Ordinary Council Meeting

12 April 2023

Agenda

Notice is hereby given of 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

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1 OPENING AND ANNOUNCEMENT OF VISITORS

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

Presiding Member to announce that the Ordinary Council Meeting is being live streamed and recorded in accordance with the City's Live streaming and Recording Council Meetings policy.

By being present at this meeting, members of the public consent to the City recording and livestreaming their image and/or voice.

2 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

Councillor Barry Winmar to present the Welcome to Country:

"Ngullak nyinniny kooralong koora ngullak noitj nidja noongar boodjar. Noongar moort djoorapiny nyinniny nidja ngulla quopadok noongar boodjar kooralong.

From the beginning of time to the end, this is Noongar Country. Noongar people have been graceful keepers of our nation for many, many years.

Djinanginy katatjin djoorapiny nidja weern noongar boodjar ngalla mia mia boorda.

Look, listen, understand and embrace all the elements of Noongar Country that is forever our home.

Kaya wandju ngaany koort djoorpiny nidja Noongar boodjar daadjaling waankganinyj Noongar Boodjar.

Hello and welcome my heart is happy as we are gathered on country and meeting here on Noongar 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 Sue 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:

Nil

Leave(s) of Absence (previously approved):

Nil

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 –

be addressed to the Mayor;
be made by electors of the district;
state the request on each page of the petition;
contain at least five names, addresses and signatures of electors making the request;
contain a summary of the reasons for the request;
state the name of the person to whom, and an address at which, notice to the petitioners can be given; and
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 –

that the petition be received;
that the petition be rejected; or
that the petition be received and a report prepared for Council.

6.2 PRESENTATIONS

In accordance with Clause 3.6 of the *Standing Orders 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 Orders 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:

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.
setting out the agenda item to which the deputation relates;
whether the deputation is supporting or opposing the officer's or committee's recommendation; and
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 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 22 MARCH 2023

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 22 March 2023 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 —

in a written notice given to the CEO before the meeting; or
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 —

before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
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

10 ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

Nil

11 ANY BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil

12 RECOMMENDATIONS OF COMMITTEES

Nil

12.1 CHIEF EXECUTIVE OFFICER PERFORMANCE AND RENUMERATION REVIEW 2022/2023 - APPOINTMENT OF APPRAISAL AGENT AND SCHEDULE OF REVIEW

Reason for Confidentiality

This report and its attachments are confidential in accordance with Section 5.23(2)(a) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(a) a matter affecting an employee or employees

13 ENBLOC REPORTS

14 REPORTS – COMMUNITY

Nil

15 REPORTS – ECONOMIC

Nil

16 REPORTS – NATURAL ENVIRONMENT

Nil

17 REPORTS – BUILT INFRASTRUCTURE

17.1 DRAFT LOCAL COMMERCIAL AND ACTIVITY CENTRE STRATEGY - ADOPTION FOR COMMUNITY CONSULTATION AND ENGAGEMENT

SUMMARY

The City of Kwinana (City) is seeking to advertise a Draft Local Commercial and Activity Centre Strategy 2022 (LCACS) that has been prepared for the City by a specialist urban economics consultancy (Pracsys) (Attachment 1). The Draft LCACS will supersede the City's current LCACS which was adopted by Council in 2014.

The Draft LCACS forecasts that by 2042 retail and commercial land uses in the City may increase by an additional 170,000m^2 (a 60% increase on the 2021 floor area). The Draft LCACS is based on robust modelling and analysis to ensure that a hierarchy of activity centres is distributed throughout the City to ensure that frequently required retail and service needs are situated in local centres (within walkable catchments) and less frequently required retail needs and services are situated in convenient higher order centres distributed throughout the City.

The recommended Activity Centre Hierarchy in the Draft LCACS is based on the current network of activity centres in the City outlined in LCACS (2014). The City Centre will remain the principal retail and service centre suitable for specialised retail, entertainment, medical services, and office uses.

The recommended hierarchy is shown in Attachment 2 and described in Table 2. The key changes to the Activity Centre Hierarchy proposed by the Draft LCACS, are as follows:

a) increasing the diversity of land uses in the City Centre to include health, entertainment, and office land uses.

b) reclassifying Leda activity centre from 'Neighbourhood' to 'Local' centre.

c) reclassifying Calista, Orelia, Anketell 02 and Wellard 02 activity centres from 'Local' to 'Mixed Use' centres; and

d) removing four centres from the Activity Centre Hierarchy that were not implemented or have been developed for other purposes (Casuarina 03, Wellard E01, Postans and Spectacles).

The Draft LCACS is consistent with the Draft State Planning Policy 4.2 - Activity Centres (WAPC 2020) and will then be included in the City's Draft Local Planning Strategy to be implemented through subsequent stages of the planning framework.

City Officers recommend that the Draft LCACS be advertised for public comment and community engagement in conjunction with the Draft Local Planning Strategy. The LCACS may be modified in response to issues raised in submissions and then presented to Council for consideration for final adoption.

OFFICER RECOMMENDATION

That Council take the following action with the Draft Local Commercial and Activity Centre Strategy 2022 (Attachment 1):

1. **Adopt the Draft Strategy for the purposes of public advertising and community engagement.**

2. **Advertise the Draft strategy 2022 for a period of 60 days in conjunction with the Draft Local Planning Strategy.**

3. **Require a report back to Council that details the submissions received during the advertising period and a recommendation on the final form of the Strategy.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

Background
Activity centres are described in the Western Australian Planning Commission's (WAPC) Draft State Planning Policy 4.2 for Activity Centres as "multi-functional community focal points that vary in size and function. They are generally well-serviced by transport networks with a focus on integrated pedestrian access and walkability, and may include land uses such as commercial, retail, food and hospitality, higher-density housing, entertainment, tourism, civic/community, higher education, and medical services."

The purpose of the City's Draft LCACS is to:

a) Facilitate the provision of a viable and accessible network of functional and attractive activity centres to meet the future needs of the community which has entailed:

- assessing the future retail needs of the community and providing guidance in relation to the estimated future trade potential of all existing and planned activity centres.
- defining an activity centres hierarchy and appropriate land use mix, that supports the role and function of each activity centre and facilitates a competitive retail and commercial market.
- reinforcing a hierarchy of centres and ensuring the City Centre remains the City's largest activity centre accommodating higher-level commercial, civic, and cultural activities; and
- permitting the development of new centres only when they clearly fill a gap in the defined network.

b) Encourage and facilitate the improvement of existing activity centres to enhance their utility and attractiveness by:

- allowing for development or changes in use that will improve the condition and/or performance of an existing local activity centre.
- taking a pro-active role in encouraging and facilitating improvement to existing activity centres; and
- ensuring that enough land is provided for the long term floorspace potential of planned mixed use activity centres.

c) Encourage and facilitate compatible non-retail uses in activity centres at all levels in the hierarchy to improve their convenience and utility.

Employment

In addition to providing access to important community commercial, retail, hospitality and medical services, activity centres also provide local employment. Activity centres will continue to provide a mix of both low and high skilled employment within the City. Low skilled employment is most suited to younger people that live locally, while high skilled employment will likely support a mix of the local and external workforce.

Urban Form

Once adopted, the LCACS will be included in the City's Draft Local Planning Strategy and implemented through subsequent stages of the planning framework to ensure:

a) development within activity centres is well-designed, cohesive, and functional and capitalises on the use of existing and planned infrastructure.

b) that diversity of housing in and around activity centres is maximised to improve land efficiency and housing variety; and

c) access to and within activity centres by walking, cycling and public transport is maximised while private vehicle trips and dependence on parking is reduced.

Draft Local Planning Strategy

Council adopted a Draft Local Planning Strategy on the 24 March 2021 which was referred to the WAPC for consent to advertise. The WAPC's (Statutory Planning Committee) endorsed the Draft Local Planning Strategy for advertising on 6 December 2022.

The Draft Local Planning Strategy (2021) identifies the need to adopt a revised LCACS on the basis that there has been growth in population and development since the adoption of LCACS (2014), including:

a) an increase in population and dwellings in the City and surrounding local authorities.

b) additional retail and commercial facilities in the City and surrounding areas (Coles, Aldi, Costco, Baldivis).

c) additional industrial development in the Kwinana Industrial Area and Latitude 32; and

d) an announcement by the State government proposing the Westport Outer Harbour.

There are a number of Strategic Actions listed in the Draft Local Planning Strategy relevant to commercial activity in the City, including:

a) Encourage redevelopment of the following local centres:
   - Orelia local centre - facilitate mixed use redevelopment; and
   - Calista local centre – rezone the site to residential development.

b) Investigate appropriate locations for education land as part of the preparation of precinct structure plans for the City Centre, District and Neighbourhood Centres.

c) Introduce provisions in the City of Kwinana's Local Planning Scheme to allow for training needs of the community within Neighbourhood, District, and the City Centres.

d) Advocate for the establishment of training facilities within Kwinana to provide semi-professional and trade training for the defence industry and other industries with the Kwinana Industrial Area.

Strategic Action a) has been reaffirmed as part of the Draft LCACS. Strategic actions b), c) and d) will be reviewed following engagement with the community in relation to the Draft Local Planning Strategy and Draft LCACS.

Methodology used to prepare the Draft LCACS

The methodology used by Pracsys to determine future retail, commercial and service needs of the City is summarised in Table 1. This methodology provided the evidence and justification for the recommended Activity Centre Hierarchy in the Draft LCACS.

Table 1: Summary of methodology used to prepare the Draft LCACS

Methodology		Description
1.	**Population Analysis**	Forecast the following population characteristics of the community to determine the retail, commercial and service needs of the community: • Population growth • Age profile • Employment • Level of education and occupation • Types of housing • Cultural diversity
2.	**Socio-economic and employment profile of the City's population.**	Forecast the socio-economic characteristics of the community to determine the retail, commercial and service needs of the community: • Household income levels; and • Types of industry where local residents are employed.

3.	**Retail and commercial floorspace analysis**	Describe the current and projected changes in retail and commercial floor space in the City.
4.	**Service commercial floorspace analysis**	Describe the current and projected changes in service commercial floor area in the City.
5.	**Benchmark Analysis**	Compare the City Centre against other metropolitan district centres to identify opportunities for greater diversity at the City Centre.
6.	**Gap Analysis**	Compare the City Centre against other metropolitan district centres to identify in detail the types of retail, commercial and service land uses that are under provided in the City Centre.
7.	**Retail Needs Assessment**	A Retail Needs Assessment determines the amount of supportable retail and non-retail floorspace based on expected future demand.
8.	**Retail Gravity Modelling**	Determine the sales growth of an activity centre based on catchment and size of the activity centre.

Recommended Activity Centre Hierarchy in Draft LCACS
The recommended Activity Centre Hierarchy in the Draft LCACS is summarised in Table 2 and identified on a map in Attachment 2.

Table 2: Recommended Activity Centre Hierarchy (Draft LCACS)

	By 2042 Forecast Floor Area (m^2)		
	Shop retail	**Retail**	**Non-retail**
SECONDARY CENTRE A multipurpose centre that provides a diversity of economic and community services necessary for the community. This centre is expected to provide health, community and social services, be integrated with public transport and provide opportunities for business agglomeration.			
Kwinana City Centre	49,854	3316	45,531
DISTRICT CENTRE District centres focus on servicing the daily and weekly needs of residents provide services, facilities and job opportunities that reflect the needs of the catchment.			
Wandi District Centre	7,246	4,488	7,522

NEIGHBOURHOOD CENTRES Neighbourhood centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services. They are also a focus for medium density housing. These centres play an important role in providing walkable access to services and facilities for local residents.			
Bertram	2,910		2,317
Medina	3,684		6,741
Thomas Road (Anketell South)	3,092	416	3,370
Mortimer Road	5,413	399	5,443
Wellard Village (Square)	11,265	2,660	5,676
LOCAL CENTRES Local centres provide for the day to day needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities.			
Parmelia	1032		759
Casuarina Central	1238		991
Wandi North Local Centre	2,303		1,990
Mandogalup	2,732		1,846
Kwinana Station	812		697
Wellard Local Centre 2	1,896		654
Wellard East	1,980		685
Leda	1,179	212	528
MIXED USE			
Calista			
Orelia	473		1,513
Wellard Local Centre	1,537		1,361
SERVICE COMMERCIAL			
Orton Road*	4,000	23,568	
Anketell North	316		318
Thomas Road/Holden Close		350	200

**Note the 4000m² of 'shop retail' refers to the existing Costco operation which is zoned 'Special Use' and is situated in the wider Orton Road Service Commercial Precinct.*

The key differences between the Activity Centre Hierarchy identified in LCACS 2014 and the Draft LCACS are:

a) reclassifying Leda activity centre from 'Neighbourhood' to 'Local' centre.
b) reclassify Wellard 02, Anketell 02, Calista and Orelia activity centres from 'Local' to 'Mixed Use' centres; and
c) removing four centres from the Activity Centre Hierarchy that were not implemented or have been developed for other purposes (Casuarina 03, Wellard E01, Postans, Spectacles, Wells Beach).

Table 3 compares the Activity Centre Hierarchy in LCACS 2014 with the Draft LCACS.

Table 3: Comparing the Activity Centre Hierarchy in LCACS 2014 with the recommended hierarchy in the Draft LCACS

	Activity Centres (2014 and 2022 combined)	Comparison	
		LCACS 2014 Centre Hierarchy	Draft LCACS Centre Hierarchy
1.	Kwinana City Centre	✓	✓
2.	Wandi District Centre	✓	✓
3.	Bertram Neighbourhood Centre	✓	✓
4.	Medina Neighbourhood Centre	✓	✓
5.	Thomas Road (Anketell South) Neighbourhood Centre	✓	✓
6.	Mortimer Road Neighbourhood Centre	✓	✓
7.	Wellard 01 (2014) - Wellard Village (Square) Neighbourhood Centre (2022)	✓	✓
8.	Leda	✓	✓
9.	Parmelia Local Centre	✓	✓
10.	Casuarina 02 (2014) Casuarina Central Local Centre	✓	✓
11.	Wandi Local Centre (2014) - Wandi North Local Centre (2022)	✓	✓
12.	Mandogalup Local Centre	✓	✓
13.	Kwinana Station	✓	✓
14.	Wellard 03 (2014) – Wellard Local Centre 2 (2022)	✓	✓

15.	Wellard E02 (2014) - Wellard East (2022) Local Centre	✓	✓
16.	Wellard 02 (2014) – Wellard Local Centre (2022)	✓	✓
17.	Anketell 02 (2014)– Anketell North (2022)	✓	✓
18.	Calista	✓	✓
19.	Orelia	✓	✓
20.	Casuarina 03	✓	✗
21.	Wellard E01	✓	✗
22.	Orton Road (Costco)	✓	✓
23.	Thomas Road/Holden Close Mixed Business/service commercial	✓	✓
24.	Postans	✓	✗
25.	Spectacles	✓	✗
26.	Orton (south of Orton Road)	—	✓
27.	West side of Anketell Road / Kwinana Freeway interchange	—	✓
28.	Rockingham Road (Naval Base)	—	✓
29.	Wells Beach	✓	✗

Legend

Secondary Centre		Local Centre	
District Centre		Mixed Use	
Neighbourhood Centre		Service Commercial	

Summary of other recommendations in the Draft LCACS

In addition to the changes to the City's Activity Centre Hierarchy summarised in Table 3 (above) other key findings of the Draft LCACS are summarised in Table 4 (below).

Table 4: Summary of Draft LCACS recommendations

Activity Centre	Recommendations
Secondary Centre	**Kwinana City Centre** • Encourage office development to occur in the City Centre to create daytime activation. • Facilitate entertainment, café, restaurant, recreation, and cultural uses in the City Centre to promote night-time activation and increased liveability. • Encourage any future redevelopment of the Kwinana Marketplace to connect with Chisham Avenue. • Create a stronger connection between civic and retail uses in the City Centre to promote multi-use visits and pedestrian activity. • Short term activation of Chisham Avenue through alfresco dining, a strong link with Aldi and additional activities in the Market Square area between Chisham Avenue and the Public Library. • Offer family amenity or encourage proponents to provide family amenity. Family amenity has been an important feature for several retail redevelopments, including the Karrinyup Shopping Centre Redevelopment and the Cockburn Gateway Expansion. • Support residential diversity in the City Centre to increase the local expenditure pool.
District Centre	**Wandi District Centre** The Wandi District Centre is now planned to reach a size of approximately 10,000m^2 by 2042, less than forecast in the LCACS 2014 for that date. This reflects the centre's location, surrounding rates of residential growth, with small pockets of urban residential development within its catchment and a large area of rural and non-residential land. The location along Anketell Road may provide additional support given its planned connection to Westport.
Neighbourhood Centres	**Medina Neighbourhood Centre** This centre appears to be turning over moderately well with a low vacancy rate. It is unlikely that the centre will grow significantly in the future given that residential dwellings within the Study Area are already established and there is little vacant land to grow. It is recommended that increases in demand be allowed to increase the productivity of the centre's existing floorspace.
	Bertram Neighbourhood Centre The LCACS 2014 noted that this centre was intended to be a main street centre but was not necessarily performing as one. This may be due to the lack of active shop frontages and a fairly inhospitable microclimate, which could potentially be remedied with cafes and restaurants offering alfresco dining, parklets and street trees.

	Wellard Village This centre appears to be performing well and is in a suitable location adjacent to a train station and in close proximity to urban development. Neighbourhood centres can generally grow up to 10,000m^2 Shop/Retail floorspace; it is recommended that this centre be allowed to expand to this size in the long term to cater for nearby population growth. It is recommended that this be the maximum floorspace over the analysis period to ensure that the role of the centre does not change to that of a District Centre and begin to directly compete with the Kwinana City Centre.
	Mortimer Road The analysis identified that this centre will require up to 5,800m^2 Shop/Retail floorspace in the long term. Any short- term development at this centre that is smaller than the identified demand should be developed in a way that will allow for future expansion.
	Anketell South (Thomas Road) The centre is expected to support demand for up to 3,100m^2 Shop/Retail floorspace in the long term. This level is sufficient to support a single small to medium sized shopping centre with some specialty offerings. Given the Shop/Retail like offering at the newly developed Costco, any further out of centre supermarkets like those that have been proposed to the south of Thomas Road would essentially absorb the opportunity for the planned Thomas Road centre to develop with an anchor tenant.
Local Centres	**Leda** This centre underwent a redevelopment which resulted in a significant reduction of its floorspace. As a result, the centre has been reclassified from a Neighbourhood Centre to a Local Centre.
	Orelia Draft LCACS recommends that the City support the development and delivery of an approved structure plan that allows for retail and residential development at the site. This centre should be rezoned to Mixed-Business.
	Calista Local Centre There are likely higher and better uses for this site, particularly given the current layout of the centre. Given the proximity of the centre to the City Centre, redevelopment of the centre for residential uses would be appropriate. The centre should be zoned as Mixed Business to allow small shop/residential rather than a stand- alone shop.
	Parmelia Local Centre This centre currently provides predominantly health related services. Given its proximity to the City Centre, additional Shop/Retail uses should be limited to supporting walkable daily shopping trips for the local population.

	Wellard Local Centre A potential Local Centre was assessed in Wellard to the south of the train station. This area is under provisioned with regards to access to activity centre uses and some provision should be made. The analysis identified that a local centre of approximately 1,500m^2 Shop/Retail floorspace could be supported in the long term. It is recommended that the land be zoned as Mixed-Business to allow for Shop/Retail and Residential uses to support the centre.
	Wellard 02 It is recommended that the centre previously identified as Wellard 02 be zoned as Mixed-Business to allow small shop/residential rather than a stand-alone shop.
	Wellard Local Centre 2 This local centre has developed with non-retail uses including a childcare centre and medical centre. The analysis has identified that the local centre could support up to 1,500m^2 Shop/Retail floorspace in the long term.
	Wellard East A potential Local Centre was assessed in Wellard, to the east of the Kwinana Fwy. This area will require access to daily shopping goods and services as further residential development occurs. The analysis identified that a local centre of up to 1,500m2 Shop/Retail floorspace could be supported in the long term.
	Wandi Local Centre The Wandi Local Centre is in close proximity to urban development. Analysis indicated that the high levels of potential demand could support a local centre up to 1,500m^2 Shop/Retail floorspace in the long term.
	Mandogalup The proposed Mandogalup local centre is in close proximity to urban development. Analysis indicates increasing demand; a local centre of 1,500m^2 Shop/Retail floorspace could be supported in the long term. There is currently a high level of residential development underway around this location with many potential future local centres identified in the City of Cockburn. There is also uncertainty with regards to the final uses to be developed as part of the Investigation Area 47. The City should engage with the City of Cockburn to develop a coordinated approach to the delivery of local centres in the Mandogalup and Hammond Park areas.
	Casuarina Central This centre provides a local offering between the Thomas Road and Mortimer Road neighbourhood centres. Analysis indicates that demand could support a smaller local centre up to 1,300m^2 Shop/Retail floorspace.

	Anketell North This local centre is in close proximity to the Wandi District Centre. Analysis indicates that only a very small local centre of approximately 300m^2 could be supported. It is not likely that this is viable as a standalone centre. It is recommended that the centre be rezoned as Mixed-Business and that these uses be allowed as incidental in the Service Commercial section of the Wandi District Centre to the south of Anketell Rd. Any offering would need to be supporting the local workforce only (e.g, a sandwich bar, cafe)

Conclusion

The City is seeking to advertise a Draft LCACS that has been prepared for the City. The Draft LCACS will supersede the City's current LCACS which was adopted by Council in 2014.

The Draft LCACS is based on robust modelling and analysis to ensure that a hierarchy of activity centres is distributed throughout the City. The recommended Activity Centre Hierarchy in the Draft LCACS is based on the current network of activity centres in the City outlined in LCACS (2014).

The key changes to the Activity Centre Hierarchy proposed by the Draft LCACS, are as follows:

a) increasing the diversity of land uses in the City Centre to include health, entertainment, and office land uses.

b) reclassifying Leda activity centre from 'Neighbourhood' to 'Local' centre.

c) reclassifying Calista, Orelia, Anketell 02 and Wellard 02 activity centres from 'Local' to 'Mixed Use' centres; and

d) removing four centres from the Activity Centre Hierarchy that were not implemented or have been developed for other purposes (Casuarina 03, Wellard E01, Postans and Spectacles).

City Officers recommend that the Draft LCACS be advertised for public comment and community engagement in conjunction with the Draft Local Planning Strategy.

STRATEGIC IMPLICATIONS

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

Strategic Community Plan			
Outcome	**Strategic Objective**	**Action in CBP (if applicable)**	**How does this proposal achieve the outcomes and strategic objectives?**
2 – A resilient and thriving economy and exciting opportunities	2.1 – Enable a thriving and sustainable local economy that supports and sustains quality jobs and economic opportunities	2.1.2 – Implement the Local Planning Strategy 2.1.3 – Review the Local Commercial and Activity Centres Strategy 2.1.4 – Develop a Pathways to Employment Plan	Reviewing LCACS 2014 in accordance with an action set out in draft Local Planning Strategy.
4 – A unique, vibrant and healthy City that is safe, connected and socially diverse	4.1 – Create, activate and manage places and local centres that are inviting, unique and accessible	4.1.2 – Implement the Local Planning Strategy 4.1.4 – Review the Local Commercial and Activity Centres Strategy	Reviewing LCACS 2014 in accordance with an action set out in draft Local Planning Strategy.

The purpose of the Draft LCACS is to ensure that future retail and commercial development will be in accordance with a hierarchy and network of activity centres that meets the retail, commercial and social needs of the local community over the next twenty years. The Draft LCACS is consistent with the draft State Planning Policy 4.2 - Activity Centres (WAPC 2020) and will then be included in the City's Draft Local Planning Strategy to be implemented through subsequent stages of the planning framework.

SOCIAL IMPLICATIONS

This proposal will support the achievement of the following social outcome/s, objective/s and strategic priorities detailed in the Social Strategy.

Social Strategy			
Social Outcome	**Objective**	**Strategic Priority**	**How does this proposal achieve the social outcomes, objectives and strategic priorities?**
2 – Connected and Inclusive	2.0 – Equitable and inclusive social connection and engagement with community life	2.2 – Plan for open and accessible community spaces when developing suitable facilities to facilitate community interaction 2.3 – Value and support the importance of social connections and consider how new and existing programs and services can contribute to reducing social isolation 2.4 – Facilitate initiatives that encourage social interaction and connection at both a local and community wide level	a) Facilitate the provision of a viable and accessible network of functional and attractive activity centres to meet the future needs of the community b) Encourage and facilitate the improvement of existing activity centres to enhance their utility and attractiveness c) Encourage and facilitate compatible non-retail uses in activity centres at all levels in the hierarchy to improve their convenience and utility.
6 – Vibrant and Celebrated	6.0 – Vibrancy and creativity thrive and our unique identity and achievements are celebrated	6.6 – Provide opportunities to establish a thriving creative economy	a) Encourage and facilitate the improvement of existing activity centres to enhance their utility and attractiveness. b) Encourage and facilitate compatible non-retail uses in activity centres at all levels in the hierarchy to improve their convenience and utility.

The purpose of the Draft LCACS is to ensure that future retail and commercial development will be in accordance with a hierarchy and network of activity centres that meets the retail, commercial and social needs of the local community over the next twenty years.

The broad objective is to ensure that frequently required retail and service needs are located in local centres (walkable catchments) and other less frequently required retail needs and services are in convenient locations (on bus and cycle routes) distributed throughout the City.

LEGAL/POLICY IMPLICATIONS

State Government Policies
State Planning Policy 4.2 – Activity Centres (WAPC 2020)

Local Planning Policies

- Strategic Community Plan
- Draft Local Planning Strategy (Parts 1 and 2)
- Draft Community Infrastructure Plan 2022
- City of Kwinana Local Commercial and Activity Centres strategy (2014)

FINANCIAL/BUDGET IMPLICATIONS

Once adopted the LCACS could be used to guide the preparation of long-term capital investment programs, and promotion and coordination of private and public investment.

ASSET MANAGEMENT IMPLICATIONS

Once adopted the LCACS could be used to guide the preparation of long-term capital investment programs.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

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

COMMUNITY ENGAGEMENT

The draft LCACS will be advertised for comment and community engagement in conjunction with the draft Local Planning Strategy.

ATTACHMENTS

A. Draft Local Commercial and Activity Centre Strategy 2022
B. Draft Local Planning Strategy Hierarchy Map 2022
C. Draft Local Commercial and Activity Centre Hierarchy 2014

pracsys.

City of Kwinana

FINAL DRAFT

Local Commercial and Activity Centre Strategy 2022

(Review and Update Local Commercial and Activity Centre Strategy 2014)

October 2022

Document Control				
Document Version	**Description**	**Prepared By**	**Approved By**	**Date Approved**
v 1.0	Draft LCACS Review and Update	Esther Buckeridge	Dawson Demassiet-Huning	01 May 2022
v 2.0	Final Draft LCACS Review and Update	Ervin Sehovic	Dawson Demassiet-Huning	23 September 2022
v 3.0	Final Draft LCACS Review and Update	Ervin Sehovic	Dawson Demassiet-Huning	11 October 2022

Disclaimer

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1 STRATEGY SUMMARY

The draft Local Commercial and Activity Centre Strategy 2022 (LCACS) provides the City of Kwinana (City) with:

- A review and update of the City's Local Commercial and Activity Centre Strategy 2014 (LCACS)
- A summary of the quantum and distribution of supportable retail and non-retail floorspace over the next twenty years, referred to as the activity centre hierarchy (ACH)
- An evidence-based guide to planning vibrant activity centres

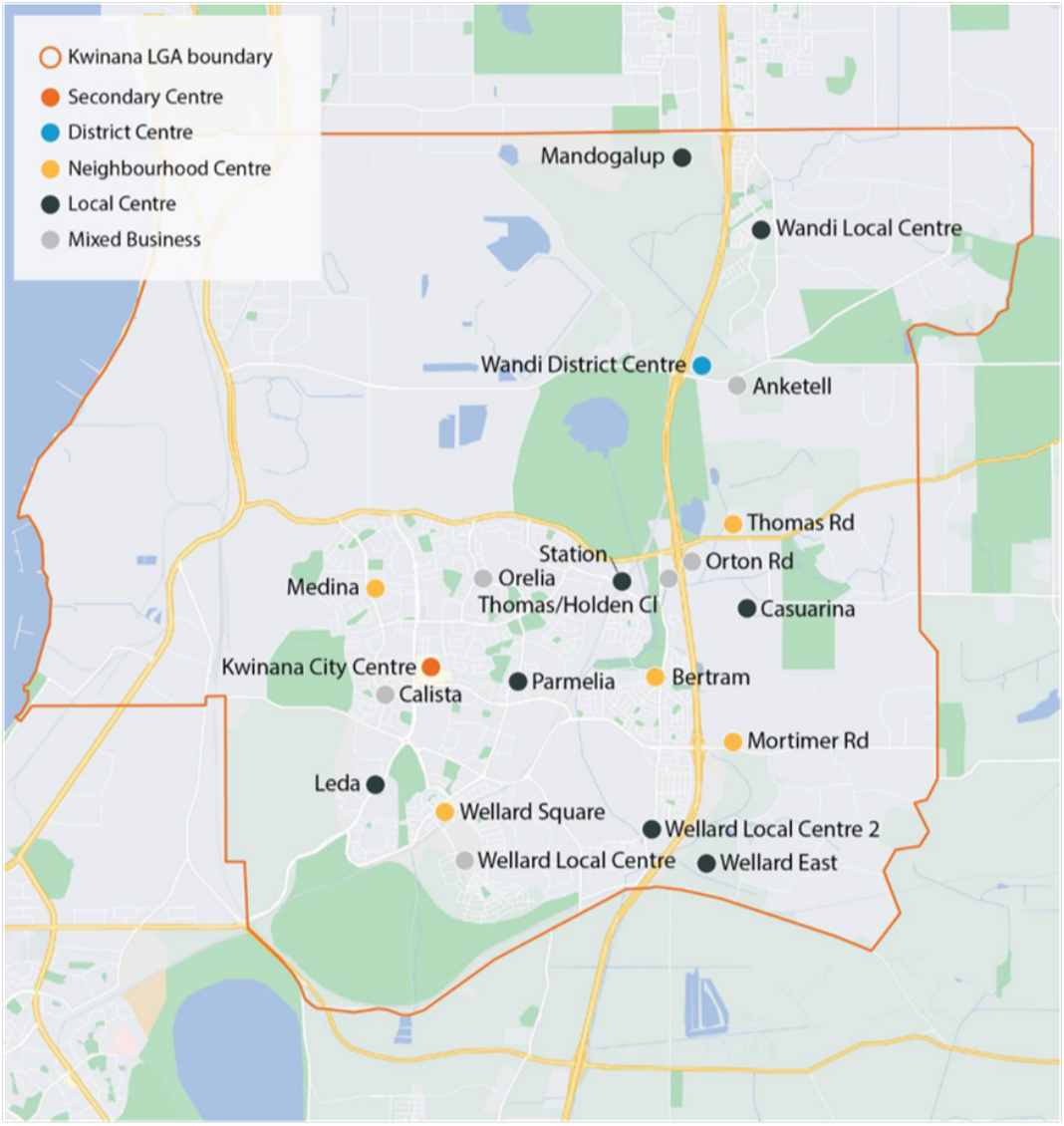
Since 2014, the City of Kwinana's economic context experienced several changes including considerable population growth locally and in surrounding areas, centre developments in surrounding areas (e.g. Baldivis Town Centre) and changes to the State Government's Activity Centre Policy as well as the announcement of Westport at the Western Trade Coast (WTC). Consequently, the City of Kwinana adopted a draft Local Planning Strategy (LPS) in 2021, which identified a need to review the existing LCACS, along with several other relevant key actions including:

- Enhance and develop Kwinana's local and neighbourhood centres to meet the different needs of the local community, including access to goods and services and social interaction
- Enhance the Kwinana City Centre as the primary place for retail shopping, commercial, educational, entertainment, civic and recreation activities
- Investigate future 'Service Commercial' land requirements within the City of Kwinana
- Identify land uses that will improve local employment opportunities for unskilled and youth employment, such as retail, accommodation, health and food services

Given the context, the LCACS has been updated based on modelling and analysis aiming to optimise and increase the supply of floorspace to meet the current and future needs of the local community. The LCACS also considers the background analysis, underlying thought and rationale from the original LCACS that remain relevant.

The centres included in the activity centre hierarchy are shown on the map below (Figure 1).

Figure 1. Map of City of Kwinana Activity Centre Hierarchy



Source: City of Kwinana, Pracsys 2022

1.1 Strategic Plan

The LCACS has adopted a principles-based approach towards managing growth and change in activity centres - the relevant principles being an equilibrium between the demand for and supply of quality, well located activity centres over time. In the face of uncertainty, appropriate assumptions were made balancing risks and contingencies while positively seeking to create activity centre development opportunities.

Strategic Intention

The LCACS sets out to achieve the following strategic intentions:

- Facilitate the provision and responsive evolution of a viable and conveniently accessible **network of functional and attractive activity centres** to serve the needs of the population over time. This entails:
  - An assessment of the future retail needs of the population and providing guidance to the market in relation to the estimated future trade potential of all existing and planned activity centres through a Needs Assessment
  - Defining and consistently implementing a hierarchy of mixed use activity centres that aim to achieve a balance between recommending floorspace requirements and providing the private sector with the flexibility to choose the location of location of their operations
  - Ensuring the Kwinana City Centre remains the City's largest and most complex activity centre hosting higher-level commercial, civic and cultural activities, but also supporting mixed land use/activities in other activity centres appropriate to their role in the hierarchy
  - Illustrating centres on an activity centre hierarchy map, to be updated whenever the need arises
  - Permitting the development of new centres only when they clearly fill a gap in the defined network
  - Liaising with the Public Transport Authority (PTA) to ensure that all new activity centres are adequately served by public transport
- Encourage and facilitate the **improvement of existing activity centres** to enhance their utility and attractiveness to the community. This involves:
  - Allowing for development or changes in use that will improve the condition and/or performance of an existing local activity centre. Refer to the 'Development Standards' section below for a more in-depth consideration of the development standard required
  - Taking a pro-active role in encouraging and facilitating improvement to existing activity centres
  - Ensuring that enough land is provided for the long term floorspace potential of planned mixed use activity centres
- Encouraging a **high standard of design and development of new activity centres** in accordance with relevant State-level policies. This includes:
  - Liaising with developers and other key stakeholders during the planning and design process and exercising development control powers to ensure centres are sustainable and align with urban design principles. Refer to the 'Development Standards' section below for a more in-depth consideration of the development standards required
- Encouraging and facilitating **compatible non-retail uses in activity centres** at all levels in the hierarchy to improve their convenience and utility

- Encouraging and facilitating development of **medium and high density housing** within the and vicinity of activity centres to enhance centre viability, housing affordability and reduce car dependence. This could involve zoning land for medium and high density residential development in the immediate vicinity of activity centres
- Integrating the recommendations of the LCACS into the City of Kwinana's draft Local Planning Strategy (LPS)

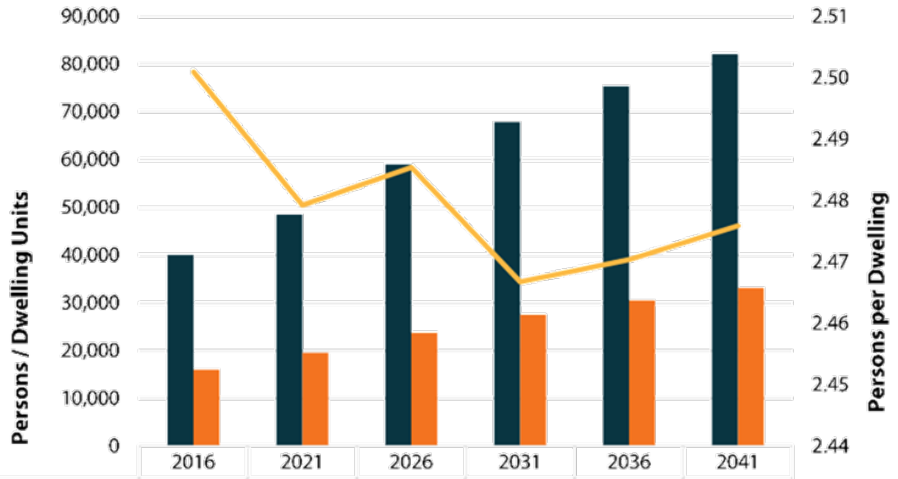
Development Standards

While a flexible, pragmatic and responsive approach can be taken regarding the re-development of older existing centres, a more demanding, principled and outcome focussed approach must be taken for the Kwinana City Centre and any new district/neighbourhood/local centres. State Planning Policy 7.0: Design of the Build Environment should be used to guide design principles. Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for the economic principles that new developments should adopt.

1.2 Population

Strong population growth is projected for the City of Kwinana and Study Area relevant to the City's activity centres (Figure 2). This growth will require significant additional commercial floorspace to address the goods, services and employment needs of the population.

Figure 2. Projected Population, Dwelling and Occupancy Rate – City of Kwinana



	2016	2021	2026	2031	2036	2041
Population	40,058	48,497	58,972	67,829	75,365	82,074
Dwellings	16,017	19,561	23,727	27,497	30,507	33,149
Occupancy ratio	2.50	2.48	2.49	2.47	2.47	2.48

Source: REMPLAN 2022, Pracsys 2022

The population estimates at five year intervals can be used as an indicative staged gateway when considering the floorspace potential for the City's activity centres.

1.3 Needs Assessment

The Needs Assessment determines the commercial floorspace required in the City of Kwinana's activity centre hierarchy and identifies suitable locations to provide for demand as new residential areas develop. The floorspace estimates provided should be interpreted as flexible floorspace targets that are relevant to a modelled population. They are an indicator of market potential over time and can guide the City of Kwinana's decision making with regards to development of its activity centres. These can be related to the population forecasts to understand how timing may fluctuate based on the population level achieved at a certain point in time (example: if the projection for population in 2032 were achieved by 2027, the supportable floorspace could be greater in 2027).

Floorspace and Employment Projections

Required retail and non-retail floorspace for the City of Kwinana has been estimated for high and low scenarios (refer to Appendix 2: Terminology for definitions). The high scenario is a hypothetical scenario representing turnover that each centre could achieve based on their size and distance from dwellings, while the low scenario is an estimate of future turnover levels based on the current reported and estimated turnover levels of existing centres.

The high scenario has been used to develop the Activity Centre Hierarchy floorspace estimates (Figure 3). It is likely that continued population growth and expansion of centres in surrounding areas will encourage a competitive response from centres within the City that will support improved performance required to achieve the high scenario.

Figure 3. Activity Centre Hierarchy

Centre Classification	Centre Name	2027			2032			2037			2042		
		Shop Retail	Other Retail	Non-Retail	Shop Retail	Other Retail	Non-Retail	Shop Retail	Other Retail	Non-Retail	Shop Retail	Other Retail	Non-Retail
Secondary	Kwinana City Centre	37,053	3,217	27,899	38,480	2,785	31,605	42,427	3,035	37,684	49,854	3,316	45,531
District	Wandi DC	5,159	4,093	5,004	5,360	3,510	5,520	6,014	3,953	6,381	7,246	4,488	7,522
Neighbourhood	Bertram	2,015	-	1,315	2,093	-	1,517	2,393	-	1,859	2,910	-	2,317
Neighbourhood	Medina	3,500	-	5,323	3,500	-	5,660	3,500	-	6,162	3,684	-	6,741
Neighbourhood	Thomas Rd	-	-	-	2,392	328	2,510	2,606	369	2,883	3,092	416	3,370
Neighbourhood	Mortimer Rd	3,825	356	3,581	3,873	306	3,954	4,446	349	4,591	5,413	399	5,443
Neighbourhood	Wellard Square	8,203	2,335	1,736	8,421	2,064	2,547	9,462	2,341	3,903	11,265	2,660	5,676
Local	Leda	927	194	110	927	176	199	1,000	193	343	1,179	212	528
Mixed Business/Local	Anketell	238	-	206	244	-	230	266	-	268	316	-	318
Mixed Business/Local	Orelia	357	-	1,345	369	-	1,381	404	-	1,438	473	-	1,513
Local	Parmelia	724	-	400	760	-	473	858	-	596	1,032	-	759
Local	Casuarina	-	-	-	896	-	650	1,019	-	796	1,238	-	991
Local	Wandi LC	1,636	-	1,188	1,738	-	1,355	1,904	-	1,628	2,303	-	1,990
Local	Mandogalup	1,242	-	901	2,026	-	1,096	2,232	-	1,416	2,732	-	1,846
Local	Station	572	-	415	598	-	473	675	-	569	812	-	697
Mixed Business/Local	Wellard LC	1,134	-	823	1,153	-	934	1,293	-	1,119	1,537	-	1,361
Local	Wellard LC 2	-	-	-	1,365	-	131	1,563	-	355	1,896	-	654
Local	Wellard East	-	-	-	1,439	-	139	1,640	-	374	1,980	-	685
Service Commercial	Orton Rd	4,000	9,680	-	4,000	18,325	-	4,000	20,707	-	4,000	23,568	-
Service Commercial	Thomas Rd / Holden Cl	-	350	200	-	350	- 200	-	350	-200	-	350	200

Source: LUES 2015, City of Kwinana 2022, WA Tomorrow 2021, Pracsys 2022

Total Shop/Retail floorspace is predicted to grow by approximately 30,000m² in the low scenario and 50,000m² in the high scenario. Other Retail floorspace is predicted to grow by approximately 13,000m² in the low scenario and 31,000m² in the high scenario

The high scenario achieves an additional 20,000m² and 18,000m² Shop/Retail and Other Retail floorspace respectively between 2022 and 2042. It is recommended that the high scenario be used for planning purposes as it allows greater flexibility for developers to meet demand and it is reasonable to assume that as other centre expansions occur outside of the City that there will be a competitive response by centres within the City. Non-Retail floorspace is projected to increase to 81,000m² and 90,000m² in the low and high scenario, respectively.

