and 5 – 7pm), measured in a straight line from along any part of the bus route to any part of the lot.	Some areas are heavily frequented by bus services operating along multiple routes within these periods, but the singular ‘route’ timing is not within the 15 minutes. This allows for a combination of routes to encourage a reduction in car use and simplify the approval process where public transport is adequate.														
31.		C3.2 On-site visitors car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwelling s, or part thereof in excess of four dwelling s, served by a common access.	C3.2 On-site visitors car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwelling s, or part thereof in excess of four dwelling s, served by a common access. Note: This means there is no requirement for visitor parking until the number of dwellings exceeds three and then one visitor bay is required to be provided for every four dwellings served by a common access as illustrated below. <table><tr><th>Dwellings</th><th>Visitor bays</th></tr><tr><td>0 -3</td><td>0</td></tr><tr><td>4</td><td>1</td></tr><tr><td>5-8</td><td>2</td></tr><tr><td>9 -12</td><td>3</td></tr><tr><td>13-16</td><td>4</td></tr><tr><td>17-20</td><td>5</td></tr></table>	Dwellings	Visitor bays	0 -3	0	4	1	5-8	2	9 -12	3	13-16	4	17-20	5	One visitor car bay is now required for four dwellings or more. This text is broadly relocated from the explanatory guidelines and simplified to align with existing provision wording. It results in the provision of one visitor car bay for each 4 dwellings, where 4 or more dwellings are proposed.
Dwellings	Visitor bays																	
0 -3	0																	
4	1																	
5-8	2																	
9 -12	3																	
13-16	4																	
17-20	5																	
32.	5.3.5 Vehicular access	C5.1 Access to on site car parking spaces to be provided: • Where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street;	C5.1 Access to on site car parking spaces to be provided: • Where available, from a communal street or right-of-way available for lawful use to access the relevant lot-site and which is adequately paved and drained from the property boundary to a constructed street;	Amended for clarity and to limit unnecessary crossovers onto adjacent streets where communal street access is available.														
33.	5.3.6 Pedestrian access	C6.1 Where a group of 10 or more dwelling s is served by a communal street , either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428.1 (as amended), provides an accessible path of travel and is at least 1.2m in width. C6.2 Where a communal street serves more than two dwelling s and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety. C6.3 A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided. C6.4 For multiple dwelling s with only stair access, staircases are designed to access no more than two dwelling s per floor level and the stairs, landings and porches are to be protected from the weather. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.	C6.1 Separate pedestrian access within grouped and multiple dwelling common property and communal open space providing wheelchair accessibility connecting entries to all ground floor buildings with the public footpath and car parking areas. C6.42 For multiple dwelling s with only stair access, staircases are designed to access no more than two dwelling s per floor level and the stairs, landings and porches are to be protected from the weather. C6.43 Where a group of 10 or more dwelling s is served by a communal street , either between a public street or a communal car parking area and individual dwellings; a minimum 1.2m wide pedestrian path, separate from the vehicular access, is provided and designed according to AS1428.1 (as amended), provides an accessible path of travel and is at least 1.2m in width. C6.24 Where a communal street serves more than two dwelling s and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.	Amended and re-ordered for clarity. C6.1 provision has been removed/relocated from 5.3.2 as it is a more logical that pedestrian access be dealt with here. This also removed duplication of variations where this is not provided between 5.3.2 and 5.3.6.														

			C6.35 A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided. C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.																																				
34.	5.3.7 Site works	C7.1 Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling. C7.2 Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements. C7.3 Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.	Delete 5.3.7 and 5.3.8, renumber subsequent clauses and insert the following: 5.3.7 – Site works and retaining walls C7.1 Retaining walls, fill and excavation between the street alignment and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling. C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4 Table 4 – Setback of site works and retaining walls <table><tr><th rowspan="2">Height of site works and retaining walls* As measured from above or below the natural ground level directly beneath</th><th colspan="2">Setback based on wall length*</th></tr><tr><th>10m or less</th><th>More than 10m</th></tr><tr><td>0.5m or less</td><td>0m</td><td>0m</td></tr><tr><td>1m</td><td>1m</td><td>1m</td></tr><tr><td>1.5m</td><td>1.5m</td><td>3m</td></tr><tr><td>2m</td><td>2m</td><td>4m</td></tr><tr><td>2.5m</td><td>2.5m</td><td>5m</td></tr><tr><td>3m</td><td>3m</td><td>6m</td></tr><tr><td>3.5</td><td>3.5m</td><td>7m</td></tr><tr><td>4m</td><td>4m</td><td>8m</td></tr><tr><td>4.5</td><td>4.5m</td><td>9m</td></tr><tr><td>5m+</td><td>5m</td><td>10m</td></tr></table> * Take the nearest higher value for all height and length calculations. Note: Visual Privacy provisions under clause 5.4.1 still apply	Height of site works and retaining walls* As measured from above or below the natural ground level directly beneath	Setback based on wall length*		10m or less	More than 10m	0.5m or less	0m	0m	1m	1m	1m	1.5m	1.5m	3m	2m	2m	4m	2.5m	2.5m	5m	3m	3m	6m	3.5	3.5m	7m	4m	4m	8m	4.5	4.5m	9m	5m+	5m	10m	These provisions simplify the existing provisions (5.3.7 and 5.3.8) into one clause and allow for straightforward height and setback calculations. This clause also permits site works and retaining walls that are less than 0.5m to be located up to a side lot boundary within the front setback area, a common variation. Note: building permits are not required for retaining walls unless they exceed 500mm. There are minor variations to the setback provisions for site works, however it is considered that the clarity of assessment will outweigh the potential number of additional applications.
Height of site works and retaining walls* As measured from above or below the natural ground level directly beneath	Setback based on wall length*																																						
	10m or less	More than 10m																																					
0.5m or less	0m	0m																																					
1m	1m	1m																																					
1.5m	1.5m	3m																																					
2m	2m	4m																																					
2.5m	2.5m	5m																																					
3m	3m	6m																																					
3.5	3.5m	7m																																					
4m	4m	8m																																					
4.5	4.5m	9m																																					
5m+	5m	10m																																					
35.	5.3.8 Retaining walls	C8 Retaining walls greater than 0.5m in height set back from lot boundaries in accordance with the setback provisions of Table 1 . Retaining walls 0.5m or less in height may be located up to the lot boundary.																																					
36.	5.3.9 Stormwater management	5.3.9 Stormwater management	Renumber provision 5.3.9 5.3.8 Stormwater management	Consequential amendment due to amalgamation of clauses 5.3.7 and 5.3.8.																																			
37.	5.4.1 visual privacy	C1.1(i) set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the below (refer Figure Series 10): <table><tr><th rowspan="2">Types of habitable rooms/active habitable spaces</th><th colspan="2">location</th></tr><tr><th>Setbacks for areas coded R50 or lower</th><th>Setbacks for areas coded R60 or higher</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr><tr><td>Unenclosed outdoor active habitable spaces</td><td>7.5m</td><td>6m</td></tr></table>	Types of habitable rooms/active habitable spaces	location		Setbacks for areas coded R50 or lower	Setbacks for areas coded R60 or higher	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Unenclosed outdoor active habitable spaces	7.5m	6m	C1.1(i) set back, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the below (refer Figure Series 10): <table><tr><th rowspan="2">Types of habitable rooms/active habitable spaces</th><th colspan="2">location</th></tr><tr><th>Setbacks for areas coded R50 R25 and lower</th><th>Setbacks for areas coded R30 and higher</th></tr><tr><td>Major openings to bedrooms and studies</td><td>4.5m</td><td>3m</td></tr><tr><td>Major openings to habitable rooms other than bedrooms and studies</td><td>6m</td><td>4.5m</td></tr></table>	Types of habitable rooms/active habitable spaces	location		Setbacks for areas coded R50 R25 and lower	Setbacks for areas coded R30 and higher	Major openings to bedrooms and studies	4.5m	3m	Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Visual privacy setbacks are reduced for those lots R30 or above, accounting for smaller lot sizes and likelihood of minor visual privacy discretions. These reduced privacy setbacks are consistent with the R-MD codes.										
Types of habitable rooms/active habitable spaces	location																																						
	Setbacks for areas coded R50 or lower	Setbacks for areas coded R60 or higher																																					
Major openings to bedrooms and studies	4.5m	3m																																					
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m																																					
Unenclosed outdoor active habitable spaces	7.5m	6m																																					
Types of habitable rooms/active habitable spaces	location																																						
	Setbacks for areas coded R50 R25 and lower	Setbacks for areas coded R30 and higher																																					
Major openings to bedrooms and studies	4.5m	3m																																					
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m																																					

			Unenclosed outdoor active habitable spaces	7.5m	6m																			
38.	5.4.2 Overshadowing	Note: with regard to clause 5.4.2 C2.1 site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.	Note: with regard to clause 5.4.2 C2.1: - dividing fences and buildings with a wall height of 3.5 metres do not contribute to overshadowing; and - site area refers to the surface of the adjoining lot and is measured without regard to any building on it but taking into account its natural ground level.			This note clarifies that dividing fences do not contribute to the overshadowing calculations. Modification also proposes that walls up to 3.5m in height do not contribute to overshadowing calculations due to the decreasing lot dimensions, which may result in single storey dwellings being unable to comply with overshadowing calculations.																		
39.	5.4.3 Outbuildings	C3 Outbuildings that: i. are not attached to a dwelling; ii. are non-habitable; iii. collectively do not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser; iv. do not exceed a wall height of 2.4m; v. do not exceed a ridge height of 4.2m; vi. are not within the primary or secondary street setback area; vii. do not reduce the amount of open space required in Table 1; and are set back in accordance with Tables 2a and 2b.	C3 Outbuildings compliant with Column A or B of Table 7: <table><tr><th>A. Multiple outbuildings and large outbuildings</th><th>B. Small outbuildings</th></tr><tr><td>(i) individually or collectively does not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser;</td><td>(i) limited to one outbuilding per dwelling site;</td></tr><tr><td>(ii) set back in accordance with Tables 2a and 2b; Table 2;</td><td>(ii) has no more than two boundary walls;</td></tr><tr><td>(iii) does not exceed a wall height of 2.4m;</td><td>(iii) does not exceed 10m² in area;</td></tr><tr><td>(iv) does not exceed a ridge height of 4.2m;</td><td>(iv) does not exceed a wall and ridge height of 2.4m;</td></tr><tr><td>(v) not located within the primary or secondary street setback area;</td><td>(v) not located within the primary or secondary street setback area;</td></tr><tr><td>(vi) does not reduce the amount of outdoor living area required in Table 1;</td><td>(vi) does not reduce the amount of outdoor living area required in Table 1;</td></tr><tr><td>(vii) is not attached to a dwelling; and</td><td>(vii) is not attached to a dwelling;</td></tr><tr><td>(viii) is non-habitable.</td><td>(viii) is non-habitable.</td></tr></table> Note: For the purpose of clause Table 7 an outbuilding wall that meets Column B (iv) does not contribute to the boundary wall dimensions under clause 5.1.3.			A. Multiple outbuildings and large outbuildings	B. Small outbuildings	(i) individually or collectively does not exceed 60m ² in area or 10 per cent in aggregate of the site area, whichever is the lesser;	(i) limited to one outbuilding per dwelling site;	(ii) set back in accordance with Tables 2a and 2b ; Table 2 ;	(ii) has no more than two boundary walls;	(iii) does not exceed a wall height of 2.4m;	(iii) does not exceed 10m ² in area;	(iv) does not exceed a ridge height of 4.2m;	(iv) does not exceed a wall and ridge height of 2.4m;	(v) not located within the primary or secondary street setback area;	(v) not located within the primary or secondary street setback area;	(vi) does not reduce the amount of outdoor living area required in Table 1;	(vi) does not reduce the amount of outdoor living area required in Table 1;	(vii) is not attached to a dwelling; and	(vii) is not attached to a dwelling;	(viii) is non-habitable.	(viii) is non-habitable.	Modifications distinguishes between smaller and larger outbuildings. Column B aligns with the Building Code of Australia and allows small outbuildings to be permitted as of right, in particularly, those that are located within the rear corner of a lot and not easily visible from the street. Due to the minimal size and height of outbuildings under Column B, it is recommended that small outbuildings do not contribute to the boundary wall provisions under 5.1.3. These provisions reduce ‘red tape’ making it easier for landowners to install small sheds across the state.
A. Multiple outbuildings and large outbuildings	B. Small outbuildings																							
(i) individually or collectively does not exceed 60m ² in area or 10 per cent in aggregate of the site area, whichever is the lesser;	(i) limited to one outbuilding per dwelling site;																							
(ii) set back in accordance with Tables 2a and 2b ; Table 2 ;	(ii) has no more than two boundary walls;																							
(iii) does not exceed a wall height of 2.4m;	(iii) does not exceed 10m ² in area;																							
(iv) does not exceed a ridge height of 4.2m;	(iv) does not exceed a wall and ridge height of 2.4m;																							
(v) not located within the primary or secondary street setback area;	(v) not located within the primary or secondary street setback area;																							
(vi) does not reduce the amount of outdoor living area required in Table 1;	(vi) does not reduce the amount of outdoor living area required in Table 1;																							
(vii) is not attached to a dwelling; and	(vii) is not attached to a dwelling;																							
(viii) is non-habitable.	(viii) is non-habitable.																							
40.	5.5.1 Ancillary Dwellings	C1 Ancillary dwelling associated with a single house and on the same lot where: i. the lot is not less than 450m2 in area; ii. there is a maximum plot ratio area of 70m2; iii. parking provided in accordance with clause 5.3.3 C3.1; and iv. complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses: (a) 5.1.1 Site area; (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and (c) 5.3.1 Outdoor living areas.	C1 Ancillary dwelling associated with a single house and on the same lot where: i. the lot is not less than 350m² in area; ii. there is a maximum plot ratio area of 70m²; iii. parking provided in accordance with clause 5.3.3 C3.1; iv. ancillary dwelling is located behind the street setback line; v. ancillary dwelling is designed to complement the colour, roof pitch and materials of the single house on the same lot; vi. ancillary dwelling does not preclude the single house from meeting the required minimum outdoor living area; and vii. ancillary dwelling complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses: (a) 5.1.1 Site area; (b) 5.2.3 Street surveillance (except where located on a lot with secondary street or right-of-way access); and			There is indicative support within the community and local government for allowing alternate/smaller forms of living on lots less than 350m². Inclusion of appearance requirements provides the ability to assess the built form outcome, which does not currently exist resulting in poor designs affecting the locality.																		

41.		Design Principle P1 Ancillary dwelling for people who live either independently or semi-dependently to the residents of the single house , sharing some site facilities and services and without compromising the amenity of surrounding properties.	(c) 5.3.1 Outdoor living areas. Design Principle P1 Ancillary dwelling is of a small scale and designed to support people living for people who live either independently or semi-dependently to the residents of the single house , sharing some site facilities and services. and without compromising the amenity of surrounding properties. P2 Ancillary dwellings to complement the colour, design and materials of the existing single house and where visible from the street or adjoining properties, contributes positively to the amenity of the streetscape and its context.	Amended to support design principle assessment of revised DTC.																												
42.	Table 1	Minimum setbacks for R20/R25 primary street setback 6 metres.	Minimum setbacks for R20/R25 primary street setback 5 metres.	This amendment allows for a slightly reduced minimum primary street setback. It distinguishes between R15 to R17.5 (6 metres) and R30 (4 metres) to provide a more graduated setback reduction.																												
43.		Update Table 1 (extract) to reflect provision changes and insert the following for R-MD coded lots: <table><tr><th rowspan="2">R-MD Code</th><th rowspan="2">Min outdoor living (m2)</th><th colspan="3">Minimum setbacks (m)</th></tr><tr><th>primary street (no averaging)</th><th>Secondary street (no averaging)</th><th>other/rear</th></tr><tr><td>R-MD 25</td><td>32</td><td>3</td><td>1</td><td>*</td></tr><tr><td>R-MD 30</td><td>32</td><td>2</td><td>1</td><td>*</td></tr><tr><td>R-MD 40</td><td>32</td><td>2</td><td>1</td><td>*</td></tr><tr><td>R-MD 60</td><td>32</td><td>2</td><td>1</td><td>*</td></tr></table>		R-MD Code	Min outdoor living (m2)	Minimum setbacks (m)			primary street (no averaging)	Secondary street (no averaging)	other/rear	R-MD 25	32	3	1	*	R-MD 30	32	2	1	*	R-MD 40	32	2	1	*	R-MD 60	32	2	1	*	Consequential amendment to reflect inclusion of R-MD Codes within the R-Codes Volume 1.
R-MD Code	Min outdoor living (m2)	Minimum setbacks (m)																														
		primary street (no averaging)	Secondary street (no averaging)	other/rear																												
R-MD 25	32	3	1	*																												
R-MD 30	32	2	1	*																												
R-MD 40	32	2	1	*																												
R-MD 60	32	2	1	*																												
44.		7.1 Local Planning Framework consistent with R-Codes Volume 1 The decision-maker shall not amend or modify the R-Codes Volume 1 unless such modification relates to matters expressly permitted under the R-Codes to be amended or modified. Subject to clauses 7.2 - 7.4 and 7.6, a local planning policy, structure plan, activity centre plan or local development plan that applies to residential development shall be consistent with the provisions of the R-Codes Volume 1 and may provide local objectives for housing design and development that guides the decision makers judgement of a proposal. To have effect, the local planning policy, structure plan, activity centre plan or local development plan shall be available with the scheme in the place where the decision-maker makes the scheme available. Decision-makers are encouraged to: a) maximise consistency of the local planning frameworks with this policy b) review pre-existing local planning framework instruments where inconsistent with this policy c) consider the need for a local planning framework that respond to a specific need related to a locality or region, where this is consistent with the Design Element Objectives of this policy 7.2 Pre-existing local planning policies If a properly adopted local planning policy, which came into effect prior to the gazettal of the R-Codes, is inconsistent with the R-Codes Volume 1: a) For those sections of Part 5 modified in accordance with section 7.3, or modified with WAPC approval in accordance with section 7.4, the provisions of the R-Codes do not supersede any development standard provided for in that local planning policy. b) For those sections of Part 5 identified in clause 7.4 and modified without WAPC approval, the provisions of the R-Codes Volume 1 prevail over that local planning policy to the extent of any inconsistency. 7.3 Sections that may be amended or replaced by local planning policies and local development plans		Clarifies ability of instruments adopted under local planning frameworks to amend DTC provisions. Clarifies status of existing planning instruments adopted prior to gazettal of R-Codes, that they can continue to operate. Provides ability for local planning instruments to apply R-MD standards to single house development in Urban Development zoned areas. Reflects the position that local development plans must still be consistent with the R-Codes.																												

		Where consistent with the Design Element Objectives, a decision-maker may prepare and adopt local planning policies or local development plans that amend or replace the deemed-to-comply provisions of the following sections of Part 5 of the R-Codes Volume 1: Context 5.1.1 street setbacks 5.1.3 C3.2 – 3.3 lot boundary setbacks 5.1.6 building height Streetscape 5.2.1 streetscape setback of garages and carports 5.2.2 garage width 5.2.3 street surveillance 5.2.4 street walls and fences 5.2.5 sight lines 5.2.6 appearance of retained dwelling Site planning and design 5.3.7 retaining walls and site works Building design 5.4.4 external fixtures Special purpose dwellings 5.5.2 C2.1 ii) aged and dependent persons' dwelling(s) 7.4 Sections that may be amended or replaced by local planning policies and local development plans with WAPC approval A local government, with the approval of WAPC, may prepare and adopt local planning policies and local development plans that amend or replace any of the deemed-to-comply provisions of the following sections of Part 5 of the R-Codes Volume 1: Context 5.1.1 site area 5.1.3 C3.1, C3.4 C3.5 lot boundary setbacks 5.1.4 open space 5.1.5 communal open space Site planning and design 5.3.1 outdoor living areas 5.3.2 landscaping 5.3.3 parking 5.3.4 design of parking spaces 5.3.5 vehicular access 5.3.6 pedestrian access 5.3.9 stormwater management Building design 5.4.1 visual privacy 5.4.2 solar access for adjoining lots 5.4.3 outbuildings Special purpose dwellings 5.5.1 ancillary dwellings 5.5.2 (except C2.1 ii) aged and dependent persons' dwelling(s) 5.5.3 single bedroom dwellings where it can be demonstrated to the satisfaction of the WAPC that the proposed amendment: a) is warranted due to a specific need identified by the decision-maker related to that particular locality or region; b) is consistent with the design element objectives and design principles of the R-Codes Volume 1; and	
--	--	---	--

		c) can be properly implemented and audited by the decision-maker as part of the ongoing building approval process. 7.5 Amending local planning policies to achieve consistency with R-Codes Volume 1 An adopted local planning policy that requires amending to achieve consistency with the R-Codes Volume 1, may be adopted by the local government as a minor amendment without the requirement for advertising. <i>Note: Schedule 2, Part 2, Clauses 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 provides for local planning policies to proceed without advertising.</i> 7.6 Scope of structure plans and activity centre plans to amend R-Codes Volume 1 A structure plan or activity centre plan may amend or replace a deemed-to-comply provision of Part 5 of the R-Codes Volume 1 where it can be demonstrated to the satisfaction of the WAPC that the proposed variation: a) is consistent with the relevant objectives and design principles of the R-Codes; b) is required to achieve an improved and desired design outcome that is specific to the context, opportunities and constraints of the site; c) can be properly implemented and audited by the decision-maker as part of the ongoing residential building approval process. 7.7 Ability of existing structure plans, activity centre plans and local development plans to amend the R-codes A structure plan, activity centre plan or local development plan which came into effect prior to the gazettal of the R-Codes and that amends or replaces a deemed-to-comply provision of the R-Codes, shall continue to have effect and prevail over the R-Codes until the expiration of the approval period for that structure plan, activity centre plan or local development plan. 7.8 Application of R-MD Codes A local planning policy, structure plan, activity centre plan or local development plan may apply the R-MD standards of the R-Codes Volume 1 to single house development on lots that are zoned in a scheme Urban Development (or equivalent). <i>Note: R-MD codes relate to clauses 5.1.2, 5.1.3 and Table 1 of Part 5, R-Codes, Volume 1.</i>		
45.	All	All	Consequential modifications to provisions, numbers, figures, tables, and references as required throughout State Planning Policy 7.3 Volume 1 and associated explanatory material.	Edits required to ensure links between provisions and figures are maintained and document updated as appropriate where provisions have been added or removed.

DEFINITION CHANGES				
No.	Current definition	Proposed Modification	Rationale	
46.	Activity centre plan or activity centre structure plan As defined under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and are prepared in accordance with <i>State Planning Policy 4.2</i> .	Activity centre plan or activity centre structure plan As defined under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> and are prepared in accordance with <i>State Planning Policy 4.2</i> .		
47.	Height, wall This is the distance between the point where the base of the wall meets the natural ground level at the boundary immediately adjacent to the wall to the roof or parapet at any point in accordance with Figure series 3 and 5.	Height, wall This is the distance between the point where the base of the wall meets the natural ground level at the boundary immediately adjacent to the wall to the underside of the eave, top of a parapet, or roof (where there is no eave or parapet) or at any point in accordance with Figure series 3 and 5.	This addresses the new method of calculations under figure series 3 and 5.	
48.	Pergola An open-framed structure covered in water permeable material which may or may not be attached to a dwelling .	Pergola An open-framed structure covered in water permeable material, or operable louvred roofing , which may or may not be attached to a dwelling .	Reflects previous State Administrative Tribunal decision in relation to unfixed louvred roofing.	
49.	Street setback area The area between the street alignment and the street setback line as set out in Tables 1 and 4 or as established in a particular case in accordance with the provisions of design element 5.2.	Street setback area The area between the street alignment and the street setback line as set out in Tables 1. and 4 or as established in a particular case in accordance with the provisions of design element 5.2.	Addresses administrative error.	
50.	Setback The horizontal distance between a wall at any point and an adjacent lot boundary , measured at right angles (90 degrees) to the boundary.	Setback The horizontal distance between a wall building at any point and an adjacent lot boundary , measured at right angles (90 degrees) to the boundary.	This allows setbacks to be calculated to buildings such as carports, as the definition of wall is too restrictive.	

DEFINITION CHANGES			
No.	Current definition	Proposed Modification	Rationale
51.	New definition	Primary living space The area within a dwelling that is the focus of life and activity and usually the largest room. This area is connected with the outdoor living area or balcony, and includes the following room types: living room, lounge room, games room, family room, or an integrated living area that has one of these room types together with a kitchen or dining area.	Introduction of primary living space ensures that OLA is provided from spaces that are 'connected' and frequently used, rather than rooms such as sewing rooms or studies.
52.	New definition	R-MD Codes Are medium density residential development standards that may be utilised in the urban development zone (or equivalent). R-MD codes may be implemented through a scheme amendment, local planning policy, structure plan, activity centre plan, or local development plan by reference, or delineation on a plan within the above mechanisms.	Reflects the formal inclusion of the R-MD codes within the R-Codes and intended revocation of <i>Planning Bulletin 112/2016 – Medium density single house development standards – Development Zones</i> .
53.	Open Space Generally that area of a lot not occupied by any building and includes: open areas of accessible and useable flat roofs and outdoor living areas above natural ground level; areas beneath eaves; verandahs , patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, <i>and</i> covering no more than 10 per cent of the site area or 50m ² whichever is the lesser; unroofed open structures such as pergolas; uncovered driveways (including access aisles in car parking areas) and uncovered car parking spaces; but excludes: non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m above natural ground level; and/or covered car parking spaces and covered walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.	Open Space Generally that area of a lot not occupied by any building and includes: open areas of accessible and useable flat roofs and outdoor living areas above natural ground level; areas beneath eaves; verandahs , patios or other such roofed structures not more than 0.5m above natural ground level, unenclosed on at least two sides, <i>and</i> covering no more than 10 per cent of the site area or 50m ² whichever is the lesser; unroofed open structures such as pergolas; uncovered driveways (including access aisles in car parking areas) and uncovered car parking spaces; but excludes: non-accessible roofs, verandahs, balconies and outdoor living areas over 0.5m 1m above natural ground level; and/or covered car parking spaces and covered walkways, areas for rubbish disposal, stores, outbuildings or plant rooms.	Amended to acknowledge that areas of fill up to 1.0m above natural ground level can still be designed and used as functional open space whilst discouraging excessive fill.
54.	New definition	Local Planning Framework Comprises all strategic, statutory and policy planning instruments which collectively outline the planning for an area and development requirements of the decision-maker for sites, and generally includes a local planning scheme, local planning strategy, local planning policy, structure plan, activity centre plan, and local development plan.	

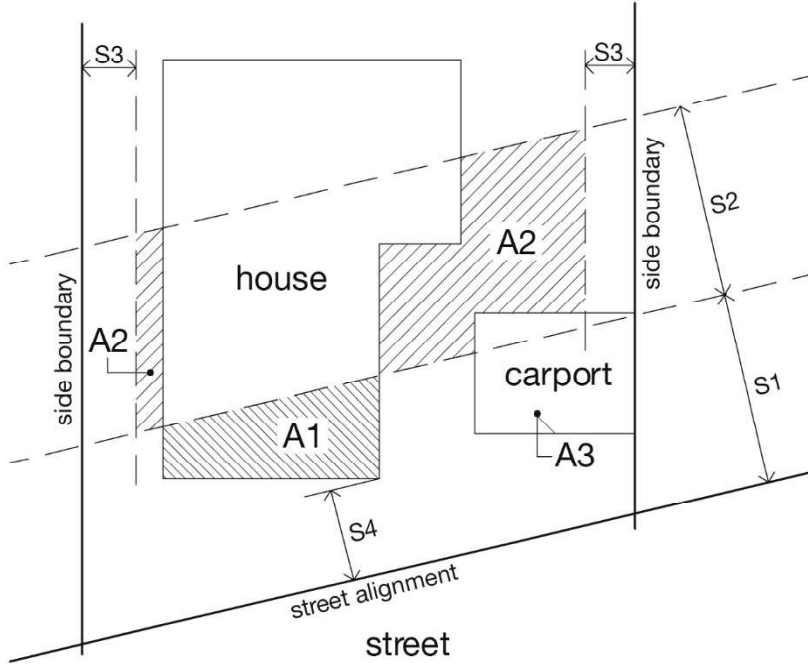
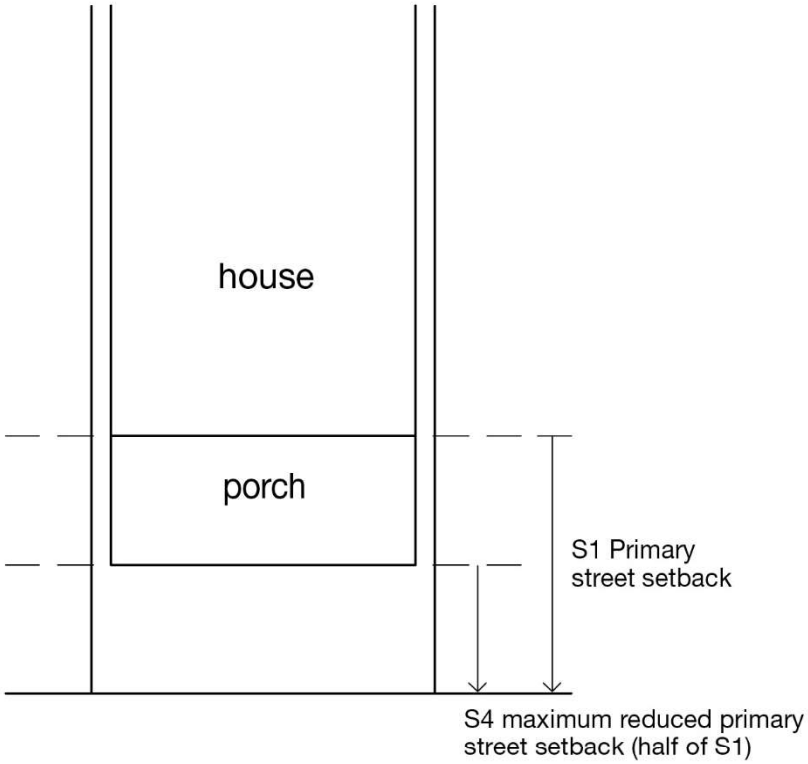
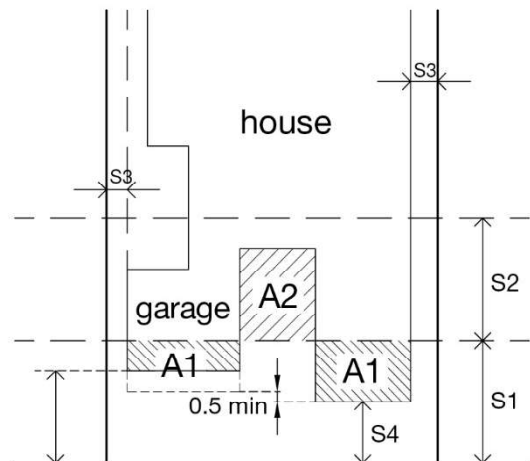
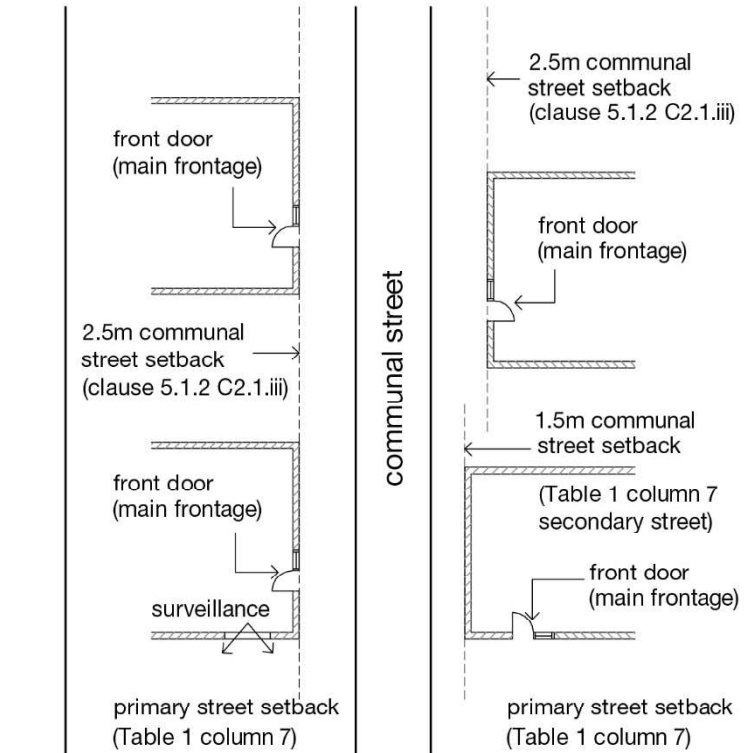
FIGURE CHANGES			
No	Current FIGURE	Proposed Modification	Rationale
55.	Figure 2a	Figures S1 Primary street setback distance (Table 1) S2 Distance behind the primary street setback, equal to S1 S3 Side boundary setback (Table 2) S4 Maximum reduced primary street setback (half of S1) A1 Area of building forward of primary street setback A2 Compensating open area behind primary street setback A3 The carport in S1 does not need to be compensated for in S2. The portion of the carport within S2 does not constitute open space and cannot contribute A2 Figure 2a – Measuring primary street setbacks (clause 5.1.2 C2.1 i and ii and 5.2.1 C1.2) 	This figure reflects the updates to tables, setbacks and removal of carports from averaging calculations.
56.	Figure 2b	Figure 2b – Measuring minor projections into primary street setback (clause 5.1.2 C2.4)  Note: a porch, balcony, verandah or equivalent is not subject to the compensating area requirement stated in 5.1.2 C2.1 ii	This figure replaces existing Figure 2b and clarifies the porch setback calculation due to the new provisions for balconies, verandahs, porches and similar encroachments under 5.1.2.

FIGURE CHANGES

No	Current FIGURE	Proposed Modification	Rationale
57.	Figure 2c and 2d	Figure 2c – Measuring street setback for garages and carports (clause 5.1.2 and 5.2.1)  Garage setback may be reduced in accordance with 5.2.1 C1 (i and ii) A1 Area of building forward of primary street setback A2 Compensating open area behind primary street setback S1 Primary street setback distance (Table 1) S2 Distance behind the primary street setback, equal to S1 S3 Side boundary setback (Table 2) S4 Maximum reduced primary street setback (half of S1) Figure 2d – Measuring communal street setbacks (clause 5.1.2 C2.1iii)  primary street communal street front door (main frontage) 2.5m communal street setback (clause 5.1.2 C2.1.iii) front door (main frontage) 1.5m communal street setback (Table 1 column 7 secondary street) front door (main frontage) primary street setback (Table 1 column 7) primary street setback (Table 1 column 7)	Updates clarify the new setback provisions for garages under clause 5.2.1, minor projections under 5.1.2 as well as other supplemental amendments.