These projections are slightly lower than the previous LCACS for Shop/Retail and significantly lower for Other Retail, with the previous LCACS projecting only until 2031.[1] This slightly more conservative forecast is considered appropriate as the previous LCACS indicated approximately an additional 12,000m² of Shop/Retail floorspace and 15,000m² by 2021 than what was actually developed. The current performance of centres and developments in surrounding areas are likely contributing to these discrepancies, along with developers seeking to develop floorspace outside of planned centres.

Employment estimates have been developed for both low and high scenarios. It is estimated that by 2042 the low scenario will contribute an additional 2,315 jobs while the high scenario will contribute an additional 3,446 jobs (Figure 4).

Figure 4. Additional Employment by Scenario

Scenario	2027			2032			2037			2042			Total 2042
	Shop Retail	Other Retail	Non Retail	Shop Retail	Other Retail	Non Retail	Shop Retail	Other Retail	Non Retail	Shop Retail	Other Retail	Non Retail	
High	711	207	291	1,026	309	534	1,307	356	822	1,839	411	1,196	3,446
Low	449	83	251	666	130	459	777	151	691	1,157	174	985	2,315

Source: DPLH 2016, Pracsys 2022

The City's Employment and Economic Development Study identified the need for 12,000 jobs by 2036 to maintain the City's Employment Self Sufficiency (ESS) level, of which 33% would be population driven. The City's Activity Centre Hierarchy would contribute approximately 21% (high scenario) or 13% (low scenario) to the 12,000 job target, respectively. This is seen as an appropriate number given some population driven employment will be provided at light industrial areas that are not considered as part of this this analysis.

[1] The high projections from the previous LCACS were partially due to high State Government population projections that were not realised. Current projections apply a lower growth rate

1.4 Implementation

It is recommended that the Draft SPP4.2 - Activity Centres for Perth and Peel (WAPC) guidelines be followed to support implementation of the LCACS. This includes the requirement for a Needs Assessment and Impact Test to be conducted for any planned development that would either exceed or not achieve its identified floorspace quantum at a given time point by more than a reasonable amount[2]. Non-retail uses will also need to provide a Needs Assessment where they exceed major development criteria as stipulated by the draft SPP4.2. A detailed set of implementation guidelines has been provided in Section 9, Implementation.

Centre Recommendations

Specific recommendations have been developed for each centre. Refer to Section 5 for more information about the current state of each of the City's activity centres.

Kwinana City Centre

The Kwinana City Centre is the primary centre in the Activity Centre Hierarchy (ACH) and the City should ensure that this primacy is retained as the ACH develops. The current performance of the centre has been identified as low[3] and there will likely need to be a collaborative approach between the City and key stakeholders in the Kwinana City Centre to improve the centre's performance. Specific actions to support improved performance of the Kwinana City Centre have been identified in Section 5.1, Kwinana City Centre.

A summary of key focus areas for supporting the Kwinana City Centre in achieving the High Scenario floorspace estimates includes:

- Encouraging office development to occur in the Kwinana City Centre to create day time activation
- Facilitating entertainment, café/restaurant, recreation and cultural uses in the Kwinana City Centre to promote night time activation and increased liveability
- Encouraging any future redevelopment of the Kwinana Marketplace to connect with Chisham Ave
- Creating a stronger connection between civic and retail uses in the Kwinana City Centre to promote multi-use visits and pedestrian activity
- Short term activation of Chisham Ave through alfresco dining, a strong link with Aldi and additional activities in the Market Square area between Chisham Ave and the Public Library
- Offer family amenity or encourage proponents to provide family amenity. Family amenity has been an important feature for several retail redevelopments, including the Karrinyup Shopping Centre Redevelopment and the Cockburn Gateway Expansion
- Support more residential offerings in the Kwinana City Centre to increase the local expenditure pool. The City of Kwinana's 2019 Employment and Economic Development Study also identified an

[2] A reasonable amount is up to the City's discretion and should be assessed at the time of receipt of an application given the potential changes in floorspace required due to technology advancements and other retail trends.
[3] See Section 8, Needs Assessment – Shop/Retail and Other Retail Floorspace Projections

opportunity for Kwinana to be a residential and service location for personnel involved with defence assets maintenance at Henderson

- Work with stakeholders to understand short-term accommodation potential identified in the Employment and Economic Development Study
- Future development to the south of Challenger Ave should complement and not compete with current uses. It is recommended that Shop/Retail uses only be allowed to support residents and visitors to the future development and not act as an activity centre that supports daily shopping needs for a surrounding catchment. The purpose of this recommendation is to prioritise the connection of the Kwinana Marketplace and the Civic uses to the north of Chisham Ave

The other centres in the City's Activity Centre Hierarchy may develop ahead of the Kwinana City Centre, particularly if they are newer and have potentially been developed in a way that is more competitive with new centres outside of the City. This should be allowed as:

- They are playing a critical role in providing for the daily and weekly shopping needs of the City's residents
- Limiting the expansion of other centres will not directly transfer the additional expenditure to the Kwinana City Centre, particularly if there are no changes to its current performance. The expenditure will be split between convenient centres outside of the City (centres near where people work) and the Kwinana City Centre, reducing the overall benefit to the City of Kwinana community and businesses
- Draft SPP 4.2 considers community benefit when assessing the suitability of a development. Allowing planned activity centres to expand based on community need achieves the highest community benefit

Wandi District Centre

The Wandi District Centre is now planned to reach a size of approximately 10,000m^2 Shop/Retail floorspace by 2042. This reflects the centre's location, with small pockets of urban residential development within its catchment and a large area of rural and non-residential land. The location along Anketell Rd may provide additional support given its planned connection to Westport; however, access to the centre may be affected by its proximity to the future Anketell Road / Kwinana Freeway interchange. Ensuring that there is appropriate signage and access once off of Anketell Road will be key in supporting the centre's potential of capturing passing traffic.

A high-level analysis of the centre has been provided to support the development from an economic perspective.

Figure 5. Wandi District Centre Assessment

Attributes	Analysis
Purpose	The original State Planning Policy (SPP) 4.2 expected the Wandi District Centre to be the primary centre serving the Eastern Residential Intensification Concept (ERIC) Urban Corridor.[4] The ERIC urban corridor included areas near the Kwinana Freeway in the suburbs of Mandogalup, Wandi, Anketell, Casuarina and Wellard.[5]
Users	The primary users of the Wandi District Centre are anticipated to be City of Kwinana residents who would not visit the Kwinana City Centre due to distance and barriers. Other major users include motorists from the Kwinana Freeway and the Anketell-Thomas Road Freight Corridor.
Destinations	Destinations should be positioned so that they encourage pedestrian traffic that passes in front of other businesses.
Access and Origins	Access will need to be clearly marked particularly once the Anketell Road / Kwinana Freeway interchange upgraded is completed. Origins (i.e. parking lots) should be located towards the boundary of the centre to encourage pedestrian foot traffic along activated frontages.
Control	The City of Kwinana should work closely with the developer to ensure that the centre activates key sites. Depending on the desired layout for the centre (main street or fully internalised shopping centre) there will be an opportunity to activate corner locations and key pedestrian traffic passages.
Retail Floorspace	Shop/Retail and Other Retail at the Wandi District Centre are not expected to reach the quantum forecast in the 2014 LCACS. It is possible for a proponent to justify floorspace additional to the quantum that has been forecast. The implementation section identifies suitable evidence-based approaches that the City should consider to ensure any development that is outside of the identified floorspace amount will be viable and will not impact the viability and vibrancy of the Activity Centre Hierarchy.
Non-Retail Floorspace	Non-retail floorspace projections for the Wandi District Centre are based on benchmark ratios of retail to non-retail floorspace from District Centres. Expanding beyond this level of non-retail floorspace would be more suitable for certain uses of floorspace than others. For example, some service commercial uses (those suited to highway commercial) would be appropriate in greater concentrations in suitable areas of the Wandi District Centre. Other uses such as office-based uses that could be supported in the Kwinana City Centre should be limited to small scale offerings that cater to a more local catchment.

[4] 'North Anketell Structure Plan Amendment Report', Creative Design + Planning, 2019. Available from: https://www.dplh.wa.gov.au/departmentofplanninglandsheritage/media/daps/metro%20outer%20jdap/agenda/2020/october/20201016%20-%20agenda%20-%20no%2043%20-%20city%20of%20kwinana.pdf.

[5] 'Town of Kwinana Eastern Residential Intensification Concept', Rowe Group, 2013. Available from: 'North Anketell Structure Plan Amendment Report', Creative Design + Planning, 2019. Available from: https://www.dplh.wa.gov.au/departmentofplanninglandsheritage/media/daps/metro%20outer%20jdap/agenda/2020/october/20201016%20-%20agenda%20-%20no%2043%20-%20city%20of%20kwinana.pdf.

Neighbourhood Centres

A summary of implementation recommendations for each centre has been developed (Figure 6).

Figure 6. Neighbourhood Centre Recommendations

Centre	Analysis
Medina Neighbourhood Centre (Pace Road)	This centre appears to be turning over moderately well with a low vacancy rate. It is unlikely that the centre will grow significantly in future given that residential dwellings within the Study Area are already established and there is little vacant land to grow. It is recommended that increases in demand be allowed to increase the productivity of the centre's existing floorspace.
Bertram Neighbourhood Centre	The 2014 LCACS noted that this centre was intended to be a main street centre but was not necessarily performing as one. This may be due to the lack of active shop frontages and a fairly inhospitable microclimate, which could potentially be remedied with cafes and restaurants offering alfresco dining, parklets and street trees (see Section 5.7).
Wellard Town Centre	This centre appears to be performing well and is in a suitable location adjacent to a train station and in close proximity to urban development. Neighbourhood centres can generally grow up to 10,000m² Shop/Retail floorspace; it is recommended that this centre be allowed to expand to this size in the long term to cater for nearby population growth. It is recommended that this be the maximum floorspace over the analysis period (pending review of this document and at the City's discretion) to ensure that the role of the centre does not change to that of a District Centre and begin to directly compete with the Kwinana City Centre.
Mortimer Rd	The analysis identified that this centre will require up to 5,800m² Shop/Retail floorspace in the long term. Any short-term development at this centre that is smaller than the identified demand should be developed in a way that will allow for future expansion.
Anketell South (Thomas Rd)	The Thomas Road centre is expected to support demand for up to 3,100m² Shop/Retail floorspace in the long term. This level is sufficient to support a single small to medium sized shopping centre with some specialty offerings. Given the Shop/Retail like offering at the newly developed Costco, any further out of centre supermarkets like those that have been proposed to the south of Thomas Road would essentially absorb the opportunity for the planned Thomas Road centre to develop with an anchor tenant. This is inconsistent with both the Local and State Planning Frameworks.
Centre Evaluation	Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for an overview of the evaluation questions, criteria and metrics that can be used to assess activity centre performance on an ongoing basis.

Local Centres

A summary of implementation recommendations for each centre has been developed (Figure 7).

Figure 7. Local Centre Recommendations

Centre	Analysis
Leda Neighbourhood Centre	This centre underwent a redevelopment which resulted in a significant reduction of its floorspace. As a result, the Centre has been reclassified from a neighbourhood centre to a local centre.
Orelia Local Centre	This centre is in poor condition and has underutilised vacant land. It is recommended that the City of Kwinana support the development and delivery of an approved structure plan that allows for retail and residential development at the site. This should be rezoned to Mixed-Business.
Calista Local Centre (refer to Appendix 10)	There are likely higher and better uses for this site, particularly given the current layout of the centre. Given the proximity of the centre to the Kwinana City Centre, redevelopment of the centre for residential uses would be appropriate. The centre should be zoned as Mixed-Business to allow small shop/residential rather than a stand-alone shop.
Parmelia Local Centre	This centre currently provides predominantly health related services. Given its proximity to the Kwinana City Centre, additional Shop/Retail uses should be limited to supporting walkable daily shopping trips for the local population.
Wellard Local Centre	A potential Local Centre was assessed in Wellard to the south of the train station. This area is under provisioned with regards to access to activity centre uses and some provision should be made. The analysis identified that a local centre of approximately 1,500m² Shop/Retail floorspace could be supported in the long term. It is recommended that the land be zoned as Mixed-Business to allow for Shop/Retail and Residential uses to support the centre.
Wellard 02 (refer to Appendix 10)	This centre was proposed in the LCACS 2014 and is located at the intersection of Portobello Pde and Lambeth Cir. The Wellard Local Centre will now provide for the daily and weekly shopping needs for surrounding residents. It is recommended that the centre previously identified as Wellard 02 be zoned as Mixed-Business to allow small shop/residential rather than a stand-alone shop.
Wellard Local Centre 2	This local centre has developed with non-retail uses including a childcare centre and medical centre. The analysis has identified that the local centre could support up to 1,500m² Shop/Retail floorspace in the long term.
Wellard East	A potential Local Centre was assessed in Wellard, to the east of the Kwinana Fwy. This area will require access to daily shopping goods and services as further residential development occurs. The analysis identified that a local centre of up to 1,500m² Shop/Retail floorspace could be supported in the long term.
Wandi Local Centre	The Wandi Local Centre is in close proximity to urban development. Analysis indicated that the high levels of potential demand could support a local centre up to 1,500m² Shop/Retail floorspace in the long term.
Mandogalup	The proposed Mandogalup local centre is in close proximity to urban development. Analysis indicates increasing demand; a local centre of 1,500m² Shop/Retail floorspace could be supported in the long term. There is currently a high level of residential development underway around this location with many potential future local centres identified in the City of Cockburn. There is also uncertainty with regards to the final uses to be developed as part of the Investigation Area 47. The City should engage with the City of Cockburn to develop a coordinated approach to the delivery of local centres in the Mandogalup and Hammond Park areas.
Casuarina Central	This centre provides a local offering between the Thomas Road and Mortimer Road neighbourhood centres. Analysis indicates that demand could support a smaller local centre up to 1,300 m² Shop/Retail floorspace.
Anketell North	This local centre is in close proximity to the Wandi District Centre. Analysis indicates that only a very small local centre of approximately 300m² could be supported. It is not likely that this is viable as a standalone centre. It is recommended that the centre be zoned as Mixed Business and that these uses be allowed as incidental in the Service Commercial section of the Wandi DC to the south of Anketell Rd. Any offering would need to be supporting the local workforce only (e.g. a sandwich bar, café)
Centre Evaluation	Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for an overview of the evaluation questions, criteria and metrics that can be used to assess activity centre performance on an ongoing basis.

Service Commercial Centres

A summary of implementation recommendations for each centre has been developed (Figure 8).

Figure 8. Service Commercial Centre Recommendations

Floorspace	Comments
East of Thomas Rd and Kwinana Fwy Interchange (Orton Rd)	This area has a significant proportion of land which is zoned to support Service Commercial/Bulky Goods uses. It is also home to a newly developed Costco that will act as an anchor for other businesses. It is seen as likely to become the primary Service Commercial area in the City. The component of this centre that is made up of the Orton Road centre identified in the previous LCACS is unlikely to be required within the analysis timeframe for Service Commercial uses. It is considered appropriate should proponents of light industrial uses seek to locate there.
Thomas Road / Holden Close	This area was previously identified as a key service commercial area in the 2014 LCACS. The development of the service commercial area to the west of this location is likely to attract any demand that may have gone to this location. Given the importance of having commercial land available in the long term, it is recommended that the current commercial zoning be maintained but be reviewed by the City every five years to see if it may be appropriate for the site to transition to mixed use or even residential zoning.
Guidance for Shop/Retail Uses	There are limited Shop/Retail uses permitted in these centres (refer to Clause 5.6.2 of SPP4.2 (2010)). The only Shop/Retail uses that should be considered at these centres should support the local workforce and the daily needs of visitors (e.g. a sandwich bar).
West side of Anketell Road / Kwinana Freeway interchange	There is the potential that some land in Mandogalup will be zoned to allow for Service Commercial uses. While the location and potential size of uses are unknown; this should be monitored by the City and incorporated in this document at the time of its next update.
Service Commercial Uses Along Rockingham Rd	Industrial areas along Rockingham Rd currently support approximately 2,842m^2 of service commercial (bulky goods) uses within the area based on LUES data. This is down from the 6,399m^2 identified in the previous LCACS. It is expected these uses will be phased out as Westport develops. It is recommended the current zoning be maintained with allowance for incidental Shop/Retail uses such as sandwich bars to cater to the daily shopping needs of workers.
Westport	The Westport development may increase the potential demand for Service Commercial uses, particularly along Anketell Road.

2 INTRODUCTION

Pracsys was engaged by the City of Kwinana to review and update its existing LCACS, which was prepared by Shrapnel Urban Planning in 2014. The LCACS will be incorporated into the City's draft Local Planning Strategy (LPS).

The LCACS includes:

- A strategic review of relevant local and state policies and frameworks
- A floorspace demand and supply profile of the defined Study Area
- Consideration of a mixed-use office precinct at the Thomas Road/Kwinana Freeway Interchange
- A principle-led discussion at improving the economic activation of selected centres, including the Kwinana City Centre and Bertram Neighbourhood Centre
- Benchmark gap analysis to justify greater diversity at the Kwinana City Centre
- A Needs Assessment (NA) to determine supportable retail and non-retail floorspace based on expected future demand
- An activity centre hierarchy from 2022 to 2042 based on low and high growth scenarios
- A discussion on the City of Kwinana's role in supporting centre development

3 CURRENT POLICY ENVIRONMENT

3.1 State Planning Framework

State Planning Policy 4.2 (Draft)

The Draft State Planning Policy (SPP) 4.2 provides a detailed overview of activity centre types and their appropriate hierarchy. It defines activity centres as multi-functional community focal points that vary in size and function. These activity centres should be serviced by transport networks with a focus on integrating pedestrian access and walkability. Activity centres should also include a range of land uses, including:

- Commercial uses
- Retail uses
- Food and hospitality uses
- Higher density housing
- Entertainment uses
- Tourism uses
- Civic/community uses
- Higher education uses
- Medical services

Draft SPP4.2is used to inform the development of planning instruments such as Local Commercial Strategies and has three specific policy objectives:

- Provide a hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to all Western Australians
- Enables the distribution of a broad range of goods, services and activities
- Ensure consistency and rigour in the planning and development of activity centres

To ensure a proposal meets these objectives and is approved under the Draft SPP 4.2, it should:

- Support the overall precinct design objectives
- Deliver net community benefit and not result in a loss of community service to residents
- Provide an impact test for major developments
- Ensure the activity centre network meets different levels of community need and enables employment, goods and services to be accessed efficiently and equitably by the community
- Ensure the importance of active centres is reinforced, and out-of-centre development that undermines the hierarchy of activity centres is discouraged
- Ensure new activity centres or the expansion and consolidation of existing activity centres does not unreasonably undermine existing centres

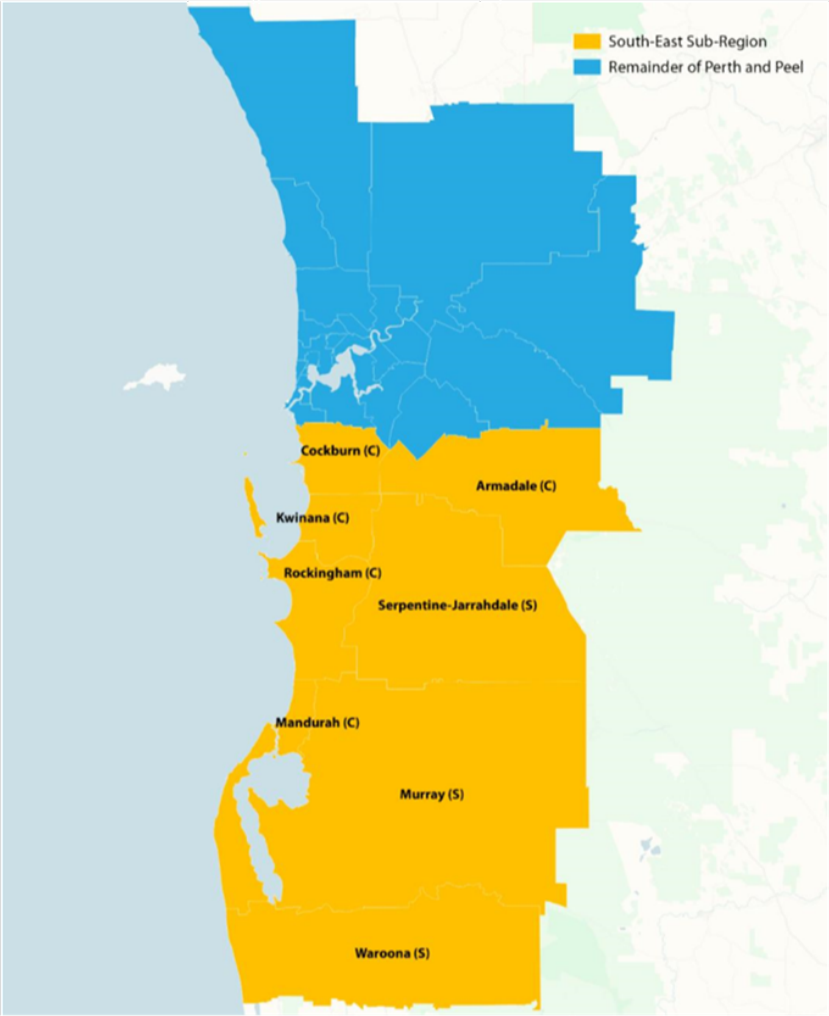
Draft SPP 4.2 provides implementation guidelines to support the development of planning documents and development applications. The guidelines identify two supporting documents:

- Needs Assessments to support strategies, structure plans and major developments
- Impact Tests to support major developments

South Metropolitan Sub-Regional Planning Framework

The South Metropolitan Sub-Regional Planning Framework is a part of the Perth and Peel @3.5 million suite of land use planning and infrastructure frameworks. The South Metropolitan Peel Sub-Region covers an area of almost 5,000 square kilometres and comprises the cities of Armadale, Cockburn, Gosnells, Kwinana, Mandurah and Rockingham, as well as the Shire of Murray, Serpentine-Jarrahdale and Waroona (Figure 9).

Figure 9. South Metropolitan Sub-Region



Source: DPLH 2018, Pracsys 2022

This framework sets out proposals to:

- Achieve a more consolidated urban form
- Facilitate increasing the number of people living close to where they work with the identification of suitable sites for employment within the sub-region
- Protect employment land from other competing land uses
- Maximise the use of and add value to existing infrastructure, including transport, community/social and service infrastructure

The City of Kwinana has been identified as a key area for housing growth due to its strategic industrial land and proximity to other strategic employment centres. This housing growth will need significant infrastructure to support residents going forward. Transit corridors, including the upgrade of Anketell Road to be the future primary east-west freight route and the potential upgrade of Rowley Rd as an east-west connecting route, are expected to support employment growth and access to employment in the City.

There are a number of key themes in the planning framework that are relevant to the LCACS including:

- The need for an appropriate activity centre hierarchy to provide suitable access to goods, services and employment in the City
- The need for a mix of commercial and community uses in activity centres to ensure appropriate provision of social infrastructure across the City
- Ensuring there is appropriate provision of activity centres to contribute to the sub-region's employment self-sufficiency

3.2 City of Kwinana Local Planning Framework

Local Planning Scheme No 2.

The City of Kwinana Local Planning Scheme No 2 (LPS 2) includes 22 Policy Areas that establish broad land use objectives and seek to guide planning decisions across the Scheme area. These Policy Areas also incorporate zones including:

- Residential
- Commercial
- Service Commercial
- Mixed Business 1
- General Industry
- Light Industry

A zoning table is then incorporated into LPS2 which outlines the land uses that are permitted in each zone.

LPS 2 has been considered to develop an understanding of the long-term purpose for the different commercial areas. These intended uses/purposes have been assessed in developing findings for the updated Activity Centre Hierarchy to ensure it is consistent with the City's broad land use objectives.

Local Planning Scheme No 3. and City Centre Masterplan

The intended use of the Kwinana City Centre has evolved over time, initiating the approval of subsequent planning documents, including Local Planning Scheme No 3 (LPS No 3).

The 1998 LPS No 3 defined the zones of the Kwinana City Centre to be:

- The **General Town Centre Zone** to encourage the development of Public and Private Sector services and facilities in order to meet the civil, cultural, medical and entertainment needs of the community
- The **Market Square Zone** to encourage the development of small-scale retail, leisure and entertainment establishments focused on a traditional market square which provides a venue for temporary open market stalls and community activities
- The **Town Centre Residential Zone** to encourage the development of medium density residential accommodation including aged persons and group housing units close to civic and shopping/business activities
- The **Shopping/Business Zone** to accommodate retail and commercial use/development necessary to meet the district level shopping needs of the community

The City recently adopted a master plan for the City Centre in 2019 (Figure 10). The City Centre Master Plan Vision (CCMPV) is the first step by the City of Kwinana (the City) to overhaul the existing Kwinana Town Centre Master Plan and Design Guidelines, 2007. It aims to provide a framework for the future development of the city, reinforcing quality urban design outcomes that will contribute towards a vibrant, diverse and thriving centre.

These have been considered when developing recommendations for the Kwinana City Centre to ensure that the updated Activity Centre Hierarchy aligns with the intended uses for the Kwinana City Centre and the City of Kwinana's planning objectives.

Figure 10. City Centre Masterplan[6]

Source: City of Kwinana 2019

[6] The number references on the map are described in Appendix 8: Kwinana City Centre Masterplan Summary

Local Planning Scheme No.4

The City is currently drafting Local Planning Scheme No.4 (LPS4) which will replace the existing LPS2 and LPS3. LPS4 will respond to the objectives and recommendations of the City's Local Planning Strategy and support the local planning framework in meeting the current and future needs of the community.

Employment and Economic Development Study

The 2019 Employment and Economic Development Study identifies the major employment centres in Kwinana, including the Western Trade Coast, Westport and Kwinana City Centre and opportunities for Kwinana's economy to grow.

Key points made in the Study that are relevant to the LCACS include:

- Employment growth is not keeping up with population growth - an additional 12,000 jobs are required by 2036 to maintain the 2018 Employment Self Sufficiency rate of 78%. Approximately one-third of these jobs will be population-driven; however, the remaining two thirds will need to be strategic and externally orientated jobs. Therefore, land use planning is required to ensure the City provides places of employment for the growing population. The City must also consider that as the level of skills and education in the population changes over time, a different mix of employment opportunities may be required.
- The Western Trading Coast is expected to continue growing due to defence industries, new energy materials, energy projects and a waste-to-energy plant, as well as the expansion of existing activities including grain exports and petroleum products processing and handling. New energy materials could be the main activity of the Western Trade Coast however, land must be made available for this to occur
- While industry intensity has grown, employment intensity at the Western Trade Coast has declined between 1997 to 2017 with the exception of office and business use, which has increased. However, office and business use could be located elsewhere, freeing up land for industrial purposes and moving businesses away from the Kwinana air buffer. The site also has limited facilities providing for worker amenity and is not well serviced by public transport
- The Kwinana City Centre was expected to expand to 45,000m^2 by 2031; however, it is expected to provide amenity only to local residents.[7] Reasons cited included a constrained catchment, leakage to Cockburn for new and proposed residential areas east of the Kwinana Freeway and no significant commercial spin-off from Western Trade Coast activities. Nevertheless, expected job gains in the tertiary and postgraduate education sectors will increase the importance of the Kwinana City Centre as a place where people congregate and interact on a personal basis

[7] The employment study is referring to the projections from the previous LCACS. The high floorspace projections were partially due to high State Government population projections that were not realised. Current projections apply a lower growth rate.

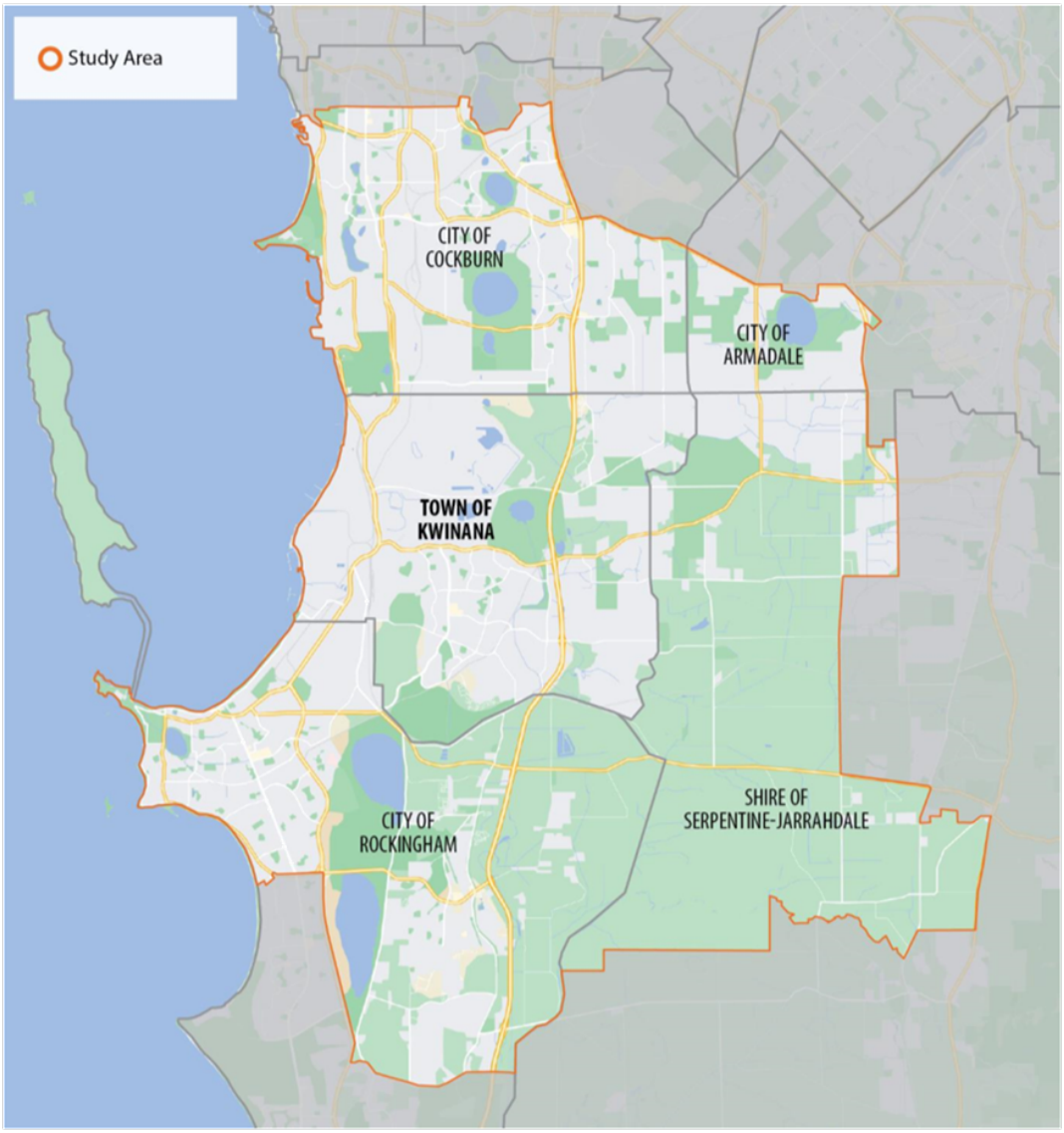
- Given Rockingham Hospital is the primary regional health campus, Kwinana may focus on community-focused health services including expanded GP services, tele-connected to specialists with visiting services to patients' homes. There is the potential for these services to be located in the Kwinana City Centre
- Population growth for people over the age of 85 in the City of Kwinana indicates the need for two to three additional aged care centres by 2036, with these centres also providing significant ongoing employment
- The Kwinana Freeway provides opportunity for very large format retail outlets that have a metropolitan wide catchment and offer retail employment opportunities for younger people

The findings from the employment study highlight the importance for the City's centres to address population related demand for goods and services as it grows. This will ensure that the base population driven employment contribution to Employment Self Sufficiency is achieved. The key opportunities for health services, aged care, other retail and other uses have been considered in developing recommendations for the LCACS.

4 DEMAND PROFILE

The demand profile has been developed based on an analysis of the Study Area (Figure 11). The City's Activity Centre Hierarchy Study Area is largely defined by the Kwinana City Centre which is a secondary centre and provides for a catchment that stretches outside of the City's boundaries. The Study Area has therefore been set to account for the Kwinana City Centre's likely trade area and to account for major competing centres (e.g. Gateway, Rockingham City Centre) (Figure 11).

Figure 11. LCACS Study Area



Source: ABS Census Maps 2016, Pracsys 2022

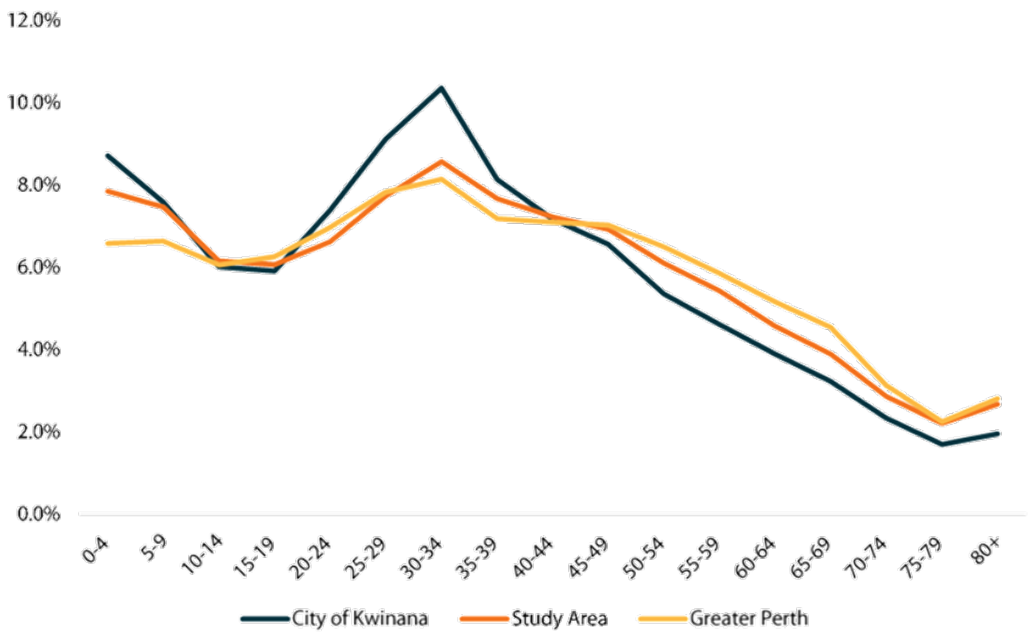
4.1 Demographic Analysis

An understanding of the City of Kwinana's demographic is required to plan for local commercial centres that meet the needs of current and future generations.

Age Profile

The City of Kwinana and the Study Area is overall younger than the Greater Perth. The higher proportion of people 25 to 44 and 0 to 14 in both the City of Kwinana and the Study Area (Figure 11) indicate there are a high proportion of young families compared to Greater Perth (Figure 12). Consequently, the City of Kwinana may need to cater for the retail needs of young families when designing and planning activities, including providing suitable amenities such as playgrounds within viewing distance of cafes and restaurants. Older children could also benefit from activity centres with convenient public transport options. There may also be greater disposable income and greater demand for childcare and primary and secondary education services, particularly as the current 0 to 14 cohort ages. The aging of this cohort will also create significant demand for low skill and entry level employment opportunities in the next 5 to 10 years.

Figure 12. Age Profile

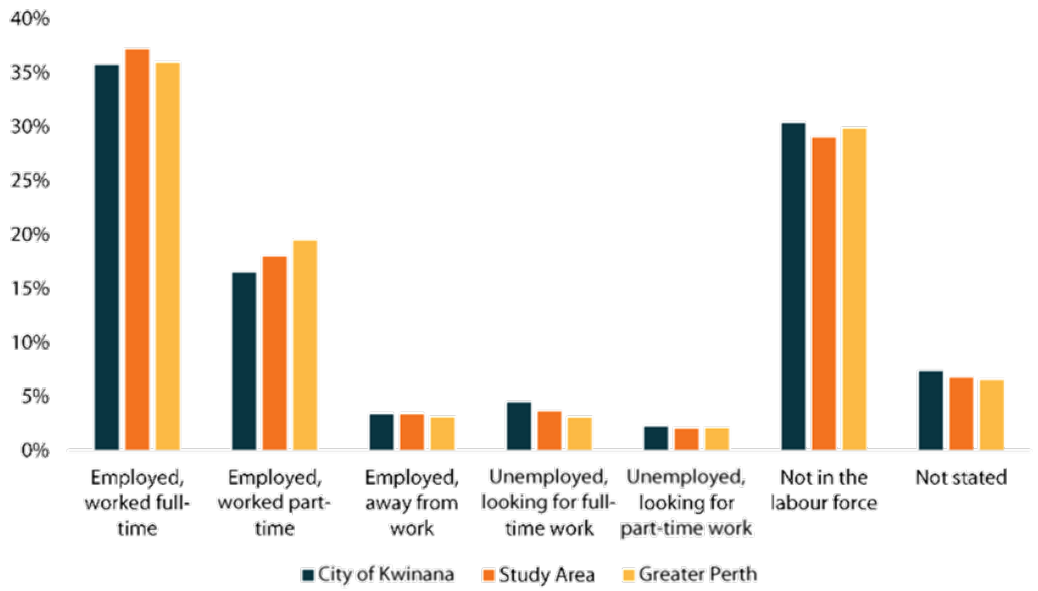


Source: ABS Census 2016, Pracsys 2022

Labour Force Status

The City of Kwinana has a higher proportion of unemployed people and people not in the labour force and a lower proportion of full time and part-time workers than the Study Area and Greater Perth (Figure 13). When planning activity centres, the City may need to provide additional community services and facilities to support well-being and people returning to employment. Activity centres are also a source of low skill and entry level employment that can support youth entry into the workforce and re-entry of unemployed persons who are already part of the workforce.

Figure 13. Labour Force Profile



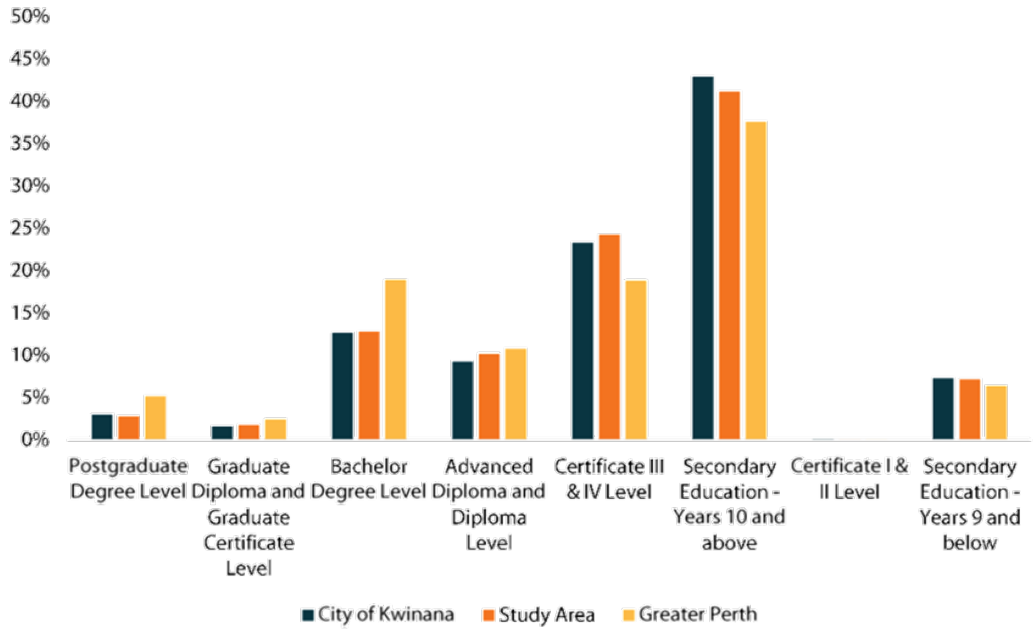
Source: ABS Census 2016, Pracsys 2022

Education and Occupation Profile

The Study Area and the City of Kwinana have a higher proportion of persons with a Certificate III and IV Level as their highest level of educational(Figure 14), as well as Technicians and Trades Workers (Figure 15). This indicates that a large portion of residents work in trades, which aligns with the employment opportunities available locally in the Kwinana Strategic Industrial Area and the Rockingham Industry Zone.[8] The proportion of people working in trades may potentially increase in the short term as construction work on Westport begins and in the long term as Westport becomes operational.[9] As Westport develops, it is likely to support additional strategic employment and will likely result in an increase in the number of workers and residents with higher education levels, creating demand for a greater range of goods and services.