58.	New figure /renumbered	Figure 2e – Measuring upper floor primary street setbacks (clause 5.1.2 C2.1 ii) A1 = Building footprint forward of the street setback line A2 = Area behind the street setback line occupied by open space A1 = Building footprint forward of the street setback line A2 = Area behind the street setback line not occupied by the upper floor building footprint	Update to clarify how upper floor averaging is to occur for consistency.
59.	Figure 3a-3c	Figure 3a – Cross section, flat site Figure 3b – Cross section, sloping site Figure 3c – Cross section, flat site Notes H = The height of the wall for the measurement of setbacks is measured from the natural ground level at the lot boundary adjacent to the wall to the highest point of the building vertically above that point where the wall touches the underside of the eave/gutter (Figure 3a-3h). Where the lot boundary adjacent to the wall is lower than the natural ground level at the base of the wall, the greater height is used (Figure 3b, 3d, and 3f). Where the lot boundary adjacent to the wall is higher than the natural ground level at the base of the wall, the lesser height is used (Figure 3e).	Update to align with wall height calculations to the underside of the eaves.
60.	Figure 3d-3h		Update to align the wall height calculations to the underside of the eave and

Figure 3d – Cross section, sloped site

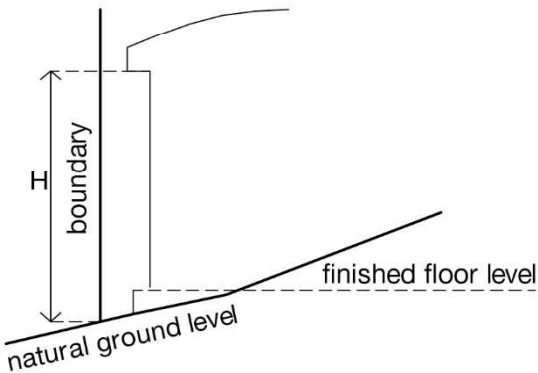


Figure 3e – Cross section, sloped site

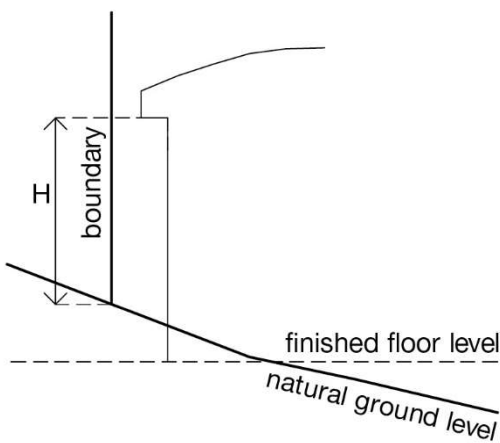


Figure 3f – Cross section, alternate levels with existing retaining

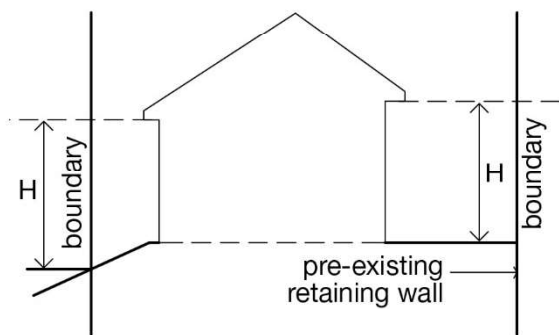


Figure 3g – Cross section, eaves and fascia greater than 300mm

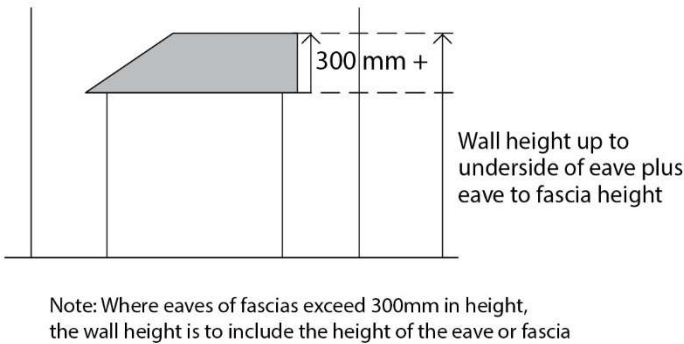
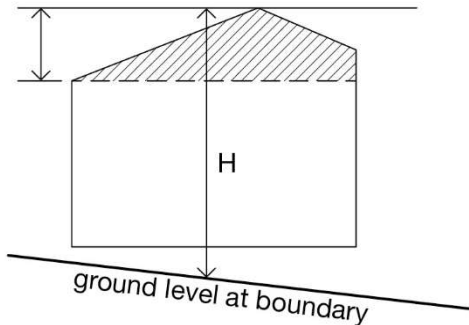


Figure 3h – Cross section, skillion roof



Notes

H = The height of the **wall** for the measurement of **setbacks** is measured from the **natural ground level** at the **lot boundary** adjacent to the wall to the highest point of the **building** vertically above that point where the wall touches the underside of the eave/gutter (Figure 3a-3h).

Where the **lot boundary** adjacent to the **wall** is lower than the **natural ground level** at the base of the wall, the greater height is used (Figure 3b, 3d and 3f).

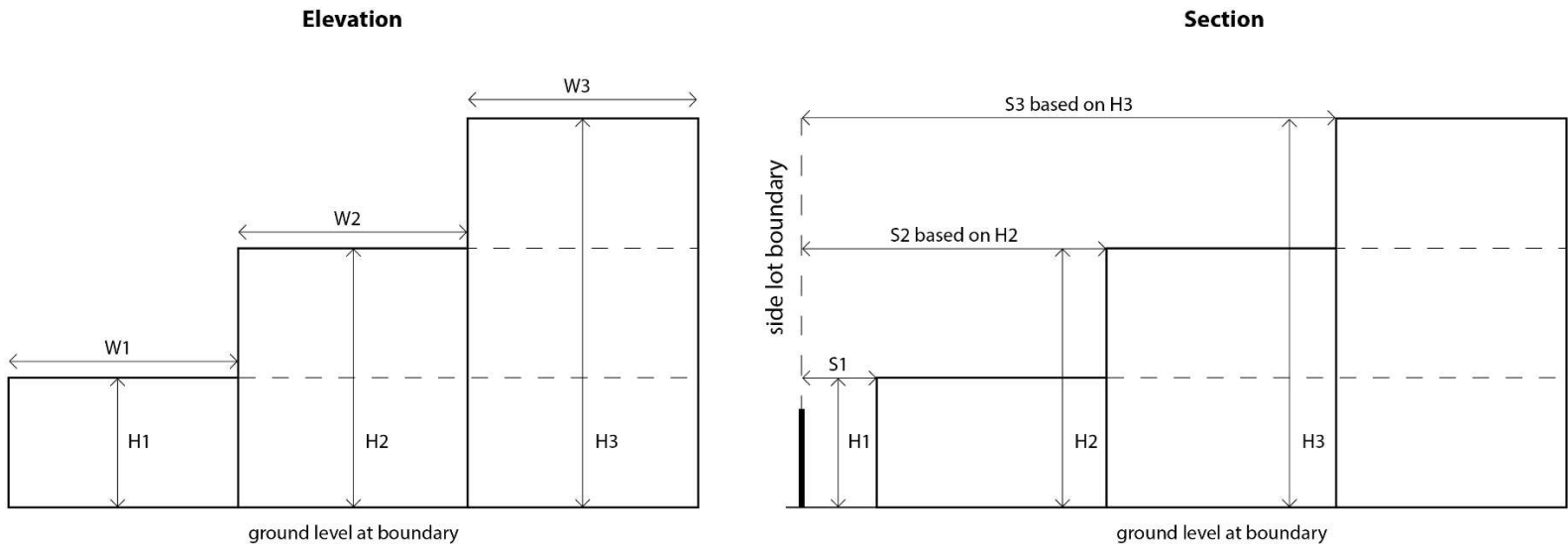
Where the **lot boundary** adjacent to the **wall** is higher than the **natural ground level** at the base of the wall, the lesser height is used (Figure 3e).

Where a wall has a skillion roof or gable roof above, the height of the wall is calculated to the highest point of the skillion or gable roof (Figure 3H).

accounts for eaves and facias that are of an abnormal size.

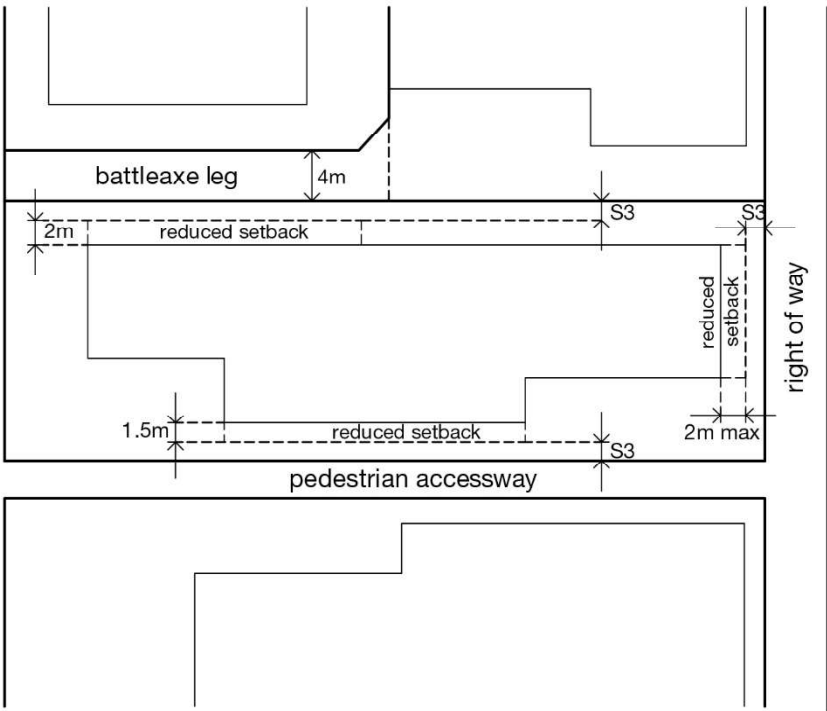
61. Figure 4a & 4B

Figure 4a – lot boundary setback calculations under Table 2



Note
Walls to be setback based on the maximum height of that portion of wall
W1 is to be setback at S1 based on H1
W2 is to be setback at S2 based on H2

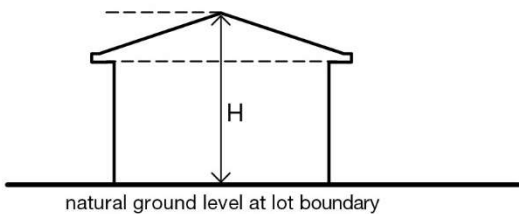
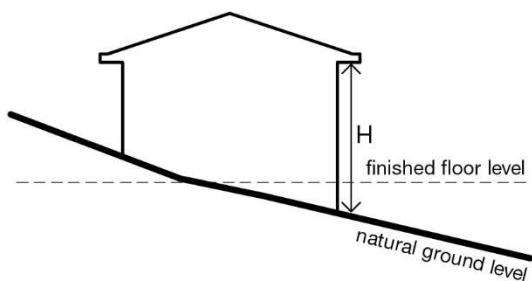
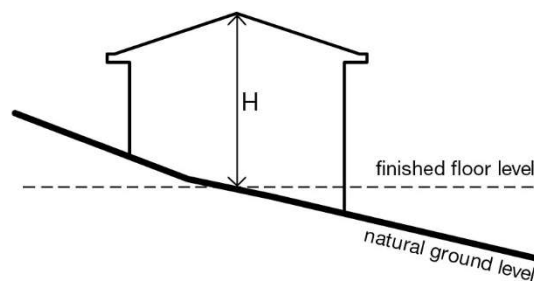
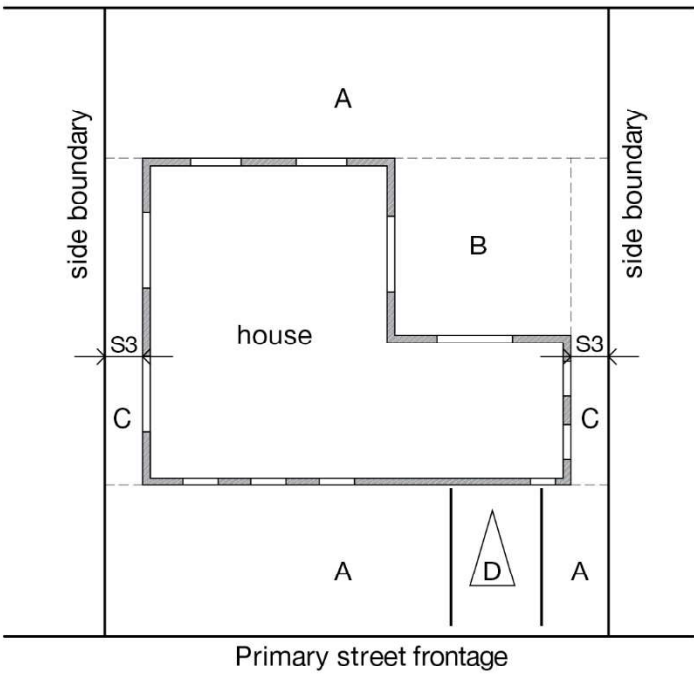
Figure 4b – Reduced boundary setbacks (clause 5.1.3 C3.1 i and vi)

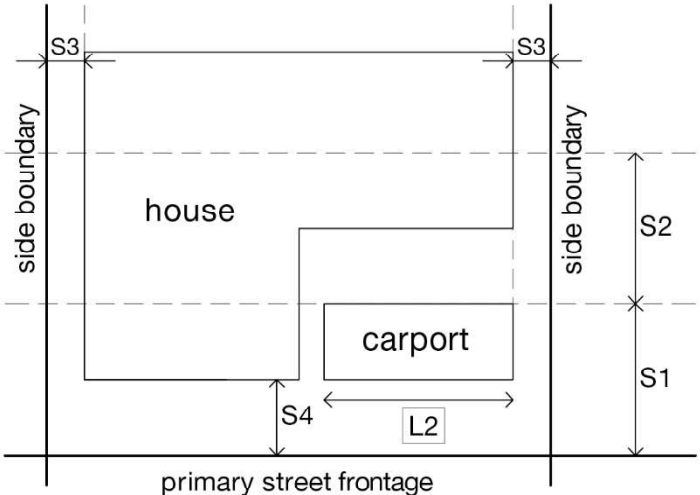
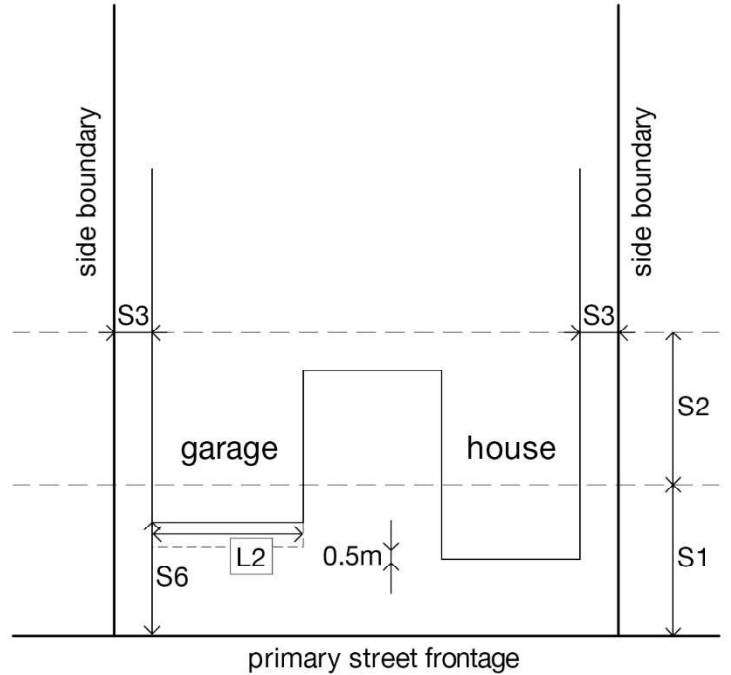
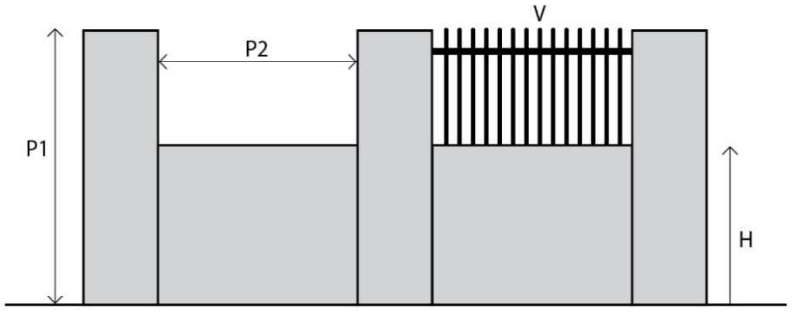
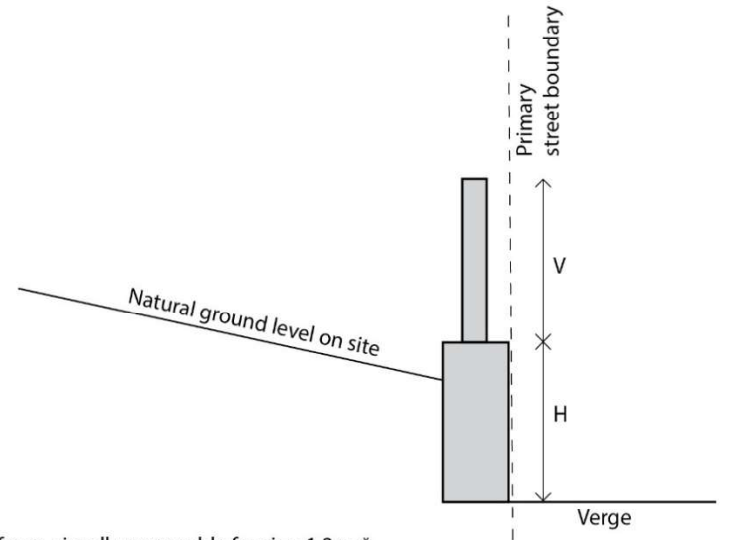


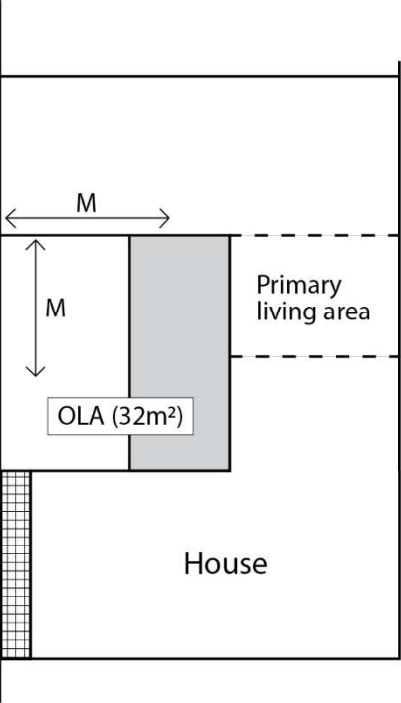
Notes
S3 Side boundary setback (Table 2).
Setbacks can be reduced by half the width of adjoining battleaxe lot legs, pedestrian access ways or rights-of-way to a maximum of 2m.

New figure 4a the new Table 2 lot boundary setback calculations simplistically and account for consequential changes to provisions and tables.

The remainder of Figure 4 are no longer required.

62.	Figure 5	Figure 5a – Elevation – flat site  Figure 5b – Elevation – sloped site  Figure 5c – Elevation – sloped site  Notes The height of a lot boundary wall shall be measured to the point immediately above the natural ground level below. 5a Where the boundary wall is not consistent in height for its length, or comprises a pitch, the height shall be measured between the lowest point immediately above the natural ground level below and the highest point immediately above the natural ground level below. 5b Where the boundary is sloped the height shall be the height of the wall at its highest point above the natural ground level (H). 5c Where the boundary is sloped and the boundary wall is not consistent in height along its length, the height shall be the height of the wall at its highest point above the natural ground level directly below (H).	Updated to reflect the new boundary wall height calculations due to the removal of averaging calculations.
63.	Figure 6a	Figure 6a – Measuring open space (clause 5.1.4 C4)  Notes S3 Side boundary setback (Table 2) A Uncovered open space B Unenclosed, covered outdoor living area (to a maximum 10 per cent site area or 50m², whichever is lesser) C Side setback area D Uncovered driveway or uncovered car parking spaces Open space = A + B + C + D	Updated to reflect consequential change.

64.	Figure 8 series	Figure 8a – Carport setbacks (clause 5.2.1 C1.2)  Notes - S1 Primary street setback distance (Table 1) - S2 Distance behind the primary street setback, equal to S1 - S3 Side boundary setback (Table 2) - S4 Maximum reduced setback (half S1) - S6 Minimum as per clause 5.2.1 C1.1 - L2 Maximum 50 per cent of frontage Figure 8b – Garage setbacks (clause 5.2.1 C1.1) 	Updated to reflect consequential change.
65.	New figure Xa	Figure Xa – measuring visually permeable fences above 1.2m (clause 5.2.4 C4.1 and 4.2)   Note - H maximum height of non-visually permeable fencing 1.2 m * - P1 pillars may be to 1.8m in height* - P2 pillar separation of a least 1.5m - V area above 1.2m to be visually permeable* * measured from natural ground level on the primary street side of the fence	Updated to clarify front fence visual permeability calculations for 5.2.4 where fencing is proposed above 1.2m in height. Also clarifies that the height of the front fence is measured from the ground level at the primary street boundary

66.	New figure Xc	Figure Xc – Dimensions and calculations for outdoor living areas (clause 5.3.1 C1.1)  Notes M is the minimum dimension (4m) for a space to contribute to outdoor living area.  Maximum 50% of OLA may be covered area under roof space or eaves.  Areas with dimensions less than 4m and not consolidated with OLA are not to contribute to required OLA. To clarify the calculation methods and dimensions for outdoor living area.
-----	---------------	---

18 Reports – Civic Leadership

18.1 Budget Variations

DECLARATION OF INTEREST:

SUMMARY:

To amend the 2020/2021 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 2020/2021 as follows:

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Buildings – Economic Services Facility - 18 Maydwell Way window screen renewal	Nil	(7,000)	(7,000)
	Capital Expense – Buildings – Recreation and Culture Facility – Magenup Equestrian Centre stable renovation	Nil	(7,000)	(7,000)
	Capital Expense – Buildings – Recreation and Culture Facility – Sloans Cottage Accessibility works	(26,709)	14,000	(12,709)
2	Operating Expense - DFES ESL - Kwinana South – Volunteer Insurance	Nil	(1,320)	(1,320)
	Operating Expense - DFES ESL – Mandogalup – Volunteer Insurance	Nil	(1,321)	(1,321)
	Operating Expense - DFES ESL - Kwinana South – Category 9	Nil	(1,422)	(1,422)
	Operating Expense - DFES ESL – Mandogalup – Category 9	Nil	(2,929)	(2,929)
	Operating Revenue – DFES LGGS Operating Grant	181,180	6,992	188,172

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

18.1 BUDGET VARIATIONS

DISCUSSION:

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expense – Buildings – Economic Services Facility - 18 Maydwell Way window screen renewal	Nil	(7,000)	(7,000)
	Capital Expense – Buildings – Recreation and Culture Facility – Magenup Equestrian Centre stable renovation	Nil	(7,000)	(7,000)
	Capital Expense – Buildings – Recreation and Culture Facility – Sloans Cottage Accessibility works	(26,709)	14,000	(12,709)

As per Ordinary Council Meeting 12 August 2020 Council resolution 224, it noted that two capital projects (Magenup Equestrian Centre and Maydwell Way) had been removed from the submission for projects that were funded by the Local Roads and Community Infrastructure (LRCI) Program as they fell outside the grant rules. As a result, the Sloans Cottage project was increased by \$14,000. It is proposed that the Municipal funding originally budgeted for this Sloans Cottage project is used to complete the Magenup Equestrian Centre and Maydwell Way projects.

2	Operating Expense - DFES ESL - Kwinana South – Volunteer Insurance	Nil	(1,320)	(1,320)
	Operating Expense - DFES ESL – Mandogalup – Volunteer Insurance	Nil	(1,321)	(1,321)
	Operating Expense - DFES ESL - Kwinana South – Category 9	Nil	(1,422)	(1,422)
	Operating Expense - DFES ESL – Mandogalup – Category 9	Nil	(2,929)	(2,929)
	Operating Grant – DFES LGGS Operating Grant	181,180	6,992	188,172

The City received notification of the approved grant amount for the DFES LGGS Operating grant after adoption of the Annual Budget 2020/2021. The original budgeted amount was approved, plus Category 9 items (Plant and Equipment \$1,200 to \$5,000) and a supplementary amount for an increase in premiums for volunteer insurance. A budget variation is required to adjust the budgeted expenditure and grant for this additional amount.

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-

18.1 BUDGET VARIATIONS

(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.

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
------------	---

18.1 BUDGET VARIATIONS

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

18.2 Amendment to the City's 2020/2021 Schedule of Fees and Charges

DECLARATION OF INTEREST:

SUMMARY:

The purpose of this report is to obtain Council approval to amend the following fees and charges in the City's 2020/2021 Schedule of Fees and Charges as detailed below.

OFFICER RECOMMENDATION:

That Council

1. Amend the City's 2020/2021 Schedule of Fees and Charges to include a new fee for the sale of Containers for Change collection bags
2. Authorise the publication of a local public notice stating the intention to amend the City's 2020/2021 Schedule of Fees and Charges effective 21 days from the date of the local public notice for the following new fee:

Fee and Charge Description and explanatory comment	Statutory Fee Indicator	GST Indicator	Proposed New Fee
Waste Management - General			
Description: Containers For Change Collection Bag. Explanatory Comment: Bag to collect and store containers (Containers for Change).	No	Yes	\$5.50

NOTE: AN ABSOLUTE MAJORITY OF COUNCIL IS REQUIRED

DISCUSSION:

On 1 October 2020, Containers for Change will launch in Western Australia. Containers for Change is the new state wide container deposit scheme that allows residents to cash in eligible containers for 10 cents each. To assist residents to store the containers at home, City Officers have purchased bags to collect the containers. The bags will also be utilised as promotional material. These bags are printed containing information on the eligible containers permitted, and ineligible containers not permitted, for the scheme.

The City's 2020/2021 Schedule of Fees and Charges was adopted by Council at the Ordinary Council Meeting held on 24 June 2020. Information for the inclusion of the Containers for Change collection bag fee was not available at the time of adoption.

It is proposed that Council amend the City's 2020/2021 Schedule of Fees and Charges to include a new fee for the sale of Containers for Change collection bags at a cost price of \$5.50 (inclusive of GST).

18.2 AMENDMENT TO THE CITY'S 2020/2021 SCHEDULE OF FEES AND CHARGES**LEGAL/POLICY IMPLICATIONS:**

Local Government Act 1995 states:

Section 6.16. Imposition of fees and charges

(3) *Fees and charges are to be imposed when adopting the annual budget but may be —*

- (a) *imposed* during a financial year; and*
- (b) *amended* from time to time during a financial year.*

** Absolute majority required*

Section 6.19. Local government to give notice of fees and charges

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —

- (a) *its intention to do so; and*
- (b) *the date from which it is proposed the fees or charges will be imposed.*

FINANCIAL/BUDGET IMPLICATIONS:

Adopting the changes to the 2020/2021 Schedule of Fees and Charges will not materially impact the City's budgeted income and expected financial position.

ASSET MANAGEMENT IMPLICATIONS:

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

ENVIRONMENTAL IMPLICATIONS:

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

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

18.2 AMENDMENT TO THE CITY'S 2020/2021 SCHEDULE OF FEES AND CHARGES**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	The City does not amend the fees and charges
Risk Theme	Errors omissions delays
Risk Effect/Impact	Compliance
Risk Assessment Context	Strategic
Consequence	Moderate
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	Amend the fees and charges for 2020/2021
Rating (after treatment)	Low

18.3 Monthly Financial Report July 2020

DECLARATION OF INTEREST:

SUMMARY:

The Monthly Financial Report, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ended 31 July 2020 has been prepared for Council acceptance.

OFFICER RECOMMENDATION:

That Council:

1. **Accepts the Monthly Statements of Financial Activity for the period ended 31 July 2020, contained within Attachment A; and**
2. **Accepts the explanations for material variances for the period ended 31 July 2020, contained within Attachment A.**

DISCUSSION:

The purpose of this report is to provide a monthly financial report, which includes rating, investment, reserve, debtor, and general financial information to Elected Members in accordance with Section 6.4 of the *Local Government Act 1995*.

The period of review is July 2020. The current closing municipal surplus for this period is \$44,726,979 compared to a budget position of \$45,840,920. This is considered a satisfactory result for the City as it is maintaining a healthy budget surplus position.

The City's cash balances are tracking well with a positive unrestricted cash balance as at 31 July of \$1,310,431. The first rates instalment due date in August has seen a healthy in flow of cash payments. To date, the City has not had to draw on either the Waste Reserve contingency or the WATC Short Term Lending Facility.

Income for the July 2020 period year to date is \$46,894,269. This is made up of \$46,659,084 in operating revenues and \$235,185 in non-operating grants, contributions and subsidies received. The budget estimated \$46,871,993 would be received for the same period. The variance to budget is \$22,776. Details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

Expenditure for the July 2020 period year to date is \$3,719,927. This is made up of \$3,598,762 in operating expenditure and \$121,165 in capital expenditure. The budget estimated \$5,891,384 would be spent for the same period. The variance to budget is \$2,171,457. This operating expenditure variance is attributable the timing of works being completed and the supplier invoicing the City for works done. Further details of all significant variances are provided in the notes to the Monthly Financial Report contained within Attachment A.

18.3 MONTHLY FINANCIAL REPORT JULY 2020**LEGAL/POLICY IMPLICATIONS:**

Section 6.4 of the *Local Government Act 1995* requires a Local Government to prepare an annual financial statement for the preceding year and other financial reports as are prescribed.

Regulation 34 (1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the Local Government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL/BUDGET IMPLICATIONS:

Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed in the Monthly Financial Report contained within Attachment A.

ASSET MANAGEMENT IMPLICATIONS:

There are no asset management implications associated with this report.

ENVIRONMENTAL IMPLICATIONS:

There are no environmental implications associated with this report.

STRATEGIC/SOCIAL IMPLICATIONS:

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

Plan	Outcome	Objective
Corporate Business Plan	Business Performance	5.4 Ensure the financial sustainability of the City of Kwinana into the future

COMMUNITY ENGAGEMENT:

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

PUBLIC HEALTH IMPLICATIONS:

There are no public health implications as a result of this report.

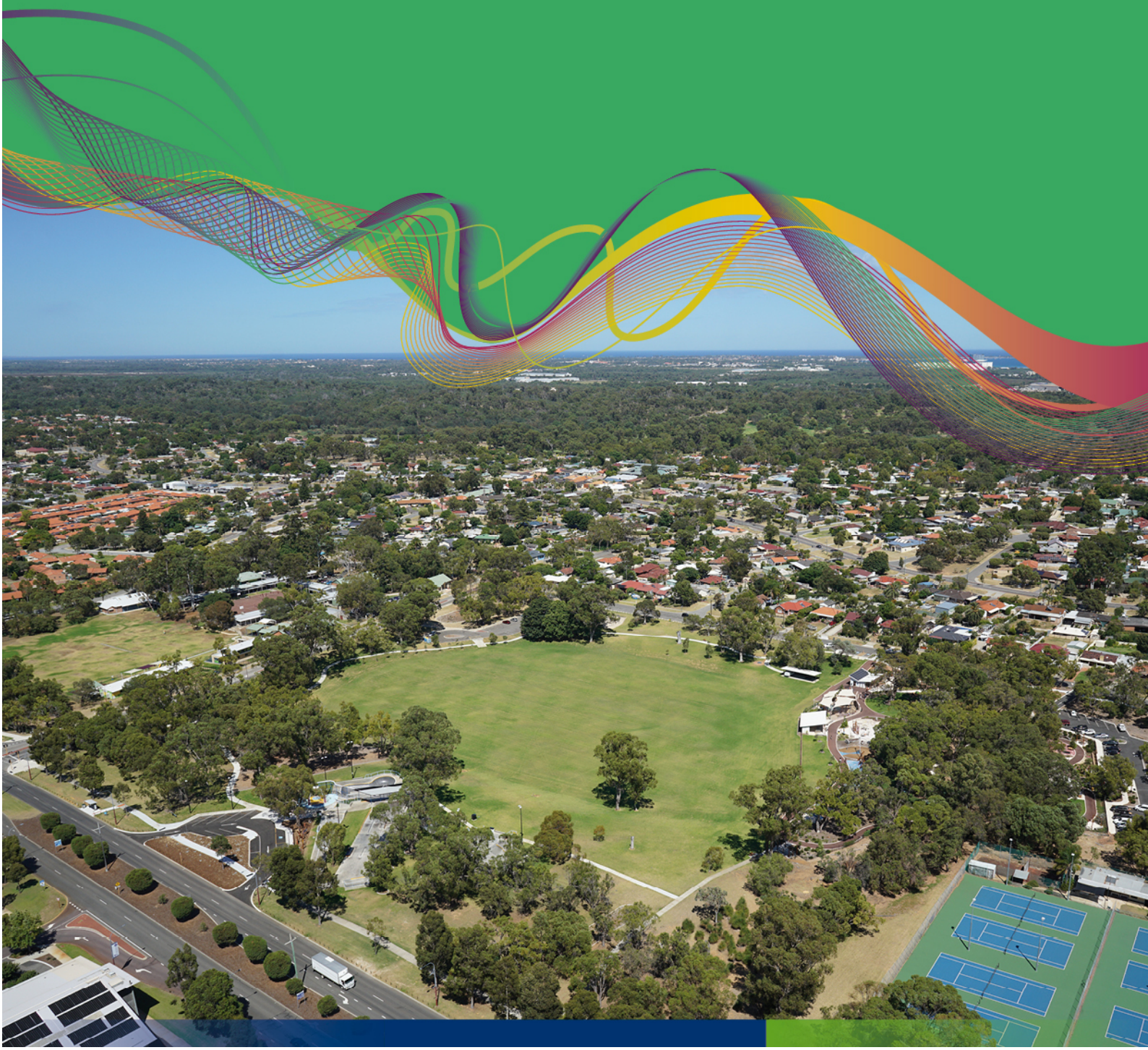
18.3 MONTHLY FINANCIAL REPORT JULY 2020

RISK IMPLICATIONS:

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

Risk Event	Inadequate management of the City's provisions, revenues and expenditures.
Risk Theme	Failure to fulfil statutory regulations or compliance Providing inaccurate advice/information
Risk Effect/Impact	Financial Reputation Compliance
Risk Assessment Context	Operational
Consequence	Minor
Likelihood	Unlikely
Rating (before treatment)	Low
Risk Treatment in place	Reduce (mitigate the risk)
Response to risk treatment required/in place	Annual adoption of variance tolerances for reporting purposes.
Rating (after treatment)	Low

Monthly Financial Report



CITY OF KWINANA
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 31 July 2020

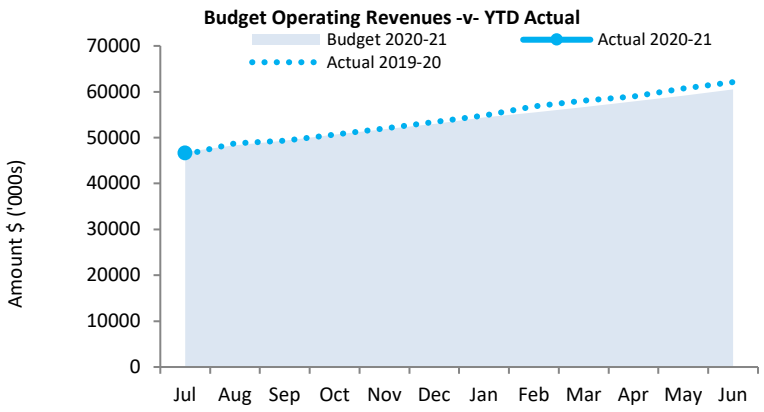
LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

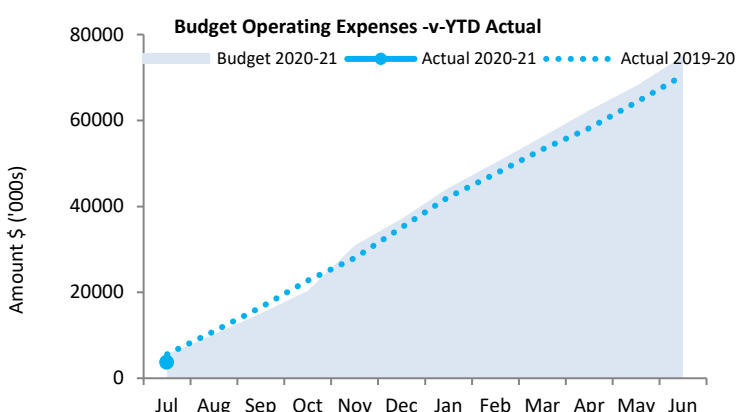
Statement of Financial Activity by Nature or Type	4
Statement of Financial Position	5
Note 1 Explanation of Material Variances	6
Note 2 Net Current Funding Position	7
Note 3 Cash and Financial Assets	8
Note 4 Receivables	9
Note 5 Disposal of Assets	11
Note 6 Capital Acquisitions	12
Note 7 Borrowings	17
Note 8 Cash Reserves	18
Note 9 Operating grants and contributions	19
Note 10 Non operating grants and contributions	20
Note 11 Trust Fund	21
Note 12 Budget Amendments	22