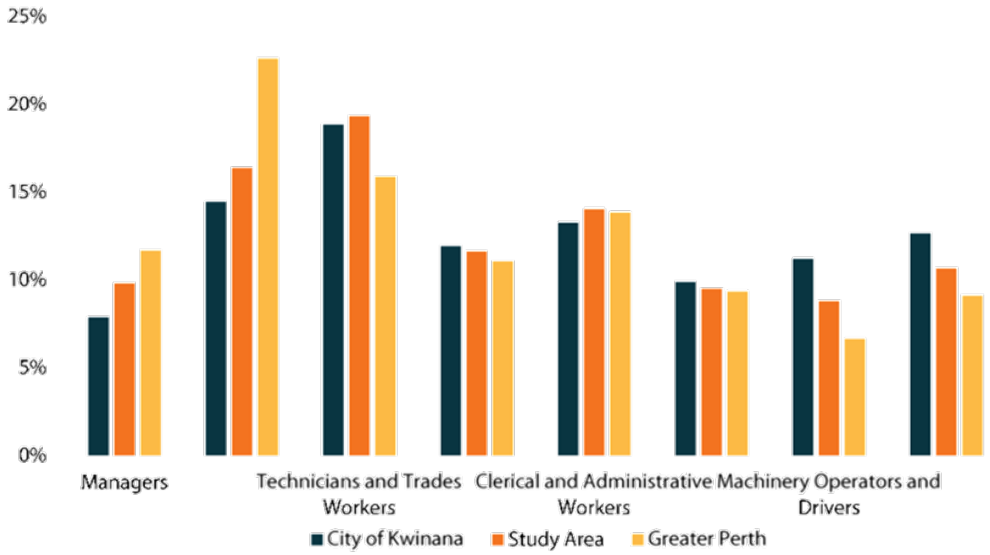
[8] Department of Jobs, Tourism, Science and Innovation, 'Western Australia's strategic industrial areas', 2022. Available from: https://www.wa.gov.au/organisation/department-of-jobs-tourism-science-and-innovation/western-australias-strategic-industrial-areas.
[9] Department of Transport, 'Westport', 2022. Available from: https://www.transport.wa.gov.au/projects/westport.asp.

Figure 14. Education Profile



Source: ABS Census 2016, Pracsys 2022

Figure 15. Occupation Profile

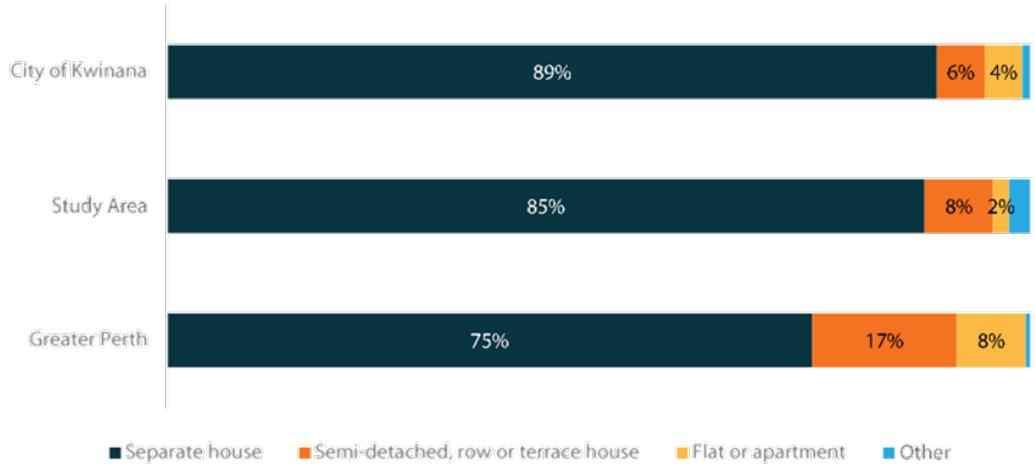


Source: ABS Census 2016, Pracsys 2022

Dwelling Type Profile

A higher proportion of people in the City of Kwinana and the Study Area live in single residential dwellings compared to Greater Perth (Figure 16). The suburban nature of the area indicates people will generally use their car to access activity centres.

Figure 16. Dwelling Type Profile



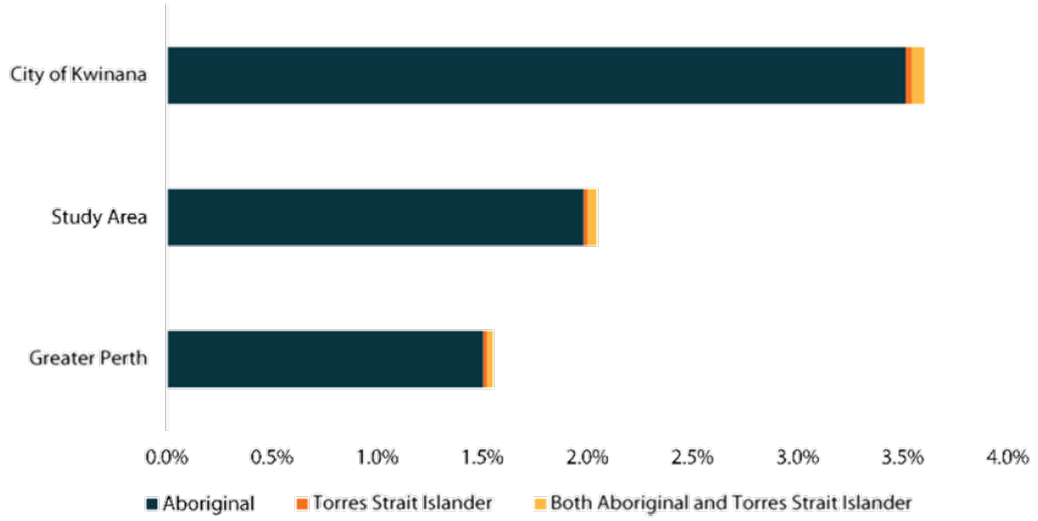
Source: ABS Census 2016, Pracsys 2022

Fewer residents in the City of Kwinana live in terrace houses and apartments than the Study Area and Greater Perth. There may be the opportunity to provide greater density around activity centres, which would support walkable access, and increase centre vibrancy and viability.

Diversity Profile

Both the City of Kwinana and the Study have a higher concentration of Aboriginal and Torres Strait Islander people than the Greater Perth region (Figure 17).

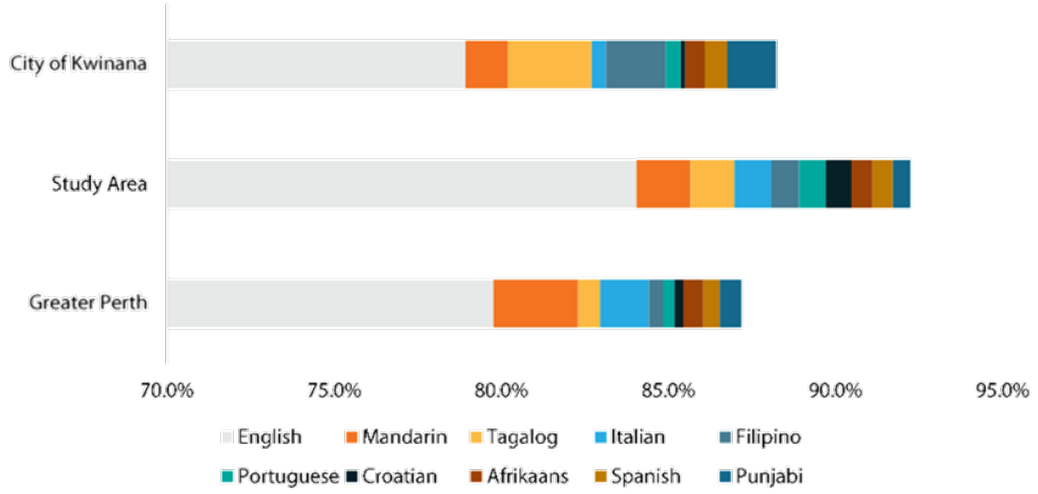
Figure 17. Aboriginal and Torres Strait Islander Profile



Source: ABS Census 2016, Pracsys 2022

The level of diversity in the Study Area and in the City of Kwinana was assessed based on the proportion of residents who speak a language other than English at home (Figure 18). The City of Kwinana has s more linguistically diverse population than the Study Area and Greater Perth, and there may be the opportunity to diversify the floorspace uses in centres to cater for different demand patterns of goods and services.

Figure 18. Language Spoken at Home Profile

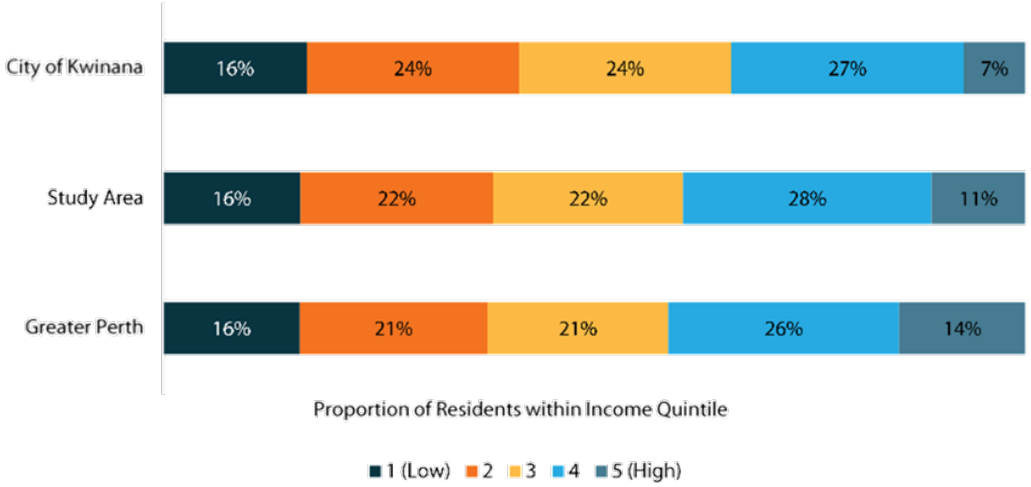


Source: ABS Census 2016, Pracsys 2022

Socioeconomic Profile

The Study Area and the City of Kwinana have a lower proportion of high-income earners, with 11% of the Study Area's and 7% of the City of Kwinana's households in the top income quintile, compared to 14% for Greater Perth (Figure 19). Furthermore, a higher proportion of City of Kwinana households are middle income households (households within the second and third income quintiles) compared to the Study Area and Greater Perth.

Figure 19. Household Income Profile



Source: ABS Census 2016, Pracsys 2022

A lower proportion of higher income households and a higher proportion of middle-income households indicates that residents are likely to spend a greater portion of their income on convenience retail and accordingly, will spend less on comparison items. There could be a shift in income levels as Westport develops and attracts more strategic and knowledge-intensive employment to the sub-region. This would likely increase the per person spending available for comparison retail.

4.2 Employment Profile

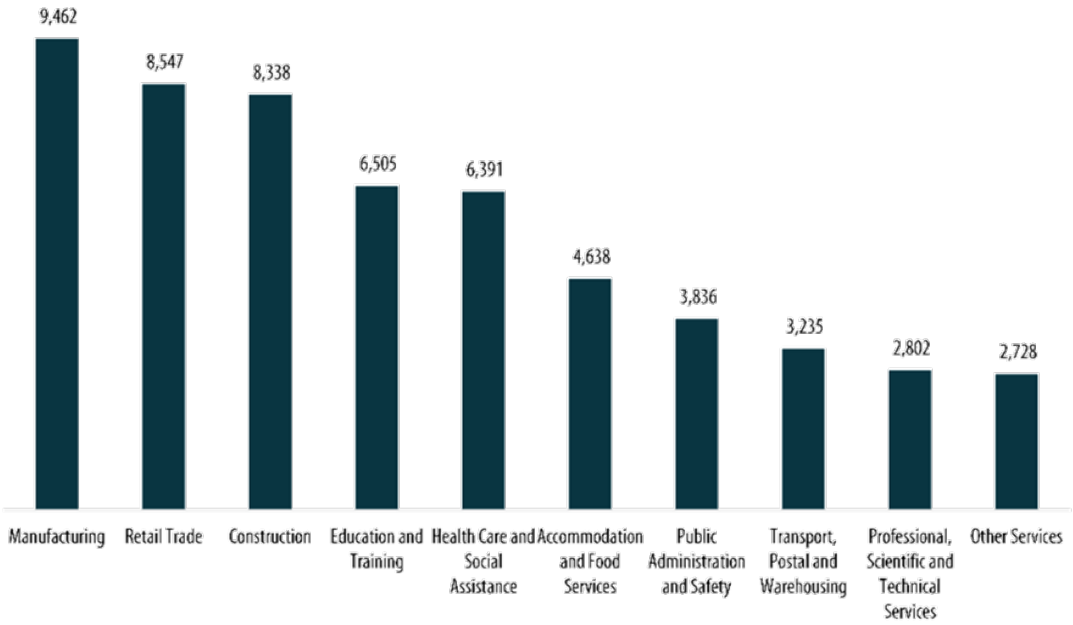
Employment Type

The top three employing industries in the Study Area are Manufacturing, Retail Trade and Construction (Figure 20). Manufacturing was also the dominant industry of employment for the City of Kwinana, employing 25% of workers, followed by Construction and Education and Training.

The City of Kwinana accommodates a significant workforce with an Employment Self-Sufficiency of 67%. Activity centres will provide additional employment in a number of key industries including retail, education and health services. These will provide a mix of both low and high skilled employment. Low skilled

employment is most suited to younger working cohorts that live locally, while high skilled employment will likely support a mix of local and external workforce.

Figure 20. Top Ten Employing Industries within the Study Area



Source: ABS Census 2016, Pracsys 2022

Westport is expected to increase the number of workers and residents in the Study Area and support strategic port related employment in the Study Area. Spending at local centres also has the potential to increase resulting from an increase in the demand for goods and services from the additional workers associated with Westport.

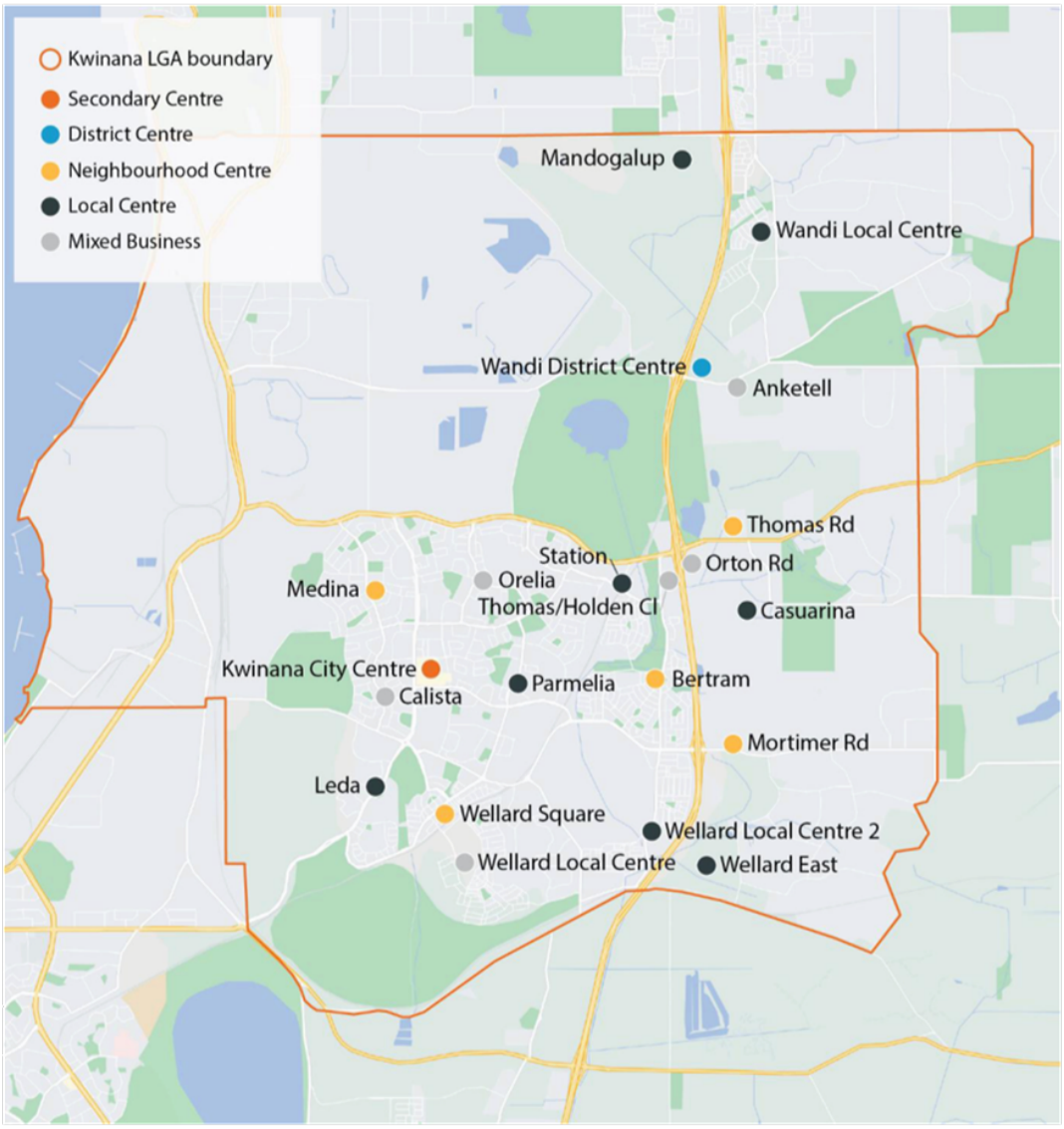
Consistent with national trends, the City of Kwinana is expected to experience an increase in Construction, Retail Trade, Education and Training, Health Care and Social Assistance and Accommodation and Food Services related employment resulting from population growth.[10]

[10] National Skills Commission, 'Five-year employment projections'. Available from: https://www.nationalskillscommission.gov.au/five-year-employment-projections.

5 CITY OF KWINANA ACTIVITY CENTRES

The state and size of the activity centres in the City of Kwinana were fully documented in the 2014 LCACS. The floorspace figures were updated by the Department of Planning in 2015 (data released in 2016). The existing centres have been inspected during the research for this LCACS and a brief descriptive update on each centre is provided in the following sub-sections.

Figure 21. Map of City of Kwinana Activity Centre Hierarchy



Source: City of Kwinana, Pracsys 2022

The Department of Planning, lands and Heritage's Land Use and Employment Survey Information Sheet provides descriptions of Planning Land Use Categories (PLUC). Figure 22below provides the abbreviation and corresponding category description used throughout this report.[11]

Figure 22. PLUC Abbreviation and Description

PLUC Abbreviation	PLUC Category Description
ENT	Entertainment/Recreation/Cultural
HEL	Health/Welfare/Community Services
MAN	Manufacturing/Processing/Fabrication
OFF	Office/Business
RES	Residential
RET	Other Retail
SER	Service Industry
SHP	Shop/Retail
STO	Storage/Distribution
UTE	Utilities/Communications
VFA	Vacant Floor Area

Source: DPLH 2017

The most recently available Western Australian Planning Commission (WAPC) data on the activities and floorspace within the commercial and industrial complexes within the City of Kwinana are presented in the following table (Figure 23). Refer to Figure 21 for a map of activity centre locations and Appendix 11: Industrial Land for industrial land locations.

[11] A detailed description of each PLUC type is provided in Appendix 9: PLUC Definitions

Figure 23. City of Kwinana commercial and industrial centres floorspace

Complex		Floorspace type (m²)										
No:	Name[12]	ENT	HEL	MAN	OFF	RES	RET	SER	SHP	STO	UTE	VFA
429	Thomas Road/Holden Close	0	0	0	0	0	350	200	0	0	0	0
801	Kwinana Centre (City Centre)	14,413	4,594	0	8,131	0	2,270	601	26,421	160	122	1,492
802	Pace Road (Medina)	1,435	770	0	514	0	0	45	627	2,559	0	530
803	Orelia	690	0	0	0	0	0	0	354	655	0	582
805	Summerton	0	471	0	180	0	0	348	394	0	0	0
806	Calista Avenue (Calista)	0	0	0	0	0	0	415	153	0	0	0
832	Parmelia	0	250	0	150	0	0	0	521	0	0	0
835	Casuarina (Bertram)	300	600	0	215	0	0	0	1,515	200	0	230
838	Leda	0	110	0	0	0	140	0	888	0	0	380
9470	Wattleup Road	0	0	0	400	0	0	0	0	1,000	0	0
9471	Sayer Road	0	0	0	0	600	0	0	0	9,000	0	0
9472	Wattleup Road 2	0	0	0	0	0	0	0	0	0	0	0
9473	Sayer Road 2	0	0	0	0	0	0	0	0	500	300	0
67	Naval Base	510	850	201,234	21,260	190	4,741	39,673	899	49,295	53,652	14,580
68	Kwinana Beach	581	505	379,302	40,495	0	1,497	39,780	575	104,861	14,562	87,628
69	East Rockingham	0	0	0	0	0	0	0	0	10,220	0	0
448	Orton Road	0	0	0	0	0	0	0	0	0	0	0
469	Alcoa Tailings	0	0	3,637	550	0	0	0	0	0	0	0

Source: LUES 2016

[12] Names in brackets are those used in the Activity Centre Hierarchy)

There have been a number of expansions, reductions and developments within the activity centre hierarchy since the most recent Land Use and Employment Survey (LUES) data was published (Figure 24 and Figure 25)

Figure 24. Existing Centre Expansions / Reductions

Complex		Floorspace type (m²)										
No:	Name	ENT	HEL	MAN	OFF	RES	RET	SER	SHP	STO	UTE	VFA
Expansion												
801	Kwinana Centre	14,413	4,594	0	8,131	0	2,270	601	32,716	160	122	1,492
802	Pace Road	1,435	770	0	514	0	0	45	3,500	2,559	0	530
Reduction												
838	Leda	0	110	0	0	0	140	0	888	0	0	380

Source: LUES 2016

Figure 25. New Centres since 2016

Complex Name	Floorspace type (m²)										
	ENT[13]	HEL[14]	MAN	OFF	RES	RET	SER	SHP	STO	UTE	VFA
Wellard Square	758	325	0	0	0	0	0	6,500	0	0	0

Source: City of Kwinana 2015, Pracsys 2022

The table below summarises the differences between expected floorspace of the LCACS 2014 in 2021 in the City of Kwinana and the actual floorspace in 2022 (Figure 26). Blue indicates that the current floorspace differs from the expected floorspace, while yellow indicates that the current floorspace matches the expected floorspace. In most instances, developments and expansions that were expected did not actually occur (the original LCACS 2014 map has been included in Appendix 10: Activity Centre Hierarchy 2014 to provide a spatial understanding of the centres).

Figure 26. Expected supply in 2021 vs Actual Supply of Floorspace in 2022

Activity Centre Name Used in Report	Total Shop Retail Floorspace (m²)	Total Other Retail Floorspace (m²)	Total Non-Retail Floorspace (m²)
Kwinana City Centre	35,000	5,000	Non-retail floorspace projections were not previously provided
Wandi District Centre	6,000	5,000	
Medina	3,500	500	
Bertram	5,500	0	
Leda	3,068	140	
Thomas Road	0	0	

[13] Estimated using Google Maps
[14] Estimated using Google Maps

Activity Centre Name Used in Report	Total Shop Retail Floorspace (m²)	Total Other Retail Floorspace (m²)	Total Non-Retail Floorspace (m²)
Mortimer Road	2,500	300	
Wellard East 01	5,000	2,000	
Orelia	655	0	
Calista	153	0	
Parmelia	370	0	
Anketell 02	0	0	
Casuarina 02	0	0	
Casuarina 03	0	0	
Wandi LC	1,500	0	
Mandogalup 01	0	0	
Station	500	0	
Wellard East 02	500	0	
Wellard 03	0	0	
Wellard E 01	0	0	
Wellard E 02	0	0	
Thomas Road/Holden Close	0	13,000	
Orton Rd	0	5,000	
Postans 01	500	3,000	
Spectacles 01	0	3,000	

Source: City of Kwinana LCACS 2014

5.1 Kwinana City Centre

The Kwinana City Centre is a Secondary Centre under the draft SPP4.2 and the primary activity centre in the City of Kwinana (Figure 27). It provides access to significant retail, educational, civic, cultural and recreational activities. It will remain the primary activity centre going forward with the potential to focus on diversifying uses to encourage multi-purpose visits and increased duration of visit time.

Figure 27. Kwinana City Centre

Source: City of Kwinana 2022

A Coles and Aldi have been added to the centre since the most recent Land Use and Employment Survey was developed (Figure 28). These are high productivity uses and have been accounted for in the analysis through an increase in the modelled turnover of the Kwinana City Centre.

Figure 28. Kwinana Marketplace Coles

Source: KPA Architects 2015

The development of the Kwinana City Centre is guided by the Kwinana City Centre Masterplan. This was developed to provide the design guidelines for future residential and commercial development. An assessment of the Kwinana City Centre from a spatial economic perspective has been undertaken to support ongoing development alongside the Masterplan.

Economic Activation Assessment

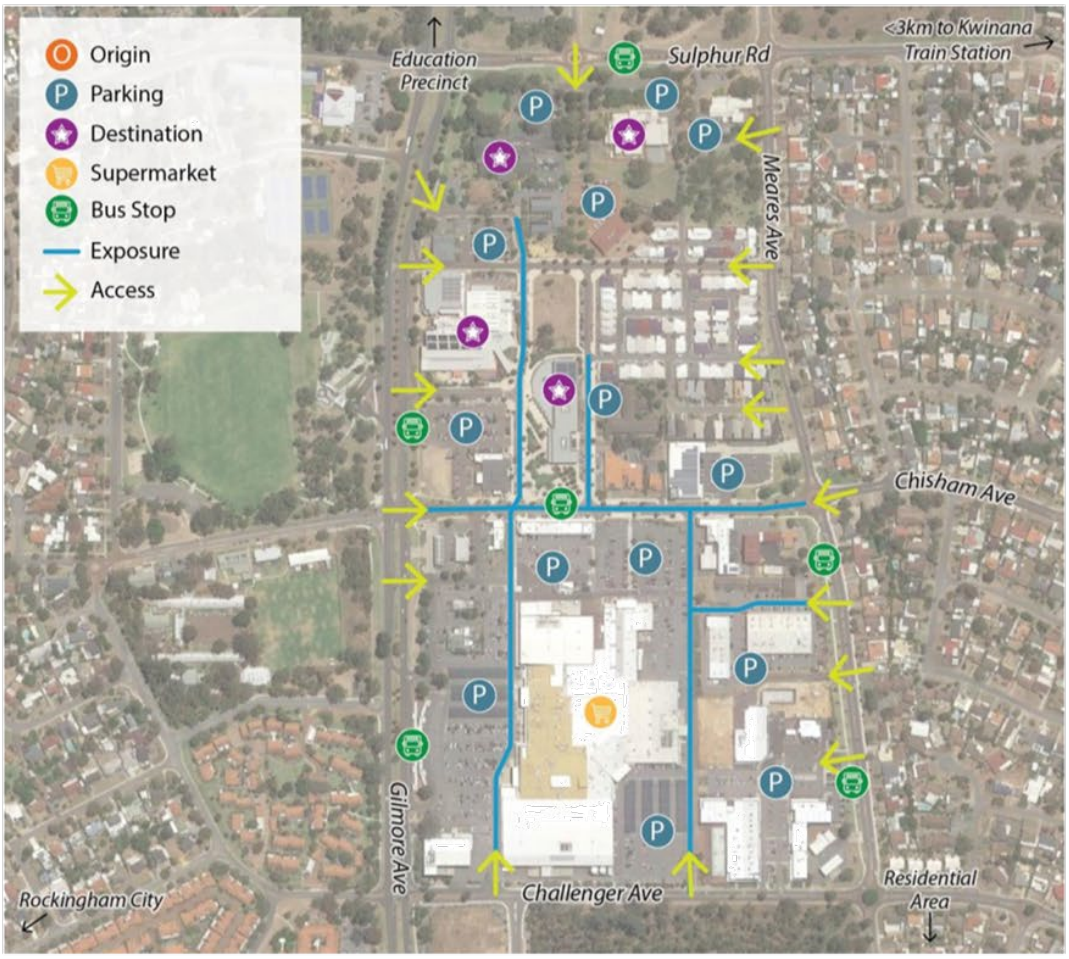
The Kwinana City Centre was assessed using the six principles of economic activation. These principles enable consideration of factors that can contribute to the improved functionality of the centre (Figure 29 and Figure

30). Some of the challenges and/or opportunities identified may not be easily addressed in the short term given the centres stage of development.

Figure 29. Centre Assessment

Attributes	Analysis
Purpose	The most significant centre offering retail, commercial, educational, civic and cultural activities for its growing user base.
Users	The primary users of Kwinana City Centre are anticipated to be local residents from the City of Kwinana. Other secondary users include workers at the Kwinana City Centre, Kwinana Industrial Area, residents from the Shire of Serpentine-Jarrahdale, City of Rockingham and City of Cockburn.
Access and Origins	The Kwinana City Centre is accessed predominantly by car with the primary access points being Gilmore Ave, Challenger Ave and Sulphur Rd. There are a number of individual bus stops around the centre, however, the primary public transport access is the Kwinana Hub Bus Station which provides access almost directly to the Kwinana Marketplace Shopping Centre. Carparks are dispersed around the City Centre, reducing pedestrian movement around the City Centre. The scale and spread of the centre and the parking lots that surround the shopping centre to the west, north and east reduce the likelihood of people walking and making multi-purpose trips to the Centre.
Exposure	The Kwinana City Centre has minimal activated frontages despite its size. The bulk of activity is internalised within the Kwinana Marketplace Shopping Centre. Most frontages in the centre are one-sided, mainly looking onto parking lots, reducing the potential to capitalise on foot traffic. The Chisham Avenue corridor and the market square (currently public space on the corner of Robbos Way and Chisham Ave) were intended to be recognised as the focus of public activity in the City, however, there is no clear way to attract the majority of users who are visiting the shopping centre to the open space. To improve the activation of these areas in the short term, alfresco dining should be encouraged for shops opposite the Market Square, the Market Square should be activated with events/markets or similar offerings and a stronger link should be created with Aldi, including signage, to encourage pedestrian traffic along Chisham Ave.
Destinations	The Kwinana City Centre is home to several destinations, including the Koorliny Arts Centre, the City of Kwinana, Kwinana Recquatic, Kwinana Public Library, Aldi, Woolworths, Coles and Big W. Moving forward it is key that destinations are better linked to encourage pedestrian traffic around the Kwinana City Centre and not just areas in the centre (people just going to the shopping centre, people just going to the Library). The movement of people by foot between destinations is what creates the opportunity for activated spaces that can support both the viability of businesses and the vibrancy of a place. The centre currently appears to be made up of a number of islands centred around key destinations that do not encourage movement between each other. As each location has its own parking it disperses activity and reduces the concentration of activity, which is required for the vibrancy of the centre, the perceived safety of the centre and the potential for businesses to capture expenditure. As the Kwinana City Centre redevelops in future, there should be a strong push to centralise activity and better integrate the civic and retail aspects of the centre. Should the Kwinana Marketplace Shopping Centre redevelop, it should move closer to Chisham Avenue with parking that encourages patrons to access the shopping centre via Chesham Ave. Internalised parking (such as that in the Wanneroo Town Centre shopping centre) should be avoided as it would further reduce the potential that Kwinana Marketplace customers will undertake a multi-purpose visit outside of the shopping centre.
Control	The City of Kwinana has control over a large portion of the northern area of the Kwinana City Centre but has limited control of other areas of the City Centre. The area to the south of Challenger Ave is controlled by the State government with plans for mixed use across from the Kwinana Marketplace. Furthermore, several parcels of land on the eastern side (Meres Avenue) are strata title (including portions of the residential component). Should the City of Kwinana want to change the configuration of the Kwinana City Centre, a collaborative approach with businesses and commercial land holders will be required.
Centre Evaluation	Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for an overview of the evaluation questions, criteria and metrics that can be used assess activity centre performance on an ongoing basis.

Figure 30. Centre Assessment Map



5.2 Orelia Local Centre

The Orelia centre is a small local centre (Figure 31). The retail component, including car park, is in very poor condition (in stark contrast to the neighbouring church). At the time of reporting the tenancies include a convenience store, a deli, vaporizer store, newsagent, hairdresser, a Chinese restaurant and a fish and chip shop. There may be some vacancies at the centre, but it was not clear upon assessment. Houses are perched on a high retaining wall at the rear. Much of the existing zoned Commercial area is vacant land.

Figure 31. Orelia Local Centre

Source: realcommercial.com.au 2022

A high level assessment of the centre has identified the following:

- There is limited potential for the centre to grow due to its proximity to the Kwinana City Centre (approximately 1km)
- The centre's current condition severely limits its ability to support viable businesses
- The centre is set back from the street, reducing its exposure to passing traffic
- The current layout limits the potential for higher and better uses of undeveloped land (e.g. residential)
- Residential development around the centre will support higher levels of turnover and the long-term viability of operators

There is currently a Local Structure Plan (LSP) to redesign the centre and allow for unused space to be developed for residential uses.[15] The LSP proposes 600 m^2 of retail floorspace and a total of 49 residential units at the centre. It is recommended that the City of Kwinana support the implementation of the structure plan and redevelopment at the site including both retail and residential uses; the site can be rezoned to mixed use.

5.3 Parmelia Local Centre

This is a busy small centre with a large medical centre and associated facilities (pharmacy, blood collection) having taken over the bulk of the centre (Figure 32). There appears to be no vacant tenancies with the only Shop/Retail uses being the pharmacy and food operator. Unlike the other centres there is no bus stop, but there are bus routes located approximately 300 metres distant to the north and south.

Figure 32. Parmelia Local Centre

Source: Google 2022

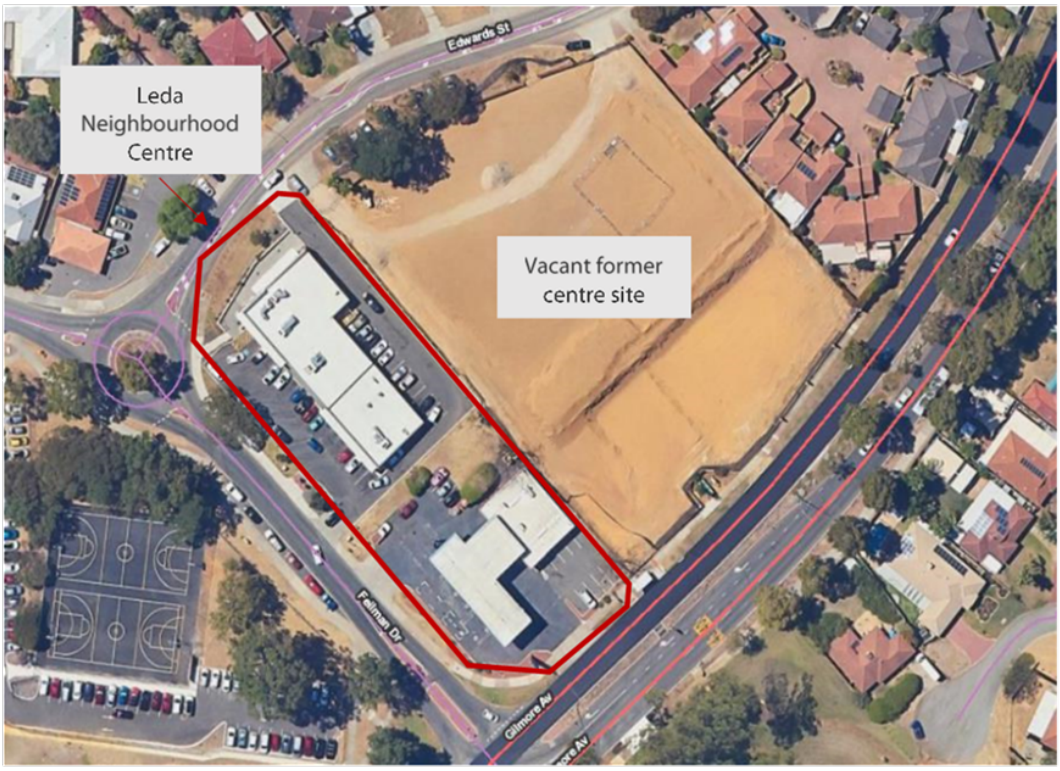
[15] City of Kwinana 2020, 'Orelia Local Centre Local Structure Plan'. Available from: https://www.kwinana.wa.gov.au/council/documents,-publications-and-forms/publications-and-forms-(all)/plans-and-strategies/2020/lsp-orelia-plan

With the current health uses there may be the opportunity for some additional Shop/Retail uses to develop on adjacent vacant land, although this would be limited in scale due to its proximity to the Kwinana City Centre. The aim would be to provide a true local centre that supports walkable daily shopping trips for the immediate population.

5.4 Leda Neighbourhood Centre

This centre has been redeveloped and reduced in total floorspace since the 2014 LCACS. The centre now houses a pharmacy, news agent, local grocer and fuel station (Figure 33). Given the consolidation of floorspace, it is expected that the centre will function sustainably in the long term. It is unclear what the former centre site that is now vacant will be used for. Residential uses would further support the viability of the remaining centre should they be developed.

Figure 33. Leda Neighbourhood Centre



Source: SLIP 2022, Google 2022

5.5 Calista Local Centre

The Calista Local Centre has three components including an automotive service centre, fuel station and a small retail area accommodating a barber and hairdresser (Figure 34). A high-level assessment of the centre has identified:

- The Shop/Retail component is poorly designed with no active frontages to passing traffic despite being on a corner lot
- The Shop/Retail uses appear to be accessed via enclosed walkways. The design restricts visibility from the road and likely creates safety concerns, particularly at night
- Since the previous LCACS there appears to have been turnover of tenants in the Shop/Retail area
- There appears to be limited mobility between the three components (service station, Shop/Retail, automotive services)
- The centre is approximately 600m from the Kwinana Marketplace, restricting growth potential

Figure 34. Calista Local Centre

There are likely higher and better uses for the site. It is recommended that should the opportunity arise for redevelopment of the site, the following should be considered:

- Removing Shop/Retail uses from the location would not likely disadvantage residents in terms of access to goods and services as there is less than 1km between the east most residential area within Calista and the Kwinana City Centre
- Residential uses should be behind and/or above commercial uses
- The location of the development will only be able to support a small local centre given its proximity to Kwinana City Centre
- It is recommended that the City of Kwinana that the centre should be zoned as Mixed-Business to allow small shop/residential rather than a stand-alone shop

5.6 Medina Neighbourhood Centre (Pace Road)

This centre appears to be operating sustainably with a reasonable mix of Shop/Retail and Non-Retail uses (Figure 35). The residential development that occurred to the north of the centre has a pedestrian passage leading into the centre; however, the storage sheds behind the Medina shops on Pace Road have been a site of antisocial behaviour (known as the Medina sheds) and are potentially detracting from the perceived safety of the centre.[16]At the time of writing, there were three vacancies, indicating the centre is likely close to its maximum demand floorspace with any future increase in expenditure likely to improve the viability of operators.

Figure 35. Medina Neighbourhood Centre (Pace Road)

[16] 'Medina sheds in the spotlight for attracting squatters, drug use and dumping', Perth Now, 2019. Available from: 'https://www.perthnow.com.au/community-news/weekend-kwinana-courier/medina-sheds-in-the-spotlight-for-attracting-squatters-drug-use-and-dumping-c-884623
'Youth rejuvenate Medina Sheds with artwork', City of Kwinana, 2022. Available from: https://www.kwinana.wa.gov.au/council/news/2022/march/youth-rejuvenate-medina-sheds-with-artwork.

Source: Google 2022

5.7 Bertram Neighbourhood Centre

This is a neighbourhood centre, centrally located in the relatively new suburb of Bertram, and currently anchored by a SUPA IGA of about 1,300m² (Figure 36). The previous LCACS (2014) suggested the centre had been designed primarily as a main street centre but was not performing as such. A spatial assessment of the centre has been undertaken to support future activation.

Figure 36. Bertram Neighbourhood Centre

Source: Commercial Real Estate 2019, SLIP 2022

Economic Activation Assessment

The centre was assessed using six principles of economic activation. These enable consideration of factors that can contribute to improved functioning of the centre (Figure 37 and Figure 38). Some challenges and / or opportunities may not be easily addressed in the short term given the centres stage of development.

Figure 37. Centre Assessment

Attributes	Analysis
Purpose	Bertram Neighbourhood Centre provides locals with walkable access to daily and weekly household shopping needs, community facilities and a smaller range of other convenience services.
Users	Expected users are residents of the surrounding area, including those south of Mortimer Rd and Bertram Rd and east of Parmelia Ave and the Kwinana Freeway.
Access and Origins	Access to the centre is well enabled due to several roads converging at the centre. There are no public transport options from the eastern side of the Kwinana Freeway. Each section of the centre has its own carpark, discouraging pedestrian movement around the centre. Potentially, carparks should be consolidated to encourage pedestrian movement. The placement of carparks in the Wellard Neighbourhood Centre that promote pedestrian movement along the Strand to access the supermarket is a good example to follow. To achieve centre activation it would be better for users to park at the Community Centre, encouraging them to walk along Hero Cres and Champion Drive.
Exposure	While Champion Road, Hero Crescent and Price Parkway have street-facing shop frontages, there is a certain element of bareness that could be reducing the activation of the centre. More cafes and restaurants with alfresco dining could help reduce the bareness of the walkways and make the microclimate more hospitable.[17] Furthermore, businesses advertising their services across the entire surface areas of their doors/windows prevents people from seeing into the business and reduces the possibility of developing an active frontage.
Destinations	The centre has sufficient destinations (the IGA and the William Bertram Community Centre) for its size.
Control	The City of Kwinana has limited control over the retail component of the centre, which is privately owned, and must work collaboratively with these private owners to implement any changes.
Centre Evaluation	Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for an overview of the evaluation questions, criteria and metrics that can be used to assess activity centre performance on an ongoing basis.