OPERATING ACTIVITIES

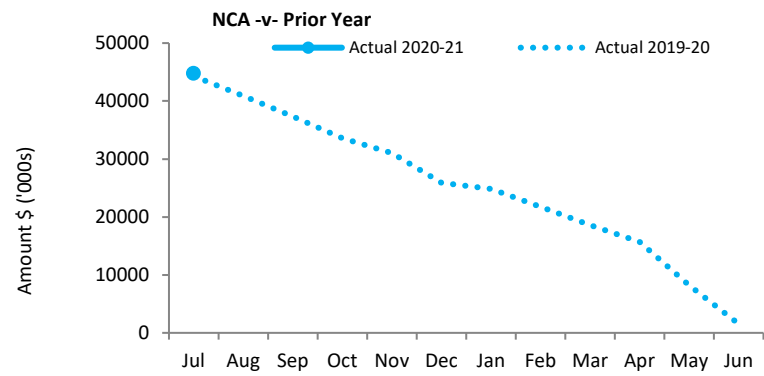
OPERATING REVENUE



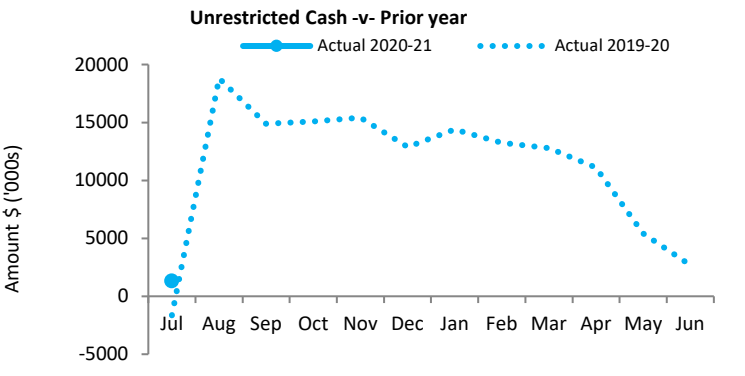
OPERATING EXPENSES



NET CURRENT ASSETS

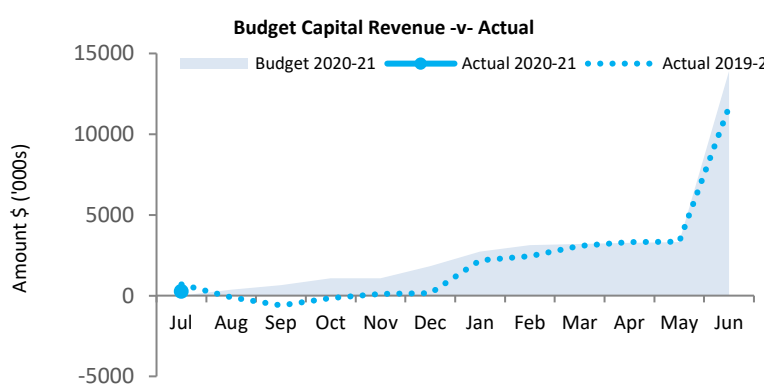


UNRESTRICTED CASH

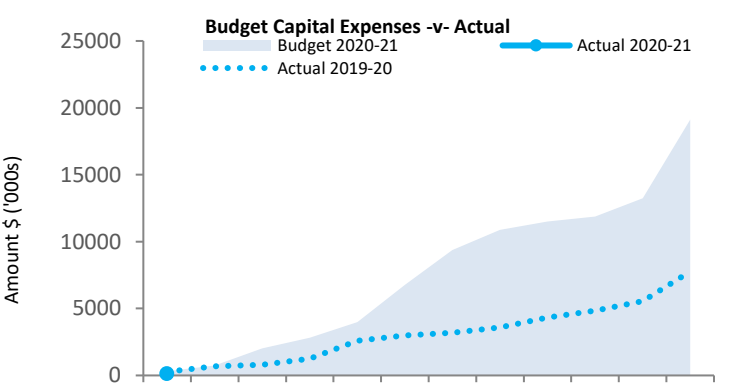


INVESTING ACTIVITIES

CAPITAL REVENUE

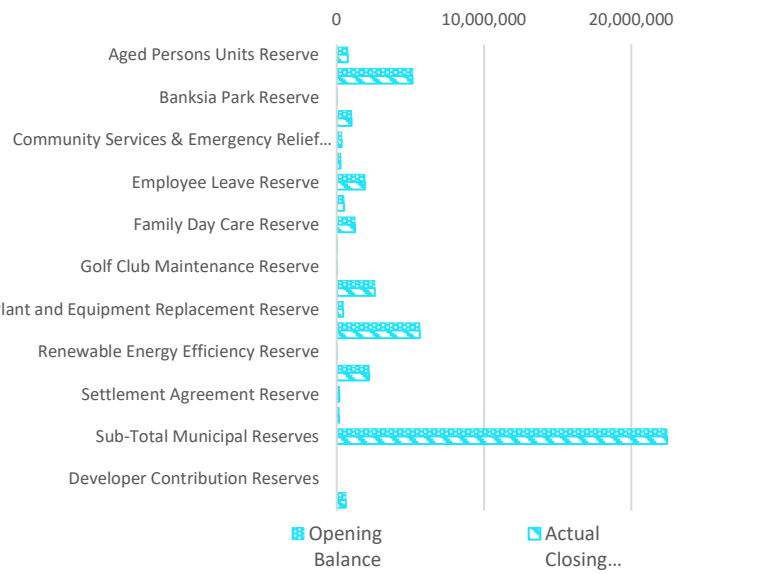


CAPITAL EXPENSES

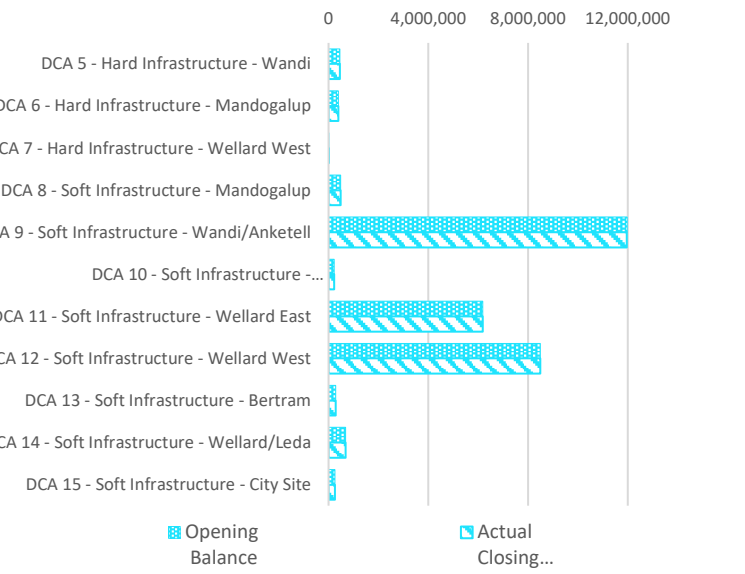


FINANCING ACTIVITIES

RESERVES



DCA RESERVES



Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Current Budget	YTD Current Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$1.36 M	\$1.36 M	\$1.56 M	\$0.20 M
Closing	\$0.00 M	\$45.84 M	\$44.73 M	(\$1.11 M)
Refer to Statement of Financial Activity				

Cash and cash equivalents		
	\$58.21 M	% of total
Unrestricted Cash	\$1.31 M	2.3%
Restricted Cash	\$56.90 M	97.7%
Refer to Note 3 - Cash and Financial Assets		

Payables	
	\$8.44 M
Trade Payables	\$6.51 M
Bonds & Deposits Held	\$1.09 M
Other Accrued Expenses	\$0.84 M

Receivables		
	\$48.98 M	% Outstanding
Rates Receivable	\$48.25 M	89.7%
Trade Receivable	\$0.73 M	
Refer to Note 4 - Receivables		

Key Operating Activities

Amount attributable to operating activities			
Current Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$6.23 M)	\$41.31 M	\$43.04 M	\$1.74 M
Refer to Statement of Financial Activity			

Rates Revenue		
YTD Actual	\$39.82 M	% Variance
YTD Budget	\$39.93 M	(0.3%)
Refer to Statement of Financial Activity		

Operating Grants and Contributions		
YTD Actual	\$0.70 M	% Variance
YTD Budget	\$0.61 M	14.7%
Refer to Note 10 - Operating Grants and Contributions		

Fees and Charges		
YTD Actual	\$6.01 M	% Variance
YTD Budget	\$6.02 M	(0.1%)
Refer to Statement of Financial Activity		

Key Investing Activities

Amount attributable to investing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$5.21 M)	(\$0.30 M)	\$0.12 M	\$0.42 M
Refer to Statement of Financial Activity			

Proceeds on sale		
YTD Actual	\$0.00 M	% Spent
YTD Budget	\$0.00 M	
Current Budget	\$0.47 M	0.0%
Refer to Note 5 - Disposal of Assets		

Asset Acquisition		
YTD Actual	\$0.12 M	% Spent
Current Budget	\$19.12 M	0.6%
Adopted Budget	\$19.12 M	0.6%
Refer to Note 6 - Capital Acquisition		

Capital Grants		
YTD Actual	\$0.00 M	% Received
Current Budget	\$3.11 M	
Adopted Budget	\$2.96 M	
Refer to Note 6 - Capital Acquisition		

Key Financing Activities

Amount attributable to financing activities			
Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$10.08 M	\$3.48 M	\$0.01 M	(\$3.47 M)
Refer to Statement of Financial Activity			

Borrowings	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$20.10 M
Refer to Note 7 - Borrowings	

Reserves	
Reserves balance	\$22.42 M
DCA Reserve Balance	\$33.08 M
Interest earned	(\$0.01 M)
Refer to Note 9 - Cash Reserves	

Lease Liability	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.19 M
reclassified from Lease Expense June 2020 - AASB16	

This information is to be read in conjunction with the accompanying Financial Statements and notes.

**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020**

BY NATURE OR TYPE

	Ref Note	Adopted Budget	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$		\$	\$	\$	%	
Opening funding surplus / (deficit)		1,360,000	1,360,000	1,360,000	1,561,269	201,269	14.8%	▲
Revenue from operating activities								
Rates	5	39,933,543	39,933,543	39,933,543	39,815,233	(118,310)	(0.3%)	
Operating grants, subsidies and contributions	10	6,617,653	6,617,653	612,942	703,180	90,238	14.7%	▲
Fees and charges		11,913,171	11,913,171	6,018,535	6,010,313	(8,222)	(0.1%)	
Interest earnings		1,220,577	1,220,577	24,206	26,799	2,593	10.7%	
Other revenue		709,222	709,222	282,767	103,559	(179,208)	(63.4%)	▼
Profit on disposal of assets	5	124,510	124,510	0	0	0	0.0%	
		60,518,676	60,518,676	46,871,993	46,659,084	(212,909)		
Expenditure from operating activities								
Employee costs		(28,033,854)	(28,033,854)	(2,347,124)	(1,991,814)	355,310	15.1%	▲
Materials and contracts		(27,604,630)	(27,604,630)	(2,689,818)	(1,011,542)	1,678,276	62.4%	▲
Utility charges		(2,557,908)	(2,557,908)	(219,007)	(188,451)	30,556	14.0%	
Depreciation on non-current assets		(14,691,676)	(14,691,676)	(19,142)	0	19,142	100.0%	
Interest expenses		(987,579)	(987,579)	(563)	(145)	418	74.3%	
Insurance expenses		(583,736)	(583,736)	(305,743)	(404,418)	(98,675)	(32.3%)	▼
Other expenditure		(446,888)	(446,888)	(4,133)	(2,393)	1,740	42.1%	
Loss on disposal of assets	5	(83,085)	(83,085)	0	0	0	0.0%	
		(74,989,356)	(74,989,356)	(5,585,530)	(3,598,762)	1,986,768		
Non-cash amounts excluded from operating activities	2	8,241,957	8,241,957	19,142	(16,958)	(36,100)	(188.6%)	
Amount attributable to operating activities		(6,228,723)	(6,228,723)	41,305,605	43,043,364	1,737,759		
Investing activities								
Grants, Subsidies and Contributions	11	13,434,461	13,434,461	0	235,185	235,185	0.0%	▲
Proceeds from disposal of assets	5	473,350	473,350	0	0	0	0.0%	
Self-Supporting Loan Principal Received	7	17,269	17,269	1,439	2,854	1,415	98.4%	
Self-Supporting Loan Principal Paid		(17,269)	(17,269)	0	0	0	0.0%	
Payments for property, plant and equipment	6	(19,121,835)	(19,121,835)	(305,854)	(121,165)	184,689	60.4%	▲
Amount attributable to investing activities		(5,214,024)	(5,214,024)	(304,415)	116,874	421,289		
Financing Activities								
Proceeds from new debentures	7	5,000,000	5,000,000	0	0	0	0.0%	
Repayment of debentures	7	(6,871,990)	(6,871,991)	0	0	0	0.0%	
Payments for principal portion of lease liabilities		(229,206)	(229,206)	(19,101)	(2,956)	16,145	84.5%	
Transfer from reserves	9	20,399,567	20,399,567	3,498,831	0	(3,498,831)	100.0%	
Transfer to reserves	9	(8,215,624)	(8,215,624)	0	8,427	8,427	0.0%	
Amount attributable to financing activities		10,082,747	10,082,746	3,479,731	5,471	(3,474,259)		
Closing funding surplus / (deficit)		0	0	45,840,920	44,726,979	(1,113,941)		

KEY INFORMATION

▲ ▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 1 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

**STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2020**

		Closing 30 June 2020	Current Month 31 July 2020	This Time Last Year 31 July 2019
	NOTE	\$	\$	\$
CURRENT ASSETS				
Cash and cash equivalents	9	25,471,026	24,112,193	9,772,124
Other financial assets - Term Deposits	9	33,787,559	33,787,559	45,484,223
Other financial assets - Banksia Park Deferred Mgmt Fees		319,490	319,490	297,819
Other financial assets - Self Supporting Loans		17,269	17,269	16,709
Trade and other receivables (<i>incl. allowance for impairment</i>)	4	4,438,511	50,685,888	52,233,649
Inventories		37,323	38,174	31,742
Other assets		449,152	43,397	424,786
TOTAL CURRENT ASSETS		64,520,329	109,003,971	108,261,053
NON-CURRENT ASSETS				
Trade and other receivables		760,126	757,924	706,913
Other financial assets - Banksia Park Deferred Mgmt Fees		3,184,673	3,184,673	3,095,582
Other financial assets - Local Govt House Trust		124,637	124,637	122,620
Other financial assets - Self Supporting Loans		232,704	229,849	247,210
Investment in associate (SMRC)		319,244	319,244	319,244
Property, plant and equipment		147,074,567	147,195,335	150,292,844
Infrastructure		365,949,347	365,949,744	361,429,818
Intangible assets		308,673	308,673	308,673
Right of use assets		190,680	190,679.57	0
TOTAL NON-CURRENT ASSETS		518,144,650	518,260,759	516,522,904
TOTAL ASSETS		582,664,979	627,264,729	624,783,956
CURRENT LIABILITIES				
Trade and other payables		7,110,814	8,437,172	8,144,810
Banksia Park Unit Contributions		16,975,350	16,975,350	17,133,425
Contract liabilities	10 & 11	8,584,642	8,584,642	0
Lease liabilities		114,357	111,401	0
Borrowings	7	1,889,259	1,889,259	1,451,093
Employee related provisions		5,505,931	5,486,771	4,890,308
TOTAL CURRENT LIABILITIES		40,180,352	41,484,595	31,619,636
NON-CURRENT LIABILITIES				
Contract liabilities	11	23,383,745	23,383,745	0
Lease liabilities		77,148	77,148	0
Borrowings	7	18,212,046	18,212,046	20,101,305
Employee related provisions		410,209	410,209	469,604
TOTAL NON-CURRENT LIABILITIES		42,083,148	42,083,148	20,570,909
TOTAL LIABILITIES		82,263,500	83,567,743	52,190,544
NET ASSETS		500,401,479	543,696,987	572,593,412
EQUITY				
Retained surplus		213,158,155	256,462,090	285,131,211
Reserves - cash/financial asset backed	9	55,511,489	55,503,062	55,730,366
Revaluation surplus		231,731,835	231,731,835	231,731,835
TOTAL EQUITY		500,401,479	543,696,987	572,593,412

This statement is to be read in conjunction with the accompanying notes.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020**

**NOTE 1
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2020-21 year is \$50,000 or 5.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
Rates	(118,310)	(0%)	No Material Variance	
Operating Grants, Subsidies and Contributions	90,238	15%	▲ Timing	Refer note 10. First quarter DFES Grant \$47k received early in June 2020, offset by Main Roads Direct Grant received early \$192k.
Fees and Charges	(8,222)	(0%)	No Material Variance	
Interest Earnings	2,593	11%	No Material Variance	
Other Revenue	(179,208)	(63%)	▼ Timing	Project management fees yet to be journaled to Infrastructure Management overheads for capital works projects.
Profit on Disposal of Assets	0	0%	No Material Variance	
Expenditure from operating activities				
Employee Costs	355,310	15%	▲ Timing	Salary & wages below budget \$280k (Engineering \$100k, Environment \$67k, Community Development \$44k, Recquatic \$36k). Other employee costs (FBT and workers compensation) below budget \$75k.
Materials and Contracts	1,678,276	62%	▲ Timing	Timing of works. Environmental Health \$435k below budget (\$390k Mainstream Waste, \$23k Natural Environment, \$15k Public Health). Facilities Maintenance \$284k below budget (\$188k Parks & Reserves, \$96k Building Services). Engineering Services \$268k below budget (\$179k Depot and plant operating, \$75k Facilities maintenance).
Utility Charges	30,556	14%	No Material Variance	
Depreciation on Non-Current Assets	19,142	100%	Timing	Depreciation to be calculated after the annual financial report has been audited.
Interest Expenses	418	74%	No Material Variance	
Insurance Expenses	(98,675)	(32%)	▼ Timing	Insurance premiums paid July, offset by rebate posted to Other Revenue.
Other Expenditure	1,740	42%	No Material Variance	
Loss on Disposal of Assets	0	0%	No Material Variance	
Investing activities				
Non-Operating Grants, Subsidies and Contributions	235,185	0%	▲ Timing	Refer note 11. Developer Contributions are estimated at budget, but actual receipts rely on the timing of subdivisions.
Reimbursement of Developer Contributions	0	0%	No Material Variance	
Proceeds from disposal of assets	0	0%	No Material Variance	
Self-Supporting Loan Principal	1,415	98%	No Material Variance	
Payments for property, plant and equipment	184,689	60%	▲ Timing	Project management fees yet to be journaled to Infrastructure Management overheads for capital works projects.
Financing activities				
Proceeds from new debentures	0	0%	No Material Variance	
Repayment of debentures	0	0%	No Material Variance	
Payments for principal portion of lease liabilities	16,145	85%	No Material Variance	
Transfer from reserves	(3,498,831)	100%	Timing	\$3m budgeted draw down of Refuse Reserve to cover potential cash shortage is yet to be required.
Transfer to reserves	8,427	0%	No Material Variance	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020**