[17] An example of a sheltered, inviting place to walk in Kwinana is The Strand (Wellard Square) and Phar Lap Parade (Baldivis Square) in Baldivis.

Figure 38. Centre Assessment Map

5.8 Wellard Neighbourhood Centre

This is a newly developed neighbourhood centre that is anchored by a Woolworths supermarket (Figure 39). It located adjacent to the Wellard bus train interchange and incorporates a medical centre and community centre. The centre has parking to the rear of the supermarket with foot access guided through the main street area to gain access; this is a suitable design and should support the long-term sustainability of the main street area. Additional residential development is set to occur around the centre and would support additional floorspace, which would be appropriate given its high levels of accessibility by public transport.

Figure 39. Wellard Neighbourhood Centre

Source: Realcommercial.com.au 2022

5.9 Thomas Road/Holden Close

At present this activity centre comprises a large, busy service station and integrated convenience store. To its immediate south, a couple of large sites have been earth-worked in preparation for future mixed-business development, for which the site is zoned. There is also a car wrecker yard at the intersection of Johnson Road and Holden Close.

A multi-criteria analysis has been used to assess potential uses at the site. The multi-criteria analysis uses standard business locational preferences to determine the suitability of the site for business to business (office related uses) or population driven uses (e.g. bulky goods retail, service commercial). The location has been scored (with 5 being the highest possible score) against each criteria and is then weighted by the relevance of the criteria to the different types of business being assessed.

Figure 40. Multi-Criteria Analysis of Thomas Road / Holden Close

Locational Preference Criteria	Score	Relevance		Consideration
		B2B	B2C	
Proximity to a large residential catchment	5	Low	High	This supports population driven businesses. The location provides proximity to high levels of passing traffic that are suitable to retail and/or service commercial type activities.
Proximity to business clients	1	High	Low	The location is currently isolated from other businesses. Proposed service commercial uses that are going to locate on the opposite side of the Kwinana Freeway (Costco) are not likely to require B2B inputs at a local level.
Access to professional services	2	Medium	Medium	The location is somewhat isolated from businesses that might provide services. These types of uses should remain in centres such as the Kwinana City Centre and Rockingham Strategic Metropolitan Centre (SMC). Distance from this use is somewhat mitigated by the ability to access professional services virtually.
Affordability of premises	4	High	Medium	The location will need to offer lower rent prices to compete with other centres
Access to specialised facilities or equipment	1	Medium	Low	Office-based businesses that require specialised equipment are not likely to choose this location as they are generally attracted by an anchor (e.g. research businesses that require labs generally locate in proximity to hospitals or universities).
Access to a skilled workforce	3	High	Low	Office-based businesses tend to employ workers with higher education levels. The catchment population has higher levels of workers in trade and labouring occupations.
Public transport links	4	High	Medium	The location provides good access via train with some bus access
Availability of parking	5	High	Medium	There is ample room for parking
Weighted Score		**3.1**	**3.67**	

Source: Pracsys 2022

The high-level MCA indicates that population driven uses are likely more suited to the location due to its proximity to passing traffic along the Kwinana Freeway, distance from other employment centres and the lack of current activity at the site. Qualitative analysis has considered the following elements in further detail:

- **Proximity to Similar Uses:** The nearest commercial development is currently the Kwinana City Centre; uses related to the Kwinana City Centre should develop there and not at this location. The Western Trade Coast is approximately 6-7km away; uses related to the Western Trade Coast are likely to develop in the Western Trade Coast or if they are office-based, in the Kwinana City Centre or Rockingham SMC
- **Site Isolation:** The isolation of the location from other commercial uses makes it less appropriate for office uses. Office-based businesses choose their location based on different factors to retail and bulky goods businesses. These factors generally include proximity to customers, proximity to

suppliers, amenity, parking, access, internet speed, suitability of premises and cost of premises, to name a few. Office-based businesses would want to pay less at this location due to its isolation from other uses; by contrast, retail and bulky goods uses would likely pay a premium at this location as it sits at the intersection of the Kwinana Freeway and Thomas Road.

- **Attractiveness Compared to Competing Centres:** The site will be competing with the Kwinana City Centre and the Rockingham SMC for office uses. Although it may be marginally more accessible due to its proximity to Kwinana Freeway and adjacent to a train station, the other centres provide high levels of amenity (e.g. retail, entertainment, health services) that will support worker preferences
- **Ability to Achieve Critical Mass:** The development will require significant investment in order to achieve critical mass at this location. This would include providing high levels of amenity to support worker population daily needs (e.g. a food court). Most successful office-based developments occur around some type of anchor, for instance, office floorspace is developing at the Murdoch Health and Knowledge Precinct anchored by both the hospitals and the university
- **Development Risk:** The risk associated with developing office floorspace at this location is seen as high given it is an undeveloped site with no other commercial drivers (anchor uses) to attract businesses
- **Established Activity:** There is no established activity, generating interest in office uses at the location will rely entirely on the City of Kwinana and potential developers

Office-based uses are not recommended at this location. Should demand for these uses arise, it should be directed to the Kwinana City Centre to support increased activation during daytime hours. The site is suited to bulky goods and service commercial uses however there is a significant provision of these uses to the eastern side of the Kwinana Freeway with Costco as an important anchor tenant. The City could consider retaining the area for commercial uses to cater for any overflow once the eastern side of the Kwinana Freeway has developed. This being said the land borders potential residential uses to the south and if such uses developed directly south of Holden Close, there could be potential for conflict with certain uses.

Given the importance of maintaining commercial land for employment uses, it is recommended the City reassess whether these uses are appropriate every five years.

5.10 Planned Activity Centres

Three additional substantial activity centres – one district and two neighbourhood centres – are planned for the future urban areas on the eastern side of the Kwinana Freeway. There are also a number of local centres planned to provide for the daily shopping needs of residents. The future retail floorspace potential for planned centres will be explored in the Needs Assessment section of this report (see Section 8.1: Modelling Inputs, Sub-section Future Supply).

Since the previous LCACS was developed two centres have been identified as not likely to develop for retail purposes due to other development (both commercial and residential) occurring. These centres are:

- Casuarina South 03
- Wellard 02 (replaced by Wellard Local Centre)
- Wellard East 01 (merged with Wellard East 02 - now named Wellard East)

These have been removed from the analysis with other locations explored to address any potential gaps.

5.11 Service Commercial Areas

There are no significant service commercial areas in the City of Kwinana at present with only a relatively small precinct on the eastern side of the city centre and some historical uses in the industrial areas along Rockingham Rd. A small pocket of service commercial uses is also present along Meares Ave in the Kwinana City Centre.

The previous LCACS identified service commercial areas at the following locations:

- Between Thomas Road and Holden Close
- At the Spectacles
- At Postans
- In the Kwinana City Centre
- In the Wandi District Centre

Service commercial land has since been planned to the east of the Thomas Road/Kwinana Freeway intersection making it unlikely there will be sufficient demand for additional floorspace between Thomas Road and Holden Close and at the Spectacles in the near future. The Postans site is also not likely to develop for service commercial purposes and has been removed as a potential Other Retail centre.

The significant Other Retail floorspace planned for the Kwinana City Centre does not appear to fit within the purpose of the centre given the large format nature of the offering and greater requirement for parking and truck access due to the bulky nature of the goods. The Retail Needs Assessment tests the demand for Other Retail floorspace and provides recommendations as to the most suitable future locations for service commercial uses.

Service Commercial Uses in Strategic Industrial Areas

The City has a number of industrial areas that form part of the Western Trade Coast industrial area. Some of these areas accommodate legacy uses such as service commercial (bulky goods), particularly along Rockingham Rd (please see Appendix 11: Industrial Land). The State Government is planning to develop Westport in Kwinana and eventually all container imports / exports for the Metropolitan area will arrive through Westport. The development of Westport will attract significant demand for industrial land to the Western Trade Coast. This demand will increase prices for land in the industrial areas and will cause population related service commercial (bulky goods) uses to relocate to make way for uses that obtain an advantage from proximity to Westport.

This effect can already be seen through demand created by the current strategic uses in the Western Trade Coast, which include all Bulk cargo movements for the Metropolitan area. There is approximately 2,842m^2 of service commercial (bulky goods) uses within the area based on LUES data. This is down from the 6,399m^2 identified in the previous LCACS. With continued development of the area, these uses will likely be phased out. This is seen as appropriate and should be allowed to occur. The current zoning of the industrial areas can be maintained given the effectiveness of market forces in driving land use changes.

As the worker population grows in the Western Trade Coast grows, there will be demand for some Shop/Retail uses to satisfy the daily shopping needs of workers (i.e. sandwich bars, deli type offerings, etc.). These uses should be allowed and should be restricted to meeting the needs of the worker population only. It is recommended that Shop/Retail uses be allowed as incidental in industrial areas.

6 RETAIL TRENDS

The City of Kwinana needs to ensure planning for its activity centres allows developers and operators to adapt to retail trends and maximise expenditure capture (e.g. it is key to ensure that planning for activity centres allows for flexibility in uses and floorspace areas as these may change with technological advancements). The identified trends highlight the fast-changing nature of retail. The following trends are worth considering as activation and development opportunities arise. [18]

Trend	Description	Drivers
Conscious Retail	Conscious retail is increasingly keeping customers loyal to a brand /distributor.	Many consumers have made a lifestyle choice to have a smaller global footprint, support brands that provide better conditions for factory workers in developing countries or support local products. Consumers are often willing to pay a premium for these products.
Data Retail	'Big Data' is being used to continually monitor and respond to changing consumer desires, shortening the product cycle.	Collecting and analysing data on retail sales is being used to inform all parts of the retail sale process, from supply chain to understanding customer satisfaction with their purchase. Retailers who don't use data to inform their decisions are much less likely to understand their customer's preferences or forecast demand and may find it difficult to remain competitive with those who do.
International Retail	The last few years have seen an influx of international brands penetrating the Australian market.	An untapped Australian market and Australian's demanding goods they can see online but cannot purchase locally. Additionally, the ability to geoblock products and charge higher prices in the Australian market has driven demand.
Omnichannel Retail	Digital marketing has been used to keep customers loyal to a brand/distributor.	The emergence of digital marketing across a range of devices, platforms and applications have provided multiple channels for retailers to market their products. Physical stores need an online presence to be competitive, as a consumer may shop using both means at different times.
Mobile Devices	Accessing retail via mobile devices and integrating mobile devices.	Mobile devices are providing unprecedented 24/7 access to retail offerings.
Subscription retail	Subscription retail allows retailers to encourage increased loyalty and connection to their brand.	Retailers need a business model that 'locks in' customers to increase the threshold of switching brand.
Fast Retail	Business models comprised of virtual stores accessible from anywhere with fast distribution networks.	Technology has enabled customers to decide when, how and where to go. Consumers are no longer restricted to opening times or physical geography, consumer desires rather than retailers are driving consumption.

[18] Baptist World Aid Australia, The Australian Ethical Consumer Report, 2021. Available from: https://baptistworldaid.org.au/wp-content/uploads/2021/05/BWA-Australian-Ethical-Consumer-Visualised-Report_McCrindle.pdf.
KPMG, Australian Retail Outlook, 2021. Available from: https://assets.kpmg/content/dam/kpmg/au/pdf/2021/australian-retail-outlook-2021-report.pdf.
ABC, How COVID-19 changed the way we shop – and what to expect in 2022 and beyond, 2022. Available from: https://www.abc.net.au/news/2022-01-04/covid-changed-the-way-we-shop-contactless-cashless/100728038.

Trend	Description	Drivers
Retailtainment	Entertainment as an integral part of the retail experience.	The popularity of online retail channels has resulted in physical retailers needing to provide a retail experience or social experience as a point of difference. Millennials integrate retail and entertainment as a single social experience.
Small Retail	Speciality shops and smaller floorplates are becoming more popular.	Smaller stores with more curated selections, and specialty shops with niche products and more knowledgeable staff are predicted to be more competitive than larger stores where products can be harder to find.
Personal Retail	Consumers are increasingly desiring products that can be personalised.	Consumers are going shopping with a strong idea of what they want, rather than shopping to see what is available and fits their needs. They want to find a product that reflects their personal brand and is tailored to their needs rather than generic and mass-produced.
Ethical Consumerism	Consumers are considering the ethical and environmental impact of their purchases; where the product was produced and if it reflects their values.	This has been driven by a range of factors such as COVID-19, social media raising awareness around working conditions and environmental impact, news, Oxfam and other organisations that rate brands.
Ecommerce	The rise of online shopping coincides with a rise in e-commerce. Online shopping provides the ability of consumers to stay home and e-commerce has revolutionised who can be a retailer.	This has been driven by fast-paced lives, the rise of social media, more people starting online businesses. Online shopping is what customers are doing and ecommerce is what businesses are doing. This also means in-store shopping has to be enticing or convenient enough to attract consumers.
Buying Local	Supporting local businesses and individuals	Consumers are becoming increasingly willing to purchase from small businesses and locally. This has been exacerbated by COVID-19, with small businesses struggling and a lack of imported goods.
Open Air Shopping Experiences	People are starting to prefer outdoor malls rather than enclosed malls.	People wanting to be in nature, prefer to walk between shops outside rather than in a shopping centre, however, the trade area pull is larger for indoors than outdoors.
Circular Fashion	More consumers are turning to be a part of a circular economy model in which they consume and give away items in a more sustainable manner.	This has been driven by second-hand ecommerce like Etsy, people both buying and selling as individuals or small 'brands' and the growth of the sharing economy.
Authenticity	Customers are increasingly wanting to feel a personal connection with brands and are becoming more aware of manipulative advertisements.	Increased availability of information is making consumers more aware of marketing tactics. This is making consumers more inclined to purchase from brands/retailers they feel are authentic.
Automation	Chatbots, digital shopping assistant and self-serve technology take roles traditionally performed by staff members.	COVID-19 pandemic restrictions and illness accelerated automation as fewer staff were available to perform these duties and remaining staff were under pressure to deliver the same standard of service.

7 KWINANA CITY CENTRE FLOORSPACE ANALYSIS

An analysis of floorspace at Kwinana City Centre was undertaken to understand potential gaps in the quantum and mix of uses. Benchmark comparisons were used to compare the Kwinana City Centre to other metropolitan secondary centres of a similar scale and composition to identify its strengths and weaknesses in terms of the quantum and diversity of floorspace. A 5km Study Area was used for the analysis consistent with expected local demand for the type of uses at the centre[19].

7.1 Selected benchmarks

The benchmarks selected for comparison were:

- Wanneroo
- Baldivis
- Warwick
- Maddington

These centres were chosen because they have secondary/district centres meeting similar needs for their local constituents with some being comparable in size to Kwinana Secondary Centre (e.g. Wanneroo) while others are larger and may reflect a more aspirational benchmark (e.g. Maddington).

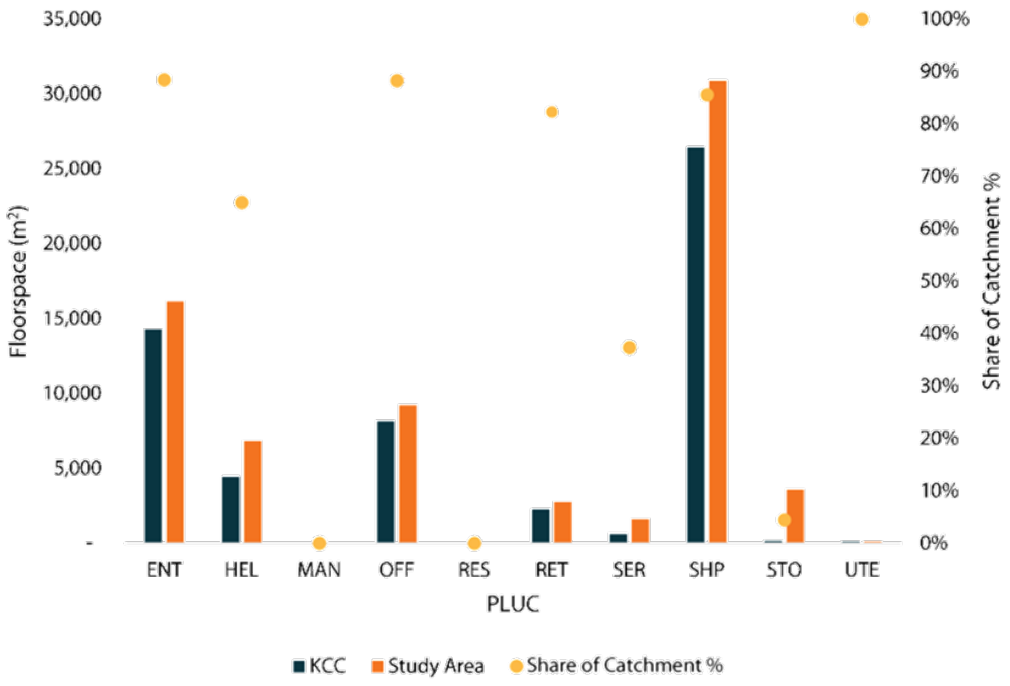
An aggregate benchmark (summed data from the four benchmarks) was developed by combining the benchmark centres to assess the strengths and weaknesses of the Kwinana City Centre using Land Use and Employment Survey data.

7.2 Current supply

The top three types of floorspace at Kwinana City Centre (excluding vacant floor area) are Shop/Retail (26,241 m^2), entertainment (14,278 m^2) and office (9,212 m^2) (Figure 41). As discussed previously, the Kwinana City Centre has a lower-than-recommended diversity than recommended for secondary centres.

[19] This is different to the broader Study Area and has been used to establish a comparable area for analysis with benchmark centres

Figure 41. Kwinana City Centre Floorspace



Source: LUES 2016, Pracsys 2022

The Kwinana City Centre provides a significant proportion of total floorspace within the area. Potential gaps for investigation include the quantum and diversity of office, entertainment, residential and health floorspace.

The commercial floorspace in the Study Area and for the aggregated benchmark is summarised below (Figure 42). The Kwinana City Centre Study Area has approximately half the vacancy of the benchmark Study Area (5% vs 10%).

Figure 42. Commercial Floorspace - Study Area and Aggregated Benchmark

Planning Land Use Category	KCC Study Area (m²)	Aggregated Benchmark Study Area (m²)
Other Retail	2,270	10,444
Shop/Retail	26,421	107,581
Total Retail	**28,691**	**118,025**
Entertainment/Recreation/Culture	14,278	38,937
Health/Welfare/Community Services	4,431	19,993
Manufacturing/Processing/Fabrication	0	2,645
Office/Business	8,131	32,471
Primary/Rural	0	2,600
Residential	0	0
Service Industry	601	8,282
Storage/Distribution	160	1,135

Planning Land Use Category	KCC Study Area (m²)	Aggregated Benchmark Study Area (m²)
Utilities/Communications	122	1,580
Vacant Floor Area	1,492	13,181
Total Non-Retail	**29,215**	**120,824**
Total Commercial	**57,906**	**238,849**

Source: DPLH 2016, Pracsys 2022

7.3 Kwinana City Centre Gap analysis – Planning Land Use Category

A gap analysis was undertaken to identify the quantum of potential floorspace gaps at the Kwinana City Centre. Gaps were identified:

- At a broad level using Planning and Land Use Category (PLUC) data
- At a more granular level using Western Australian Standard Land Use Classification (WASLUC) data

Study Area

Service ratios for the Study Area (m² per person for a specific floorspace use) were calculated (Figure 43)

Figure 43. Study Area Service Ratios

Planning Land Use Category	Kwinana City Centre Study Area (m² per person)	Aggregated Benchmark Study Area (m² per person)
Other Retail	0.08	0.26
Shop/Retail	0.95	1.72
Total Retail	**1.03**	**1.98**
Entertainment/Recreation/Culture	0.49	0.52
Health/Welfare/Community Services	0.21	1.10
Manufacturing/Processing/Fabrication	0	0.04
Office/Business	0.28	0.61
Primary/Rural	0	0.01
Residential	0	0.13
Service Industry	0.05	0.14
Storage/Distribution	0.11	0.21
Utilities/Communications	0	0.19
Vacant Floor Area	0	0.21
Total Non-Retail	**1.24**	**3.16**
Total Commercial	**2.27**	**5.14**

Source: DPLH 2016, Pracsys 2022

The difference between the Kwinana City Centre Study Area service ratio and the Aggregated Benchmark Study Area service ratio was used to identify gaps (Figure 44). Differences greater than 0 indicated that the Kwinana City Centre Study Area underprovided floorspace compared to the Aggregated Benchmark Study Area (there were more people per square metre of floorspace in the Kwinana City Centre Study Area).

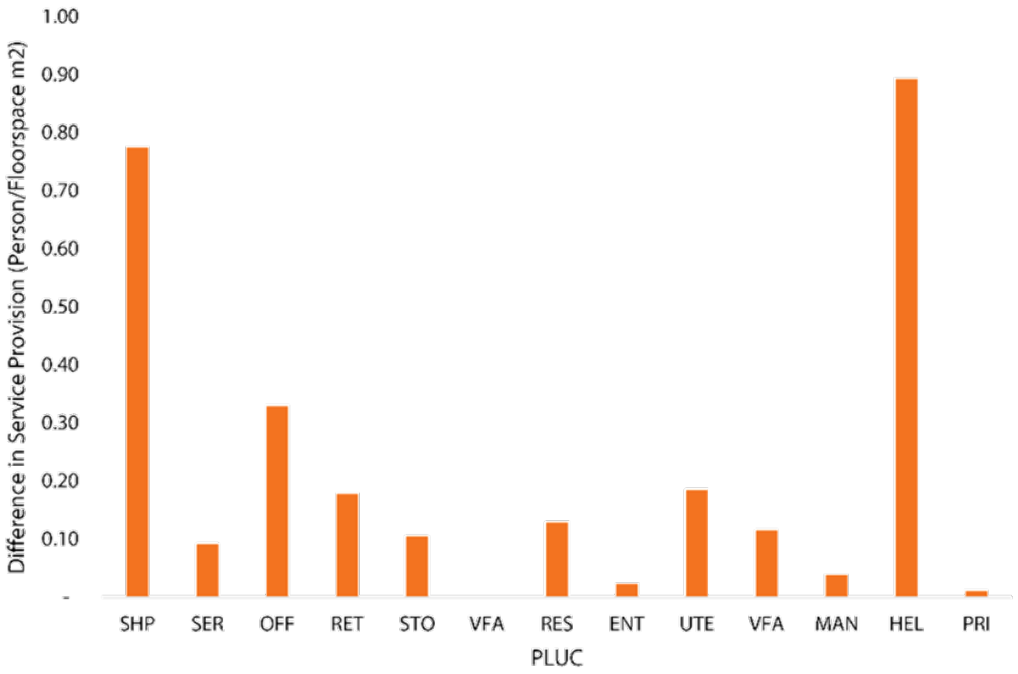
Differences less than 0 indicated that the Kwinana City Centre Study Area overprovided floorspace compared to the Aggregated Benchmark Study Area (there were fewer people per square metre in the Kwinana City Centre Study Area).

The analysis revealed that Kwinana City Centre Study Area potentially underprovided floorspace for all floorspace types, with those relevant to the City's activity centres including (Figure 44):

- Health – 1,762m²
- Shop/Retail – Gravity Model
- Other Retail – Gravity Model
- Office – 3,797m²
- Entertainment – 9,081m²

These Planning Land Use Category level gaps are included in the projections of Non-retail floorspace. Note that findings related to Shop/Retail and Other Retail floorspace will be determined by gravity modelling and reported in the Needs Assessment section of this report (following this section).

Figure 44. Kwinana City Centre Study Area Service Ratio vs Aggregate Benchmark Study Area Service Ratio



Source: DPLH 2016, Pracsys 2022

Kwinana City Centre

Service ratios were also calculated for the Kwinana City Centre (Figure 45).

Figure 45. Centre Service Ratios

Planning Land Use Category	Kwinana City Centre	Aggregated Benchmark Centres
Other Retail	0.07	0.04
Shop/Retail	0.81	0.44
Total Retail	**0.88**	**0.48**
Entertainment/Recreation/Culture	0.44	0.16
Health/Welfare/Community Services	0.14	0.08
Manufacturing/Processing/Fabrication	0	0.01
Office/Business	0.25	0.13
Primary/Rural	0	0.98
Residential	0	0
Service Industry	0.02	0.03
Storage/Distribution	0	0
Utilities/Communications	0	0
Vacant Floor Area	0.05	0.05
Total Non-Retail	**0.9**	**1.44**
Total Commercial	**1.78**	**1.92**

Source: DPLH 2016, Pracsys 2022

The Kwinana City Centre provides a higher concentration of all types of floorspace compared to the centres making up the aggregate benchmark (with the exception of agricultural land, which is not relevant for the Kwinana City Centre). It is still prudent to consider addressing certain floorspace gaps in the Study Area using the Kwinana City Centre as the it is the primary centre in the hierarchy.

7.4 Gap analysis – Western Australian Standard Land Use Classification (WASLUC)

The Western Australian Standard Land Use Classification (WASLUC) data has been used to identify specific gaps that could be targeted at the Kwinana City Centre and other relevant centres. A detailed list of potential gaps have been aligned with their suitability for different centre types to support the City in considering different development opportunities (see Section 17, Appendix 7: WASLUC Gap to Centre Type Alignment)[20]. For each Planning Land Use Category, the gaps at the WASLUC level have been summarised in the following sections.

[20] The alignment of floorspace use to centre is not absolute, it is possible that some uses will be found in a centre where it is indicated they would not be suitable

Office Gaps

While some level of office provision is appropriate across all centre types, where possible office-based uses should be targeted towards the Kwinana City Centre. Any major office-based developments should be encouraged to consider locating in the Kwinana City Centre; this type of activity will be key to the Kwinana City Centre achieving its high scenario. Recommendations for office floorspace based on identified gaps and consultation with the City of Kwinana include:

- **Professional Services**: There are a number of gaps in professional services (e.g. marketing, architecture) that should be targeted towards the Kwinana City Centre as they are generally business to business providers and more suited to a larger centre with amenity for employees
- **Health services**: More health services, including general dental services and general practitioners could be provided in the Kwinana City Centre and at other centres. Additional dental practices are expected to develop east of the Kwinana Freeway, which may reduce the need for additional practices at the Kwinana City Centre
- **Banking services**: Although there is a banking services floorspace gap in the Study Area and in the Kwinana City Centre, it is unlikely that the full amount will be required as digital customer banking is expected to become the norm[21]

Bulky Goods Retail Gaps

Bulky goods retail opportunities should be targeted to service commercial areas. Recommendations for bulky goods floorspace based on identified gaps and consultation with the City of Kwinana include:

- **Hardware – retail**: Given Bunnings has two other stores in Rockingham and Baldivis, it is unlikely that a third store would be established in Kwinana. A competitor to Bunnings would be required to enter the market
- **Furniture, Electronics and Whitegoods**: These types of uses align well with the two modelled service commercial locations (Wandi District Centre and west of the intersection of Thomas Road/Kwinana Freeway). In the short term, these uses are likely to locate adjacent to the newly developed Costco which will act as an anchor for these businesses. A small electronics store (e.g. JB HiFi) would be suited to the Kwinana City Centre
- **Motor vehicles (new/used cars)**: Rockingham already has a large centre for motor vehicle retailing, therefore it is unlikely that the gap in Kwinana will be addressed

[21] 'Digital Disruption in Banking and its Impact on Competition', OECD, 2020. Available from: http://www.oecd.org/daf/competition/digital-disruption-in-financial-markets.htm.
'Banking reimagined – How disruptive forces will radically transform the industry in the decade ahead', Deloitte Centre for Financial Services, 2016. Available from: https://www2.deloitte.com/au/en/pages/financial-services/articles/banking-industry-outlook-future-banking.html.

Entertainment, Recreation, and Cultural Gaps

Certain entertainment and recreation uses are suited to different centre types. Key infrastructure such as arts centres museums and high concentrations of night time uses are most suited to the Kwinana City Centre and will be critical to supporting the Kwinana City Centre achieve its high scenario. Recommendations for entertainment, recreation and cultural floorspace based on consultation with the City of Kwinana include:

- **Live entertainment theatres**: The City of Kwinana supports the addition of a theatre as well as a car museum potentially to the Kwinana City Centre
- **Motion picture theatres (excluding drive-in)**: Given that Rockingham hosts two separate cinema complexes, it is unlikely another theatre is required in Kwinana despite the floorspace gap
- **Ten pin bowling**: Most ten pin bowling alleys in Perth have been situated in strategic metropolitan centres (e.g. Cannington, Joondalup, Morley, Fremantle and Rockingham) or redeveloped secondary centres (e.g. Karrinyup). This does not prohibit a ten pin bowling alley existing in the Kwinana City Centre, but it may mean there is limited private sector interest for an additional ten pin bowling alley
- **Night time economy**: gaps in uses such as drinking venues and small bars/clubs contribute to activating centres at night. These uses can be appropriate across almost all centre types and should be included at an appropriate level for smaller centres. There is however an opportunity to encourage more of these uses to locate in the Kwinana City Centre along with food and beverage offerings to develop a stronger and more viable night time economy
- **Playgrounds:** gaps in the provision of playgrounds should be addressed strategically to support young families and businesses. This can be achieved by including playgrounds in new centre developments or current centre expansions in such a way that parents can passively survey their children from a commercial premises
- **Sport and Recreation:** Gyms are identified as a gap however several have been developed since the last Land Use and Employment Survey and there may be limited demand for any additional clubs

Health, Welfare and Community Services Gaps

Small health-based uses (individual practices with only a few practitioners) can be suited to smaller centres. Larger health uses and concentrations of allied health services are suited to the Kwinana City Centre and will support multi-purpose visits that are necessary to achieve the Kwinana City Centre's high scenario. Recommendations for health, welfare and community services based on consultation with the City of Kwinana include:

- **Community health centres (medical)**: Increasing the number of medical community health centres would be consistent with the 2019 Employment and Economic Development Study's recommendation of focusing on community-focused health services in the Kwinana City Centre
- **Child day care centres and nurseries**: A large child care gap was identified at the Kwinana City Centre; however, there are many operators in the Study Area, including several family day care

businesses that would not be included in Land Use and Employment Survey data. If floorspace at the Kwinana City Centre reaches levels expected in the high scenario, childcare at the centre will be convenient for a greater number of employees and centre users

- **Schools**: The City of Kwinana has confirmed that this gap is unlikely to exist at present. Kwinana has several schools in the vicinity of the Kwinana City Centre, including Orelia Primary School, Gilmore College, Calista Primary School, Peter Carnley Anglican Community School St Vincent's School and Medina Primary School
- **Welfare and charitable services**: A gap in welfare and charitable services floorspace was identified; however, the City of Kwinana may deem the proportion of welfare and charity organisations is appropriate for the population. Additional provision of these use should be based on private sector interest

Shop/Retail Gaps

Shop/Retail uses need to be distributed in a way that supports the daily and weekly shopping needs of the City's residents. Convenience based uses are those that are most susceptible to proximity (e.g., a person is likely to go to their closest or most convenient supermarket for a weekly shopping trip). Comparison uses are most suited to being concentrated in major centres (people will go to a shopping centre to compare clothing across multiple retailers). The City's Activity Centre Hierarchy provides a suitable distribution of Shop/Retail floorspace however some centres that are planned have not been developed in areas where there are growing levels of demand. This can lead to residents spending outside of the City's Activity Centre Hierarchy as there may be a shopping centre more conveniently located between their dwelling and workplace. A number of gaps are related to these centres and are likely to be addressed as planned centres are developed. Recommendations for Shop/Retail floorspace based on consultation with the City of Kwinana include:

- **Department stores – retail**: Although Kwinana has a 4,244 m^2 department store gap, it already has a Big W and is unlikely to receive a Kmart (due to Kmart stores in Baldivis, Cockburn and Rockingham). The need for a department store east of the Kwinana Freeway could address this gap as the area develops. The most suitable location for such a store would be the Wandi District Centre; it should be noted that Costco will likely address some of this gap
- **Restaurants, cafes and function centres**: The City of Kwinana has advised that there is a lack of functional existing building space for these uses in its centres. Appropriate amounts of these uses should be allowed to develop in smaller centres; any remaining private interest in developing this type of use should be targeted to the Kwinana City Centre to support night time activation
- **Take away food and milk bars**: The western side of the Kwinana Freeway has many take away food options; this gap is likely most relevant to the eastern side of the Kwinana Freeway

8 RETAIL NEEDS ASSESSMENT

Draft SPP 4.2 requires a Needs Assessment to support the development of the draft local planning strategy (formerly known as a Retail Needs Assessment).

The aim of this Needs Assessment was to determine the required provision of floorspace in the City of Kwinana until 2042. This was done through the following steps:

- **Defined Study Area:** The supply of floorspace captured in the Needs Assessment was based on the Study Area including Kwinana, and parts of Cities of Rockingham and Cockburn and the Shire of Serpentine-Jarrahdale see Figure 11
- **Assessed current demand and supply:** Demand for retail floorspace was based on existing household income and expenditure data from the ABS. The current supply of retail floorspace was identified using Land Use and Employment Survey data and was confirmed with the City of Kwinana
- **Forecasted future demand and supply for retail floorspace based on low and high scenarios:** Future demand was projected based on WA Tomorrow population forecasts prepared by the Department of Planning, Lands and Heritage. Future supply was assessed based on planned developments confirmed with the City of Kwinana. The expected productivity (the turnover per square metre of floorspace) was calculated for each of the centres using a gravity model. Two scenarios were then developed to show the possibilities for future development:
    - **The low scenario (based on current performance levels):** In the low scenario, the current productivity level of centres in the City of Kwinana for retail floorspace (which was found to be low overall) was maintained in the future. This scenario reflects a continuation of the current status quo (business as usual) without any major changes/responses by centres in the City
    - **The high scenario (based on the theoretical maximum performance):** In the high scenario, the productivity level of the centres was a (higher) theoretical turnover based purely on their size and distance from dwellings. This scenario reflects an improvement of the offering at centres in the City that allows them to attract additional expenditure from within the Study Area
- **Forecasted the future supply for non-retail floorspace based on low and high scenarios:** Non-retail floorspace was modelled based on the same scenarios outlined above and the Study Area dwellings growth rate
- **Distributed additional required non-retail floorspace between the low and high scenarios:** additional floorspace required was distributed to new centres and existing centres based on existing centre non-retail floorspace ratios

8.1 Modelling Inputs

Demand

Demand for retail and non-retail uses has been assessed over a 20 year period from 2022 to 2042 using population forecasts and ABS household income and expenditure data. WA Tomorrow population forecasts were used to estimate dwelling growth over the study period.[22] The forecasts are available to 2031 and have been extrapolated to derive estimates until 2042 (Figure 46). The Study Area has a higher expected growth rate than Greater Perth over the period with an average annual growth rate of 2.68% compared to approximately 1.8%, respectively.[23]

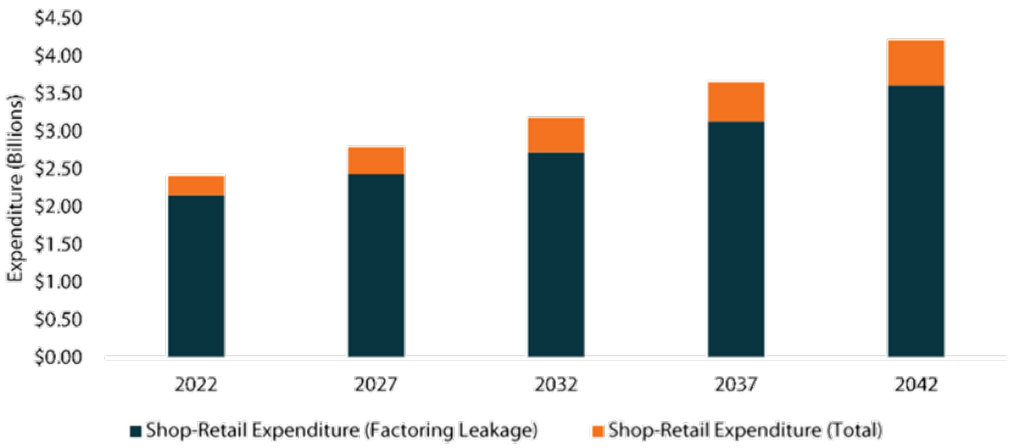
Figure 46. Study Area Dwelling Projections 2022 – 2042

	2022	2027	2032	2037	2042
Dwelling Forecasts	80,412	92,184	104,377	118,993	136,529

Source: WA Tomorrow 2021, Pracsys 2022

Household retail expenditure was assigned to dwellings based on their income quintile (see Figure 19) as income is highly linked with expenditure. Retail expenditure for the Study Area was estimated based on the propensity of each income quintile to spend on goods and services (Figure 47). Leakage was also factored into the expenditure estimates to obtain a more realistic idea of the total retail expenditure pool for the Study Area (refer to Appendix 4: Modelling Information for the leakage rates used).

Figure 47. Estimated Study Area Household Expenditure



Source: ABS HHES 2017/18, ABS Census 2016, Queensland Investment Corporation 2021, ABS 2021

[22] WA Tomorrow population projections were used as they have been developed by DPLH and are constrained by population growth in surrounding areas. Furthermore, Forecast.id/REMPLAN population growth data was not available for all Local Governments within the Study Area.

[23] The Greater Perth estimate is based on the average annual growth for Greater Perth to achieve its 2050 target of 3.5 million population.

Current Supply

The Study Area's current supply of floorspace is summarised below (Figure 48). The Shop/Retail and Other Retail floorspace uses were included in respective gravity models. Non-retail floorspace was analysed using floorspace to population ratios using the results of gravity modelling to support detailed changes by centre.

Figure 48. Current supply of floorspace

City of Kwinana				
LUES Activity Centre Name	Activity Centre Name Used in Report	Total Shop Retail Floorspace (m²)	Total Other Retail Floorspace (m²)	Total Non-Retail Floorspace (m²)
Calista Avenue	Calista Local Centre	153	0	0
Casuarina	Bertram Neighbourhood Centre	1,515	0	1,315
Kwinana Centre	Kwinana City Centre	32,716	2,270	27,899
Leda	Leda	927	140	110
Medina Avenue	NA	0	0	0
Orelia	NA	354	0	1,345
Orton Road	NA	0	0	10,570
Pace Road	Medina Neighbourhood Centre	3,500	0	5,323
Parmelia	NA	521	0	400
Summerton	NA	394	0	999
Thomas Road/Holden Close	NA	0	350	200
NA	Wandi Local Centre	121	0	0
NA	Wellard Neighbourhood Centre	6,500	2,000	1,083
City of Cockburn				
LUES Activity Centre Name	Activity Centre Name Used in Report	Total Shop Retail Floorspace (m²)	Total Other Retail Floorspace (m²)	Total Non-Retail Floorspace (m²)
Adventure World		1,770	0	19,635
Atwell		1,443	0	860
Berrigan Drive		3,178	1,466	4,548
CCC Atwell & Jandakot		0	0	2,199
CCC Beeliar Et Al		0	0	0
CCC Spearwood Et Al		4,750	65	3,607
Cockburn Isolated Uses		1,545	2,632	20,779
Cockburn Liquor		340	125	535
Gateway		51,322	3,878	76,244
Hamilton Road		755	0	95
Jandakot North		1,349	297	25,240
Lakes S.C.		6,926	480	1,902
Lyon Road		3,628	0	1,959
Port Coogee Village Shopping Centre		5,500	0	0
Sayer Road		0	0	900

Spearwood Road		3,009	80	4,100
Spudshed Spearwood		2,570	0	0
The Grange		2,064	0	2,277
Wattleup		180	0	879
Wattleup Road		0	0	400
Wattleup Road 2		0	0	800
Yangebup		1,539	0	604
Yangebup Shopping		1,041	0	1,592
City of Rockingham				
LUES Activity Centre Name	**Activity Centre Name Used in Report**	**Total Shop Retail Floorspace (m²)**	**Total Other Retail Floorspace (m²)**	**Total Non-Retail Floorspace (m²)**
Baldivis		2,081	0	3,435
Baldivis Town Centre		29,435	3,795	13,411
Bayside		2,033	0	961
Belgravia Terrace		2,000	0	0
Bell		611	0	489
Bent Street		570	0	0
Charthouse Waikiki		1,166	0	0
Enterprise		7,298	17,368	2,787
Fisher		200	0	0
Malibu		1,090	0	912
Mandurah Road		0	0	3,310
Mclarty		0	0	482
Nicholson Road North		550	2,865	3,415
Paramount Estate		4,500	0	2,053
Parkin Street		246	0	130
Phoenix Park		19,377	860	8,627
Rae Road		0	0	336
Read Road		6,635	330	980
Rockingham Beach		13,848	306	35,661
Rockingham City		63,978	7,526	128,912
Rockingham Isolated Uses		3,602	2,060	4,962
Rockingham Wineries		320	0	18,962
Safety Bay Road		548	0	192
Ser-Jarr Isolated Uses		2,799	2,150	9,390
Shoalwater		3,260	219	1,254
Soraya Place		70	0	0
Spudshed Baldivis		5,500	0	0
Tuart Ridge		3,015	0	1,376
Waikiki		0	138	0
Warnbro		1,489	460	2,762
Yarra Promenade		2,913	0	1,778

Source: DPLH 2016, City of Kwinana 2022, Pracsys 2022

Future Supply

The developments and expansions that have occurred since 2016 and are planned until 2041 have been summarised in the table below.

Figure 49. Developments, expansions and contractions from 2016 to 2041

Expansions/Contractions				
Year of Expansion	**Activity Centre Name**	**Total Shop Retail Floorspace (m²)**	**Total Other Retail Floorspace (m²)**	**Total Non-Retail Floorspace (m²)**
2017	Kwinana City Centre	32,716	2,270	27,899
2021	Leda Neighbourhood Centre	927	140	110
Developments				
(Expected) Year of Completion	**Activity Centre Name**	**Total Shop Retail Floorspace (m²)**	**Total Other Retail Floorspace (m²)**	**Total Non-Retail Floorspace (m²)**
2016	Wellard Neighbourhood Centre	6,500	2,000	1,083
2022	Orton Road	4,000	10,346	NA
2026	Wandi District Centre	16,000	5,000	NA
2026	Wandi North Local Centre	1,500	0	NA
2026	Mortimer Road Neighbourhood Centre	2,500	300	NA
2026	Mandogalup 01	1,000	0	NA
2026	Kwinana Station	500	0	NA
2026	Wellard Local Centre (potential new site)	1,000	0	NA
2031	Wellard East	1,000	0	NA
2031	Wellard Local Centre 2	1,000	0	1,400 (estimate)[24]
2027	Anketell 02	240	0	NA
2031	Thomas Road Neighbourhood Centre (Anketell South)	3,500	0	NA

Source: DPLH 2016, City of Kwinana 2022, Pracsys 2022

Floorspace from these yet to be developed activity centres is included in the Retail Gravity Modelling after their expected date of completion. Some centre locations have been developed for other uses and the following considerations have been made for their inclusion in the model:

- The Wellard 02 centre from the previous LCACS has been identified as a centre that is unlikely to develop due to other uses having been developed on the planned site. A new site will be tested in the analysis that agglomerates a number of the undevelopable centres from the previous LCACS (Wellard Local Centre). A block of land to be developed for urban uses in Wellard has been used to test the potential centre; the lot is in between Brentford Parade, Lambeth Circle, and Portobello Parade. Shop/Retail floorspace of 1,000m² is tested at the site.

[24] Estimated using google maps and applying a 0.9 ratio for Gross Lettable Area to Net Lettable Area

- Wellard East 02 from the previous LCACS has been assumed to develop (renamed to Wellard East) while Wellard East 01 is no longer practical due to the proposed uses for the location. The floorspace has been merged and 1,000m² of Shop/Retail floorspace is tested at the site
- Wellard 03 from the previous LCACS (renamed to Wellard Local Centre 2) has developed with non-retail uses including a childcare centre and medical centre. It is assumed Shop/Retail uses can still develop at the location and 1,000m² of Shop/Retail uses is tested at the site

Growth in centres outside of the City has also been taken into consideration (Figure 50).

Figure 50. Centre Growth Outside City of Kwinana

Centres	Year of Expansion	Expanded Amount
Cockburn	2026 and 2036	72,322m² and 90,000m²
Rockingham City Centre	Every five years	118,524m² by 2042
Other Centres in Rockingham	Every five years	162,327m² by 2042

Source: Element WA 2021, City of Rockingham 2022, Pracsys 2022

8.2 Floorspace Projections

Floorspace projections were developed for Shop/Retail, Other Retail and Non-Retail floorspace uses through the following methods:

- Shop/Retail and Other Retail were projected based on gravity modelling that allocates turnover to centres based on dwelling growth and supply growth within the Study Area
- Non-retail floorspace was projected in two steps. The first step allocated the identified floorspace gaps to the City's centres (see Section 7.3, Planning Land Use Category Gap Analysis). Growth by centre was then apportioned based on the estimated change in Shop/Retail floorspace in the Gravity Model. This allows Non-Retail floorspace to align more closely with the spatial distribution of future dwellings and competing centres. New centres were allocated Non-Retail floorspace based on benchmarked ratios of Retail to Non-Retail floorspace by centre type.

Shop/Retail and Other Retail Floorspace Projections

Gravity modelling was used to allocate retail expenditure to the current and future centres in the low and high scenarios (Figure 51). Viable turnover productivity levels by centre type were then applied to relevant centre turnover to estimate the supportable floorspace at five year time points.[25] In the low scenario the model was calibrated using published moving annual turnover that indicated some centres in the City were underperforming (e.g. the most recent turnover available for the Kwinana City Centre indicated the Kwinana Marketplace shopping centre was achieving a turnover productivity of approximately $5,500m², which is well below benchmarked turnover levels for Secondary centres that are generally between $8,000m² and

[25] See Section 15, Appendix 6: Benchmark Viable Turnover Productivity

$9,000m²)[26][27] The high scenario assumes that the performance of centres within the City improves and applies a neutral setting to the gravity model that allows expenditure to accrue to centres based purely on their size and distance from dwellings.

Shop/Retail floorspace is predicted to grow by approximately 30,000m² in the low scenario and 50,000m² in the high scenario (Figure 51).

Figure 51. Shop/Retail Floorspace Scenarios

Shop/Retail	2022	2027	2032	2037	2042
High Scenario	50,701	70,584	79,633	87,701	102,962
Low Scenario	50,701	63,039	69,277	72,475	83,375

Source: DPLH 2016, WA Tomorrow 2021

Other Retail floorspace is predicted to grow by approximately 13,000m² in the low scenario and 31,000m² in the high scenario (Figure 52).

Figure 52. Other Retail Floorspace Scenario

Other Retail	2022	2027	2032	2037	2042
High Scenario	4,760	20,225	27,844	31,296	35,433
Low Scenario	4,760	10,983	14,487	16,003	17,740

Source: DPLH 2016, WA Tomorrow 2021

The high scenario achieves an additional 20,000m² and 18,000m² Shop/Retail and Other Retail floorspace respectively between 2022 and 2042. It is recommended that the high scenario be used for planning purposes as it allows greater flexibility for developers to meet demand and it is reasonable to assume that as other centre expansions occur outside of the City that there will be a competitive response by centres within the City.

These projections are slightly lower than the previous LCACS for Shop/Retail and significantly lower for Other Retail, with the previous LCACS projecting only until 2031. This slightly more conservative forecast is considered appropriate as the previous LCACS indicated approximately an additional 12,000m² of Shop/Retail floorspace and 15,000m² by 2021 than what was actually developed. The current performance of centres and developments in surrounding areas are likely contributing to these discrepancies, along with developers seeking to develop floorspace outside of planned centres.

[26] SCA Property Group 2015, 'Property Portfolio'. Available from: https://www.scaproperty.com.au/Resources/pdf/SCA%20Property%20Portfolio_Email_Version%20FA.pdf
Note: the information from this source has been adjusted in the Gravity Model to account for the addition of Coles and Aldi since publication
[27] Property Council 2021, 'Shopping Centre Directory'.

Non-Retail Floorspace Projection

Non-retail floorspace has been estimated based on the identified gap in relevant Planning Land Use Categories and the projected increase in demand for goods and services from population growth. The High and Low scenarios have been developed based on the results of the Shop/Retail gravity modelling to reflect the performance of centres as a whole. It is assumed that the identified current gap in Non-Retail floorspace is addressed in both scenarios.

Figure 53. Non-Retail Floorspace Scenario

Non-Retail	2022	2027	2032	2037	2042
High Scenario	39,696	51,814	61,941	73,934	89,511
Low Scenario	39,696	50,129	58,808	68,449	80,693

Source: DPLH 2016, WA Tomorrow 2021

Non-Retail floorspace is projected to increase to 81,000m^2 and 90,000m^2 in the low and high scenario, respectively.

8.3 Activity Centre Hierarchy Summary

The high scenario has been used to develop the final Activity Centre Hierarchy (ACH) that will guide implementation of the LCACS. The Activity Centre Hierarchy provides estimated floorspace requirements at each activity centre in the City at five year time intervals until 2042. The floorspace projections should be viewed in line with dwelling estimates to understand whether projections are being achieved.

Figure 54. Dwelling Forecasts

Small Area	2022	2027	2032	2037	2042
Anketell - Urban	113	482	1,151	1,437	1,539
Bertram	2,531	2,650	2,787	2,833	2,845
Calista	994	1,044	1,073	1,098	1,119
Casuarina - Urban	120	320	555	1,632	2,842
Leda	1,213	1,220	1,240	1,271	1,281
Medina	1,250	1,276	1,298	1,316	1,331
Orelia	2,307	2,431	2,645	2,835	2,977
Parmelia	3,005	3,309	3,585	3,634	3,654
Postans & Hope Valley (Includes Mandogalup)[28]	163	579	1,109	1,738	2,687
Rural - East of Freeway	1,004	1,009	1,012	1,017	1,021
Wandi - Urban	1,517	1,784	2,032	2,232	2,535

[28] It should be noted that the majority of the dwelling growth in this spatial area is associated with new developments in Mandogalup west of the Kwinana Fwy. It is recommended that the City work with REMPLAN to refine this area to provide a specific spatial representation of Mandogalup that is separate from the industrial zoned land to the west.

Small Area	2022	2027	2032	2037	2042
Wellard	5,198	6,909	7,771	8,076	8,119
Wellard East - Urban	819	1,360	1,723	1,838	1,866

Source: REMPLAN 2022

Dwelling estimates from REMPLAN are provided above as they are regularly updated and easily accessible by the City.[29]

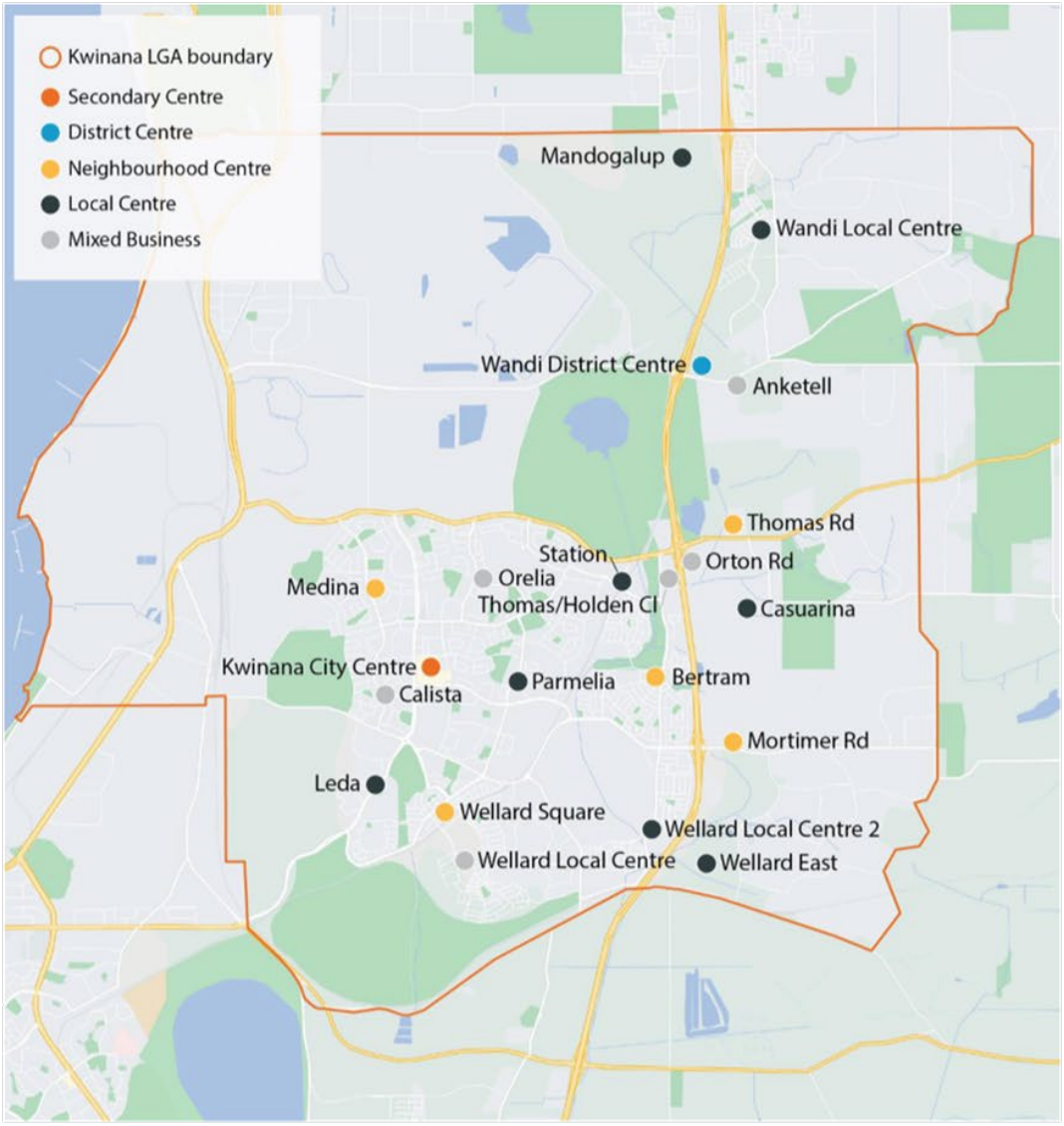
The revised Activity Centre Hierarchy has been adjusted to exclude centres that have either been developed for other purposes or that are not likely to develop, these centres include (using nomenclature from the previous LCACS, for a spatial representation see Appendix 10: Activity Centre Hierarchy 2014):

- Casuarina South 03
- Wellard E 01
- Postans 01
- Spectacles
- Thomas Road/Holden Close (this has been removed however it is recommended that zoning be maintained, see Section 5.9)
- Kwinana Beach (Wells Park)

There has been one change of centre type with the Leda Neighbourhood Centre transitioning to a Local Centre in light of its floorspace being following its redevelopment. The centres included in the activity centre hierarchy are shown on the map below (Figure 55).

[29] They align quite well with modelled dwellings with REMPLAN estimating 33,149 dwellings by 2041 and the Pracsys model estimating 32,461 in 2042. A map is provided in Section 16, Appendix 6: REMPLAN Map

Figure 55. Map of City of Kwinana Activity Centre Hierarchy



Source: City of Kwinana, Pracsys 2022

Figure 56. Activity Centre Hierarchy

Centre Classification	Centre Name	2027			2032			2037			2042		
		Shop Retail	Other Retail	Non-Retail	Shop Retail	Other Retail	Non-Retail	Shop Retail	Other Retail	Non-Retail	Shop Retail	Other Retail	Non-Retail
Secondary	Kwinana City Centre	37,053	3,217	27,899	38,480	2,785	31,605	42,427	3,035	37,684	49,854	3,316	45,531
District	Wandi DC	5,159	4,093	5,004	5,360	3,510	5,520	6,014	3,953	6,381	7,246	4,488	7,522
Neighbourhood	Bertram	2,015	-	1,315	2,093	-	1,517	2,393	-	1,859	2,910	-	2,317
Neighbourhood	Medina	3,500	-	5,323	3,500	-	5,660	3,500	-	6,162	3,684	-	6,741
Neighbourhood	Thomas Rd	-	-	-	2,392	328	2,510	2,606	369	2,883	3,092	416	3,370
Neighbourhood	Mortimer Rd	3,825	356	3,581	3,873	306	3,954	4,446	349	4,591	5,413	399	5,443
Neighbourhood	Wellard Square	8,203	2,335	1,736	8,421	2,064	2,547	9,462	2,341	3,903	11,265	2,660	5,676
Local	Leda	927	194	110	927	176	199	1,000	193	343	1,179	212	528
Mixed Business/Local	Anketell	238	-	206	244	-	230	266	-	268	316	-	318
Mixed Business/Local	Orelia	357	-	1,345	369	-	1,381	404	-	1,438	473	-	1,513
Local	Parmelia	724	-	400	760	-	473	858	-	596	1,032	-	759
Local	Casuarina	-	-	-	896	-	650	1,019	-	796	1,238	-	991
Local	Wandi LC	1,636	-	1,188	1,738	-	1,355	1,904	-	1,628	2,303	-	1,990
Local	Mandogalup	1,242	-	901	2,026	-	1,096	2,232	-	1,416	2,732	-	1,846
Local	Station	572	-	415	598	-	473	675	-	569	812	-	697
Mixed Business/Local	Wellard LC	1,134	-	823	1,153	-	934	1,293	-	1,119	1,537	-	1,361
Local	Wellard LC 2	-	-	-	1,365	-	131	1,563	-	355	1,896	-	654
Local	Wellard East	-	-	-	1,439	-	139	1,640	-	374	1,980	-	685
Service Commercial	Orton Rd	4,000	9,680	-	4,000	18,325	-	4,000	20,707	-	4,000	23,568	-
Service Commercial	Thomas Rd / Holden Cl	-	350	200	-	350	- 200	-	350	-200	-	350	200

Source: DPLH 2015, City of Kwinana 2022, WA Tomorrow 2021, Pracsys 2022

8.4 Employment Implications

The activity centre hierarchy will generate significant employment as it develops. Additional employment has been estimated using the current floorspace to employment ratios in the City based on Department of Planning Lands and Heritage Land Use and Employment Survey data (Figure 57).

Figure 57. Floorspace to Employment Ratios

	Other Retail	Shop Retail	Non-Retail
Floorspace per Employee	75	29	42

Source: DPLH 2016

Employment estimates have been developed for both low and high scenarios. It is estimated that by 2042 the low scenario will contribute an additional 2,315 jobs while the high scenario will contribute an additional 3,446 jobs (Figure 58).

Figure 58. Additional Employment by Scenario

Scenario	2027			2032			2037			2042			Total 2042
	Shop Retail	Other Retail	Non Retail	Shop Retail	Other Retail	Non Retail	Shop Retail	Other Retail	Non Retail	Shop Retail	Other Retail	Non Retail	
High	711	207	291	1,026	309	534	1,307	356	822	1,839	411	1,196	3,446
Low	449	83	251	666	130	459	777	151	691	1,157	174	985	2,315

Source: DPLH 2016, Pracsys 2022

Employment will come predominantly from Shop/Retail floorspace and Non-Retail floorspace. Other Retail floorspace is generally less employment intensive due to high automation and large floorspace areas/showrooms.

The Shop/Retail and Other Retail employment opportunities are likely to be low skilled, providing opportunities for youth employment. These jobs are overwhelmingly part-time/casual in nature (67%) and will include salesperson and customer service type roles that are suited to people who are new to the workforce. Non-Retail employment opportunities are likely to support a mix of low and high-skilled employment ranging from hospitality to health services. Hospitality jobs are predominantly part-time and will support low skilled and youth employment, much like Shop/Retail. Office-based jobs will likely support a mix of new workforce entrants with a higher level of education and more skilled workers. Health and education related uses are likely to support high-skilled, highly educated workers.

The City's Employment and Economic Development Study identified the need for 12,000 jobs by 2036 to maintain the City's Employment Self Sufficiency level, of which 33% would be population driven. The City's Activity Centre Hierarchy would contribute approximately 21% or 13% to the 12,000 job target in the high and low scenario, respectively. This is seen as a suitable amount given some population driven employment will be provided for at light industrial areas that are not considered in this analysis.

9 IMPLEMENTATION

The Needs Assessment provides the evidence-base for planning the City's Activity Centres. It will be integrated into the City's Local Planning Framework through the City of Kwinana's draft Local Planning Strategy and Local Planning Scheme

The Needs Assessment establishes the floorspace supply of retail and non-retail uses in Activity Centres required to support identified population demand. The analysis has used population projections from WA Tomorrow to develop the estimates. The years associated with the projections are less important than the quantum of population themselves. It is recommended that the results guide a stage gate approach to planning decisions.

A number of considerations have been developed to support the integration of the Needs Assessment with these planning documents and to maximise viability and resilience of activity centres across the hierarchy:

- The floorspace projections in this analysis provide guidance for the City to understand the potential quantum of floorspace that may be demanded at a certain time point. Reaching a certain population or year does not automatically mean a centre should expand. Instead, the City will need to consider other factors affecting the activity centre hierarchy at the time of receiving an application (future developments that may not be in this analysis, changing floorspace per population requirements) in order to assess whether additional floorspace is required in future
- The floorspace projections (by centre), population projections (by precinct) and dwelling density targets (for relevant centres) in the reported years (2027, 2032, 2037, 2042) should be used to monitor the provision of uses across the activity centre network. When a population level is reached in a precinct and/or target density is reached at a centre, this is an indication that further floorspace can be considered if private interest arises; even if this occurs prior to the year identified in the Needs Assessment. Interest from private industry can be an indicator of current or future potential demand and should be considered as part of the overall decision-making process. This being said, private interest may undermine the activity centre hierarchy and appropriate measures should be used to ensure development applicants have demonstrated an actual need for additional goods or services (see following dot points). If a population level does not occur by an identified year, the population level should be the guiding factor for potential development and not the year
- The Needs Assessment provides floorspace quantum estimates for individual centres. These should not be treated as strict floorspace caps but as targeted supportable floorspace with some flexibility for small under or over provisions (the under or over provision should be based on identified need at the time)
- If a centre has not expanded to the level identified in the Needs Assessment, this fact should not be used to justify the expansion of another centre in a fully developed area. However, if a centre's growth has been constrained in a developing area, the expansion of another centre may be justified

- New centres may be allowed to incorporate additional floorspace where a current centre cannot expand due to land or other constraints, with the caveat:
  - The new centre should be in a location that provides suitable access to residents of the current centre's catchment

Considerations have been developed for service commercial and light industrial developments:[30]

- Shop/Retail uses should only be allowed in service commercial and light industrial areas where an applicant can be shown they are providing for demand from local workers and visitors to businesses in the commercial centre
- Service commercial and light industrial uses should be focussed in identified employment centres or in future employment areas including the Intersection of Thomas Rd and the Kwinana Freeway (Western Side) and the Wandi District Centre.
- The following criterion should be used to assess any proposed developments for these uses in new locations:
  - Is there sufficient space for the use in a current employment centre

  If there is not, the proposed location should have the following attributes:
  - Proximity to relevant consumer/customer (population – light industry, businesses – heavy industry)
  - Appropriate road and/or freight access
  - Compatible surrounding uses (heavy industry uses are not compatible with residential development)
  - Access to necessary infrastructure (e.g. special waste disposal requirements)
  - Land constraints (if site works will be too expensive, commercial uses may not be viable)
- The type of uses allowed in service commercial and light industrial areas should be flexible as these areas span both business to consumer and business to business supply chains. The primary goal for the City in planning these areas should be to minimise the encroachment of uses that are most appropriate for Activity Centres (Shop/Retail) unless supporting the employee and visitor populations

[30] Note that these considerations are for population driven centres only and do not apply to strategic industrial land such as the Kwinana Industrial Area in the WTC.

9.1 Centre Specific Recommendations

Kwinana City Centre

The Kwinana City Centre is the primary centre in the Activity Centre Hierarchy (ACH) and the City should ensure that this primacy is retained as the ACH develops. The current performance of the centre has been identified as low[31] and there will likely need to be a collaborative approach between the City and key stakeholders in the Kwinana City Centre to improve the centre's performance. Specific actions to support improved performance of the Kwinana City Centre have been identified in Section 5.1, Kwinana City Centre.

A summary of key focus areas for supporting the Kwinana City Centre in achieving the High Scenario floorspace estimates includes:

- Encouraging office development to occur in the Kwinana City Centre to create day time activation
- Facilitating entertainment, café/restaurant, recreation and cultural uses in the Kwinana City Centre to promote night time activation and increased liveability
- Encouraging any future redevelopment of the Kwinana Marketplace to connect with Chisham Ave
- Creating a stronger connection between civic and retail uses in the Kwinana City Centre to promote multi-use visits and pedestrian activity
- Short term activation of Chisham Ave through alfresco dining, a strong link with Aldi and additional activities in the Market Square area between Chisham Ave and the Public Library
- Offer family amenity or encourage proponents to provide family amenity. Family amenity has been an important feature for several retail redevelopments, including the Karrinyup Shopping Centre Redevelopment and the Cockburn Gateway Expansion
- Support more residential offerings in the Kwinana City Centre to increase the local expenditure pool. The City of Kwinana's 2019 Employment and Economic Development Study also identified an opportunity for Kwinana to be a residential and service location for personnel involved with defence assets maintenance at Henderson
- Work with stakeholders to understand short-term accommodation potential identified in the Employment and Economic Development Study
- Future development to the south of Challenger Ave should complement and not compete with current uses. It is recommended that Shop/Retail uses only be allowed to support residents and visitors to the future development and not act as an activity centre that supports daily shopping needs for a surrounding catchment. The purpose of this recommendation is to prioritise the connection of the Kwinana Marketplace and the Civic uses to the north of Chisham Ave

[31] See Section 8, Needs Assessment – Shop/Retail and Other Retail Floorspace Projections

The other centres in the City's Activity Centre Hierarchy may develop ahead of the Kwinana City Centre, particularly if they are newer and have potentially been developed in a way that is more competitive with new centres outside of the City. This should be allowed as:

- They are playing a critical role in providing for the daily and weekly shopping needs of the City's residents
- Limiting the expansion of other centres will not directly transfer the additional expenditure to the Kwinana City Centre, particularly if there are no changes to its current performance. The expenditure will be split between convenient centres outside of the City (centres near where people work) and the Kwinana City Centre, reducing the overall benefit to the City of Kwinana community and businesses
- Draft SPP 4.2 considers community benefit when assessing the suitability of a development. Allowing planned activity centres to expand based on community need achieves the highest community benefit

Wandi District Centre

The Wandi District Centre is now planned to reach a size of approximately 10,000m² by 2042. This reflects the centre's location, with small pockets of urban residential development within its catchment and a large area of rural and non-residential land. The location along Anketell Rd may provide additional support given its planned connection to Westport; however, access to the centre may be affected by its proximity to the future Anketell Road / Kwinana Freeway interchange. Ensuring that there is appropriate signage and access once off of Anketell Road will be key in supporting the centre's potential of capturing passing traffic.

A high-level analysis of the centre has been provided to support the development from an economic perspective.

Figure 59. Wandi District Centre Assessment

Attributes	Analysis
Purpose	The original State Planning Policy (SPP) 4.2 expected the Wandi District Centre to be the primary centre serving the Eastern Residential Intensification Concept (ERIC) Urban Corridor.[32] The ERIC urban corridor included areas near the Kwinana Freeway in the suburbs of Mandogalup, Wandi, Anketell, Casuarina and Wellard.[33]
Users	The primary users of the Wandi District Centre are anticipated to be City of Kwinana residents who would not visit the Kwinana City Centre due to distance and barriers. Other major users include motorists from the Kwinana Freeway and the Anketell-Thomas Road Freight Corridor.
Destinations	Destinations should be positioned so that they encourage pedestrian traffic that passes in front of other businesses.

[32] 'North Anketell Structure Plan Amendment Report', Creative Design + Planning, 2019. Available from: https://www.dplh.wa.gov.au/departmentofplanninglandsheritage/media/daps/metro%20outer%20jdap/agenda/2020/october/20201016%20-%20agenda%20-%20no%2043%20-%20city%20of%20kwinana.pdf.

[33] 'Town of Kwinana Eastern Residential Intensification Concept', Rowe Group, 2013. Available from: 'North Anketell Structure Plan Amendment Report', Creative Design + Planning, 2019. Available from: https://www.dplh.wa.gov.au/departmentofplanninglandsheritage/media/daps/metro%20outer%20jdap/agenda/2020/october/20201016%20-%20agenda%20-%20no%2043%20-%20city%20of%20kwinana.pdf.

Attributes	Analysis
Access and Origins	Access will need to be clearly marked particularly once the Anketell Road / Kwinana Freeway interchange upgraded is completed. Origins (i.e. parking lots) should be located towards the boundary of the centre to encourage pedestrian foot traffic along activated frontages.
Control	The City of Kwinana should work closely with the developer to ensure that the centre activates key sites. Depending on the desired layout for the centre (main street or fully internalised shopping centre) there will be an opportunity to activate corner locations and key pedestrian traffic passages.
Retail Floorspace	Shop/Retail and Other Retail at the Wandi District Centre are not expected to reach the quantum forecast in the 2014 LCACS. It is possible for a proponent to justify floorspace additional to the quantum that has been forecast. The implementation section identifies suitable evidence-based approaches that the City should consider to ensure any development that is outside of the identified floorspace amount will be viable and will not impact the viability and vibrancy of the Activity Centre Hierarchy.
Non-Retail Floorspace	Non-retail floorspace projections for the Wandi District Centre are based on benchmark ratios of retail to non-retail floorspace from District Centres. Expanding beyond this level of non-retail floorspace would be more suitable for certain uses of floorspace than others. For example, some service commercial uses (those suited to highway commercial) would be appropriate in greater concentrations in suitable areas of the Wandi District Centre. Other uses such as office-based uses that could be supported in the Kwinana City Centre should be limited to small scale offerings that cater to a more local catchment.

Neighbourhood Centres

A summary of implementation recommendations for each centre has been developed (Figure 60). These centres are represented spatially in Figure 55.

Figure 60. Neighbourhood Centre Recommendations

Centre	Analysis
Medina Neighbourhood Centre (Pace Road)	This centre appears to be turning over moderately well with a low vacancy rate. It is unlikely that the centre will grow significantly in future given that residential dwellings within the Study Area are already established and there is little vacant land to grow. It is recommended that increases in demand be allowed to increase the productivity of the centre's existing floorspace.
Bertram Neighbourhood Centre	The 2014 LCACS noted that this centre was intended to be a main street centre but was not necessarily performing as one. This may be due to the lack of active shop frontages and a fairly inhospitable microclimate, which could potentially be remedied with cafes and restaurants offering alfresco dining, parklets and street trees (see Section 5.7).
Wellard Town Centre	This centre appears to be performing well and is in a suitable location adjacent to a train station and in close proximity to urban development. Neighbourhood centres can generally grow up to 10,000m² Shop/Retail floorspace; it is recommended that this centre be allowed to expand to this size in the long term to cater for nearby population growth. It is recommended that this be the maximum floorspace over the analysis period (pending review of this document and at the City's discretion) to ensure that the role of the centre does not change to that of a District Centre and begin to directly compete with the Kwinana City Centre.
Mortimer Rd	The analysis identified that this centre will require up to 5,800m² Shop/Retail floorspace in the long term. Any short-term development at this centre that is smaller than the identified demand should be developed in a way that will allow for future expansion.
Anketell South (Thomas Rd)	The Thomas Road centre is expected to support demand for up to 3,100m² Shop/Retail floorspace in the long term. This level is sufficient to support a single small to medium sized shopping centre with some specialty offerings. Given the Shop/Retail like offering at the newly developed Costco, any further out of centre supermarkets like those that have been proposed to the south of Thomas Road would essentially absorb the opportunity for the planned Thomas Road centre to develop with an anchor tenant. This is inconsistent with both the Local and State Planning Frameworks.
Centre Evaluation	Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for an overview of the evaluation questions, criteria and metrics that can be used to assess activity centre performance on an ongoing basis.

Local Centres

A summary of implementation recommendations for each centre has been developed (Figure 7). These centres are represented spatially in Figure 55.

Figure 61. Local Centre Recommendations

Centre	Analysis
Leda Neighbourhood Centre	This centre underwent a redevelopment which resulted in a significant reduction of its floorspace. As a result, the Centre has been reclassified from a neighbourhood centre to a local centre.
Orelia Local Centre	This centre is in poor condition and has underutilised vacant land. It is recommended that the City of Kwinana support the development and delivery of an approved structure plan that allows for retail and residential development at the site. This centre should be rezoned to Mixed-Business.
Calista Local Centre (refer to Appendix 10)	There are likely higher and better uses for this site, particularly given the current layout of the centre. Given the proximity of the centre to the Kwinana City Centre, redevelopment of the centre for residential uses would be appropriate. The centre should be zoned as Mixed Business to allow small shop/residential rather than a stand-alone shop.
Parmelia Local Centre	This centre currently provides predominantly health related services. Given its proximity to the Kwinana City Centre, additional Shop/Retail uses should be limited to supporting walkable daily shopping trips for the local population.
Wellard Local Centre	A potential Local Centre was assessed in Wellard to the south of the train station. This area is under provisioned with regards to access to activity centre uses and some provision should be made. The analysis identified that a local centre of approximately 1,500m^2 Shop/Retail floorspace could be supported in the long term. It is recommended that the land be zoned as Mixed-Businesses to allow for Shop/Retail and Residential uses to support the centre.
Wellard 02 (refer to Appendix 10)	This centre was proposed in the LCACS 2014 and is located at the intersection of Portobello Pde and Lambeth Cir. The Wellard Local Centre will now provide for the daily and weekly shopping needs for surrounding residents. It is recommended that the centre previously identified as Wellard 02 be zoned as Mixed Business to allow small shop/residential rather than a stand-alone shop.
Wellard Local Centre 2	This local centre has developed with non-retail uses including a childcare centre and medical centre. The analysis has identified that the local centre could support up to 1,500m^2 Shop/Retail floorspace in the long term.
Wellard East	A potential Local Centre was assessed in Wellard, to the east of the Kwinana Fwy. This area will require access to daily shopping goods and services as further residential development occurs. The analysis identified that a local centre of up to 1,500m^2 Shop/Retail floorspace could be supported in the long term.
Wandi Local Centre	The Wandi Local Centre is in close proximity to urban development. Analysis indicated that the high levels of potential demand could support a local centre up to 1,500m^2 Shop/Retail floorspace in the long term.
Mandogalup	The proposed Mandogalup local centre is in close proximity to urban development. Analysis indicates increasing demand; a local centre of 1,500m^2 Shop/Retail floorspace could be supported in the long term. There is currently a high level of residential development underway around this location with many potential future local centres identified in the City of Cockburn. There is also uncertainty with regards to the final uses to be developed as part of the Investigation Area 47. The City should engage with the City of Cockburn to develop a coordinated approach to the delivery of local centres in the Mandogalup and Hammond Park areas.
Casuarina Central	This centre provides a local offering between the Thomas Road and Mortimer Road neighbourhood centres. Analysis indicates that demand could support a smaller local centre up to 1,300 m^2 Shop/Retail floorspace.
Anketell North	This local centre is in close proximity to the Wandi District Centre. Analysis indicates that only a very small local centre of approximately 300m^2 could be supported. It is not likely that this is viable as a standalone centre. It is recommended that the centre be rezoned as Mixed-Business and that these uses be allowed as incidental in the Service Commercial section of the Wandi DC to the south of Anketell Rd. Any offering would need to be supporting the local workforce only (e.g. a sandwich bar, café)

Centre Evaluation	Refer to Appendix 3: Activity Centre Performance Monitoring and Evaluation for an overview of the evaluation questions, criteria and metrics that can be used to assess activity centre performance on an ongoing basis.

Service Commercial Centres

A summary of implementation recommendations for each centre has been developed (Figure 8).

Figure 62. Service Commercial Centre Recommendations

Floorspace	Comments
East of Thomas Rd and Kwinana Fwy Interchange (Orton Rd)	This area has a significant proportion of land which is zoned to support Service Commercial/Bulky Goods uses. It is also home to a newly developed Costco that will act as an anchor for other businesses. It is seen as likely to become the primary Service Commercial area in the City. The component of this centre that is made up of the Orton Road centre identified in the previous LCACS is unlikely to be required within the analysis timeframe for Service Commercial uses. It is considered appropriate should proponents of light industrial uses seek to locate there.
Thomas Road / Holden Close	This area was previously identified as a key service commercial area in the 2014 LCACS. The development of the service commercial area to the west of this location is likely to attract any demand that may have gone to this location. Given the importance of having commercial land available in the long term, it is recommended that the current commercial zoning be maintained but be reviewed by the City every five years to see if it may be appropriate for the site to transition to mixed use or even residential zoning.
Guidance for Shop/Retail Uses	There are limited Shop/Retail uses permitted in these centres (refer to Clause 5.6.2 of SPP4.2 (2010)). The only Shop/Retail uses that should be considered at these centres should support the local workforce and the daily needs of visitors (e.g. a sandwich bar).
West side of Anketell Road / Kwinana Freeway interchange	There is the potential that some land in Mandogalup will be zoned to allow for Service Commercial uses. While the location and potential size of uses are unknown; this should be monitored by the City and incorporated in this document at the time of its next update.
Service Commercial Uses Along Rockingham Rd	Industrial areas along Rockingham Rd currently support approximately 2,842m^2 of service commercial (bulky goods) uses within the area based on LUES data. This is down from the 6,399m^2 identified in the previous LCACS. It is expected these uses will be phased out as Westport develops. It is recommended the current zoning be maintained with allowance for incidental Shop/Retail uses such as sandwich bars to cater to the daily shopping needs of workers.
Westport	The Westport development may increase the potential demand for Service Commercial uses, particularly along Anketell Road.

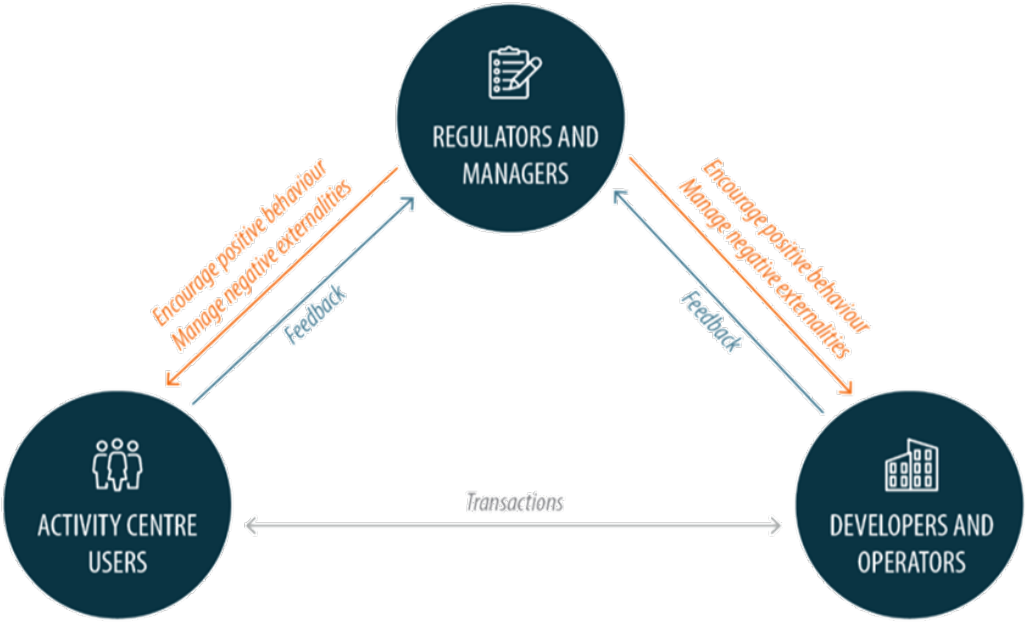
9.2 Supporting Centre Development

It is assumed that the City will facilitate employment growth through an understanding of the key drivers that attract businesses to the City's centres. Any strategy to reimagine the function, scale or use of the centres should respond to the 'felt needs' of the user groups it caters for, including:

- Activity centre users
- Enterprise developers/operators (and the workers)
- Regulators/managers

Decisions are made to benefit one or more of the user groups in the context of an overarching strategic vision.

Figure 63. User group interactions

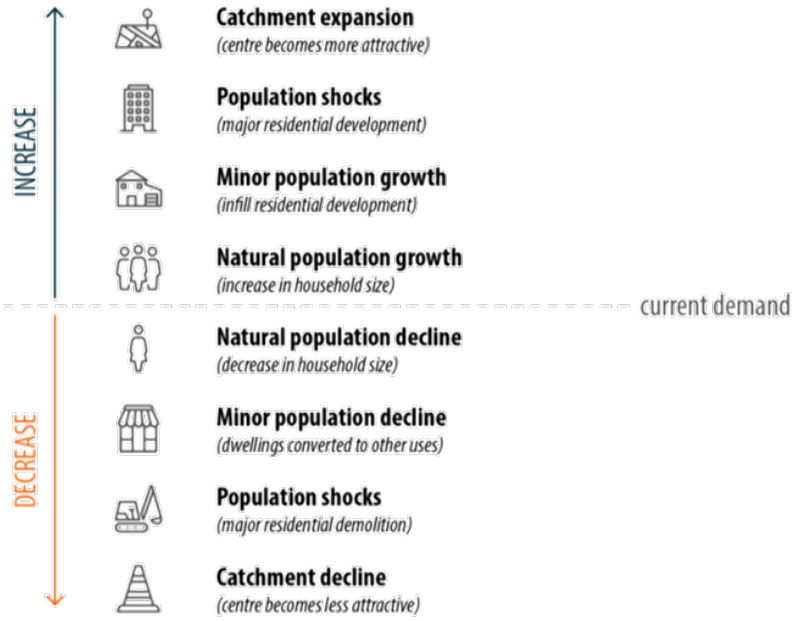


Source: Pracsys 2022

Understanding the drivers of user behaviour is required to achieve vibrant and viable activity centres across the City's Activity Centre Hierarchy. Regulators and managers (e.g. State and Local government and other authorities) can generally only encourage or influence certain behaviours, rather than control them. Ultimately the market and centre users will decide what activity is viable for the centres, with regulators and managers able to exert influence toward the desired approach. It is therefore paramount that the planning for the City's Activity Centre Hierarchy aligns with desired outcomes of users and employment providers.

There are a number of key drivers for population-driven industries that need to be considered when planning for activity centres (Figure 64).

Figure 64. Examples of demand drivers for population-driven businesses



Source: Pracsys 2022

A change in any of the above characteristics will promote a change in floorspace and interest from the market for redevelopment. For example, on the demand side, an increase in the level of density surrounding the centre increases the effective userbase and proportion of expenditure that is likely to be directed and captured by the centre, this will provoke a competitive response from developers in which investment will be made to capture this extra expenditure pool.