**NOTE 2
NET CURRENT FUNDING POSITION**

	Notes	Last Years Closing 30 June 2020	This Time Last Year 31 July 2019	YTD Actual 31 July 2020
		\$	\$	\$
(a) Non-cash items excluded from operating activities				
The following non-cash revenue and expenditure has been excluded from operating activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.				
Non-cash items excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	5	(124,076)	-	-
Less: Movement in pensioner deferred rates (non-current)		(48,371)	4,842	2,202
Movement in employee benefit provisions		544,157	(12,071)	(19,160)
Add: Loss on asset disposals		1,247,308	-	-
Add: Mvmt in Local Govt House Trust		(2,017)	-	-
Add: Change in accounting policies		(1,040,123)	-	-
Add: Depreciation on assets		13,067,886	1,348,037	-
Add: Mvmt in operating contract liabilities associated with restricted cash		190,800	-	-
Add: Mvmt in non-operating contract liabilities associated with restricted cash		82,701	-	-
Movement in Banksia Park deferred management fund receivable		(110,762)	-	-
Movement in Banksia Park valuation of unit contribution		(158,075)	-	-
Total non-cash items excluded from operating activities		13,649,428	1,340,807	(16,958)
(b) Adjustments to net current assets in the Statement of Financial Activity				
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with <i>Financial Management Regulation</i> 32 to agree to the surplus/(deficit) after imposition of general rates.				
Adjustments to net current assets				
Less: Reserves - restricted cash		(55,511,488)	(55,511,488)	(55,503,062)
Less: Financial assets at amortised cost - self supporting loans		(17,269)	(16,709)	(17,269)
Less: Banksia Park DMF Recievable		(319,490)	(297,819)	(319,490)
Add: Borrowings		1,889,259	1,451,093	1,889,259
Add: Provisions - employee		5,505,931	4,890,308	5,486,771
Add: Current portion of contract liability held in reserve		8,584,642	-	8,584,642
Add: Lease liabilities		114,357	-	111,401
Add: Banksia Park Unit Contributions		16,975,350	17,133,425	16,975,350
Total adjustments to net current assets		(22,778,708)	(32,351,191)	(22,792,397)
(c) Net current assets used in the Statement of Financial Activity				
Current assets		64,520,329	108,261,053	109,003,971
Less: Current liabilities		(40,180,352)	(31,619,636)	(41,484,595)
Less: Total adjustments to net current assets		(22,778,708)	(32,351,191)	(22,792,397)
Closing funding surplus / (deficit)		1,561,269	44,290,226	44,726,979

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

Description	Unrestricted	Restricted	Trust	Total Cash	Interest Rate	Institution	S&P Rating	Maturity Date	Days
	\$	\$	\$	\$					
Cash on hand									
CBA Municipal Bank Account	1,306,661	1,666,981		2,973,642	Variable	CBA	AA		
CBA Reserve Bank Account	0	21,135,282		21,135,282	0.66%	CBA	AA		
CBA Trust Bank Account			307,211	307,211	N/A	CBA	AA		
Cash On Hand - Petty Cash	3,770			3,770	N/A	PC	N/A		
Reserve Funds Investments (Cash Backed Reserves)									
Community Services & Emergency Relief Reserve		89,961		89,961	0.85%	NAB	AA	Sep 2020	92
CLAG Reserve		248,820		248,820	0.85%	NAB	AA	Sep 2020	92
Workers Compensation Reserve		143,259		143,259	0.85%	NAB	AA	Sep 2020	92
Settlement Agreement Reserve		166,990		166,990	0.85%	NAB	AA	Sep 2020	92
Reserve Funds Investments (Developer Contributions)									
DCA - 4 Hard Infrastructure - Anketell		540,134		540,134	0.90%	NAB	AA	Oct 2020	119
DCA 5 - Hard Infrastructure - Wandi		447,073		447,073	0.90%	NAB	AA	Oct 2020	120
DCA 7 - Hard Infra Mandogalup		18,140		18,140	0.90%	NAB	AA	Oct 2020	120
DCA - 8 Soft Infrastructure - Mandogalup		477,570		477,570	0.90%	NAB	AA	Oct 2020	119
DCA - 9 Soft Infrastructure - Wandi/Anketell		11,963,942		11,963,942	0.90%	NAB	AA	Oct 2020	120
DCA - 10 Soft Infrastructure - Casuarina/Anketell		229,360		229,360	0.90%	NAB	AA	Oct 2020	120
DCA - 13 Soft Infrastructure - Bertram		288,396		288,396	0.90%	NAB	AA	Oct 2020	120
DCA - 14 Soft Infrastructure - Wellard/Leda		735,437		735,437	0.90%	NAB	AA	Oct 2020	120
DCA - 15 Soft Infrastructure - Townsite		263,335		263,335	0.90%	NAB	AA	Oct 2020	120
DCA - 1 Hard Infrastructure - Bertram		629,856		629,856	0.60%	BEN	AAA	Sep 2020	91
DCA - 2 Hard Infrastructure - Wellard - TD3088375		2,475,398		2,475,398	0.60%	BEN	AAA	Sep 2020	91
DCA 6 - Hard Infrastructure - Mandogalup		398,133		398,133	0.60%	BEN	AAA	Sep 2020	91
DCA - 11 Soft Infrastructure - Wellard East - TD3088365		6,178,056		6,178,056	0.60%	BEN	AAA	Sep 2020	91
DCA - 12 Soft Infrastructure - Wellard West		8,493,698		8,493,698	0.60%	BEN	AAA	Sep 2020	91
Total	1,310,431	56,589,821	307,211	58,207,463					
	2%	97%	0.5%						
Comprising									
Cash and cash equivalents (Exclude Trust)	1,310,431	22,802,262	0	24,112,693					
Financial assets at amortised cost	0	33,787,559	0	33,787,559					
Trust	0	0	307,211	307,211					
	1,310,431	56,589,821	307,211	58,207,463					

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

The local government classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Note 3(b): Cash and Investments - Compliance with Investment Policy

Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AAA & Bendigo Bank Kwinana Community Branch	18,175,141	31%	100%	✓
AA	40,028,552	69%	100%	✓
A	-	0%	60%	✓
BBB	-	0%	20%	✓
Unrated	3,770	0%	20%	✓

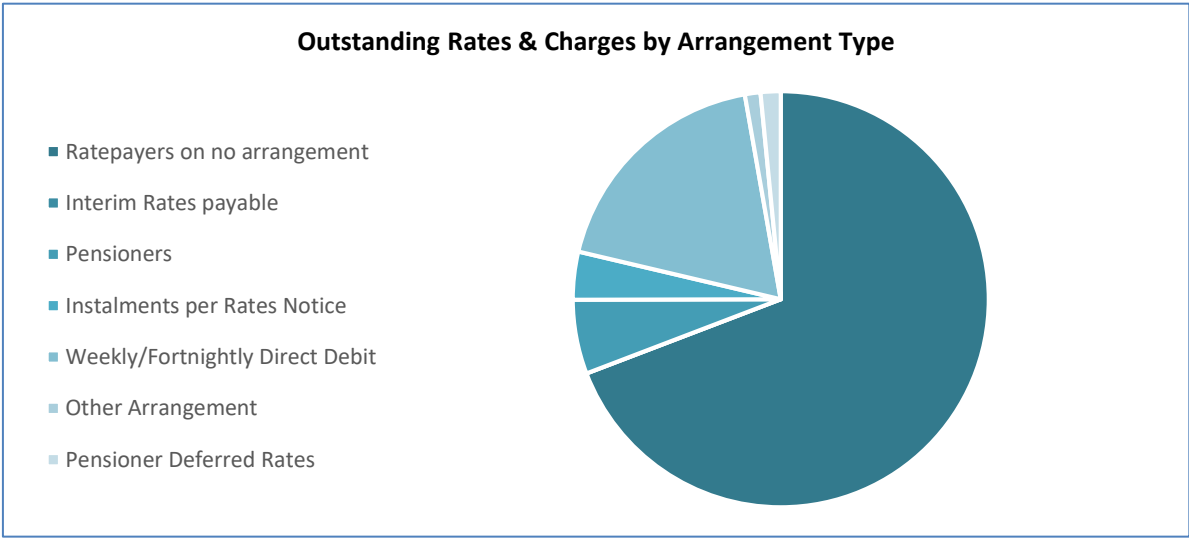
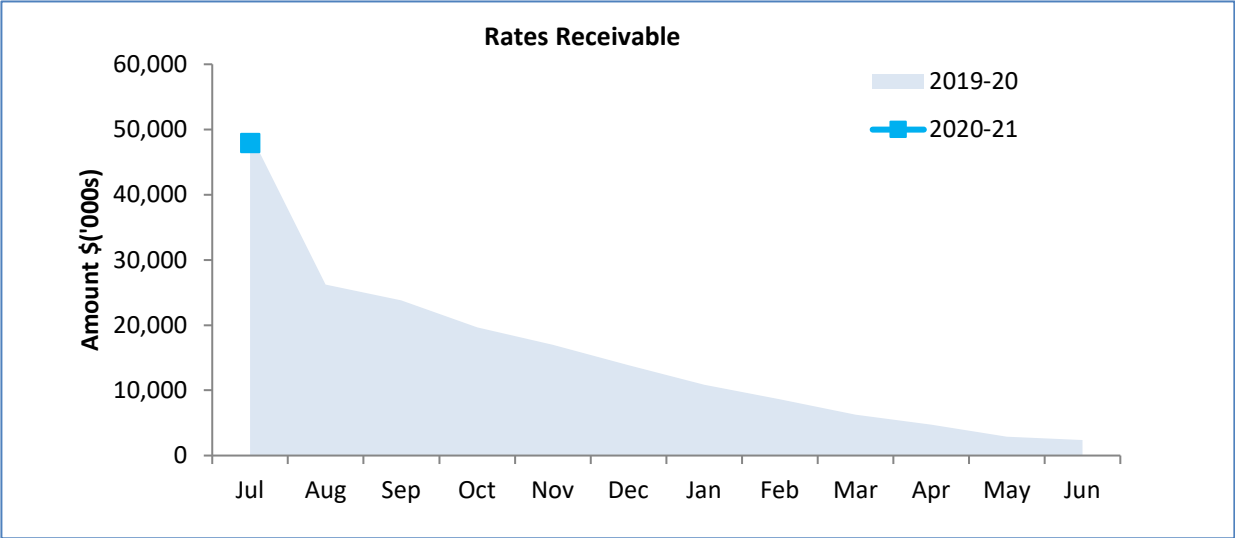
Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
BEN (AAA)	18,175,141	31%	45%	✓
NAB (AA)	15,612,418	27%	45%	✓
CBA (AA)	24,416,134	42%	45%	✓
SUN (A)	-	0%	45%	✓

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

OPERATING ACTIVITIES
NOTE 4
RECEIVABLES

Rates receivable	30 Jun 2020	31 Jul 2019	31 Jul 2020
	\$		\$
Opening arrears previous years	4,576,831	4,576,703	3,148,533
Levied this year	51,941,047	50,738,401	50,621,699
Rates & Charges to be collected	56,517,878	55,315,104	53,770,232
<u>Less</u> Collections to date	(52,185,033)	(4,960,612)	(4,757,597)
<u>Less</u> Pensioner Deferred Rates	(760,126)	(706,913)	(757,924)
Net Rates & Charges Collectable	3,572,719	49,647,580	48,254,711
% Outstanding	6.32%	89.75%	89.74%
<u>Prepaid</u> Rates received (not included above)	(1,182,587)	(239,392)	(369,520)
	4.23%	89.32%	89.06%

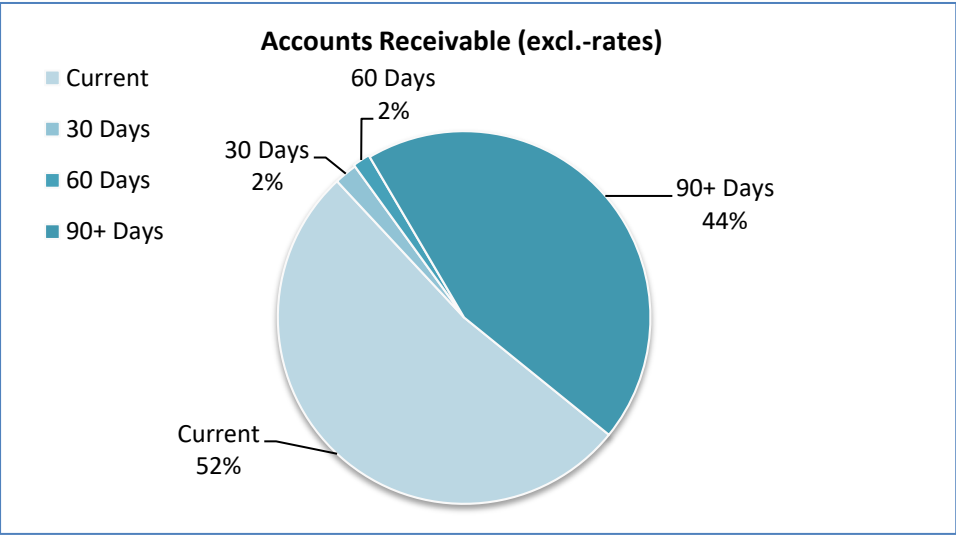
Outstanding Rates & Charges by Payment Arrangement Type	31 Jul 2020		
	No. of Assessments	\$	%
Ratepayers on no arrangement	10,246	33,657,803	69%
Interim Rates payable	0	0	0%
Pensioners	2,149	2,805,701	6%
Instalments per Rates Notice	720	1,810,633	4%
Weekly/Fortnightly Direct Debit	4,363	9,021,283	19%
Other Arrangement	48	589,770	1%
	17,322	47,885,190	98%
Pensioner Deferred Rates	217	757,924	2%
	17,335	48,643,114	100%



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

OPERATING ACTIVITIES
NOTE 4
RECEIVABLES

Receivables - general	Current	30 Days	60 Days	90+ Days	Total
Amounts shown below include GST (where applicable)	\$	\$	\$	\$	\$
Sundry receivable	375,744	9,134	5,819	115,198	505,895
Infringements Register	3,450	5,236	5,135	206,431	220,253
Total general receivables outstanding	379,194	14,371	10,954	321,629	726,148
	52%	2%	2%	44%	



KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for impairment of receivables is raised when there is objective evidence that they will not be collectible.

Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000			
Debtor #	Description	Status	\$
Debts with Fines Enforcement Registry (FER)			
1825.07	Prosecution Local Law Fencing	Registered with FER. Payments are being received.	1,092
2442.07	Prosecution Dog Act 1976	Registered with FER. Request sent to commence collection of outstanding debt.	5,732
3321.07	Prosecution and Infringement Dog Act 1976	Registered with FER. Regular fortnightly payments.	1,160
3909.07	Prosecution Local Government Act 1995	Registered with FER.	3,652
3936.07	Prosecution Building Act 2011 and Planning and Development Act 2005	Registered with FER. Regular payments being received.	1,741
4131.07	Prosecution Dog Act 1976 Dangerous Dog	Registered with FER. Debtor is making payments to FER. City yet to receive payments due to quantum of fines outstanding.	4,654
4233.07	Prosecution Local Law Fencing	Registered with FER.	2,500
4274.07	Prosecution Dog Act 1976	Registered with FER. Fortnightly payment of \$105 being received.	6,622
4275.07	Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	Registered with FER. Request sent to commence collection of outstanding debt	14,350
4387.07	Prosecution Dog Act 1976	Registered with FER.	10,200
4465.07	Prosecution Dog Act 1976	Registered with FER. Regular payments being received.	6,825
4467.07	Prosecution Planning & Development Act	Registered with FER. Regular payments being received.	17,265
4545.07	Prosecution Dog Act 1976	Registered with FER. Regular payments being received.	1,520
4741.07	Prosecution Dog Act 1976	Registered with FER.	5,500
			82,814
Other Sundry Debtors			
854.16	Lease & Outgoings	Reconciliation of final tenancy costs being discussed with Department.	4,666
1151.16	Rent	Waiting on rental assessment waiver Covid-19.	1,991
1573.10	Aged Persons Units # 40	Paid August 2020.	1,175
2463.16	Rent	Waiting on rental assessment waiver Covid-19.	2,290
3418.04	2019 Seasonal Tenancy Summer & Winter	Payment arrangement in place as approved by Director City Business.	1,067
3884.03	Local Government Act 1995 abandoned vehicle	Payment arrangement in place as approved by Director City Business.	1,155
4355.03	Hazard reduction costs	Debt to be transferred onto property.	1,168
Total Debtors 90+ days > \$1,000			96,326

Asset Ref.	Asset description	Current Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Motor Vehicles								
	Plant Replacement - P432	20,000	19,800	0	(200)	0	0	0	0
	Plant Replacement - P448	3,488	17,100	13,612	0	0	0	0	0
	Plant Replacement - P479	3,439	15,500	12,061	0	0	0	0	0
	Plant Replacement - P483	6,386	10,800	4,414	0	0	0	0	0
	Plant Replacement - P484	10,006	18,900	8,894	0	0	0	0	0
	Plant Replacement - P485	20,848	18,900	0	(1,948)	0	0	0	0
	Plant Replacement - P487	14,999	19,800	4,801	0	0	0	0	0
	Plant Replacement - P492	7,467	22,050	14,583	0	0	0	0	0
	Plant Replacement - P493	13,279	19,800	6,521	0	0	0	0	0
	Plant Replacement - P494	14,167	20,700	6,533	0	0	0	0	0
	Plant Replacement - P511	17,824	27,000	9,176	0	0	0	0	0
	Plant Replacement - P515	12,997	18,000	5,003	0	0	0	0	0
	Plant Replacement - P551	29,260	24,300	0	(4,960)	0	0	0	0
	Plant & Equipment								
	Plant Replacement P275 - Trailer Roller	1,788	4,000	2,212	0	0	0	0	0
	Plant Replacement P499 - DECK - Toro Ride on mower	14,499	0	0	(14,499)	0	0	0	0
	Plant Replacement P500 - DECK - Toro Ride on mower	12,196	0	0	(12,196)	0	0	0	0
	Plant Replacement P531 - DECK - Toro Ride on mower	0	0	0	0	0	0	0	0
	Plant Replacement P114 - Tandem Axle Tilt Trailer	0	2,000	2,000	0	0	0	0	0
	Plant Replacement P120 - Trailer Box top - Coast care	0	700	700	0	0	0	0	0
	Plant Replacement P148 Trailer box 7x4 with water tank and Pump	0	2,000	2,000	0	0	0	0	0
	Plant Replacement P199 Trailer box 7x4 with water tank and Pump	0	2,000	2,000	0	0	0	0	0
	Plant Replacement P351 Mitsubishi Canter Tip Truck	25,600	25,000	0	(600)	0	0	0	0
	Plant Replacement P392 Mitsubishi Canter Fuso	35,500	25,000	0	(10,500)	0	0	0	0
	Plant Replacement P443 Isuzu Tip Truck 6x4	118,182	80,000	0	(38,182)	0	0	0	0
	Plant Replacement P223 Volvo Loader L70	50,000	80,000	30,000	0	0	0	0	0
		431,925	473,350	124,510	(83,085)	0	0	0	0
				Net Profit/(Loss)	41,425			Net Profit/(Loss)	0