Similarly, a change in the urban fabric (on the supply side) that makes the centre more attractive will increase the catchment of the centre. This could, for example, be improved streetscaping or connectivity, activation and event strategies within the centre or improved connection to the local tourism areas. This will provoke a similar competitive response from developers wishing to take advantage of the extra expenditure pool.

Strategic Employment

When considering strategic employment, the relevant industries are largely exogenous to changes in these drivers and principally rely on the comparative advantages of an area (resources, location) and individual decisions of businesses. Changes in strategic employment can be affected through promoting the unique advantages of the area to businesses, encouraging business collaboration and other business-friendly policies. Typical considerations include travel time to the CBD or major employment centres such as the Western Trade Coast (to access clients), travel time to work for employees and the cost of the premises. The 2019 Employment and Economic Development Study identified the following strategic employment opportunities for the City of Kwinana:

- Growth at the Western Trade Coast due to defence industries, new energy materials, energy projects and a waste-to-energy plant, as well as the expansion of existing activities including grain exports and petroleum products processing and handling. New energy materials could be the main activity of the Western Trade Coast; however, land must be available for this to occur. At the end of 2021, the State Government announced the formation Global Advanced Industries Hub Ministerial Taskforce, which aims to transform the Western Trade Coast into a global advanced industries hub.[34] It is expected that strategic employment will increase as the Western Trade Coast is transformed into this hub; however, it does not translate into greater employment intensity
- The Kwinana Freeway provides opportunity for very large format retail outlets that have a metropolitan wide catchment and offer retail employment opportunities for younger people
- The Kwinana City Centre could provide the base for community-focused health services including expanded GP services, tele-connected to specialists with visiting services to patients' homes, including to areas outside of the City of Kwinana that offer fewer services (e.g. the Shire of Serpentine-Jarrahdale)

The role of the City in encouraging these uses is considered in the following section.

9.3 The Role of he City of Kwinana

In creating an attractive business environment within the City's activity centres, the role of the City is to act as a central regulator, coordinator and facilitator, working to understand the challenges facing local businesses including; linking businesses with appropriate resources, advocating on behalf of local businesses, and supporting specific projects where appropriate. The levers available to the City can be described under the following hierarchy:

CONTROL

e.g. Establishing local policy and regulation, directing internal resources, utilisation of local government-controlled land and assets, implementing programs and events, and supporting projects with seed funding

INFLUENCE

e.g. Facilitating the strengthening of networks that encourage the sharing of knowledge and investment opportunities, and supporting communication with State and Federal governments regarding the influence of wider policy, projects or funding decisions

MONITOR

[34] 'New taskforce to drive transformation of Perth's southern industrial precinct', WA Government, 2021. Available from: https://www.mediastatements.wa.gov.au/Pages/McGowan/2021/12/New-taskforce-to-drive-transformation-of-Perths-southern-industrial-precinct.aspx.

e.g. Tracking economic performance indicators and collecting feedback from businesses regarding current issues or opportunities which relies on communication channels with industry and the broader community

Using these levers, the City can actively attract and retain businesses through an understanding of the role, strengths and weaknesses of different centres and employment lands, and how they relate to a business's locational preference drivers and its operational productivity. These considerations differ depending on the nature of a business, with population/consumption-oriented businesses having different needs to those that operate business-to-business or are export-driven. The City can use these levers through the Local Planning and Economic Development Frameworks.

The City's activity centres are almost solely population driven. The levers available to the City have been considered in terms of centre and employment land type.

Figure 65. Role of the City of Kwinana in supporting development by centre and employment type

Lever	Centre Type	Application
Control	Kwinana City Centre	The City can control the population-driven uses (shop/retail) available in the Kwinana City Centre through planning and policy measures. It is recommended that these uses be allowed flexibility to develop based on private industry interest in the Kwinana City Centre. The City has less control over the attraction of strategic uses in the centre and needs to develop a planning approach that incentivises investment (allows for flexibility with regards to development considerations such as height and mix of appropriate uses). However, the City does hold several properties in the Kwinana City Centre that can be used strategically to support economic development activities and attract desired uses (e.g. health services, residential and service location for personnel involved with defence asset maintenance at Henderson).
	Other Activity Centres (e.g. district, neighbourhood)	The City has greater control of development at its smaller order centres and can use evidence-based decision making to ensure the centres are capable of meeting the needs of the current and future population while also maintaining a viable activity centre hierarchy. The Needs Assessment provides the evidence base with which the City and commercial stakeholders can understand markers for additional floorspace requirements. It is recommended that the floorspace estimates in this report be used as targets and not floorspace caps/limits due to the evolving nature of industries (particularly retail) and the changing nature of consumer demand.
	Heavy Industrial Land	The City has limited ability to control the development of strategic industries at heavy industrial areas such as the Kwinana Strategic Industrial Area; these should be allowed to develop based on industry demand. The main control the City should apply to these areas is to ensure that strategic industrial land is not taken up by less strategic, light industrial uses. This is particularly the case for any developable land that may be suitable to support uses related to Westport and the wider Western Trade Coast area.
	Light Industrial Land	The City should look to control the uptake of Shop/Retail uses in light industrial/service commercial areas. These areas generally provide cheaper land and high levels of parking but do not support activated centres, the use of public transport and walkability. Bulky Goods Retail (Other Retail) can be suited to these areas; however, it should be targeted in specific centres and not be allowed to develop to a point that it constrains the development of light industrial uses (uses that require warehousing, large storage, large truck access, separation from residential developments).

Lever	Centre Type	Application
Influence	Kwinana City Centre	The City has an important role in influencing development in the Kwinana City Centre, particularly for catalyst projects and more strategic uses. The City can establish and strengthen existing networks in line with the opportunities identified in the Employment and Economic Development Study.
	Other Activity Centres (e.g. district, neighbourhood)	Other centres should not require much influence to develop. They are driven by population growth that creates private developer interest. Should the City in the future wish to change the role of a centre it may need to use influencing tactics such as communication and advocacy.
	Heavy Industrial Land	The 2019 Employment and Economic Development Study identifies the need for industry collaboration structures to build the critical mass needed to break into global markets. The Global Advanced Industries Hub Ministerial Taskforce will be bringing together industry, government and union representatives; the City could support and complement this taskforce with local knowledge and established relationships
	Light Industrial Land	These land uses are similar in nature to those in activity centres, with population growth being the primary driver. There is an unlikely need for the City to influence the uptake of these areas.
Monitor	Kwinana City Centre	Ongoing monitoring should be undertaken to ensure that the activity centres and employment land in the City are meeting desired objectives. The Needs Assessment provides the evidence base for monitoring the change in floorspace across the Activity Centre hierarchy with an understanding of population levels at different time points that may indicate the need for additional floorspace.
	Other Activity Centres (e.g. district, neighbourhood)	
	Heavy Industrial Land	The City should monitor industry development, particularly for catalyst projects and strategic uses, based on economic development objectives. The City should ensure that it communicates with key stakeholders to understand the needs of businesses associated with Westport and the support that it can offer (e.g. information, planning/policy incentives) to facilitate business growth.
	Light Industrial Land	

Source: Pracsys 2022

9.4 Implementation Summary

Key implementation points include:

- An evidence-based approach to activity centre development is recommended. This approach is aligned with Draft SPP4.2 and provides the City with the flexibility to assess applications on a case-by-case basis to ensure the viability and vibrancy of the Activity Centre Hierarchy is maintained
- Specific recommendations have been provided for each centre
- The role of the City is to act as a central regulator, coordinator and facilitator, working to understand the challenges facing local businesses to support sustainable activity centre development
- The City has three levers that it can use through the Local Planning and Economic Development Frameworks:
    - Control (planning regulations)
    - Influence (advocacy)
    - Monitor (measurable outcomes to inform progress towards desired future)
- The City's activity centres are almost solely population-driven, with the possible exception of the Kwinana City Centre. For each type of centre/land use, the City should take a different approach to controlling, influencing and monitoring development

10 CONCLUSION

This update to the LCACS provides the City of Kwinana with an evidence-based guide in the form of an Activity Centre Hierarchy. This hierarchy can be used for planning the quantum and distribution of retail and non-retail floorspace across existing and future activity centres in the City of Kwinana. Demand profiling considered the factors affecting the provision of goods and services in the City's activity centres.

Centres were assessed based on their current state and potential challenges and opportunities for activating the Kwinana City Centre and Bertram Neighbourhood Centre were considered. Key findings include improving diversity at the Kwinana City Centre by increasing non-retail floorspace (this may also lead to strategic employment at the Kwinana City Centre, which is required to ensure the City of Kwinana maintains or increases its Employment Self Sufficiency rate as its population grows), while the Bertram Neighbourhood Centre would benefit from more active frontages.

Floorspace gaps were considered for a defined 5km catchment and at the Kwinana City Centre to understand how the diversity of the centres could be improved at a high level (Planning Land Use Category level) and a more in-depth level (Western Australian Standard Land Use Classification level). An aggregate benchmark of comparable centres identified the Kwinana City Centre could potentially support more health, entertainment and office floorspace.

The LCACS also explored the option of a mixed-use office precinct at the Thomas Road / Holden Close site. Based on an assessment using multi-criteria analysis and qualitative information, office-based uses should be concentrated in the Kwinana City Centre and the site should retain its commercial zoning with the City to review this zoning every five years.

Gravity modelling was used to assess the quantum and distribution of retail floorspace based on expected productivity levels. The quantum of non-retail floorspace was based on identified gaps and population growth and was distributed in line with the findings of the retail gravity model. The City of Kwinana is advised to use the floorspace distribution in the high scenario to guide its planning, as it is expected that there will be a competitive response from the City's centres to improve performance as population growth occurs and centres outside the City expand.

To implement the findings of this report, the City of Kwinana should follow the Draft SPP4.2 guidelines and tools that it makes available such as Needs Assessments and Impact tests. It is recommended the City act as a central regulator, coordinator and facilitator, working to understand the opportunities and challenges facing local businesses and organisations to support sustainable development. The City of Kwinana will need to use the three levers of Control (planning regulations), Influence (advocacy) and Monitor (measurable outcomes to inform progress towards a viable activity centre hierarchy) to ensure plans and activities result in vibrant activity centres supporting industrial, commercial and residential developments.

11 APPENDIX 1: ACTIVITY CENTRE HIERARCHY

Activity centres under SPP 4.2 are defined under the activity centre hierarchy, which splits activity centres into seven distinct groups:

- Capital City
- Primary Centres
- Strategic Metropolitan Centres
- Secondary Centres
- District Centres
- Neighbourhood Centres
- Local Centres

Each of these centre types has a specific purpose and is considered complementary to the other groups in the hierarchy. The typical characteristics of each activity centre type are described in Figure 66. It should be noted that the City of Kwinana does not have any centres that come under 'Capital City' or 'Primary Centres' and accordingly, these centre types are not included in Figure 66.

Figure 66. Activity Centre Characteristics

Typical Characteristics	Strategic Metropolitan Centres	Secondary Centres	District Centres	Neighbourhood Centres	Local Centres
Main Role/Function	Strategic metropolitan centres are the main regional activity centres. They are multipurpose centres that provide a diversity of uses. These centres provide the full range of economic and community services necessary for the communities in their catchments.	Secondary centres share similar characteristics with strategic metropolitan centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the city's economy, and provide essential services to their catchments.	District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.	Neighbourhood centres provide for daily and weekly household shopping needs, community facilities and a small range of other convenience services.	Local centres provide for some daily and weekly convenience shopping needs.
Transport connectivity and accessibility	Important focus for passenger rail and high frequency bus networks.	Important focus for passenger rail and high frequency bus networks.	Focal point for bus network.	Stopping / transfer point for bus network.	Stopping / transfer point for bus network.
Typical retail types	• Department stores • Discount department stores • Supermarkets • Full range of specialty shops	• Department stores • Discount department stores • Supermarkets • Specialty shops	• Discount department stores • Supermarkets • Convenience goods • Small scale comparison shopping • Personal services • Some specialty shops	• Supermarkets • Personal services • Convenience shops	• Convenience shops • Take away food
Typical Office development	• Major offices • State government agencies	• Major offices • Professional and service businesses	• District level office development • Local professional services	• Local professional services	• None
Walkable Catchment	800 metres	800 metres	400 metres	200 metres	200 metres

Source: Department of Planning, Lands and Heritage, 2010, Pracsys 2022

12 APPENDIX 2: TERMINOLOGY

- **Needs Assessment (NA)** The study required under Clause 7.8 of Draft SPP 4.2 when a major development for an activity centre(s) is proposed. It should estimate the retail needs and indicative distribution of floorspace across the activity centres in a local government area and to guide the preparation of district and activity centre structure plans
- **Net Lettable Area (NLA)** in square metres is the unit of measurement for all retail and other commercial floorspace. It includes all internal floorspace except stairs, toilets, lift shafts and motor rooms, escalators, tea rooms and other service areas, lobbies, and areas used for public spaces or thoroughfares. Note that non-public storerooms within large shops (such as supermarkets) are not classified as "Shop / Retail" NLA, but as "Storage" NLA.
- **Other Retail** means retail that mostly includes those retail activities normally referred to as "bulky goods" (e.g. furniture, floor coverings), but also includes hardware.
- **Retail** in its non-technical, common-sense meaning is used frequently in the interests of general readability
- **Shop/Retail** means the SHP Planning Land Use Category. It includes virtually all retail activities normally found within shopping centres. It excludes most of the activities normally referred to as "bulky goods" retail, but does include household appliances
- **Total Retail** specifically refers to Shop/ Retail plus Other Retail

13 APPENDIX 3: ACTIVITY CENTRE PERFORMANCE MONITORING AND EVALUATION

The evaluation questions, metrics and methods of measurement outlined in this section are intended as a guide only. It is recommended that the City of Kwinana develops its own evaluation process for measuring the performance of its activity centres and devising recommendations to improve the performance of its activity centres.

Centre type	Main evaluation question	Relevant Principles	Application	Metrics / Method of Measurement
Neighbourhood/ Local Centre	What attributes create/improve the ability of the centre to provide for the daily to weekly shopping needs of households within the centre's vicinity?	Accessibility	Can people access the centre using different modes of transport?	• User survey
		Activity Diversity	Does the centre enable users to access multiple needs with fewer trips?	• Benchmark to comparable centre • User survey
		Control	Could a strategic site be considered as a future destination/suitable site for anchor tenants?	• City of Kwinana GIS
		Destinations	Is there a major attraction causing a significant number of people to come to the centre? (e.g. primary school, major supermarket)	• City of Kwinana GIS
		Exposure	Is the centre exposed to pedestrian traffic?	• Site assessment
		Mobility	Is it easy for all users to move around the centre? Are the transport options well linked to the centre?	• Site assessment • Shard Location Information Platform (SLIP) • User survey
		Safety	Can people move safely throughout the centre and do people perceive the centre to be a safe place?	• Site assessment • Security consultant review • User survey
		Urban Quality	Is the centre aesthetically attractive and does it have a pleasant physical environment encouraging to people it to use more frequently and for longer periods of time?	• User survey • Urban design consultant
District / Secondary Centre	What attributes create/improve the centre's ability to provide goods and services, facilities and job opportunities for the local community?	Accessibility	Can people access the centre using different modes of transport?	• User survey
		Activity Diversity	Does the centre enable users to access multiple needs with fewer trips?	• Benchmark to comparable centre • User survey
		Activity Intensity	Are activities co-located within a vibrant, intense space to encourage walking, social interaction and economic activation?	• Site assessment
		Control	Could a strategic site be considered as a future destination/suitable site for anchor tenants?	• City of Kwinana GIS

Centre type	Main evaluation question	Relevant Principles	Application	Metrics / Method of Measurement
		Destinations	Is there a major attraction causing a significant number of people to come to the centre? (e.g. primary school, major supermarket)	• City of Kwinana GIS
		Employment Quality	Does the centre prioritise knowledge or export-based employment (e.g. B2B services)	• Economics consultant
		Exposure	Is the centre exposed to pedestrian traffic?	• Site assessment
		Mobility	Is it easy for all users to move around the centre? Are the transport options well linked to the centre?	• Site assessment • Shard Location Information Platform (SLIP) • User survey
		Safety	Can people move safely throughout the centre and do people perceive the centre to be a safe place?	• Site assessment • Security consultant review • User survey
		Urban Amenity	Does the centre offer opportunities for recreation and leisure?	• Site assessment • User survey
		Urban Quality	Is the centre aesthetically attractive and have a pleasant physical environment encouraging to people it to use more frequently and for longer periods of time?	• User survey • Urban design consultant

Source: Pracsys 2022

14 APPENDIX 4: MODELLING INFORMATION

14.1 Gravity Modelling Methodology

Gravity models allow for the measurement of spatial interaction as a function of distance to determine the probability of a given customer shopping at a centre and provide an approximation of trade area and sales potential for development. This modelling technique uses the distance between a household and each centre, and a measure of 'attractiveness' to define the probability model. The 'attractiveness' of a centre has been defined by total floorspace and the distance has been calculated by measuring straight-line distances between each centre and population. The gravity model probability formula is shown in Figure 67.

Figure 67. Gravity Model Probability Formula

$$P_{ij} = \frac{\dfrac{A_{jk}{}^{a}}{D_{ij}{}^{ß}}}{\sum_{j=1}^{m} \dfrac{A_{jk}{}^{a}}{D_{ij}{}^{ß}}}$$

P_{ij}	=	Probability of customer living/working in statistical area i shopping at complex j.
A_i	=	Area of floorspace in centre, j in square metres, according to the type of supply, k.
D_{ij}	=	Distance between statistical area of households, i and complex j.
a	=	Area exponent
ß	=	Distance exponent
k	=	Type of supply or expenditure, either Convenience or Comparison
i	=	Statistical area (i=1,...,n)
j	=	Complexes (j=1,...,m)

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

Figure 68. Gravity Model Demand Formula

$$D_{kj} = \sum_{i=1}^{n} (P_{ij} * E_i)$$

D_{kj} = Demand for retail category k, at centre j.
E_i = Expenditure pool of statistical area i.

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

Figure 68 shows that the demand for retail category k[35], at centre j, is equal to the sum of the probabilities of customers living in statistical areas i to n, multiplied by the expenditure pool of statistical area i. In other words, the demand for retail is a function of the probability of customers from a particular statistical area attending the centre multiplied by the expenditure pool of that statistical area. The expenditure pool is derived through the population multiplied by its income distribution.

In its core form gravity modelling provides a clearer, reproducible outcome that can be easily assessed. However, it does not consider local factors, including:

- The comparative value proposition of centres (e.g. the presence of an 'anchor' attractor that draws significant market share);
- The brand preference of users; or
- The efficiency of transport networks, as well as geographical barriers (e.g. in some cases it may be easier for customers to access a centre that lies physically further away).

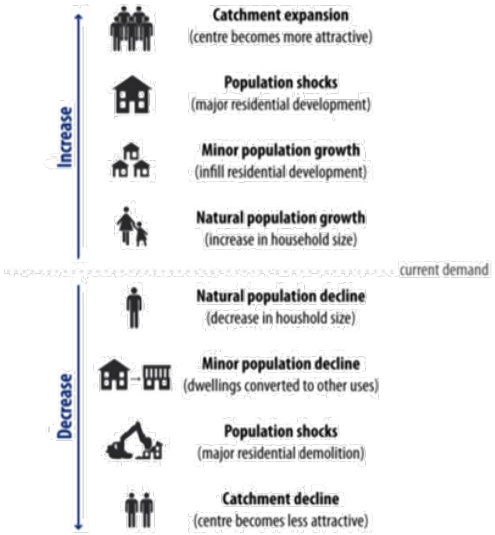
Drivers of Retail Floorspace Supply and Demand

Demand changes can result in increased or decreased expenditure. The potential causes of demand changes are shown in Figure 69. These largely show that an increasing population increases demand, and vice versa. There are significant amounts of commercial floorspace, especially office floorspace, flagged for the central sub-region of Perth and beyond. There will also be significant numbers of new dwellings provided across Perth. This increase in residents has the potential to boost demand for goods and services in the area.

Demand can also increase from rising incomes, or wealth, because people have more disposable income to spend on retail.

[35] Retail categories are determined by their Planning Land Use Category code and whether they are convenience or comparison goods. Convenience goods are day-to-day items such as groceries, pharmaceuticals and fast food. Comparison goods are items where consumers are willing to travel further distances, and are bought less frequently such as clothing, furniture, electronics, or other household items.

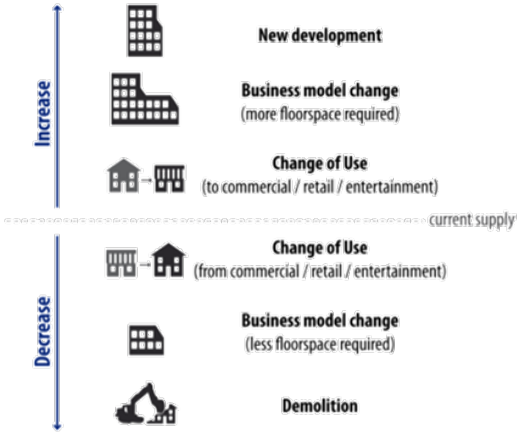
Figure 69. Drivers of Retail Floorspace Demand



Source: Pracsys 2020

Supply changes can result in increased or decreased retail floorspace. The potential causes of supply changes are shown in Figure 70.

Figure 70. Drivers of Retail Floorspace Supply



Source: Pracsys 2020

Leakage

Leakage for retail is largely caused by online retail, as well as travelling to areas outside the Study Area. Leakage rates differ for comparison and convenience retailing, with a higher occurrence of leakage occurring for comparison retailing due to the offerings being more unique. The rates were calculated based on ABS and Queensland Investment Corporation predictions of online leakage (Figure 71).

Figure 71. Leakage rates

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Comparison	11%	11%	12%	12%	13%	13%	13%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%	14%
Convenience	9%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%

Source: ABS 2021, Queensland Investment Corporation 2021, Pracsys 2022

15 APPENDIX 5: BENCHMARK VIABLE TURNOVER PRODUCTIVITY

The following benchmark productivity levels have been used to ensure that future floorspace projections can support viable businesses.

Retail Category	Productivity ($/m2)	Example Floorspace Use
Take Home Food	10,000	Grocery
Take Home Liquor	9,000	Bottleshop
Dine Out Food	6,500	Restaurant
Clothing/Footwear	5,000	Comparison
Convenience Retail	7,000	Deli / pharmacy
Bulky Goods Retail	5,500	Showroom

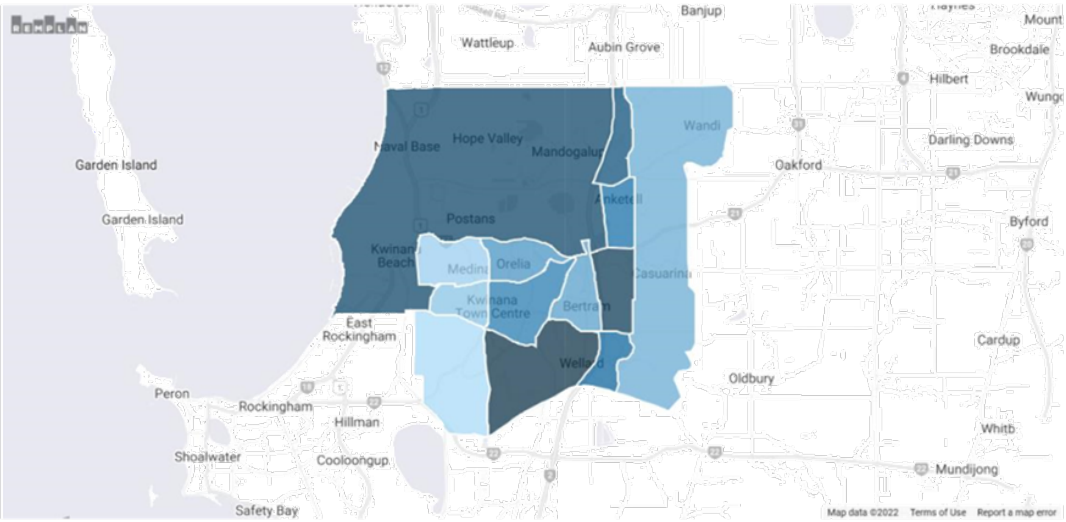
Source: Colliers 2017

16 APPENDIX 6: REMPLAN MAP

The following map provides a heatmap of population growth for the spatial areas used in REMPLAN to support interpretation of population estimates. This map can be accessed at:

https://app.remplan.com.au/kwinana/forecast/population?state=6zwXHgaJlHnJqqgI88qe7Svf3IRnbcWRv3UNskaQbwt7Izvo

Figure 72. REMPLAN Population Growth by Area



Source: REMPLAN 2022

17 APPENDIX 7: WESTERN AUSTRALIAN STANDARD LAND USE CLASSIFICATION GAP TO CENTRE TYPE ALIGNMENT

For each Planning Land Use Category, the gaps at the Western Australian Standard Land Use Classification level have been listed (Figure 73 to Figure 77).

Figure 73. WASLUC gaps by PLUC category – Office

WASLUC	Suitable use for centre type (yes/no)			
	Secondary	District	Neighbourhood	Local
Accounting, auditing & book-keeping services	Yes	Yes	Yes	No
Advertising services	Yes	Yes	No	No
Architectural services	Yes	No	No	No
Banking services	Yes	Yes	No	No
Business and management consulting services	Yes	No	No	No
Computing services	Yes	Yes	Yes	No
Dental practices	Yes	Yes	Yes	Yes
Employment services	Yes	Yes	No	No
General medical practices	Yes	Yes	Yes	No
Insurance agents, brokers and services	Yes	No	No	No
Insurance carriers (excluding health)	Yes	No	No	No
Legal services	Yes	No	No	No
Marketing services	Yes	No	No	No
Other business services not elsewhere classified (nec)	Yes	Yes	Yes	No
Other health services nec	Yes	Yes	No	Yes
Other professional services nec	Yes	Yes	No	No
Other specialist medical practices	Yes	Yes	No	No
Psychology practices	Yes	Yes	Yes	No
Real estate operators (except developers and lessors)	Yes	Yes	Yes	Yes
Settlement agents	Yes	Yes	Yes	Yes
Travel arranging services	Yes	Yes	No	No

Source: LUES 2016, Pracsys 2022

Figure 74. WASLUC gaps by PLUC category – Bulky Goods Retail

WASLUC	Suitable use for centre type (yes/no)		
	Bulky Goods Centre	Secondary	District
Boat,caravan & trailer hire	Yes	Yes	No
Building materials -retail	Yes	No	No
Business and computing equipment	Yes	Yes	Yes
Caravan Dealers	Yes	Yes	No
Electrical construction materials - retail	Yes	No	No
Electronic equipment and parts retail	Yes	Yes	Yes
Equipment hire	Yes	No	No
Fabric shop and dressmaking accessories retail	Yes	Yes	No
Furniture - retail	Yes	Yes	Yes
Furniture and home furnishings and equipment retail nec	Yes	No	No
Hardware - retail.	Yes	Yes	No
Household appliances - retail	Yes	Yes	No
Light fittings retail	Yes	Yes	No
Manchester goods and soft furnishings - retail	Yes	Yes	No
Music and musical instruments - retail	Yes	Yes	No
Pets and pet supplies - retail	Yes	Yes	Yes
Plumbing, heating & refrigeration equipment	Yes	No	No

Source: LUES 2016, Pracsys 2022

Figure 75. WASLUC gaps by PLUC category - Entertainment, Recreation and Cultural

WASLUC	Suitable use for centre type (yes/no)				
	Secondary	District	Neighbourhood	Local	Recreation Facility
Art and music schools	Yes	Yes	Yes	No	No
Art galleries	Yes	Yes	No	No	No
Basketball and/or netball courts	No	No	No	No	Yes
Cultural activities nec	Yes	No	No	No	No
Drinking places (alcoholic beverages) - hotels	Yes	Yes	Yes	No	No
Drinking places (alcoholic beverages) - Hotels	Yes	Yes	Yes	No	No
Gymnasiums, health clubs & martial arts club	Yes	Yes	Yes	No	Yes
Live entertainment theatres	Yes	No	No	No	No
Motion picture theatres (excluding drive-in)	Yes	No	No	No	No
Nightclubs	Yes	No	No	No	No

WASLUC	Suitable use for centre type (yes/no)				
	Secondary	District	Neighbourhood	Local	Recreation Facility
Other entertainment assembly nec	Yes	Yes	No	No	No
Penny arcades and electronic amusement/arcades	Yes	No	No	No	No
Playgrounds	Yes	Yes	Yes	Yes	Yes
Sports activities nec	Yes	Yes	No	No	Yes
Ten pin bowling	Yes	No	No	No	No
Tennis courts (outdoor)	Yes	No	No	No	Yes

Source: LUES 2016, Pracsys 2022

Figure 76. WASLUC gaps by PLUC category - Health, Welfare and Community Services

WASLUC	Suitable use for centre type (yes/no)			
	Secondary	District	Neighbourhood	Local
Child day care centres creche & nurseries	Yes	Yes	Yes	Yes
Colleges of advanced education	Yes	No	No	No
Combined primary and secondary schools	Yes	Yes	Yes	No
Community health centres (medical)	Yes	Yes	Yes	Yes
Community organisations nec	Yes	Yes	Yes	No
Other Health Services nec	Yes	Yes	Yes	No
Optometry and optical dispensing	Yes	Yes	Yes	Yes
Other personal services nec	Yes	Yes	Yes	No
Other Veterinary Services	Yes	Yes	Yes	No
Pet Services	Yes	Yes	Yes	No
Preschools	Yes	Yes	Yes	Yes
Primary schools	Yes	Yes	Yes	No
Welfare and Charitable Services NEC	Yes	Yes	Yes	No

Source: LUES 2016, Pracsys 2022

Figure 77. WASLUC gaps by PLUC category – Shop/Retail

WASLUC	Suitable use for centre type (yes/no)			
	Secondary	District	Neighbourhood	Local
Beauty salons	Yes	Yes	Yes	Yes
Bicycles - retail	Yes	Yes	No	No
Booksellers	Yes	Yes	Yes	Yes
Bread and cake stores	Yes	Yes	Yes	Yes
Craft and Art Supplies - Retail	Yes	Yes	Yes	No

WASLUC	Suitable use for centre type (yes/no)			
	Secondary	District	Neighbourhood	Local
Department stores - retail	Yes	Yes	No	No
Fish and seafoods - retail	Yes	Yes	Yes	Yes
Florists - retail	Yes	Yes	Yes	Yes
Footwear - retail	Yes	Yes	Yes	No
Fruits and vegetables - retail	Yes	Yes	Yes	Yes
General merchandise - retail	Yes	Yes	Yes	No
Gifts, novelties & souvenirs - retail	Yes	Yes	Yes	Yes
Health foods	Yes	Yes	Yes	Yes
Meats - retail	Yes	Yes	Yes	Yes
Men's and boys' clothing - retail	Yes	Yes	Yes	No
Men's hairdressers	Yes	Yes	Yes	Yes
Pharmacies, chemists	Yes	Yes	Yes	Yes
Restaurants, cafes & function centres	Yes	Yes	Yes	Yes
Sporting goods and trophies - retail	Yes	Yes	No	No
Sports store - clothing/equipment	Yes	Yes	Yes	No
Supermarkets and grocers	Yes	Yes	Yes	Yes
Take away food and milk bars	Yes	Yes	Yes	Yes
Womens hairdressers (including unisex)	Yes	Yes	Yes	Yes
Women's, girls' and infants' wear stores - retail	Yes	Yes	Yes	No

Source: LUES 2016, Pracsys 2022

18 APPENDIX 8: KWINANA CITY CENTRE MASTERPLAN SUMMARY

The revised masterplan (Figure 78) is based on the outlined aims and design principles. The plan is illustrative only showing the desired layout of streets, public spaces and building footprints, guiding the development of the City Centre over a 30 year period.

1. Reinforce a slow speed pedestrian environment and continuous edge to Chisham Avenue Main Street providing visual interest and generous space for alfresco dining and pedestrian movement.
2. Creation of shared use pedestrian environment linking the Civic Square to surrounding destinations.
3. Redefine Gilmore Avenue as a slow speed entry boulevard facilitating safe and convenient access between the city and new activities on Calista Oval.
4. Reinforce legible and attractive north-south and east west primary pedestrian routes connecting uses within the City Centre to public transport, Calista Oval and surrounding residential development.
5. Integrate a diversity of residential dwellings and providing opportunities for residents to enjoy the City Centre location.
6. Development of a secondary Community Square providing a nodal link between the existing Public Transport Interchange and central Civic Square.
7. Introduce short-stay car parking on-street within the heart of the city.
8. Sleeving of longer-stay off-street car parking to the rear of buildings or partially screened from the street – preferably shared between many uses.
9. Tree planting along the primary north-south and east-west pedestrian routes providing canopy coverage and continuous sight lines between nodal links.
10. Promote shared use pedestrian environment to link main entry points between the Kwinana Market Place and the Main Street.
11. Integration of retail uses to the western edge of Kwinana Marketplace Shopping Centre addressing the primary north-south pedestrian route.
12. Bus stop accommodated either side of Gilmore Avenue to facilitate public transport connections north of Chisham Avenue.

Figure 78. City Centre Masterplan

Source: City of Kwinana 2019

19 APPENDIX 9: PLUC DEFINITIONS

SHP – Shop/Retail

Any activity which involves the sale of goods from a shop located separate to, and/or in, a shopping centre other than those included in Other Retail.

RET – Other Retail

Many of these activities are not normally accommodated in a shopping centre. By virtue of their scale and special nature the goods of these activities separate them from the Shop/Retail category (for example car sales yard or carpet showroom).

OFF – Office/Business

Administrative, clerical, professional and medical offices are activities which do not necessarily require the land area/floor space or exposure of other land uses. Although offices require building and parking facilities, these needs are quite distinct from those of commercial uses and service industries.

HEL – Health/Welfare/Community Services

Government, government-subsidised and non-government activities that provide the community with a specific service, including hospitals, schools, personal services and religious activities.

ENT – Entertainment/Recreation/Cultural

Activities which provide entertainment, recreation and culture for the community and which occur in buildings and/or on land, such as passive and active sports venues, museums, amusements and gambling services.

RES – Residential

Includes all types of residential land use ranging from single housing to nursing homes for the aged, residential hotels, motels, other holiday housing, institutions and religious housing.

MAN – Manufacturing/Processing/Fabrication

This category includes land use activities involving the manufacture, processing and fabrication of all general goods. Both the scale and associated environmental impact of these activities separate them from other land use categories.

STO – Storage/Distribution

Any land use activity which involves the storage, warehousing or wholesaling of goods usually conducted from large structures, or involving large bulk goods, but does not include activities that attract the general retail trade activities.

SER – Service Industry

This category includes service industries offering a range of services. The scale and environmental impact of such activities require their separation from other land uses. These services include film processing, cleaning, motor vehicle and other repair services, and other servicing activities, including some construction activities.

UTE – Utilities/Communications

All forms of local, state, national and international communication, transportation and other utilities (for example, electricity, gas, water, sewerage, roads, parking and other transport or communications related activities) covering the public and private sectors.

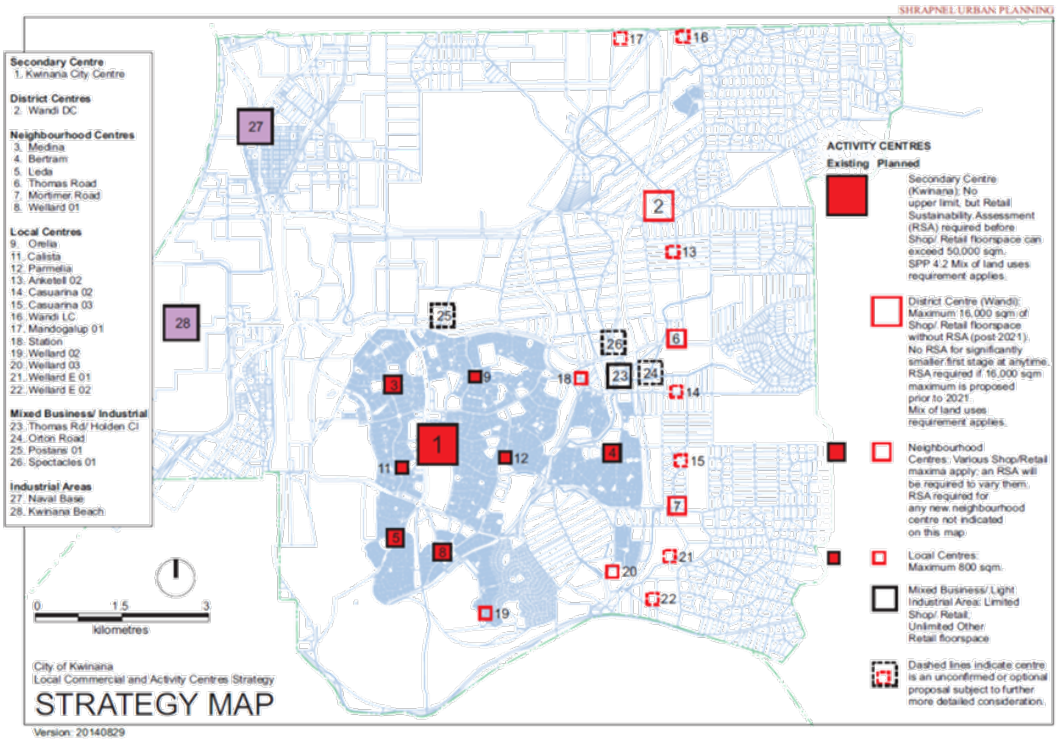
PRI – Primary-Rural

Land use activities which usually involve the use of large areas of land, including mining, agriculture, fishing and nature conservation. The function of many of these activities is to make use of, or extract from, the land in its natural state. Since such activities are the first step in the production process, they are quite distinct from the other categories.

20 APPENDIX 10: ACTIVITY CENTRE HIERARCHY 2014

The following maps presents the City of Kwinana Activity Centre Hierarchy from the LCACS 2014.

Figure 79. Activity Centre Hierarchy 2014

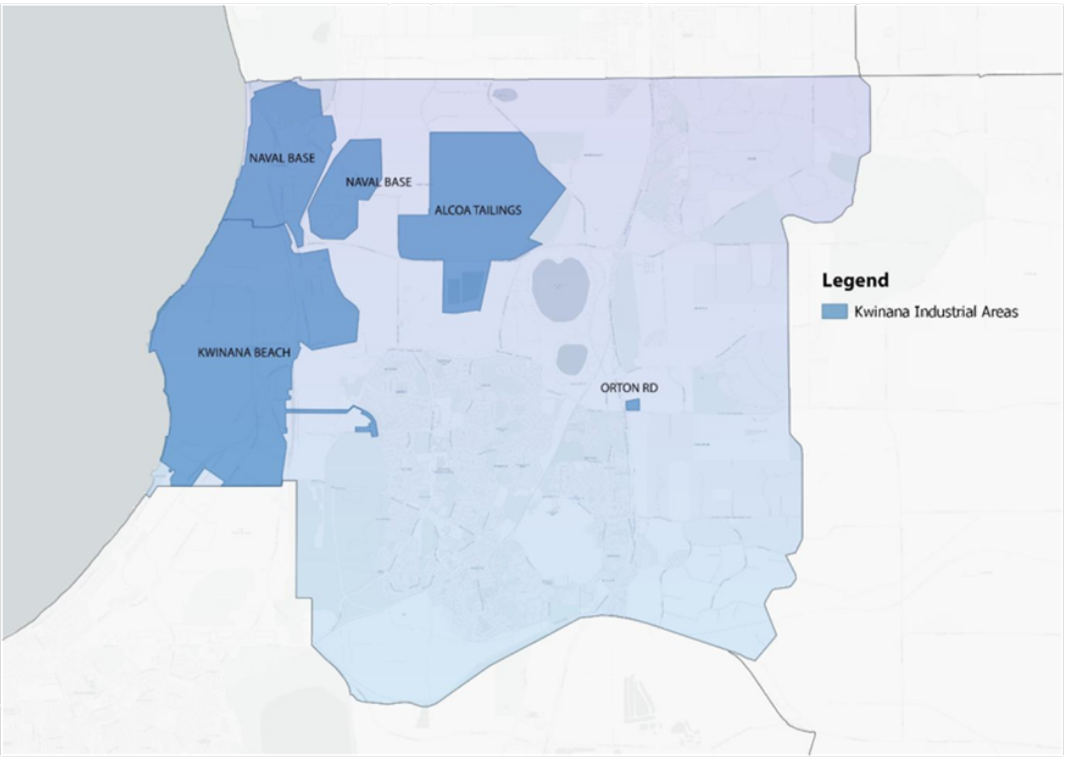


Source: City of Kwinana 2014

21 APPENDIX 11: INDUSTRIAL LAND

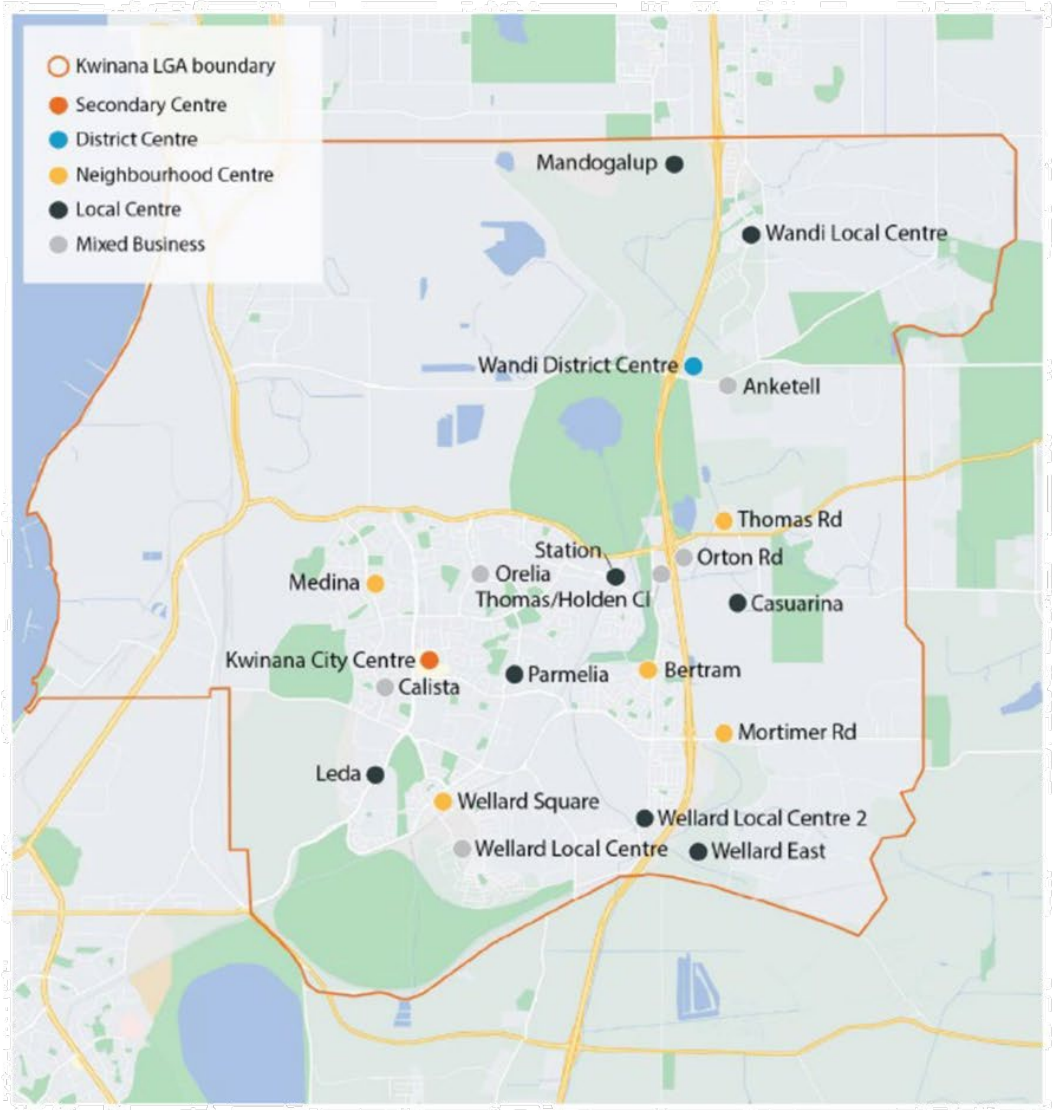
The following map identifies Industrial Areas as per the DPLH Land Use and Employment Survey.