Capital acquisitions	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance
	\$	\$	\$	\$	\$
Land and Buildings	5,231,570	5,231,570	17,691	83,199	65,508
Plant, Furniture and Equipment	2,344,265	2,344,265	48,513	37,569	(10,944)
Intangible Assets	622,809	622,809			
Infrastructure - Roads	3,642,090	3,642,090	182,554	0	(182,554)
Infrastructure - Parks & Reserves	994,154	994,154	19,819	397	(19,422)
Infrastructure - Footpaths	191,075	191,075	0	0	0
Infrastructure - Car Parks	0	0	0	0	0
Infrastructure - Drainage	5,822,737	5,822,737	33,947	0	(33,947)
Infrastructure - Bus Shelters	36,630	36,630	3,330	0	(3,330)
Infrastructure - Street Lights	236,505	236,505	0	0	0
Infrastructure - Other	0	0	0	0	0
Payments for Capital Acquisitions	19,121,835	19,121,835	305,854	121,165	(184,689)
Right of use assets	553,030	0	0	0	0
Total Capital Acquisitions	19,674,865	19,121,835	305,854	121,165	(184,689)
Capital Acquisitions Funded By:					
	\$	\$	\$	\$	\$
Capital grants and contributions	2,957,310	3,112,697	0	0	0
Borrowings	0	0	0	0	0
Lease liabilities	553,030	0	0	0	0
Disposal of Assets	473,350	473,350	0	0	0
Cash Backed Reserves	8,684,361	14,785,956	0	0	0
Municipal Funds	6,453,784	749,832	305,854	121,165	(184,689)
Capital funding total	19,121,835	19,121,835	305,854	121,165	(184,689)

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Buildings								
	13616	Recquatic Front Counter - Automated Gates	90,000	90,000	0	0	0	
	13617	Building & Parks Contingency	101,750	101,750	0	0	0	
	13618	DCA 9 Local Sportsground ClubroomHoneywood Primary School Oval	3,718,203	3,718,203	0	72,850	72,850	
	13619	Kwinana South VBFB Station Extensions	376,000	376,000	0	0	0	DFES Grant funded.
	13620	Kwinana South VBFB Station Upgrade	30,000	30,000	0	0	0	Local Projects, Local Jobs - Grant funded.
	13621	Mandogalup VBFB Station Extensions	328,159	328,159	0	0	0	DFES Grant funded.
	13622	Mandogalup VBFB Station Upgrade	25,000	25,000	0	0	0	Local Projects, Local Jobs - Grant funded.
	13623	John Wellard Community Centre External Paint	6,300	6,300	300	0	(300)	
	13624	Parmelia House Roof Renovation	47,775	47,775	2,275	0	(2,275)	
	13626	Medina Oval Toilet Refurbishment	26,250	26,250	1,250	0	(1,250)	
	13627	Darius Wells Stormwater System	27,300	27,300	1,300	0	(1,300)	
	13628	John Wellard Community Centre Stormwater System	22,050	22,050	1,050	0	(1,050)	
	13629	Darius Wells Roof Fall Arrest System	21,000	21,000	1,000	0	(1,000)	
	13630	Darius Wells Automate Disabled Toilet Doors	21,000	21,000	1,000	0	(1,000)	
	13631	Calista Oval Tennis Clubrooms	137,363	137,363	6,541	0	(6,541)	
	13632	Darius Wells Room Conversion	9,666	9,666	0	0	0	
	13633	Sloans Cottage Accessibility Works	26,709	26,709	0	0	0	
	13634	Administration Building Refurbishment	40,000	40,000	0	9,899	9,899	
	13635	Rhodes Park Accessible Toilet Design	15,750	15,750	0	450	450	
	13636	Animal Care Facility Refurbishment	85,470	85,470	0	0	0	
	13637	Challenger Beach Ablutions Structural Renewal	10,500	10,500	500	0	(500)	
	13638	18 Maydwell Way Asbestos Removal Program	5,250	5,250	250	0	(250)	
	13639	Wandi Resource Centre Asbestos Removal Program	15,750	15,750	750	0	(750)	
	13640	Recquatic Resurface Floor	7,875	7,875	375	0	(375)	
	13641	Recquatic Spa balance tank lid and ladder	8,400	8,400	400	0	(400)	
	13642	Recquatic 25m backwash tank lid Replacement	7,350	7,350	350	0	(350)	
	13644	Sloans Heritage (Caretaker) Cottage Accessibility Works	20,700	20,700	350	0	(350)	
	Buildings Total		5,231,570	5,231,570	17,691	83,199	65,508	

Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Plant, Furniture and Equipment								
Furniture and Equipment								
	13660	Library - self returns shelves	12,355	12,355	0	0	0	
	13661	Library - self check out touchscreen computer & workstation	7,000	7,000	0	0	0	
	13662	Library - self check out stations for Community Centres	25,438	25,438	0	0	0	
Computing Equipment								
	13646	City Website Redevelopment Stage 3 of 3	122,860	122,860	5,088	826	(4,262)	
	13647	Computing Equipment as required	25,438	25,438	0	0	0	
	13648	Corporate Business System Implementation	1,519,953	1,519,953	43,425	36,743	(6,682)	
Plant and Equipment								
	13606	Plant Replacement P275 Trailer Roller	23,500	23,500	0	0	0	
	13663	Plant Replacement P499 DECK - Toro Ride on mower	5,500	5,500	0	0	0	
	13664	Plant Replacement P500 DECK - Toro Ride on mower	5,500	5,500	0	0	0	
	13665	Plant Replacement P531 DECK - Toro Ride on mower	5,500	5,500	0	0	0	
	13666	Plant Replacement P114 Tandem Axle Tilt Trailer	15,000	15,000	0	0	0	
	13667	Plant Replacement P120 Trailer Box top - Coastcare	3,500	3,500	0	0	0	
	13668	Plant Replacement P148 Trailer box 7x4 with water tank and Pump	10,500	10,500	0	0	0	
	13669	Plant Replacement P199 Trailer box 7x4 with water tank and pump	10,500	10,500	0	0	0	
	13670	Plant Replacement P351 Mitsubishi Canter Tip Truck	135,000	135,000	0	0	0	
	13671	Plant Replacement P392 Mitsubishi Canter Fuso	95,000	95,000	0	0	0	
	13672	Plant Replacement P443 Isuzu Tip Truck 6x4	150,000	150,000	0	0	0	
	13673	Plant Replacement P223 Volvo Loader L70	260,000	260,000	0	0	0	
	13674	Traffic Management - Traffic Equipment	26,530	26,530	0	0	0	
Motor Vehicles								
	13692	Plant Replacement P551	43,000	43,000	0	0	0	
	13686	Plant Replacement P483	27,500	27,500	0	0	0	
	13693	Plant Replacement P511	43,000	43,000	0	0	0	
	13696	Plant Replacement P515	35,000	35,000	0	0	0	
	13697	Plant Replacement P492	27,500	27,500	0	0	0	
	13694	Plant Replacement P448	42,000	42,000	0	0	0	
	13687	Plant Replacement P479	40,000	40,000	0	0	0	
	13688	Plant Replacement P484	45,000	45,000	0	0	0	
	13695	Plant Replacement P485	40,000	40,000	0	0	0	
	13685	Plant Replacement P487	40,000	40,000	0	0	0	
	13689	Plant Replacement P493	40,000	40,000	0	0	0	
	13690	Plant Replacement P494	40,000	40,000	0	0	0	
	13691	Plant Replacement P432	45,000	45,000	0	0	0	
Plant , Furniture and Equipment Total			2,967,074	2,967,074	48,513	37,569	(10,944)	

Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Park and Reserves								
	13675	KIA Street Tree Planting Program	76,313	76,313	3,634	0	(3,634)	
	13676	Kwinana Loop Trail	10,000	10,000	0	397	397	
	13677	Thomas Oval Lighting	413,361	413,361	0	0	0	
	13678	Bertram Street Tree Planting Program	111,925	111,925	5,330	0	(5,330)	
	13679	Parks for People Strategy Ascot Park	145,000	145,000	0	0	0	
	13680	Parks for People Strategy Peace Park	10,000	10,000	0	0	0	
	13682	POS / Parks & Reserves Renewals Bores, Fencing, Irrigation	227,555	227,555	10,855	0	(10,855)	
Parks and Reserves Total			994,154	994,154	19,819	397	(19,422)	
Roads								
Urban Road Grant Construction								
	13704	Wellard Road Duplication Project MRRG / DCA Funded	282,905	282,905	0	0	0	
	13705	Road Reseal Renewals MRRG Ocean Street	345,200	345,200	31,382	0	(31,382)	
	13706	Road Reseal Renewals MRRG Mandurah Road SB1	188,300	188,300	17,118	0	(17,118)	
	13707	Road Reseal Renewals MRRG Cockburn Road NB	46,400	46,400	4,218	0	(4,218)	
	13708	Road Reseal Renewals MRRG Leath Road 3	395,300	395,300	35,936	0	(35,936)	
	13709	Road Reseal Renewals MRRG Leath Road 1	99,300	99,300	9,027	0	(9,027)	
	13710	Road Reseal Renewals MRRG Mandurah Road NB 2	64,800	64,800	5,891	0	(5,891)	
	13711	Road Reseal Renewals MRRG Leath Road 2	49,700	49,700	4,518	0	(4,518)	
	13712	Road Reseal Renewals MRRG Mason Rd	211,701	211,701	19,246	0	(19,246)	
Black Spot Grant Construction								
	13703	Gilmore Avenue Pedestrian Crossing	262,073	262,073	0	0	0	
Roads to Recovery Grant Construction								
	13700	Road Reseal Renewals RTR Pace Road	275,000	275,000	25,000	0	(25,000)	
	13701	Road Reseal Renewals RTR Orton Road	174,000	174,000	15,818	0	(15,818)	
	13702	Road Reseal Renewals RTR Milton Place	77,000	77,000	7,000	0	(7,000)	
DCA Funded Construction								
	13713	DCA 5 - Lyon Road - Cassowary to Kenby	437,250	437,250	0	0	0	
	13714	DCA 2 Millar Road Chg 470 to 577. Developer to complete	293,983	293,983	0	0	0	
	13715	DCA 2 Sunrise Boulevard Internal Collector Road (b) Lot 59 (Developer to complete)	351,079	351,079	0	0	0	
Municipal Road Construction								
	13698	Traffic Management - Breccia Parade speed calming	6,699	6,699	0	0	0	
	13699	General Traffic Management - Traffic calming	81,400	81,400	7,400	0	(7,400)	
Roads Total			3,642,090	3,642,090	182,554	0	(182,554)	

Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Street Lighting								
	13683	Street Lighting - New - Leath Road	208,525	208,525	0	0	0	
	13684	Street Lighting Upgrade reactive work street light requests	27,980	27,980	0	0	0	
Street Lighting Total			236,505	236,505	0	0	0	
Bus Shelter Construction								
	13645	Bus Shelter Upgrades	36,630	36,630	3,330	0	(3,330)	
Bus Shelter Construction Total			36,630	36,630	3,330	0	(3,330)	
Footpath Construction								
	13657	Footpath Renewals	50,875	50,875	0	0	0	
	13658	Gilmore Avenue Shared Path Stage 1 Design (Perth Bicycle Network LG Grants Program)	81,400	81,400	0	0	0	
	13659	Parmelia Avenue Shared Path Stage 1 Design (Perth Bicycle Network LG Grants Program)	58,800	58,800	0	0	0	
Footpath Construction Total			191,075	191,075	0	0	0	
Drainage Construction								
	13651	Drainage - DCA 2 Peel Sub N Drain - Lot 64 Woolcoot Road & Lot 379	1,093,205	1,093,205	0	0	0	
	13652	Drainage - DCA 2 - Peel Sub N1 Drain - Lot 378 & 90	334,000	334,000	0	0	0	
	13653	DCA1 Stormwater Management Infrastructure	572,473	572,473	0	0	0	
	13654	DCA 3 Peel Sub P1 Drain Casuarina	1,164,627	1,164,627	0	0	0	
	13655	DCA 3 Peel Sub P1A Drain Casuarina	1,098,363	1,098,363	0	0	0	
	13656	DCA 3 Peel Sub P Drain Anketell South & Casuarina	1,186,647	1,186,647	0	0	0	
	13649	Drainage New Ocean Street	212,850	212,850	19,350	0	(19,350)	
	13650	Drainage New Pace Road	160,572	160,572	14,597	0	(14,597)	
Drainage Construction Total			5,822,737	5,822,737	33,947	0	(33,947)	
Capital Expenditure Total			19,121,835	19,121,835	305,854	121,165	(184,689)	
Level of Completion Indicators (Percentage YTD Actual to Annual Budget)								
	0%							
	20%							
	40%							
	60%							
	80%							
	100%							
	Over 100%							

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - borrowings

Information on borrowings

Repayments - borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Information on borrowings										
Particulars	Finalisation of Loan	1 July 2020	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance										
Loan 99 - Administration Building Renovations	2024/25	576,328	0	0	0	101,532	576,327.77	474,796	0	38,476
WATC Short Term Lending Facility	TBA	0	0	5,000,000	0	5,000,000	0	0	0	11,371
Education and welfare										
Loan 96 - Youth Specific Space	2022/23	95,162	0	0	0	29,407	95,162.19	65,755	0	7,290
Loan 100 - Youth Specific Space	2027/28	1,270,494	0	0	0	134,365	1,270,493.50	1,136,129	0	66,272
Recreation and culture										
Loan 94 - Wellard Sports Pavilion	2021/22	108,836	0	0	0	52,709	108,835.56	56,127	0	6,728
Loan 95 - Orelia Oval Pavilion	2022/23	228,389	0	0	0	70,576	228,389.40	157,813	0	17,497
Loan 97 - Orelia Oval Pavilion Extension	2024/25	1,275,247	0	0	0	224,660	1,275,246.86	1,050,587	0	85,135
Loan 102 - Library & Resource Centre	2028/29	6,820,176	0	0	0	629,005	6,820,175.85	6,191,171	0	347,778
Loan 104 - Recquatic Refurbishment	2029/30	3,350,000	0	0	0	277,849	3,350,000.00	3,072,151	0	155,846
Loan 105 - Bertram Community Centre	2029/30	1,269,272	0	0	0	112,530	1,269,272.16	1,156,742	0	48,147
Loan 106 - Destination Park - Calista	2030/31	1,321,267	0	0	0	102,291	1,321,266.60	1,218,976	0	49,749
Transport										
Loan 98 - Streetscape Beautification	2024/25	778,043	0	0	0	137,067	778,042.61	640,976	0	51,943
Loan 101 - City Centre Redevelopment	2021/22*	2,500,000	0	0	0	0	2,500,000	2,500,000	0	79,250
B/Fwd Balance		19,593,213	0	5,000,000	0	6,871,991	19,593,213	17,721,222	0	965,482
Self supporting loans										
Recreation and culture										
Loan 103B - Golf Club Refurbishment	2031/32	249,972	0	0	0	17,269	249,972.37	232,703	0	9,869
		249,972	0	0	0	17,269	249,972	232,703	0	9,869
**Share of SMRC Loan		258,120	0	0	0	0	258,120.00	258,120	0	0
Total		20,101,305	0	5,000,000	0	6,889,260	20,101,305	18,212,045	0	975,351
Current borrowings		6,889,260					1,889,259.30			
Non-current borrowings		13,212,045					18,212,045.57			
		20,101,305					20,101,305			

*City Centre Redevelopment loan expected to be refinanced upon maturity in 2021/22, as the City awaits reimbursement from the State Government.

** Non-current portion of borrowings includes \$258,120, which represents the City's share of the Southern Metropolitan Regional Council (SMRC) Administration Building loan with the WATC.

KEY INFORMATION

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

All debenture repayments were financed by general purpose revenue.

Self supporting loans are financed by repayments from third parties.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020**

OPERATING ACTIVITIES

NOTE 9

CASH RESERVES

Cash backed reserve

Reserve name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual Closing Balance
Municipal Reserves	\$	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Units Reserve	741,044	9,404	0	195,678	0	(190,000)	0	756,126	741,044
Asset Management Reserve	5,155,615	151,936	0	0	0	(2,051,059)	0	3,256,492	5,155,615
Banksia Park Reserve	23,997	996	0	175,000	0	(246,050)	0	(46,057)	23,997
City Infrastructure Reserve	995,255	11,700	0	0	0	(308,300)	0	698,655	995,255
Community Services & Emergency Relief Reserve	340,995	4,084	0	0	0	(250,000)	0	95,079	340,995
Contiguous Local Authorities Group Reserve	265,918	3,156	0	21,504	0	(29,508)	0	261,070	265,918
Employee Leave Reserve	1,922,199	0	0	0	0	0	0	1,922,199	1,922,199
Employee Vacancy Reserve	500,233	6,000	0	0	0	0	0	506,233	500,233
Family Day Care Reserve	1,229,903	13,872	0	0	0	(46,706)	0	1,197,069	1,229,903
Golf Course Cottage Reserve	29,396	352	0	0	0	0	0	29,748	29,396
Golf Club Maintenance Reserve	8,846	108	0	5,004	0	(5,004)	0	8,954	8,846
Information Technology Reserve	2,597,169	34,760	0	0	0	(2,153,806)	0	478,123	2,597,169
Plant and Equipment Replacement Reserve	430,899	5,076	0	355,350	0	(445,850)	0	345,475	430,899
Refuse Reserve	5,644,888	0	0	3,000,000	0	(3,479,515)	0	5,165,373	5,644,888
Renewable Energy Efficiency Reserve	34,172	412	0	2,035	0	(2,035)	0	34,584	34,172
Restricted Grants & Contributions Reserve	2,187,985	0	0	0	0	(807,306)	0	1,380,679	2,187,985
Settlement Agreement Reserve	167,771	2,012	0	0	0	0	0	169,783	167,771
Workers Compensation Reserve	143,928	1,728	0	0	0	0	0	145,656	143,928
Sub-Total Municipal Reserves	22,420,212	245,596	0	3,754,571	0	(10,015,139)	0	16,405,240	22,420,212
Developer Contribution Reserves									
DCA 1 - Hard Infrastructure - Bertram	629,970	7,504	(114)	250,000	0	(675,430)	0	212,044	629,856
DCA 2 - Hard Infrastructure - Wellard	2,475,845	29,704	(448)	0	0	(2,095,316)	0	410,233	2,475,398
DCA 3 - Hard Infrastructure - Casuarina	0	0	0	3,499,637	0	(3,472,686)	0	26,951	0
DCA 4 - Hard Infrastructure - Anketell	540,307	6,484	(173)	0	0	(23,049)	0	523,742	540,134
DCA 5 - Hard Infrastructure - Wandi	447,202	5,312	(154)	20,000	0	(460,299)	0	12,215	447,048
DCA 6 - Hard Infrastructure - Mandogalup	398,205	4,776	(72)	0	0	(23,049)	0	379,932	398,133
DCA 7 - Hard Infrastructure - Wellard West	18,172	220	(6)	50,000	0	(23,049)	0	45,343	18,165
DCA 8 - Soft Infrastructure - Mandogalup	477,723	5,732	(153)	0	0	(24,120)	0	459,335	477,570
DCA 9 - Soft Infrastructure - Wandi/Anketell	11,968,072	142,840	(4,130)	0	0	(3,342,323)	0	8,768,589	11,963,942
DCA 10 - Soft Infrastructure - Casuarina/Anketell	229,439	2,700	(79)	0	0	(24,120)	0	208,019	229,360
DCA 11 - Soft Infrastructure - Wellard East	6,179,173	74,084	(1,117)	0	0	(24,120)	0	6,229,137	6,178,055
DCA 12 - Soft Infrastructure - Wellard West	8,495,234	101,872	(1,536)	0	0	(24,120)	0	8,572,986	8,493,698
DCA 13 - Soft Infrastructure - Bertram	288,496	3,408	(100)	0	0	(24,120)	0	267,784	288,396
DCA 14 - Soft Infrastructure - Wellard/Leda	683,294	8,104	(254)	0	0	(24,120)	0	667,278	683,040
DCA 15 - Soft Infrastructure - City Site	260,145	3,080	(91)	0	0	(24,120)	0	239,105	260,055
Sub-Total Developer Contribution Reserves	33,091,277	395,820	(8,427)	3,819,637	0	(10,284,041)	0	27,022,693	33,082,850
Total Reserves	55,511,488	641,416	(8,427)	7,574,208	0	(20,299,180)	0	43,427,932	55,503,062