Figure 80. LUES Industrial Areas



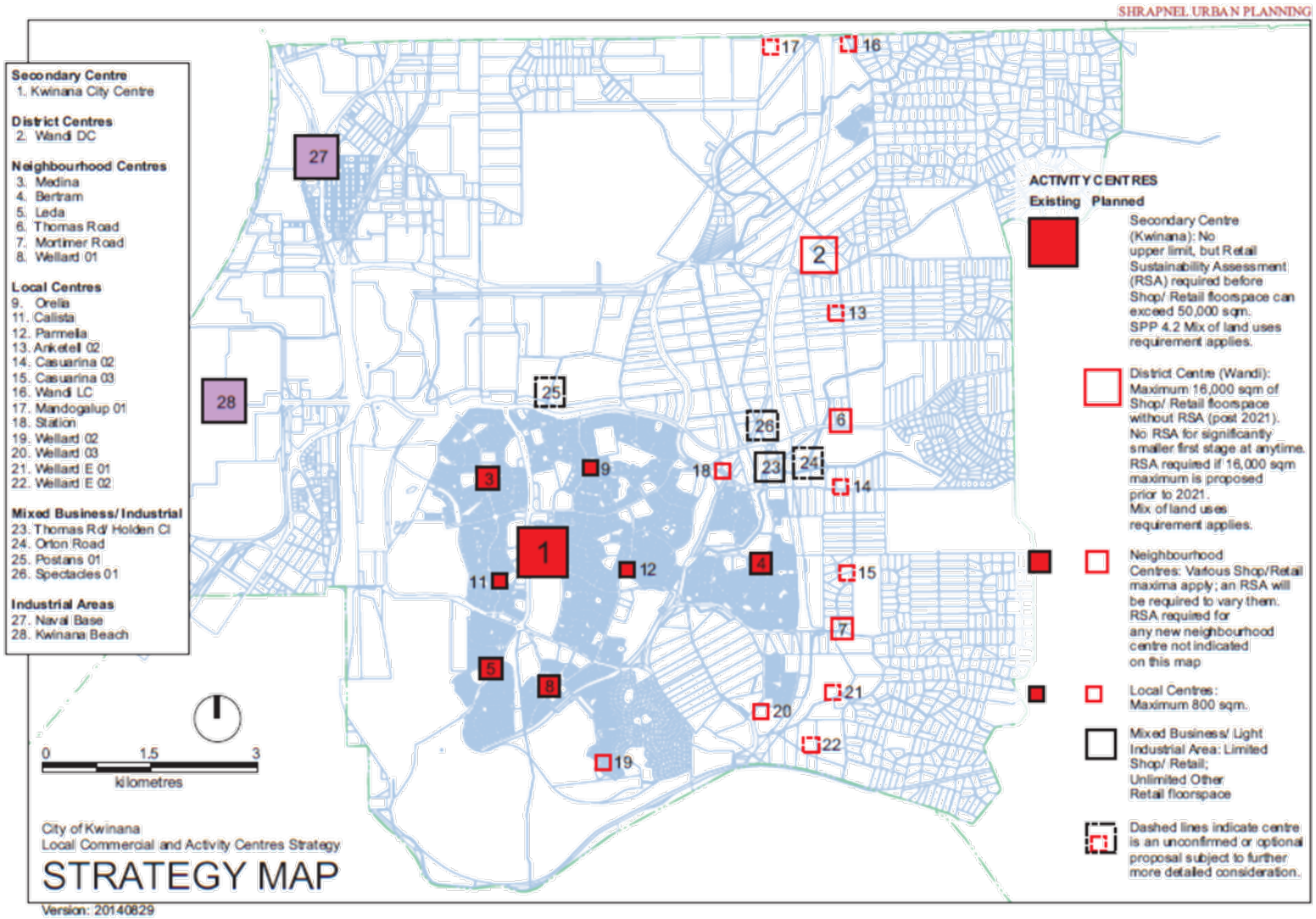
Sources: DPLH 2016, QGIS 2022

Draft Activity Centre Hierarchy (LCACS 2022)



Source: City of Kwinana, Pracsys 2022

Activity Centre Hierarchy (LCACS 2014)



17.2 REPORT ON STATE GOVERNMENT AND AGENCY SUBMISSIONS TO REVISED AMENDMENT NO.145 TO LOCAL PLANNING SCHEME NO.2 - DEVELOPMENT CONTRIBUTIONS PLANS 8-15

SUMMARY

On 14 December 2022, Council resolved to adopt Community Infrastructure Plan 2021-2026 (CIP 2021) and revised Amendment 145 to Local Planning Scheme No. 2 (LPS2).

In preparing the Amendment 145 documentation for execution, City Officers highlighted that state government departments and agencies were not notified of Amendment 145 as part of the advertising that was undertaken in July and August of 2022.

As per the Planning and Development (Local Planning Schemes) Regulations 2015 (Planning Regulations) it is a requirement for complex amendments to be advertised to State government departments and agencies.

Once this omission was identified, City Officers issued a notification to over 25 state government departments and agencies advertising of the revised CIP 2021 and revised Amendment 145. The departments and agencies were afforded the 60 days for comment as per the Ministerial Direction.

A total of 18 submissions were received. While a number of matters were raised in the submissions, no objection to the revised Amendment 145 was raised resulting in no change to the adopted version of Amendment 145.

It is therefore recommended that Council note the submissions received and note that Amendment 145 to Local Planning Scheme No. 2 (LPS2) as adopted by Council on 14 December 2022 be executed and forwarded to the Minister for Planning for approval.

OFFICER RECOMMENDATION

That Council:

1. **Pursuant to Regulation 41(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, considers the submissions in Attachment A – Summary of Submissions**

2. **Note that there are no changes to Amendment 145 to Local Planning Scheme No. 2 (LPS2) as adopted on 14 December 2022.**

3. **Authorise the Mayor and the Chief Executive Officer to execute the Amendment 145 Report (Scheme Amendment Report) and affix the common seal of the City of Kwinana on the documentation.**

4. **Requests that the Minister for Planning grants final consent to Amendment 145 to LPS2.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

Background

On 8 June 2022, Council resolved to adopt a revised Community Infrastructure Plan 2021-2036 (CIP 2021) and revised Amendment 145 to Local Planning Scheme No. 2 (LPS2) for the purposes of advertising. On 14 December 2022, following a 60-day advertising period, Council considered the submissions received and resolved to adopt the revised CIP 2021 and revised Amendment 145.

Advertising of complex amendments

As per the Planning Regulations, advertising of a complex amendment to a local planning scheme must include:

(2) c)"Give a copy of the notice to each public authority that the local government considers to be affected by the amendment;"

Whilst notice of Amendment 145 was provided to each public authority at earlier stages of the Amendment preparation process, public authorities were not notified of the advertising of the revised Amendment 145 during July and August of 2022 when public notice of the revised Amendment and CIP 2021 was undertaken. This gap was identified at the time of preparing the documents for execution resulting in the issuing of notification to all public authorities that may be impacted by the revised Amendment in January 2023. Authorities were invited to submit their comments to the revised Amendment 145 at this time to ensure that due process was completed, and the statutory requirements of notification were fully completed. To accord with the Ministerial direction, the authorities were afforded 60 days to provide any comment.

Summary of Feedback

Notice of CIP 2021 and revised Amendment 145 to public authorities occurred between 10 January 2023 and 17 March 2023. A total 25 state government departments and agencies were notified of the revised CIP2021 and revised Amendment 145 and the City received 18 responses. A summary of the responses is provided at Attachment A.

In summary, most of the responses provided no comment or no objection in response to the revised documentation but rather advice regarding the process which is noted. Department of Water and Environmental Regulation (DWER) and Department of Education (DoE) referred to previous advice provided back in 2015 and raised no objection.

The Department of Education highlighted the following matters being addressed:

- *further clarification and detail is required on proposed community facilities and land area expectations on standalone future school sites as identified above.*
- *confirmation of future shared use agreements proposed to be developed with the Department; and*
- *that any proposed works surrounding future school sites being referred to the Department prior to commencement.*

City officers will liaise with the Department of Education with respect to all future facilities and how they integrate or connect to school sites – existing and future. This will form part of the detailed design process that occurs at the Structure Plan, subdivision, and development approval stages.

As indicated above the agency and state departments that responded to the notification of the revised CIP 2021 and revised Amendment 145, resulted in no comments being offered or no objections. On this basis there is no change to the documentation adopted by Council in December 2022.

STRATEGIC IMPLICATIONS

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

Strategic Community Plan			
Outcome	**Strategic Objective**	**Action in CBP (if applicable)**	**How does this proposal achieve the outcomes and strategic objectives?**
3 – Infrastructure and services that are affordable and contribute to health and wellbeing	3.1 – Develop quality, affordable infrastructure and services designed to improve the health and wellbeing of the community	3.1.1 – Review the Community Infrastructure Plan	Provision of Community facilities to meet the needs of a growing and changing community.

SOCIAL IMPLICATIONS

There are no social implications as a result of this proposal.

LEGAL/POLICY IMPLICATIONS

Acts and Regulations
Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015

Strategies
South Metropolitan Peel Sub-Regional Planning Framework
City of Kwinana Community Infrastructure Plan 2021

Schemes
Metropolitan Region Scheme
City of Kwinana Local Planning Scheme No.2

Policies
State Planning Policy 3.6 - Infrastructure Contributions
Local Planning Policy 4 – Administration of Development Contributions

FINANCIAL/BUDGET IMPLICATIONS

Further processing of Amendment 145 and the CIP 2021 will be financed within the existing. operational budget and recouped through administration costs payable through the DCPs. Implementation of the community infrastructure of Amendment 145 will be undertaken in accordance with the City's Long Term Financial Plan and Cost Apportionment Schedule, and will be reviewed annually.

ASSET MANAGEMENT IMPLICATIONS

Any future construction of community facilities as noted in this report, are identified in the City's Long Term Financial Plan, and will be managed by the City as part of its ongoing Asset Management Plan

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

In designing and constructing the community infrastructure outlined in the 2021 CIP, consideration. must be given to the City of Kwinana's Green Building New and Renovated Buildings Policy, particularly with respect to efficient environmental design, the use of renewable energy, and minimisation of the use of energy, water, and other resources.

COMMUNITY ENGAGEMENT

Public advertising of the CIP 2021 and revised Amendment 145 occurred between 27 June 2022 and 26 August 2022 (60 days) and 11 written submissions were received and noted by Council in December 2022. Notice of the CIP2021 and revised Amendment 145 to public authorities occurred between 10 January 2023 and 17 March 2023. The general nature of the submissions is summarized in Attachment A.

ATTACHMENTS

A. Summary of Submissions March 2023

Submissions Received for Amendment 145 - Advertised 10 January 2023

Date	Company	Contact	Comment	
11/01/2023	Department of Primary Industries and Regional Development	Heather Percy	No comments to offer.	
16/01/2023	Atco Gas Australia	Chris Crowson (Land Management Coordinator)	**Atco has no formal comments to offer**. ATCO does offer the following advice: 1.Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' to determine the location of buried gas infrastructure. 2.Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure	
17/01/2023	Department of Jobs, Tourism, Science and Innovation	Brendan Storer - Project Officer	No comments to offer.	
19/01/2023	Department of Biodiversity, Conservation and Attractions	Lyndon Mutter - Senior Landuse Planning Officer	No comments to offer.	
20/01/2023	Department of Local Government, Sport and Cultural Industries	LG Hotline	No comments to offer.	
20/01/2023	Environmental Protection Authority	Gerard O'Brien - A/Manager	Post EPA determination changes to scheme amendment are usually minor in nature and are dealt with through the planning process in the finalisation of the amendment. The broader Department of Water and Environmental Regulation would usually review scheme amendments as required, when publicly advertised. **No further comment.**	
24/01/2023	Main Roads WA	Steven Fernandez - Planning Assessment Officer	No objection to the proposed revised Scheme Amendment 145.	
25/01/2023	Department of Health	Melanie Hogg or Phill Oorjitham	No objection to the proposed revised Scheme Amendment as stipulated	
27/01/2023	Department of Water and Environmental Regulation - Peel Region	Brett Dunn - Project Manager Planning Advice	The Department previously reviewed each of these documents (November 2015) and had no comments. The revised plans do not impact upon environmental or water resource values and management, therefore the Department has **no further comment to offer.**	
2/02/2023	Landgate	David Dumas - Senior Manager Valuation Services	No comments to offer.	
9/02/2023	Department of Fire and Emergency Services	Sasha De Brito - Senior Land Use Planning Officer	No comments to offer.	
10/02/2023	City of Cockburn	David Reynolds - Coordinator Strategic Planning	No comments to offer.	
13/02/2023	Water Corporation	Brett Coombes - Senior Urban Planner	No objection to the proposed modifications and revisions.	
14/02/2023	Department of Communities	Hannelie Evans - Senior Planner	The Department supports the proposed plan and has no comment to offer.	
15/02/2023	Aboriginal Heritage Conservation - DoPLH	Lola Sterrett - Heritage and Property Services	DPLH Aboriginal Heritage Conservation **does not have any objection to the proposed CIP and LPS No 2. Scheme amendment 145.** However, should there be any ground disturbing works within the boundaries of Aboriginal sites ID 38661 (Thomas Road), ID 3711 (Sloans Reverse), ID 3534 (Sloans Reserve), ID 3710 (Thomas Oval) and lodged Aboriginal heritage place ID 4350 (Wellard/Betram Roads) approvals under the Aboriginal heritage Act 1972 (AHA) will be required. Aboriginal heritage places ID 3472 (Mandogalup Swamp/Spectacles), ID 4360 (Norkett Road), ID 3672 (Mortimer/Woolcoot, Wellard) and ID 3698 (Chalk Hill Camps) have been assessed by the Aboriginal Cultural Material Committee (ACMC) as not meeting the section 5 of the AHA, and are recorded as stored data/ not a site As such, approvals are not required for ground disturbing works within these Aboriginal heritage places.	
27/02/2023	Department of Planning, Lands and Heritage - Bush Forever	Nicholas Dufty - Planning Polivy Manager	Matters not relevant to Bush Forever or State Planning Policy 2.8 Bushland Policy for the Perth Metropolitan Region should not be seeking advice on Bush Forever.	
16/03/2023	Heritage and Property Services - Department Planning, Lands and Heritage	Historic Heritage Conservation	**No objection** but noting P1292 Soldier Settler Homes, Mandogalup for possible inclusion in the State Register of Heritage Places.	
17/03/2023	Department of Transport	Land Use Planning	No response received.	
17/03/2023	Peel Harvey Catchment Council	Land Use Planning	No response received.	
17/03/2023	Public Transport Authority	Land Use Planning	No response received.	
17/03/2023	Tesltra	Forecasting and Area Planning	No response received.	
17/03/2023	Western Austalian Planning Commission (DoPLH)		No response received.	
17/03/2023	Department of Water and Environmental Protection Regulation		No response received.	
17/03/2023	Department of Transport	Wesport Taskforce	No response received.	
20/03/2023	Department of Education	Ikmal Ahmad, Joshua Gould, Matt Turnbul	The Department has no in principle objections to the proposed CIP amendment subject to the following matters being addressed: • further clarification and detail is required on proposed community facilities and land area expectations on standalone future school sites as identified above; • confirmation of future shared use agreements proposed to be developed with the Department; and • that any proposed works surrounding a future school sites being referred to the Department prior to commencement.	

18 REPORTS – CIVIC LEADERSHIP

18.1 MONTHLY FINANCIAL REPORT FEBRUARY 2023

SUMMARY

The Monthly Financial Reports, which includes the Monthly Statement of Financial Activity and explanation of material variances, for the period ending 28 February 2023 has been prepared for Council acceptance.

OFFICER RECOMMENDATION

That Council:

1. **Accepts the Monthly Statements of Financial Activity for the period ended 28 February 2023, as detailed in Attachment A; and**

2. **Accepts the explanations for material variances for the period ended 28 February 2023, as detailed in Attachment A.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

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

This report is a summary of the financial activities of the City at the reporting date 28 February 2023 and includes the following key reporting data:

- Statement of Financial Activity by Nature or Type
- Statement of Financial Position
- Net Current Funding Position
- Outstanding debtors (Rates and Sundry Debtors)
- Capital Acquisitions
- Borrowings
- Cash Reserves
- Operating and Non-Operating Grants and Contribution

<u>Closing Surplus Position</u>
The current closing municipal surplus for February is $26,093,294 compared to a budget position of $12,772,600. This favourable result is predominantly due to timing of expenditure and has been reviewed during the March budget review. The variance is also due to a few capital projects and operating projects that are planned to be carried over to the new budget year for various reasons. A final budget review will be conducted in April 2023, this will allow a last review of all variances to be conducted and updated.

Revenue
Income for February 2023 period year to date is $61,306,603 and is broken up as follows:

- $60,724,565 - operating revenues; and
- $582,037 - non-operating grants, contributions, and subsidies.

The current budget estimated for income is $61,120,393 and varies to the budget by $186,209.

Expenditure
Expenditure for February 2023 period year to date is $40,954,372 and is broken up as follows:

- $35,018,398 in operating expenditure
- $5,935,974 in capital expenditure.

The current budget estimated for expenditure is $64,317,735 and varies to the budget by $23,363,363.

Detail of all significant variances against the current budget for the February 2023 Monthly Financial Reports is provided in Note 1 and Note 6 to the Monthly Financial Report at Attachment A.

STRATEGIC IMPLICATIONS

There are no strategic implications as a result of this proposal.

SOCIAL IMPLICATIONS

There are no social implications as a result of this proposal.

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 at Attachment A.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

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

COMMUNITY ENGAGEMENT

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

ATTACHMENTS

A. Monthly Financial Report February 2023

City of Kwinana

Monthly Financial Report

CITY OF KWINANA

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the period ending 28 February 2023

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

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STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

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)		2,339,025	2,440,279	2,440,279	**3,166,736**	726,457	29.8%	▲
Revenue from operating activities								
Rates	5	45,623,279	45,623,279	45,323,279	**45,055,528**	(267,751)	(0.6%)	
Operating grants, subsidies and contributions	9	5,465,252	5,848,920	4,030,875	**2,556,625**	(1,474,250)	(36.6%)	▼
Fees and charges		13,349,224	13,348,325	10,939,588	**10,617,593**	(321,995)	(2.9%)	
Interest earnings		646,927	646,927	357,250	**1,802,802**	1,445,552	404.6%	▲
Other revenue		543,046	536,230	369,401	**692,019**	322,618	87.3%	▲
Profit on disposal of assets		143,250	143,250	0	**0**	0	0.0%	
		65,770,978	**66,146,931**	**61,020,393**	**60,724,565**	(295,828)		
Expenditure from operating activities								
Employee costs		(28,003,938)	(28,111,610)	(19,260,537)	**(18,337,023)**	923,514	4.8%	
Materials and contracts		(28,005,688)	(28,565,879)	(17,487,113)	**(13,916,024)**	3,571,089	20.4%	▲
Utility charges		(2,488,413)	(2,488,413)	(1,491,896)	**(1,730,807)**	(238,911)	(16.0%)	▼
Depreciation on non-current assets		(16,582,989)	(16,582,989)	(10,955,310)	**0**	10,955,310	100.0%	▲
Interest expenses		(698,484)	(698,484)	(410,013)	**(372,047)**	37,966	9.3%	
Insurance expenses		(646,682)	(646,682)	(624,499)	**(647,160)**	(22,661)	(3.6%)	
Other expenditure		(298,146)	(53,800)	(38,000)	**(15,338)**	22,662	59.6%	
Loss on disposal of assets		(10,425)	(10,425)	0	**0**	0	0.0%	
		(76,734,765)	**(77,158,282)**	**(50,267,368)**	**(35,018,398)**	15,248,970		
Non-cash amounts excluded from operating activities	2	16,450,164	16,450,164	11,162,798	**207,488**	(10,955,310)	(98.1%)	▼
Amount attributable to operating activities		**5,486,377**	**5,438,813**	**21,915,823**	**25,913,656**	3,997,832		
Investing activities								
Grants, Subsidies and Contributions	10	5,648,463	5,372,786	100,000	**582,037**	482,037	482.0%	
Proceeds from disposal of assets		872,500	892,500	260,316	**260,316**	0	0.0%	
Self-Supporting Loan Principal Received	7	18,444	18,444	12,296	**12,271**	(25)	(0.2%)	
Payments for capital acquisitions	6	(15,789,602)	(17,408,403)	(14,050,367)	**(5,935,974)**	8,114,393	57.8%	▲
		(9,250,195)	**(11,124,673)**	**(13,677,755)**	**(5,081,349)**	8,596,405		
Non-cash amounts excluded from investing activities	2	(698,494)	(698,494)	4,293,353	**4,293,353**	0	0.0%	
Amount attributable to investing activities		**(9,948,689)**	**(11,823,167)**	**(9,384,401)**	**(787,996)**	8,596,405		
Financing Activities								
Repayment of debentures	7	(2,261,960)	(2,261,960)	(1,117,620)	**(1,117,620)**	0	0.0%	
Payments for principal portion of lease liabilities	7	(139,257)	(139,257)	(4,431)	**(4,431)**	0	0.0%	
Transfer from reserves	8	10,519,853	12,360,640	0	**0**	0	0.0%	
Transfer to reserves	8	(5,995,349)	(6,015,349)	(1,077,051)	**(1,077,051)**	0	0.0%	
Amount attributable to financing activities		**2,123,287**	**3,944,074**	**(2,199,101)**	**(2,199,101)**	0		
Closing funding surplus / (deficit)		**0**	**0**	**12,772,600**	**26,093,294**	13,320,694		

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Budget 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.

ATEMENT OF FINANCIAL POSITION
R THE PERIOD ENDED 28 FEBRUARY 2023

	NOTE	Closing 30 June 2022	Current Month 28 February 2023	This Time Last Year 28 February 2022
		$	$	$
RRENT ASSETS				
sh and cash equivalents		10,482,138	20,611,500	19,678,221
her financial assets - Term Deposits	8	61,940,407	65,914,467	59,555,641
her financial assets - Banksia Park Deferred Mgmt Fees		246,014	246,014	212,269
her financial assets - Self Supporting Loans		18,444	18,444	17,847
tes receivable	4	2,591,472	9,691,648	9,886,231
her receivables *(incl. allowance for impairment)*	4	1,004,204	1,738,669	3,518,889
her assets		507,512	274,451	658,242
sets classified as held for sale		0	0	498,000
TAL CURRENT ASSETS		76,790,191	98,495,193	94,025,341
N-CURRENT ASSETS				
ade and other receivables		907,498	892,918	788,581
her financial assets - Banksia Park Deferred Mgmt Fees		2,907,226	2,907,226	3,576,482
her financial assets - Local Govt House Trust		136,156	136,156	129,162
her financial assets - Self Supporting Loans		196,413	184,142	201,509
vestment in associate (SMRC)		0	0	535,835
operty, plant and equipment		139,096,047	142,427,680	136,669,779
frastructure		608,946,293	611,275,155	362,687,541
vestment property		570,000	570,000	570,000
tangible assets		4,839,502	5,114,981	3,350,474
ght of use assets		391,339	391,339	448,410
TAL NON-CURRENT ASSETS		757,990,474	763,899,598	508,957,773
TAL ASSETS		834,780,665	862,394,791	602,983,114
RRENT LIABILITIES				
ade and other payables		8,436,347	6,345,212	3,525,844
nksia Park Unit Contributions		16,100,000	16,100,000	16,733,635
ntract and other liabilities		2,612,654	2,871,698	6,492,292
ase liabilities		10,110	5,679	78,698
rrowings	7	2,696,235	1,578,617	2,537,530
nployee related provisions		5,147,863	5,170,006	5,725,937
TAL CURRENT LIABILITIES		35,003,209	32,071,212	35,093,936
N-CURRENT LIABILITIES				
her liabilities (Developer Contributions)		36,327,921	40,303,107	33,134,897
ase liabilities		371,179	371,179	371,179
rrowings	7	13,156,542	13,156,541	14,872,195
nployee related provisions		600,829	600,829	445,000
TAL NON-CURRENT LIABILITIES		50,456,471	54,431,656	48,823,272
TAL LIABILITIES		85,459,680	86,502,868	83,917,207
T ASSETS		749,320,985	775,891,923	519,065,907
UITY				
tained surplus		218,399,668	243,893,554	228,251,343
serves - cash/financial asset backed	8	64,715,177	65,792,229	62,999,296
valuation surplus		466,206,140	466,206,141	227,815,267
TAL EQUITY		749,320,985	775,891,923	519,065,907

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

OTES TO THE STATEMENT OF FINANCIAL ACTIVITY
OR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 1
EXPLANATION OF MATERIAL VARIANCES

e material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or venue varies from the year to date budget materially.
e material variance adopted by Council for the 2022-23 year is $50,000 or 5.00% whichever is the greater.

eporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
evenue from operating activities					
ates	(267,751)	(1%)		Timing	Timing of interim rates.
perating Grants, Subsidies and Contributions	(1,474,250)	(37%)	▼	Permanent	$1.108m Childcare subsidies from Bright Futures are lower than budgeted - Facility closed February 2023. See note 9 for full list of variances.
es and Charges	(321,995)	(3%)		Permanent/Timing	Increases in revenue YTD Budget: $180K Recquatic Centre income timing variance. $66K increase of income in council supervision of developers' subdivision clearance. $69K increase of income in community facilities hire fees income. Budget to be adjusted in MYBR. Decreases in revenue to YTD Budget: $178K actual waste collection fees lower than anticipated. $60K timing variance in fines and penalties income. $197K Bright Futures Fees & Charges, facility closed in February 2023.
terest Earnings	1,445,552	405%	▲	Permanent	Reserve interest higher than budgeted due to increased RBA rates.
ther Revenue	322,618	87%	▲	Permanent	$148K Dividend income received not budgeted, has been included in March budget review. $85K Private works not budgeted. Offset by expenditure. $51K Timing of property outgoings invoicing.

ıe material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or
venue varies from the year to date budget materially.
ıe material variance adopted by Council for the 2022-23 year is $50,000 or 5.00% whichever is the greater.

eporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
:penditure from operating activities					
nployee Costs	923,514	5%		Permanent/Timing	$417K Vacancies partially offset by use of temporary staff. $166K for FBT and $192K for Workers Compensation Premium Actual lower than anticipated. Budget to be adjusted in MYBR. $147K timing variance for employee training and development.
aterials and Contracts	3,571,089	20%	▲	Permanent/Timing	$1.1m Community Services - Bright Futures - Facility closed February 2023. Temporary timing variances in expenditure across the organisation: $688K Infrastructure, Parks & Reserves maintenance expenditure $312K fire mitigation works and DFES brigade expenditure. $282K Governance & Advocacy - Marketing expenditure, timing of Election expenses. $196K community events, grants and awards. $109K community development programmes. $252K Executive Office's Consultants . $470K Waste disposal and tipping costs. $182K Planning & Development - Consultancy for various planning projects. Increase in YTD expenditure: $309K ICT - ICT hardware purchased instead of leased.
:ility Charges	(238,911)	(16%)	▼	Timing	Street lighting invoice received earlier than budgeted.
epreciation on Non-Current Assets	10,955,310	100%	▲	Timing	Depreciation will be posted after asset value migration into One Council.
terest Expenses	37,966	9%		Timing	Interest budgeted earlier than expected.
:her Expenditure	22,662	60%		Timing	Timing of crossover rebate payments.
vesting activities					
on-Operating Grants, Subsidies and Contributions	482,037	482%		Timing	MRRG/Roads to Recovery claims to-date will be adjusted via mid year budget review. *Refer note 10.*
ıyments for capital acquisitions	8,114,393	58%	▲	Timing	Refer note 6.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 2
NET CURRENT FUNDING POSITION

	Notes	Last Years Closing 30 June 2022	This Time Last Year 28 February 2022	Current Budget 2022-23	YTD Actual 28 February 2023
		$	$		$
(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		(186,850)	(89,234)	(143,250)	-
Less: Reversal of prior year revaluation loss		(2,780,113)	-	-	-
Less: Share of net profit of associates and joint ventures accounted for using the equity method		100,235	-	-	-
Less: Movement in pensioner deferred rates (non-current)		(61,099)	57,818	-	14,580
Movement in employee benefit provisions		(403,162)	19,083	-	22,143
Add: Loss on asset disposals		5,165	1,234	10,425	-
Mvmt in Local Govt House Trust		(6,994)	-	-	(0)
Add: Depreciation on assets		15,717,757	10,493,490	16,582,989	-
Mvmt in operating contract liabilities associated with restricted cash		(59,559)	-	-	170,766
Mvmt in Banksia Park deferred management fees receivable		635,512	-	-	-
Mvmt in Banksia Park valuation of unit contribution		(633,635)	-	-	-
Total non-cash items excluded from operating activities		**12,327,257**	**10,482,391**	**16,450,164**	**207,488**
Mvmt in non-operating liabilities (non-current)		8,230,243	5,037,218	(348,744)	(233,025)
Mvmt in non-operating liabilities associated with restricted cash		(4,113,029)	(74,842)	(349,750)	4,526,378
Total non-cash items excluded from investing activities		**4,117,214**	**4,962,376**	**(349,750)**	**4,293,353**
Total Non-cash items		**16,444,471**	**15,444,767**	**16,100,414**	**4,500,842**
(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 *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.					
Adjustments to net current assets					
Less: Reserves - restricted cash		(64,715,177)	(62,999,296)	(58,000,800)	(65,792,229)
Less: Financial assets at amortised cost - self supporting loans		(18,444)	(17,847)	(19,062)	(18,444)
Less: Banksia Park DMF Recievable		(246,014)	(212,269)	(212,269)	(246,014)
Less: Land held for resale		-	(498,000)	-	-
Add: Borrowings		2,696,235	2,537,530	2,241,044	1,578,617
Add: Provisions - employee		5,147,863	5,725,936	5,706,854	5,170,006
Add: Current portion of contract and other liability held in reserve		49,646	144,742	52,067	220,412
Add: Current portion of unspent non-operating grants, subsidies and contributions hel		2,355,535	4,966,409	1,250,000	2,651,286
Add: Lease liabilities		10,110	78,698	138,194	5,679
Add: Banksia Park Unit Contributions		16,100,000	16,733,635	16,733,635	16,100,000
Total adjustments to net current assets		**(38,620,246)**	**(33,540,462)**	**(32,110,337)**	**(40,330,688)**
(c) Net current assets used in the Statement of Financial Activity					
Current assets		76,790,191	94,025,341	63,388,275	98,495,193
Less: Current liabilities		(35,003,209)	(35,093,936)	(31,277,938)	(32,071,212)
Less: Total adjustments to net current assets		**(38,620,246)**	**(33,540,462)**	**(32,110,337)**	**(40,330,688)**
Closing funding surplus / (deficit)		**3,166,736**	**25,390,944**	**0**	**26,093,294**

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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

OPERATING ACTIVITIES
NOTE 3
CASH AND FINANCIAL ASSETS

Description	Unrestricted	Restricted	Trust	Total Cash	Interest Rate	Institution	S&P Rating	Maturity Date	Days
	$	$	$	$					
Cash on hand									
CBA Municipal Bank Account	2,709,369			2,709,369	Variable	CBA	AA		
CBA Online Saver Bank Account	2,850,742			2,850,742	0.20%	CBA	AA		
CBA Trust Bank Account			44,838	44,838	N/A	CBA	AA		
Cash On Hand - Petty Cash	3,255			3,255	N/A	PC	N/A		
Term Deposits - Muni Investments	3,000,000			3,000,000	3.52%	CBA	AA	Mar 2023	32
	3,000,000			3,000,000	3.80%	CBA	AA	May 2023	67
	3,000,000			3,000,000	4.21%	CBA	AA	May 2023	95
	3,000,000			3,000,000	4.36%	CBA	AA	Jun 2023	123
	3,000,000			3,000,000	4.50%	CBA	AA	Jul 2023	151
Reserve Funds Investments (Cash Backed Reserves)									
Refuse Reserve		5,417,393		5,417,393	3.80%	NAB	AA	Mar 2023	119
Information Technology Reserve		103,845		103,845	3.86%	SUN	A	Mar 2023	154
APU Reserve		851,554		851,554	3.86%	SUN	A	Mar 2023	154
SP Reserve		246,122		246,122	3.86%	SUN	A	Mar 2023	154
Renewable Energy Efficiency Reserve		51,521		51,521	3.86%	SUN	A	Mar 2023	154
Employee Vacancy Reserve		508,107		508,107	3.90%	BEN	AAA	May 2023	196
Golf Club Maintenance Reserve		27,239		27,239	3.90%	BEN	AAA	May 2023	196
Golf Course Cottage Reserve		29,878		29,878	3.90%	BEN	AAA	May 2023	196
Employee Leave Reserve		2,989,037		2,989,037	3.77%	CBA	AA	Mar 2023	126
Public Open Space Reserve		325,221		325,221	3.77%	CBA	AA	Mar 2023	126
Community Services & Emergency Relief Reserve		338,546		338,546	3.84%	NAB	AA	Mar 2023	126
Asset Management Reserve		4,701,736		4,701,736	4.45%	NAB	AA	Aug 2023	194
Plant and Equipment Replacement Reserve		604,169		604,169	4.45%	NAB	AA	Aug 2023	194
CLAG Reserve		275,433		275,433	4.59%	CBA	AA	Sep 2023	194
Workers Compensation Reserve		563,175		563,175	4.59%	CBA	AA	Sep 2023	194
Settlement Agreement Reserve		172,639		172,639	4.59%	CBA	AA	Sep 2023	194
Public Arts Reserve		306,254		306,254	4.59%	CBA	AA	Sep 2023	194
City Infrastructure Reserve		962,991		962,991	4.59%	CBA	AA	Sep 2023	194
Reserve Funds Investments (Developer Contributions)									
DCA - 4 Hard Infrastructure - Anketell		2,099,848		2,099,848	4.10%	NAB	AA	May 2023	126
DCA 5 - Hard Infrastructure - Wandi		1,888,697		1,888,697	3.95%	BEN	AAA	May 2023	126
DCA 7 - Hard Infra Mandogalup		96,410		96,410	4.10%	NAB	AA	May 2023	126
DCA 8 - Soft Infrastructure - Mandogalup		3,836,186		3,836,186	4.10%	NAB	AA	May 2023	126
DCA 9 - Soft Infrastructure - Wandi/Anketell		11,992,502		11,992,502	4.10%	NAB	AA	May 2023	126
DCA 10 - Soft Infrastructure - Casuarina/Anketell		184,688		184,688	4.10%	NAB	AA	May 2023	126
DCA 13 - Soft Infrastructure - Bertram		257,736		257,736	4.10%	NAB	AA	May 2023	126
DCA 14 - Soft Infrastructure - Wellard/Leda		913,896		913,896	4.10%	NAB	AA	May 2023	126
DCA 15 - Soft Infrastructure - Townsite		329,235		329,235	3.95%	BEN	AAA	May 2023	126
DCA 1 - Hard Infrastructure - Bertram		1,563,370		1,563,370	4.50%	NAB	AA	Sep 2023	194
DCA 2 - Hard Infrastructure - Wellard		1,761,623		1,761,623	4.50%	NAB	AA	Sep 2023	194
DCA 6 - Hard Infrastructure - Mandogalup		5,568,035		5,568,035	4.59%	CBA	AA	Sep 2023	194
DCA 11 - Soft Infrastructure - Wellard East		5,970,520		5,970,520	4.35%	BEN	AAA	Sep 2023	194
DCA 12 - Soft Infrastructure - Wellard West		10,976,852		10,976,852	4.35%	BEN	AAA	Sep 2023	194
Total	**20,563,366**	**65,914,457**	**44,838**	**86,522,661**	**4.22% weighted average interest rate**				
	24%	76%	0.1%						
Comprising									
Cash and cash equivalents (Exclude Trust)	11,563,366	0	0	11,563,366					
Financial assets at amortised cost	9,000,000	65,914,457	0	74,914,457					
Trust	0	0	44,838	44,838					
	20,563,366	**65,914,457**	**44,838**	**86,522,661**					

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	19,730,527	23%	100%	✓
AA	65,535,837	76%	100%	✓
A	1,253,042	1%	60%	✓
BBB	-	0%	20%	✓
Unrated	3,255	0%	20%	✓

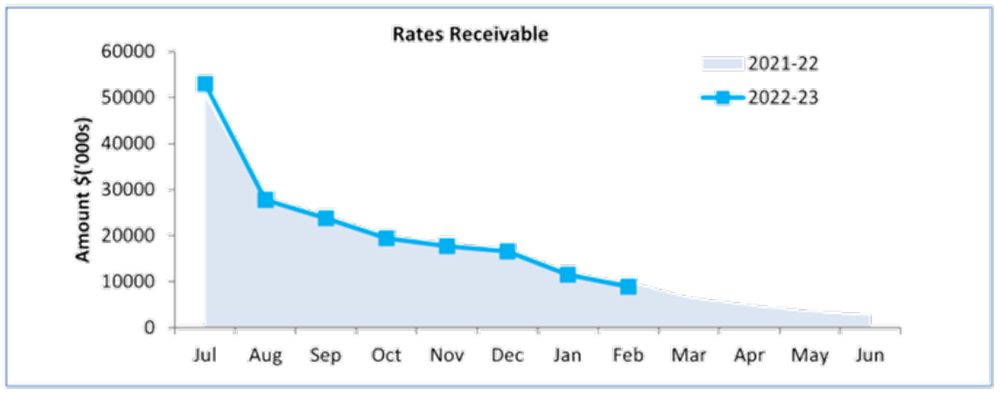
Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
BEN (AAA)	19,730,527	23%	45%	✓
NAB (AA)	33,768,103	39%	45%	✓
CBA (AA)	31,767,734	37%	45%	✓
SUN (A)	1,253,042	1%	45%	✓
WBC (AA)	-	0%	45%	✓