Provider	Unspent operating grant, subsidies and contributions liability				Operating grants, subsidies and contributions revenue					Comments
	Opening Liability 1 July 2020	Increase in Liability	Liability Reduction (As revenue)	Liability 31 Jul 2020	Adopted Budget Receivable	Current Budget Receivable	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	
Operating grants, subsidies and contributions	\$	\$	\$	\$	\$	\$	\$		\$	
General purpose funding										
Local Government General Purpose Grant	0	0	0	0	314,584	314,584	314,584	0	0	
Local Government General Purpose Grant - Roads	0	0	0	0	270,000	270,000	270,000	0	0	
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor	0	0	0	0	175,570	175,570	175,570	0	0	
Law, order, public safety										
Department Fire and Emergency Services - ESL	47,043	0	0	47,043	181,180	181,180	181,180	45,295	0	\$47,043 First instalment of 2021 grant received early in June 20.
Department Fire and Emergency Services - RCTI ESG 1819	0	28,646	(28,646)	0	0	0	0	0	28,646	
Health										
Mosquito Management Contributions (CLAG)	0	2,819	(2,819)	0	21,504	21,504	21,504	1,792	2,819	
Department of Health - Larvicide	0	0	0	0	2,000	2,000	2,000	2,000	0	
Education and welfare										
Banksia Park Operating Cost Contribution	0	28,860	(28,860)	0	346,320	346,320	346,320	28,860	28,860	
Family Daycare - Mainstream Childcare Benefit Subsidy	0	116,070	(116,070)	0	3,436,608	3,436,608	3,436,608	286,384	116,070	
Family Daycare - Subsidy Other	0	126,542	(126,542)	0	46,476	46,476	46,476	3,873	126,542	
Family Daycare - Inclusion Subsidy Scheme	0	0	0	0	5,160	5,160	5,160	430	0	
In-Home Care - CCB Subsidy	0	39,349.90	(39,350)	0	900,000	900,000	900,000	75,000	39,350	
In-Home Care - Subsidy - Department of Communities	0	17,219	(17,219)	0	10,320	10,320	10,320	860	17,219	
Family Day Care Sustainability Grant	80,904	31,180	(31,180)	80,904	62,360	62,360	62,360	31,180	31,180	
NGALA My Time Program	0	2,640	(2,640)	0	10,560	10,560	10,560	0	2,640	
Operational Subsidy - Aboriginal Resource Worker	0	0	0	0	31,500	31,500	31,500	15,257	0	
Library Contributions and Donations	0	18	(18)	0	0	0	0	0	18	
Youth Social Justice Program	0	43,956	(43,956)	0	174,000	174,000	174,000	43,500	43,956	
Youth Leadership and Development LYRIK	0	0	0	0	30,000	30,000	30,000	20,000	0	
Youth Intervention Program	0	0	0	0	20,000	20,000	20,000	0	0	
Youth Spaces Activation	0	0	0	0	5,000	5,000	5,000	0	0	
Community amenities										
PTA Bus Shelter Subsidy	0	0	0	0	7,000	7,000	7,000	0	0	
SMCC - KIC Coastcare in the KIA	0	0	0	0	12,518	12,518	12,518	0	0	
SMCC - BP Coastcare	0	0	0	0	10,000	10,000	10,000	0	0	
SMCC - Perth Region NRM Kleenheat Project	0	0	0	0	0	0	0	0	0	
SMCC - Tronox Adopt a Beach	0	0	0	0	5,000	5,000	5,000	0	0	
SMCC - Suez/ProAlliance Adopt a Beach	0	0	0	0	5,000	5,000	5,000	0	0	
Greening fund	62,853	0	0	62,853	62,852	62,852	62,852	0	0	\$100k Grant received in 2018.
Bin Tagging Funding	0	0	0	0	12,000	12,000	12,000	0	0	
Sustainability Workshops	0	0	0	0	7,000	7,000	7,000	0	0	
Grow it Local	0	0	0	0	19,000	19,000	19,000	0	0	
Recreation and culture										
Shared Use Agreements	0	74,134	(74,134)	0	100,911	100,911	100,911	58,511	74,134	
Stay on Your Feet Program - Injury Matters	0	0	0	0	3,230	3,230	3,230	0	0	
Transport										
Main Roads Annual Direct Grant	0	191,745	(191,745)	0	190,000	190,000	190,000	0	191,745	Grant budgeted to be received in August.
Main Roads Street Light Subsidy	0	0	0	0	6,000	6,000	6,000	0	0	
Main Roads Maintenance Contribution	0	0	0	0	134,000	134,000	134,000	0	0	
TOTALS	190,800	703,180	(703,180)	190,800	6,617,653	6,617,653	6,617,653	612,942	703,180	

Provider	Unspent non operating grants, subsidies and contributions liability				Non operating grants, subsidies and contributions revenue						Comments
	Liability 1 July 2020	Increase in Liability	Liability Reduction (As revenue)	Liability 31 Jul 2020	Adopted Budget Receivable	Current Budget Receivable	Adopted Budget Revenue	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	
	\$	\$	\$	\$	\$	\$		\$		\$	
Non-operating grants, subsidies and contributions											
Law, order, public safety											
Department Premier & Cabinet - Kwinana South extensions	30,000	0	0	30,000	431,000	431,000	431,000	431,000	0	0	
Department Premier & Cabinet - Mandogalup extensions	13,151	0	0	13,151	328,159	328,159	328,159	328,159	0	0	
Department Fire and Emergency Services - Mandogalup Ablutions	20,894	0	0	20,894	0	0	0	0	0	0	
Recreation and culture											
Medina Oval Extension/Upgrade - Changeroom Development	0	0	0	0	400,000	400,000	400,000	400,000	0	0	
Department of Infrastructure - Thomas Oval Lighting	0	0	0	0	150,000	150,000	150,000	150,000	0	0	
Department of Education - McWhirter Promenade and Johnson Road landscaping	55,663	0	0	55,663	0	0	0	0	0	0	
Department of Education - Breccia Parade Footpath	2,547	0	0	2,547	0	0	0	0	0	0	
Transport											
Roads to Recovery - Pace Road Re-seal	0	0	0	0	275,000	275,000	275,000	275,000	0	0	
Roads to Recovery - Orton Road Re-seal	0	0	0	0	174,000	174,000	174,000	174,000	0	0	
Roads to Recovery - Milton Place Re-seal	0	0	0	0	48,903	48,903	48,903	48,903	0	0	
State Road Grant - Wellard Road Duplication Project	0	0	0	0	142,997	142,997	142,997	142,997	0	0	
State Road Grant - Road Reseal - Ocean Street	0	0	0	0	230,133	230,133	230,133	230,133	0	0	
State Road Grant - Road Reseal - Mandurah Road SB1	0	0	0	0	125,533	125,533	125,533	125,533	0	0	
State Road Grant - Road Reseal - Cockburn Road NB	0	0	0	0	30,933	30,933	30,933	30,933	0	0	
State Road Grant - Road Reseal - Leath Road 3	0	0	0	0	263,533	263,533	263,533	263,533	0	0	
State Road Grant - Road Reseal - Leath Road 1	0	0	0	0	66,200	66,200	66,200	66,200	0	0	
State Road Grant - Road Reseal - Mandurah Road NB 2	0	0	0	0	43,200	43,200	43,200	43,200	0	0	
State Road Grant - Road Reseal - Leath Road 2	0	0	0	0	33,133	33,133	33,133	33,133	0	0	
State Road Grant - Road Reseal - Mason Rd	0	0	0	0	141,133	141,133	141,133	141,133	0	0	
Black Spot - Gilmore Avenue Pedestrian Crossing	30,940	0	0	30,940	158,740	158,740	158,740	158,740	0	0	
Perth Bicycle Network LG Grant - Gilmore Avenue Shared Path Stage 1 Design	0	0	0	0	40,700	40,700	40,700	40,700	0	0	
Perth Bicycle Network LG Grant - Parmelia Avenue Shared Path Stage 1 Design	0	0	0	0	29,400	29,400	29,400	29,400	0	0	
Economic services											
Medina CCTV Grant	10,007	0	0	10,007	0	0	0	0	0	0	
Community amenities											
DCA 1 - Hard Infrastructure - Bertram	228,688	53,683	(53,683)	228,688	257,504	257,504	713,153	713,153	0	53,683	Developer Contributions are estimated at budget, but actual receipts rely on the timing of subdivisions.
DCA 2 - Hard Infrastructure - Wellard	2,435,413	0	0	2,435,413	29,704	29,704	2,095,316	2,095,316	0	0	
DCA 3 - Hard Infrastructure - Casuarina	0	0	0	0	3,499,637	3,499,637	3,472,686	3,472,686	0	0	
DCA 4 - Hard Infrastructure - Anketell	533,009	0	0	533,009	6,484	6,484	23,049	23,049	0	0	
DCA 5 - Hard Infrastructure - Wandi	1,073,049	0	0	1,073,049	25,312	25,312	460,299	460,299	0	0	
DCA 6 - Hard Infrastructure - Mandogalup	0	0	0	0	4,776	4,776	23,049	23,049	0	0	
DCA 7 - Hard Infrastructure - Mandogalup (west)	2,988	3,513	(3,513)	2,988	50,220	50,220	23,049	23,049	0	3,513	
DCA 8 - Soft Infrastructure - Mandogalup	471,270	0	0	471,270	5,732	5,732	24,120	24,120	0	0	
DCA 9 - Soft Infrastructure - Wandi / Anketell	11,762,971	0	0	11,762,971	142,840	142,840	3,342,323	3,342,323	0	0	
DCA 10 - Soft Infrastructure - Casuarina/Anketell	225,488	0	0	225,488	2,700	2,700	24,120	24,120	0	0	
DCA 11 - Soft Infrastructure - Wellard East	6,079,450	0	0	6,079,450	74,084	74,084	24,120	24,120	0	0	
DCA 12 - Soft Infrastructure - Wellard West	7,741,470	172,217	(172,217)	7,741,470	101,872	101,872	24,120	24,120	0	172,217	
DCA 13 - Soft Infrastructure - Bertram	283,533	0	0	283,533	3,408	3,408	24,120	24,120	0	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	614,490	3,183	(3,183)	614,490	8,104	8,104	24,120	24,120	0	3,183	
DCA 15 - Soft Infrastructure - Townsite	162,567	2,589	(2,589)	162,567	3,080	3,080	24,120	24,120	0	2,589	
TOTALS	31,777,587	235,185	(235,185)	31,777,587	7,328,154	7,328,154	13,434,461	13,434,461	0	235,185	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020**

**NOTE 12
TRUST FUND**

Funds held at balance date over which the City has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 July 2020	Amount Received	Amount Paid	Closing Balance 31 Jul 2020
	\$	\$	\$	\$
APU Security Bonds	17,934	1,500	0	19,434
Contiguous Local Authorities Group (CLAG)	3,594	835	0	4,429
Public Open Space Cash In Lieu	283,848	0	0	283,848
	305,376	2,335	0	307,711

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

NOTE 13
BUDGET VARIATIONS

Amendments to original budget since budget adoption. Surplus/(Deficit)

GL Code	Description	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
24/06/2020	Annual Budget adoption	\$ 0	\$ 0
		0	0

KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 31 JULY 2020

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

All rates levied under the *Local Government Act 1995*. Includes general, differential, specified area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts and concessions offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refers to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of identifiable non financial assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

FEES AND CHARGES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under *Division 6 of Part 6 of the Local Government Act 1995*. *Regulation 54 of the Local Government (Financial Management) Regulations 1996* identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL

Excess of assets received over the net book value for assets on their disposal.

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Shortfall between the value of assets received over the net book value for assets on their disposal.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, allowance for impairment of assets, member's fees or State taxes. Donations and subsidies made to community groups.

18.4 Occupation Licence the Public Transport Authority of Western Australia

DECLARATION OF INTEREST:

SUMMARY:

The Public Transport Authority of Western Australia (**PTAWA**) is the owner of the land situated on the corner of Mandurah Road and Wellard Road, more particularly described as Lot 153 on Deposited Plan 245392 being part of the land comprised in Certificate of Title Volume 1194 Folio 596.

The City of Kwinana (**the City**) has been a party to an Occupation Licence (**Licence**) with the PTAWA since 1989, with subsequent Licences in 1999 and 2009, for a portion of the Premises, being 350m² of the total lot (**the Premises**). The 2009 Licence has expired on 30 September 2019 and has been holding over on a month to month basis since.

The purpose of the Licence is for an entry statement for the City and beautification on the corner of Mandurah Road and Wellard Road.

OFFICER RECOMMENDATION:

That Council authorise the Chief Executive Officer and Mayor to execute a Licence Agreement between the Public Transport Authority of Western Australia and The City of Kwinana, for 350m² of Lot 153 on Deposited Plan 245392, being part of the land comprised in Certificate of Title Volume 1194 Folio 596 for the purposes of an entry statement and beautification.

DISCUSSION:

The City first entered into a non-exclusive Licence with PTAWA for the Premises in 1989. The then Town of Kwinana (**Town**) sought the Licence to enable the Town to build a limestone wall (**Wall**) as an entry statement on the corner of Mandurah Road and Wellard Road.

On expiry of the 1989 Licence in 1999, PTAWA offered a new Licence to the City for a term of 10 years, to which the City agreed. The same occurred on the expiry of the 1999 Licence in 2009.

The 2009 Licence expired on 30 September 2019 and has been holding over on a month to month basis since. The City's Executive and Elected Members were briefed on this matter on or about 14 October 2019. Since that briefing negotiations around each party's responsibilities have occurred. In particular, the responsibility, as per clause 6.3 of the holding over licence, on the City to remove the existing Wall. The Wall was constructed on commencement of the 1989 Licence by the City and on termination of this licence, and the City not re-entering into a new licence, it will be the responsibility of the City to remove the Wall at the City's own cost.

18.4 OCCUPATION LICENCE THE PUBLIC TRANSPORT AUTHORITY OF WESTERN AUSTRALIA

PTAWA have now offered the City another new Licence, the terms and conditions of which are detailed below:

Terms and Conditions	Details
Commencement Date:	1 October 2019
Term:	10 Years
Further Term:	None
Rent:	\$1.00 per annum
Permitted Use:	Entry Statement and Beautification.
Special Conditions:	Both parties may terminate upon 6 months written notice.
	On termination or expiry of the Licence, the City will, at its own expense, have to remove any structures and any materials as per the previous licence
	The City is to pay the costs related to the preparation and stamping of the Licence. This is estimated to be around \$385.00.
	The City is to have Public Liability Insurance to a minimum of \$10,000,000.00; Insurance premiums are to be paid on an annual basis and the City must provide the Licensor with its Certificate of Insurance;
	The City has overall environmental responsibility for the Premises which includes not causing pollution, contamination or environmental harm. Any pollution, contamination or environmental harm that occurs during the term must be remediated by the City on termination or expiry of the Licence.

This report requests Council authorisation for the Chief Executive Officer to enter into the Licence between PTAWA and the City.

LEGAL/POLICY IMPLICATIONS:

The Licence will contain the standard Insurance, Liability and Indemnity provisions.

FINANCIAL/BUDGET IMPLICATIONS:

Total Rent is \$10.00 for the term of the Licence and the City is required to pay for the costs relating to the preparation and stamping of the Licence, this is estimated to be \$385.00.

This amount is proposed to be funded from the City Legal Land Administration (CLLA) budget.

ASSET MANAGEMENT IMPLICATIONS:

The asset management implications of this report are the ongoing management, maintenance and care of the limestone wall erected and any trees planted as part of beautification.

18.4 OCCUPATION LICENCE THE PUBLIC TRANSPORT AUTHORITY OF WESTERN AUSTRALIA

On termination or expiry of the Licence or failure to renegotiate a new licence, the City will, at its own expense, have to remove the wall and any materials.

ENVIRONMENTAL IMPLICATIONS:

The City has overall environmental responsibility for the Premises which includes not causing pollution, contamination or environmental harm.

Any pollution, contamination or environmental harm that occurs during the term must be remediated by the City on termination or expiry of the Licence.

COMMUNITY ENGAGEMENT:

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

PUBLIC HEALTH IMPLICATIONS:

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

RISK IMPLICATIONS:

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

Risk Event	That Council does not support entering into the Occupation Licence with Perth Transport Authority and gives notice to terminate the Licence currently holding over. This will result
Risk Theme	Ineffective management of facilities/venues/events
Risk Effect/Impact	Financial Property
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	The report seeks Council to resolve that the Chief Executive Officer and the Mayor may enter into the Licence for a term of 10 years.
Rating (after treatment)	Low

19 Notices of motions of which previous notice has been given

20 Notices of motions for consideration at the following meeting if given during the meeting

21 Late and urgent Business

Note: In accordance with Clauses 3.13 and 3.14 of Council's Standing Orders, only items resolved by Council to be Urgent Business will be considered.

COUNCIL DECISION

###

MOVED CR

SECONDED CR

That Council deal with the items of urgent business as presented in the Addendum to the Agenda.

22 Reports of Elected Members

23 Answers to questions which were taken on notice

24 Mayoral Announcements

25 Confidential items

26 Close of meeting