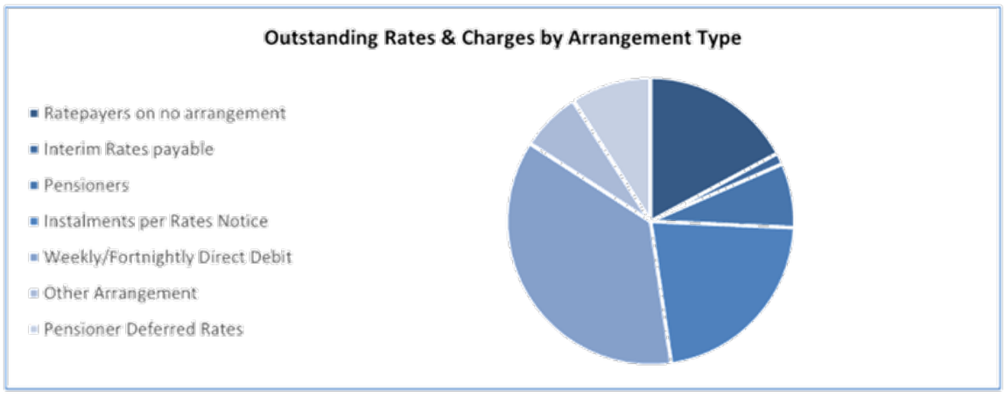
IOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
OR THE PERIOD ENDED 28 FEBRUARY 2023

OPERATING ACTIVITIES
NOTE 4
RECEIVABLES

ates receivable	30 June 2022	28 Feb 2022	28 Feb 2023
	$		$
pening arrears previous years	3,262,814	3,262,814	2,357,892
evied this year	55,081,277	54,786,997	57,727,645
ates & Charges to be collected	**58,344,091**	**58,049,811**	**60,085,537**
ess Collections to date	(54,694,261)	(47,374,999)	(50,251,962)
ess Pensioner Deferred Rates	(907,498)	(788,581)	(892,918)
let Rates & Charges Collectable	**2,742,332**	**9,886,231**	**8,940,657**
Outstanding	4.70%	17.03%	14.88%
repaid Rates received (not included above)	(1,141,077)	(678,195)	(830,112)
	2.74%	15.86%	13.50%

Outstanding Rates & Charges by Payment Arrangement Type		28 Feb 2023	
	No. of Assessments	$	%
Ratepayers on no arrangement	765	1,687,751	17%
Interim Rates payable	126	127,124	1%
Pensioners	1,220	713,640	7%
Instalments per Rates Notice	2,574	2,162,947	22%
Weekly/Fortnightly Direct Debit	4,715	3,581,169	36%
Other Arrangement	205	668,026	7%
	9,605	**8,940,657**	**91%**
Pensioner Deferred Rates	252	892,918	9%
	9,857	**9,833,575**	**100%**



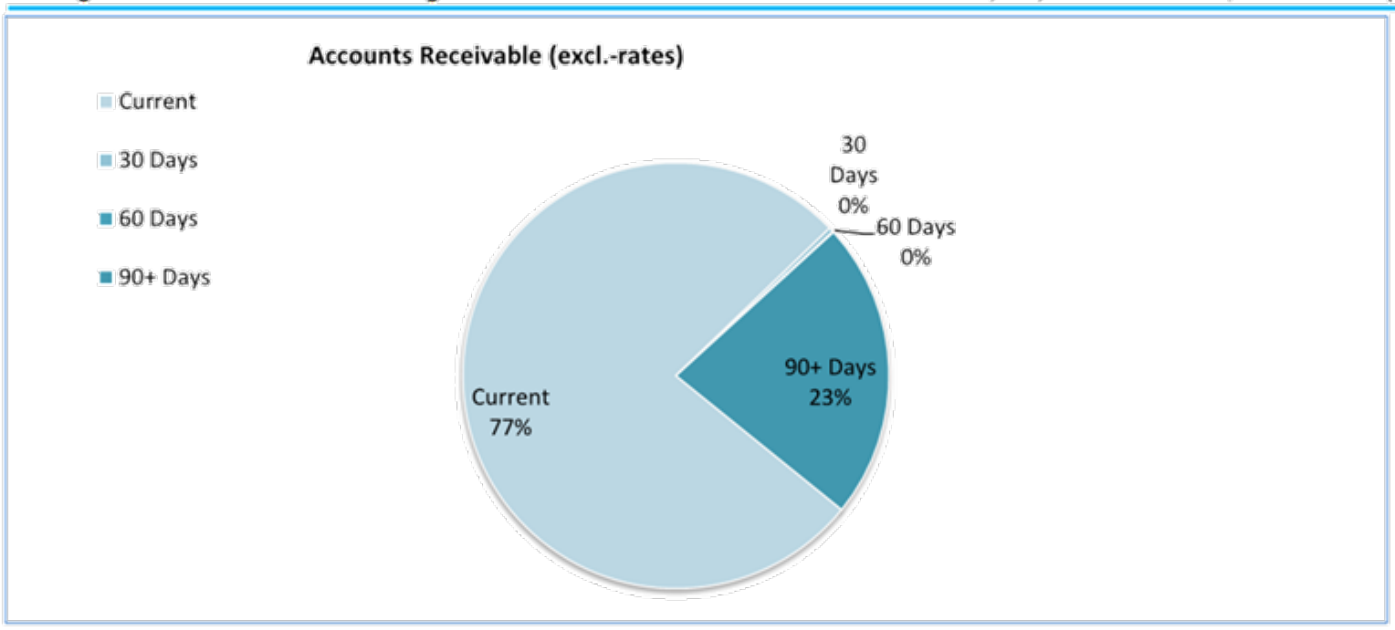


NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 28 FEBRUARY 2023

OPERATING ACTIVITIES
NOTE 4
RECEIVABLES

Receivables - general	Current	30 Days	60 Days	90+ Days	Total
Amounts shown below include GST (where applicable)	$	$	$	$	$
Sundry receivable	1,293,302	4,609	(1,523)	183,422	1,479,810
Infringements Register	4,650	1,126	425	197,738	203,940
Total sundry receivables outstanding	1,297,952	5,735	(1,098)	381,160	**1,683,749**
Exclude rebates receivable	77%	0%	0%	23%	
Rebates receivable - Rates	805,838	0	0	0	805,838
Rebates receivable - ESL	61,976	0	0	0	61,976
Total general receivables outstanding	2,165,765	5,735	(1,098)	381,160	**2,551,562**



Sundry Debtors Outstanding Over 90 Days Exceeding $1,000

Description	Debtor #	Status	$
Sundry Debts with Fines Enforcement Registry (FER)			
Prosecution Dog Act 1976	2442.07	Registered with FER. Payments being received.	2,756
Prosecution Planning & Development Act	3859.07	Registered with FER- payments being received.	6,846
Prosecution Local Government Act 1995	3909.07	Registered with FER.	3,652
Prosecution Local Law Fencing	4233.07	Registered with FER.	2,500
Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	4275.07	Registered with FER.	13,350
Prosecution Dog Act 1976	4387.07	Registered with FER.	10,200
Prosecution Dog Act 1976	4465.07	Registered with FER- payments being received.	2,025
Prosecution Planning & Development Act	4467.07	Registered with FER- payments being received.	3,665
Prosecution Dog Act 1976	4610.07	Registered with FER.	25,400
Prosecution Planning & Development Act	4885.07	Registered with FER- work and development permit with FER.	18,096
Prosecution Parking Act	5152.07	Registered with FER.	5,250
Prosecution Building Act	5321.07	Registered with FER- payments being received.	1,127
Prosecution Planning & Development Act	5325.07	Registered with FER.	38,463
Prosecution Building Act 2011	5474.07	Registered with FER - payments being received.	25,384
Prosecution Dog Act 1976	5534.07	Registered with FER- payments being received.	5,782
Prosecution Pool Act	6059.07	Registered with FER-payments being received.	3,080
Prosecution Pool Act	6104.07	Registered with FER- payments being received.	1,975
Prosecution Dog Act 1976	6260.07	To be registered with FER.	5,519
			175,071
Other Sundry Debtors			
Local Government Act 1995 abandoned vehicle	3884.03	Defaulted Payment arrangement. Potential minor case claim.	1,155
Bulk Waste Clean up	6253.03	Notice of intention to claim sent	1,062
Total Debtors 90+ days > $1,000			**177,288**

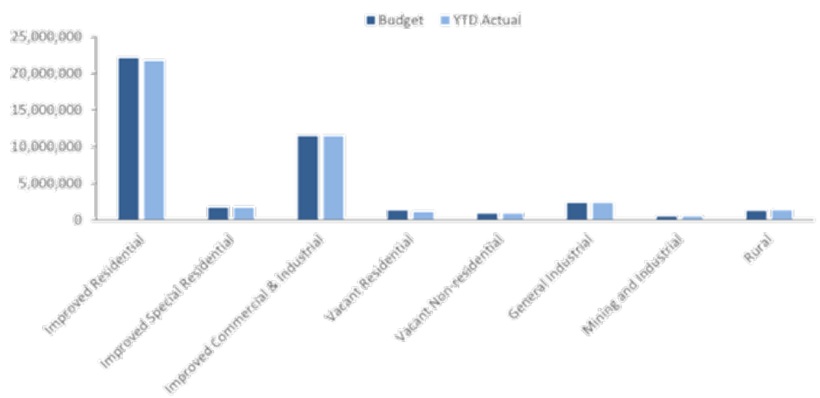
KEY INFORMATION

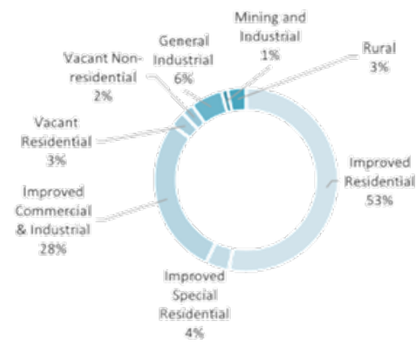
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period 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.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

OPERATING ACTIVITIES
NOTE 5
RATE REVENUE

General rate revenue				Budget			YTD Actual			
	Rate in $ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE				$	$	$	$	$	$	$
Gross rental value										
Improved Residential	0.10247	14,024	210,108,704	21,266,353	800,000	22,066,353	21,265,077	416,097	35,605	21,716,778
Improved Special Residential	0.09927	831	16,984,828	1,687,439	0	1,687,439	1,687,439	1,229	7,713	1,696,381
Improved Commercial & Industrial	0.10222	513	112,105,712	11,470,820	0	11,470,820	11,470,820	(3,275)	290	11,467,835
Vacant Residential	0.18392	387	6,775,240	1,284,343	0	1,284,343	1,284,343	(165,136)	4,329	1,123,536
Vacant Non-residential	0.16825	58	4,954,450	895,040	0	895,040	895,040	6,918	(37,118)	864,840
Unimproved value										
General Industrial	0.01912	3	121,200,000	2,317,344	0	2,317,344	2,317,344	0	0	2,317,344
Mining and Industrial	0.00920	32	49,342,000	470,387	0	470,387	470,387	(16,440)	(496)	453,450
Rural	0.00551	133	225,271,000	1,260,143	0	1,260,143	1,260,143	(14,114)	64,889	1,310,918
Sub-Total		**15,981**	**746,741,934**	**40,651,869**	**800,000**	**41,451,869**	**40,650,591**	**225,279**	**75,210**	**40,951,082**
Minimum payment	**Minimum $**									
Gross rental value										
Improved Residential	1,126	2,490	24,383,502	2,787,976	0	2,787,976	2,789,255	96	(632)	2,788,718
Improved Special Residential	1,126	8	70,118	4,504	0	4,504	4,504	0	0	4,504
Improved Commercial & Industrial	1,466	64	590,287	93,824	0	93,824	93,824	0	0	93,824
Vacant Residential	1,126	1,050	4,942,840	1,249,860	0	1,249,860	1,249,860	(86,594)	(4,317)	1,158,948
Vacant Non-residential	1,126	21	39,420	23,646	0	23,646	23,646	0	0	23,646
Unimproved value					0					
General Industrial	1,466	0	0	0	0	0	0	0	0	0
Mining and Industrial	1,466	12	32,196	1,466	0	1,466	1,466	16,126	0	17,592
Rural	1,126	11	922,700	10,134	0	10,134	10,134	5,997	1,083	17,214
Sub-total		**3,656**	**30,981,063**	**4,171,410**	**0**	**4,171,410**	**4,172,689**	**(64,376)**	**(3,866)**	**4,104,446**
Total general rates						**45,623,279**				**45,055,528**





NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital acquisitions	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance
	$	$	$	$	$
Land and Buildings	4,476,677	5,173,258	4,783,258	**2,744,050**	(2,039,208)
Plant, Furniture and Equipment	2,018,900	2,018,900	1,980,108	**587,586**	(1,392,522)
Intangible Assets	545,557	545,557	368,197	**275,478**	(92,719)
Infrastructure - Roads	4,486,650	5,118,811	3,817,886	**1,687,794**	(2,130,092)
Infrastructure - Parks & Reserves	3,268,928	3,334,742	1,972,390	**365,401**	(1,606,989)
Infrastructure - Footpaths	194,500	224,500	171,318	**89,091**	(82,227)
Infrastructure - Car Parks	214,000	214,000	181,575	**20,855**	(160,720)
Infrastructure - Drainage	376,000	570,245	570,245	**89,428**	(480,817)
Infrastructure - Bus Shelters	21,850	21,850	21,850	**0**	(21,850)
Infrastructure - Street Lights	96,540	96,540	96,540	**47,247**	(49,293)
Infrastructure - Other	90,000	90,000	87,000	**29,046**	(57,955)
Payments for Capital Acquisitions	**15,789,602**	**17,408,403**	**14,050,367**	**5,935,974**	**(8,114,393)**
Total Capital Acquisitions	**15,789,602**	**17,408,403**	**14,050,367**	**5,935,974**	**(8,114,393)**
Capital Acquisitions Funded By:					
	$	$	$	$	$
Capital grants and contributions	**5,648,463**	**4,384,429**	**100,000**	**582,037**	482,037
Disposal of Assets	**872,500**	**892,500**	**260,316**	**260,316**	0
Cash Backed Reserves	**7,714,074**	**10,475,655**	**0**	**0**	0
Municipal Funds	**1,554,565**	**1,655,819**	**13,690,051**	**5,093,621**	(8,596,430)
Capital funding total	**15,789,602**	**17,408,403**	**14,050,367**	**5,935,974**	**(8,114,393)**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

	Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		$	$	$	$	$	
Buildings							
210011	Admin Building - Asbestos Removal Program	10,500	10,500	10,500	9,637	(863)	Project complete.
	Administration Building - refurbishment	246,934	0	0	0	0	
210010	Administration Building - refurbishment A/C renewal foyer	0	78,750	78,750	72,856	(5,894)	Project complete.
210040	Administration Building - refurbishment Renewal	0	138,582	138,582	58,837	(79,745)	Works according to plan.
210041	Administration Building - refurbishment New/Upgrade	0	84,092	43,237	2,381	(40,856)	Project at scoping stage.
210135	C/fwd Administration Building - new / upgrade and renewal	0	0	0	0	0	
210053	Animal Care Facility Refurbishment	60,350	60,350	60,350	0	(60,350)	Design has commenced. Potential carry forward.
210001	Building Contingency	100,000	75,969	50,237	60,527	10,290	Project works in progress. Additional budget will be reflected in MYBR.
210048	Business Incubator - ablutions	5,000	5,000	5,000	5,879	879	Project complete.
210015	Business Incubator - Doors	29,400	29,400	29,400	1,400	(28,000)	Works has commenced. Purchase order has been raised.
210014	Business Incubator - Flooring	15,750	15,750	15,750	1,586	(14,164)	Works has commenced. Purchase order has been raised.
210034	Calista Oval Tennis Club - fencing	26,250	26,250	26,250	1,250	(25,000)	Tender processing stage. Project estimated to commence in April 2023.
210033	Casuarina Wellard Hall - security	10,500	4,385	4,385	3,140	(1,245)	Works completed and awaiting final invoice from supplier.
210058	Challenger Beach Ablutions	150,000	150,000	150,000	0	(150,000)	Project estimated to be completed April 2023.
210012	City Operations - Asbestos Removal Program	10,500	10,500	10,500	2,653	(7,847)	Project complete.
210018	Darius Wells - curtains	31,500	31,500	31,500	1,500	(30,000)	Project scoping stage.
210016	Darius Wells - Floors	31,500	31,500	31,500	21,334	(10,166)	Project complete.
210017	Darius Wells - painting	15,750	15,750	15,750	750	(15,000)	Project estimated to be completed April 2023.
210043	DCA12 Wellard West Community Centre/Clubroom design	210,000	210,000	210,000	0	(210,000)	Tenders are being prepared.
210047	DCA9 Honeywood Pavilion	593,868	1,540,433	1,540,433	872,901	(667,532)	Works completed and awaiting final invoice from supplier.
210049	FDC - airconditioning	7,980	7,980	7,980	0	(7,980)	Project on hold.
210013	FDC - Asbestos Removal Program	10,500	10,500	10,500	500	(10,000)	Project on hold.
210002	FDC - Paint corrugated fence	5,250	5,250	5,250	250	(5,000)	Project on hold.
210020	Fiona Harris Pavilion - painting	21,000	21,000	21,000	1,000	(20,000)	Tender processing stage. Project estimated to commence in April 2023.
210050	John Wellard - creche softfall	24,938	0	0	0	0	
210026	John Wellard - painting	8,400	8,400	8,400	400	(8,000)	Tender processing stage. Project estimated to commence in April 2023.
210032	John Wellard - security	18,900	18,900	18,900	1,203	(17,697)	Works completed and awaiting final invoice from supplier.
210035	Koorliny - carpet	36,750	36,750	36,750	39,875	3,125	Project complete.
210046	Kwinana South VBFB	25,000	25,000	25,000	0	(25,000)	Project at planning stage.
210045	Kwinana South VBFB Station Ext	1,762,532	1,393,646	1,393,646	1,386,910	(6,736)	Works completed and awaiting final invoice from supplier.
210036	Margaret Feilman - airconditioning	5,150	5,150	5,150	3,475	(1,675)	Project complete.
210054	Medina Hall - fan replacement	15,000	5,000	5,000	0	(5,000)	Project on hold.
210019	Medina Hall - painting	15,750	15,750	15,750	750	(15,000)	Tender processing stage. Project estimated to commence in March 2023.
210030	Medina Hall - security	9,450	27,650	27,650	1,317	(26,333)	Works completed and awaiting final invoice from supplier.
210057	Medina Hall Airconditioning	50,000	24,381	24,381	24,239	(142)	Project complete.
210056	Mini Golf Course Kiosk and Toilets	270,000	270,000	0	0	0	Tender submitted for Council's approval.
210037	Parmelia House - airconditioning	22,050	22,050	22,050	24,850	2,800	Project complete.
210025	Recquatic Centre - air quality pool hall	57,750	57,750	57,750	2,750	(55,000)	Project estimated to commence March 2023.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

	Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		$	$	$	$	$	
210055	Recquatic Centre - cafe	20,000	20,000	20,000	2,600	(17,400)	Works has commenced.
210051	Recquatic Centre - mechanical renewal	59,850	59,850	59,850	0	(59,850)	Project at tender processing stage.
210021	Recquatic Centre - painting	15,750	15,750	15,750	750	(15,000)	Tender processing stage. Project estimated to commence in May 2023.
210023	Recquatic Centre - pool plant	21,000	21,000	21,000	1,000	(20,000)	Project works in progress. Budget transferred to Recquatic Plant Renewal during MYBR.
210022	Recquatic Centre - stadium floors	10,500	10,500	10,500	9,340	(1,160)	Project complete.
210024	Recquatic Centre 25m pool repairs	21,000	40,004	40,004	41,909	1,905	Project complete.
210129	Recquatic Solar Upgrade	15,000	15,000	0	14,545	14,545	Project complete.
210042	Rhodes Park Accessible Public Toilet	60,000	60,000	21,587	2,381	(19,206)	Project at tender processing stage.
210003	Senior Citizens Centre - flooring	17,850	17,850	17,850	11,600	(6,250)	Project complete.
210039	Sloan 1950s Caretakers Cottage roof	15,750	15,750	15,750	6,205	(9,545)	Project complete.
210005	Sloan Cottage - conservation works	5,250	5,250	5,250	3,944	(1,306)	Project complete.
210052	Sloan Cottage - renewal and accessibility	93,875	98,902	98,902	423	(98,479)	Works has commenced and purchase order has been raised.
210004	Smirk Cottage - conservation works	5,250	5,250	5,250	250	(5,000)	Project at planning stage. Awaiting advice on cause of internal mould issue.
210044	Solar & Efficiency Equipment	25,000	25,000	25,000	0	(25,000)	Budget to be carried forward to 2023/2024 as project to be carried out as the City's Energy Sustainability Plan is currently being finalised.
210029	Thomas Kelly Pavilion - security	15,750	3,665	3,665	3,665	(0)	Project complete.
210009	Wellard Pavilion - painting	15,750	15,750	15,750	750	(15,000)	Project at tender processing stage. Works estimated to commence in April 2023.
210031	Wellard Pavilion - security	21,000	21,000	21,000	1,000	(20,000)	Works completed and awaiting final invoice from supplier.
210007	Wells Park Public Toilets - roof	17,850	17,850	17,850	850	(17,000)	Project at tender processing stage. Works estimated to commence in April 2023.
210008	Wells Park Public Toilets - rust treatment	17,850	17,850	17,850	850	(17,000)	Project at tender processing stage. Works estimated to commence in March 2023.
210006	Wheatfield Cottage - windows & screens	42,000	42,000	42,000	2,000	(40,000)	Works has commenced. Purchase order has been raised.
210027	William Bertram - painting	8,400	8,400	8,400	400	(8,000)	Project at tender processing stage. Works estimated to commence in June 2023.
210038	Zone - evaporative air cooler	6,300	6,300	6,300	6,930	630	Project complete.
210028	Zone Youth Centre - painting	31,500	31,500	31,500	1,500	(30,000)	Project at tender processing stage. Works estimated to commence in April 2023.
210136	Building Renewals - 18 Maydwell Way - window screens	0	12,469	12,469	594	(11,875)	Funds returned in MYBR due to works completed in 2021/2022.
210137	Building Renewals - Wheatfield Cottage	0	17,500	17,500	17,791	291	Project complete.
210142	Kwinana Senior Citizens Centre - solar panels	0	10,000	10,000	476	(9,524)	Project at tender processing stage. Works estimated to commence in March 2023.
210144	DOH 2 Stidworthy Way - air con replacement	0	85,000	85,000	8,148	(76,852)	At project scoping stage.
Buildings Total		**4,476,677**	**5,173,258**	**4,783,258**	**2,744,050**	**(2,039,208)**	
	Plant, Furniture and Equipment						
	Furniture and Equipment						
210074	Furniture and Fittings Renewal	20,000	20,000	14,544	10,915	(3,629)	Project works in progress.
210076	Library - Self Check outs	8,000	8,000	8,000	9,483	1,483	Project complete.
210075	Recquatic - Equipment renewal	100,000	100,000	66,664	0	(66,664)	Works to commence March 2023.
210095	Recquatic Plant renewal	18,500	18,500	18,500	11,455	(7,045)	Project works in progress.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

	Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		$	$	$	$	$	
	Computing Equipment						
210063	City Website Redevelopment	13,469	13,469	13,469	0	(13,469)	Works complete. However, fund being held for potential enhancement.
210062	Corporate Business System	532,088	532,088	354,728	275,478	(79,250)	Project works in progress.
	Plant and Equipment						
210096	Plant Replacement Program	777,500	777,500	777,500	155,136	(622,364)	Timing of plant replacement.
	Motor Vehicles						
210077	Plant Replacement Program - Light Fleet	1,094,900	1,094,900	1,094,900	400,597	(694,303)	Timing of light fleet replacement.
	Plant , Furniture and Equipment Total	**2,564,457**	**2,564,457**	**2,348,305**	**863,064**	**(1,485,241)**	
	Park and Reserves			0	0		
210092	Ascot Park	50,000	50,000	50,000	31,640	(18,360)	Installation to commence February 2023.
210084	Bertram Oval Cricket Pitch Upgrade	2,000	7,000	0	0	0	
210093	Calista Oval Bike Track	450,000	450,000	323,400	19,178	(304,222)	Project estimated to commence January 2023.
210080	Facilities - POS Renewal	290,000	290,000	290,000	0	(290,000)	Project at tender processing stage.
210081	Honeywood POS - Disability Access	9,440	0	0	0	0	
210094	Kwinana Loop Trail Upgrade	450,000	450,000	345,000	0	(345,000)	Audit quote has been received. Project estimated to commence in May 2023.
210130	Minor Parks Projects	10,000	10,000	10,000	0	(10,000)	Furniture has been ordered.
	Parks & Reserves Renewal	990,488	0	0	0	0	
210078	Parks & Reserves Renewal Renewal works as per forward works program	0	856,888	571,256	256,342	(314,914)	Project works in progress.
210079	Parks & Reserves Renewal Carry forward - Parks	0	133,600	133,600	0	(133,600)	Project works in progress.
210091	Parks Upgrade Apex Park	36,000	36,000	19,637	3,273	(16,364)	Project to be carried forward to 2023/2024.
210087	Parks Upgrade Price Regent Park	8,000	8,000	8,000	727	(7,273)	Furniture has been ordered. Works to commence in April 2023.
210088	Parks Upgrade Rhodes Park	50,000	50,000	50,000	6,145	(43,855)	Survey has been completed, Detail design has commenced, furniture has been ordered.
210089	Parks Upgrade Rhyley POS	43,000	43,000	23,455	5,659	(17,796)	Survey has been completed, Detail design has commenced, furniture has
210090	Parks Upgrade Warner Road POS	15,000	15,000	15,000	1,364	(13,636)	Furniture has been ordered. Works to commence in March 2023.
210082	Softfall Replacement - various non-compliant	60,000	60,000	0	0	0	Project at tender processing stage.
210086	Streetscape Strategy	170,000	170,000	66,970	15,455	(51,515)	Project works in progress.
210085	Urban Tree Planting	185,000	185,000	16,818	16,818	0	Tree has been ordered. Works to commence in May 2023.
210083	Wellard Oval Lighting Installation	450,000	471,000	0	8,800	8,800	Tender has been awarded and purchase order has been raised.
210138	C/F The Grove Event Site - upgrade infrastructure	0	39,254	39,254	0	(39,254)	Project works in progress, estimated to be completed by June 2023.
210143	Gilmore Oval cricket net lights	0	10,000	10,000	0	(10,000)	Project to commence in March 2023.
	Parks and Reserves Total	**3,268,928**	**3,334,742**	**1,972,390**	**365,401**	**(1,606,989)**	
	Roads			0	0		
210101	Black Spot Leasham Ct	547,606	547,606	547,606	53,004	(494,602)	Project street lighting design has submitted to Western Power for approval. Potential carry forward to 2023/2024 due to unanticipated delays by Western Power.
210100	Black Spot Summerton Rd	209,100	209,100	209,100	71,391	(137,709)	Project works in progress.
210133	Kellam Way Medina	0	13,500	13,500	13,454	(46)	Project complete.
210105	LRCI Anketell Road - Resealing	100,000	412,649	297,649	3,972	(293,677)	Work to commenced in March 2023.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

	Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		$	$	$	$	$	
210098	MRRG - Abercrombie Rd	153,878	153,878	153,878	30,444	(123,434)	Works completed and awaiting final invoice from supplier.
210097	MRRG - Anketell Rd	189,887	189,887	189,887	34,330	(155,557)	Works completed and awaiting final invoice from supplier.
210099	MRRG - Chisham Avenue	551,480	551,480	551,480	59,303	(492,177)	Works completed and awaiting final invoice from supplier.
210104	R2R Brownell Crescent	320,000	320,000	320,000	109,871	(210,129)	Project works in progress.
210103	R2R Hewison Road	213,000	213,000	213,000	218,746	5,746	Project complete.
210102	R2R Hoyle Road	285,000	285,000	285,000	361,651	76,651	Works completed and awaiting final invoice from supplier. Budget to be adjusted in MYBR.
210112	Road Renewal Harrison Way	284,000	284,000	25,818	25,818	0	Project estimated to commence in April 2023.
210107	Road Renewal Barney Ct	36,000	36,000	36,000	3,273	(32,727)	Project estimated to commence in March 2023.
210115	Road Renewal Chilcott Place	79,500	79,500	7,227	7,227	0	Project estimated to commence in May 2023.
210110	Road Renewal Chilcott Street	155,000	155,000	155,000	14,091	(140,909)	Project estimated to commence in May 2023.
210108	Road Renewal Corrigin Ht	36,000	36,000	36,000	3,273	(32,727)	Project estimated to commence March 2023.
210109	Road Renewal Crawford Rd	198,000	198,000	198,000	18,000	(180,000)	Project estimated to commence March 2023.
210106	Road Renewal Darkins Rtt	36,000	36,000	36,000	3,273	(32,727)	Project estimated to commence March 2023.
210113	Road Renewal David Place	96,000	96,000	8,727	8,727	0	Project estimated to commence in April 2023.
210132	Road Renewal Derbal St C/fwd	0	236,544	236,544	213,167	(23,377)	Project complete.
210116	Road Renewal Leasham Ct	128,500	128,500	11,682	92,205	80,523	Project complete.
210117	Road Renewal Miscellaneous Roads	320,167	320,167	29,106	29,106	0	Budget returned to Asset Management Reserve as project scope has not been identified. Incorrect project management fees being charged, to be rectified.
210111	Road Renewal Powell Ct	118,500	118,500	10,773	10,773	(0)	Project estimated to commence March 2023.
210114	Road Renewal Satinover Way	120,000	120,000	10,909	10,909	0	Project estimated to commence April 2023.
210119	Road Renewals Inglis Ct	135,000	135,000	0	109,702	109,702	Project completed October 2022.
210118	Road Renewals Munday Way	74,032	0	0	0	0	
210126	Traffic Mgt Abingdon Crescent	15,000	15,000	15,000	1,364	(13,636)	Initial proposal wasn't supported by the school and community. Further investigation will be undertaken to find a suitable treatment.
210123	Traffic Mgt Bertram Primary School	25,000	25,000	25,000	2,273	(22,727)	Project will not proceed. Budget to be adjusted in MBR. Actual transaction for project management fees being charged to be rectified.
210121	Traffic Mgt Champion Drive	10,000	10,000	10,000	26,457	16,457	Project works in progress. Budget to be adjusted in MYBR.
210124	Traffic Mgt Feilman Dr	15,000	15,000	15,000	1,364	(13,636)	Project works in progress. Budget to be adjusted in MYBR.
210125	Traffic Mgt Leda Primary	15,000	15,000	15,000	1,811	(13,189)	Works complete.
210122	Traffic Mgt Moombaki Av car park	10,000	10,000	10,000	909	(9,091)	Project will not proceed. Budget to be adjusted in MBR. Actual transaction for project management fees being charged to be rectified.
210120	Traffic Mgt Trusty Way Pedestrian	10,000	10,000	10,000	13,792	3,792	Project works in progress. Budget to be adjusted in MYBR.
210139	C/F Road Renewals Dent Court	0	125,000	125,000	127,136	2,136	Project complete.
210140	C/F Traffic Management Projects	0	18,500	10,000	6,979	(3,021)	Project works in progress.
Roads Total		**4,486,650**	**5,118,811**	**3,817,886**	**1,687,794**	**(2,130,092)**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS (CONTINUED)

	Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		$	$	$	$	$	
	Street Lighting						
210131	Replacement Streetlight Gilmore Avenue	13,784	13,784	13,784	19,470	5,686	Project complete.
210128	Street Lighting New	40,000	40,000	40,000	8,883	(31,117)	Project works in progress.
210127	Street Lighting Renewal	42,756	42,756	42,756	18,893	(23,863)	Project works in progress.
	Street Lighting Total	**96,540**	**96,540**	**96,540**	**47,247**	**(49,293)**	
	Bus Shelter Construction						
210060	Bus Shelters - Renewal	21,850	21,850	21,850	0	(21,850)	Bus shelter has not been identified to be renewed at this stage.
	Bus Shelter Construction Total	**21,850**	**21,850**	**21,850**	**0**	**(21,850)**	
	Footpath Construction						
210069	Footpaths Brownell Crescent - from Gilmore Ave Ser	94,000	94,000	94,000	8,545	(85,455)	Project works in progress.
210072	Footpaths Chilcott Place	16,500	16,500	1,500	1,500	0	Project estimated to commence in May 2023.
210070	Footpaths Crawford Rd - from Sulphur Rd to Hennessy	42,000	42,000	42,000	3,818	(38,182)	Project estimated to commence in March 2023.
210073	Footpaths Leasham Ct - Cul de sac from Leasham Way	25,500	25,500	2,318	49,268	46,950	Project complete.
210071	Footpaths Powell Ct - From Crawford Rd	16,500	16,500	1,500	1,500	0	Project estimated to commence in March 2023.
210134	Greenwich Gardens, Bertram - Footpath	0	30,000	30,000	24,459	(5,541)	Project works in progress.
	Footpath Construction Total	**194,500**	**224,500**	**171,318**	**89,091**	**(82,227)**	
	Drainage Construction						
210141	DCA 1 Stormwater Management Infrastructure	0	194,245	194,245	9,987	(184,258)	Works have been completed.
210064	Drainage Brownell Crescent - from Gilmore Ave	21,000	21,000	21,000	2,322	(18,678)	Works commenced in January 2023.
210066	Drainage Chilcott Street - from Harlow Rd to Gilmore	60,000	60,000	60,000	5,455	(54,545)	Project estimated to commence in April 2023.
210065	Drainage Crawford Rd -Sulphur Rd to Hennessy Ave	45,000	45,000	45,000	4,091	(40,909)	Project estimated to commence in March 2023.
210068	Drainage Frederic St - Cr Frederic St & Hentry St	50,000	50,000	50,000	49,392	(608)	Project complete.
210067	Drainage Summerton Road - Seabrook Way to Calista	200,000	200,000	200,000	18,182	(181,818)	Project works in progress.
	Drainage Construction Total	**376,000**	**570,245**	**570,245**	**89,428**	**(480,817)**	
	Car Park Construction						
210061	Carpark - Pace Road	214,000	214,000	181,575	20,855	(160,720)	Project at design stage. Potential carry forward to 2023/2024.
	Car Park Construction Total	**214,000**	**214,000**	**181,575**	**20,855**	**(160,720)**	
	Other Infrastructure						
210059	Revitalising the Strand in Wellard	90,000	90,000	87,000	29,046	(57,955)	Project works in progress.
	Other Infrastructure Total	**90,000**	**90,000**	**87,000**	**29,046**	**(57,955)**	
	Capital Expenditure Total	**15,789,602**	**17,408,403**	**14,050,367**	**5,935,974**	**(8,114,393)**	

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 28 FEBRUARY 2023

FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - borrowings

Information on borrowings

Particulars	Finalisation of Loan	1 July 2022	New Loans Actual	New Loans Current Budget	Principal Repayments Actual	Principal Repayments Current Budget	Principal Outstanding Actual	Principal Outstanding Current Budget	Interest Repayments Actual	Interest Repayments Current Budget
		$	$	$	$	$	$	$	$	$
Governance										
Loan 99 - Administration Building Renovations	2024/25	366,820	0	0	56,532	114,831	310,288	251,989	12,930	23,900
Education and welfare										
Loan 96 - Youth Specific Space	2022/23	34,092	0	0	16,731	34,092	17,361	0	1,457	2,227
Loan 100 - Youth Specific Space	2027/28	995,415	0	0	72,830	147,360	922,585	848,055	26,792	51,606
Recreation and culture										
Loan 95 - Orelia Oval Pavilion	2022/23	81,823	0	0	40,155	81,822	41,668	1	3,497	5,344
Loan 97 - Orelia Oval Pavilion Extension	2024/25	811,667	0	0	125,088	254,085	686,579	557,582	28,611	52,884
Loan 102 - Library & Resource Centre	2028/29	5,533,287	0	0	340,185	688,091	5,193,102	4,845,196	144,968	280,877
Loan 104 - Recquatic Refurbishment	2029/30	2,782,935	0	0	149,015	301,048	2,633,920	2,481,887	66,163	128,628
Loan 105 - Bertram Community Centre	2029/30	1,040,511	0	0	59,542	120,054	980,969	920,457	20,219	39,229
Loan 106 - Destination Park - Calista	2030/31	1,113,448	0	0	54,010	108,868	1,059,438	1,004,580	21,406	41,711
					0					
Transport										
Loan 98 - Streetscape Beautification	2024/25	495,207	0	0	76,318	155,019	418,889	340,188	17,456	32,264
Loan 101B - City Centre Redevelopment	2031/32	2,382,715	0	0	118,065	238,246	2,264,650	2,144,469	24,040	27,706
		15,637,920	0	0	1,108,473	2,243,516	14,529,447	13,394,404	367,538	686,376
Self supporting loans										
Recreation and culture										
Loan 103B - Golf Club Refurbishment	2031/32	214,857	**0**	**0**	9,146	18,444	205,711	196,413	4,320	8,446
		214,857	0	0	9,146	18,444	205,711	196,413	4,320	8,446
Total		15,852,777	0	0	1,117,620	2,261,960	14,735,158	13,590,817	371,858	694,822
Current borrowings		2,261,960					2,696,234			
Non-current borrowings		13,590,817					12,038,923			
		15,852,777					14,735,158			

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

OPERATING ACTIVITIES
NOTE 8
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	845,043	3,166	6,512	177,912	0	(190,000)	0	836,121	851,555
Asset Management Reserve	4,617,620	13,539	84,116	1,730,878	0	(5,649,161)	0	712,876	4,701,736
Banksia Park Reserve	244,242	0	1,880	79,813	0	(90,000)	0	234,055	246,122
City Infrastructure Reserve	941,685	3,950	24,666	0	0	0	0	945,635	966,351
Community Services & Emergency Relief Reserve	335,592	1,400	3,682	0	0	0	0	336,992	339,274
Contiguous Local Authorities Group Reserve	270,118	214	5,843	27,000	0	(38,000)	0	259,332	275,961
Employee Leave Reserve	2,955,674	0	33,360	12,376	0	0	0	2,968,050	2,989,034
Employee Vacancy Reserve	504,796	2,122	4,146	0	0	0	0	506,918	508,942
Family Day Care Reserve	0	(3,638)	9,889	0	0	0	0	(3,638)	9,889
Golf Course Cottage Reserve	29,683	125	244	0	0	0	0	29,808	29,927
Golf Club Maintenance Reserve	27,183	38	73	5,044	0	(5,044)	0	27,221	27,256
Information Technology Reserve	94,522	0	9,323	1,004,941	0	(532,088)	0	567,375	103,845
Plant and Equipment Replacement Reserve	593,784	1,104	10,385	1,894,837	0	(1,890,900)	0	598,825	604,169
Public Art Reserve	300,420	0	6,401	126	0	0	0	300,546	306,821
Public Open Space	322,116	0	3,630	0	0	0	0	322,116	325,746
Refuse Reserve	5,379,039	22,570	48,513	0	0	(311,544)	0	5,090,065	5,427,552
Renewable Energy Efficiency Reserve	51,096	177	425	49,035	0	(49,035)	0	51,273	51,521
Restricted Grants & Contributions Reserve	2,182,901	0	0	85,000	0	(1,769,946)	0	497,955	2,182,901
Settlement Agreement Reserve	169,350	712	3,609	0	0	0	0	170,062	172,959
Strategic Property Reserve	455,369	0	0	0	0	0	0	455,369	455,369
Workers Compensation Reserve	552,445	1,367	11,774	0	0	0	0	553,812	564,219
Sub-Total Municipal Reserves	**20,872,678**	**46,846**	**268,472**	**5,066,962**	**0**	**(10,525,718)**	**0**	**15,460,768**	**21,141,150**
Developer Contribution Reserves									
DCA 1 - Hard Infrastructure - Bertram	1,455,449	7,206	27,913	25,000	0	(12,299)	0	1,475,356	1,483,363
DCA 2 - Hard Infrastructure - Wellard	1,727,291	7,764	37,547	25,000	0	(12,299)	0	1,747,756	1,764,838
DCA 3 - Hard Infrastructure - Casuarina	0	1,950	0	200,000	0	(12,299)	0	189,651	0
DCA 4 - Hard Infrastructure - Anketell	2,029,392	3,797	37,875	25,000	0	(12,299)	0	2,045,890	2,067,267
DCA 5 - Hard Infrastructure - Wandi	1,858,311	6,182	42,632	25,000	0	(24,598)	0	1,864,895	1,900,943
DCA 6 - Hard Infrastructure - Mandogalup	3,912,473	3,995	73,260	25,000	0	(12,299)	0	3,929,169	3,985,733
DCA 7 - Hard Infrastructure - Wellard West	78,402	131	1,340	200,000	0	(12,303)	0	266,230	79,742
DCA 8 - Soft Infrastructure - Mandogalup	2,953,938	6,279	39,672	25,000	0	0	0	2,985,217	2,993,610
DCA 9 - Soft Infrastructure - Wandi/Anketell	11,832,280	40,451	185,218	25,000	0	(1,452,732)	0	10,444,999	12,017,498
DCA 10 - Soft Infrastructure - Casuarina/Anketell	182,425	786	3,146	25,000	0	(12,299)	0	195,912	185,571
DCA 11 - Soft Infrastructure - Wellard East	5,862,382	27,337	121,222	25,000	0	(12,299)	0	5,902,420	5,983,604
DCA 12 - Soft Infrastructure - Wellard West	10,466,540	39,981	214,962	25,000	0	(222,299)	0	10,309,222	10,681,502
DCA 13 - Soft Infrastructure - Bertram	254,648	1,037	4,291	25,000	0	(12,299)	0	268,386	258,939
DCA 14 - Soft Infrastructure - Wellard/Leda	903,395	3,418	14,384	50,000	0	(12,299)	0	944,514	917,779
DCA 15 - Soft Infrastructure - City Site	325,573	1,227	5,118	25,000	0	(12,299)	0	339,501	330,691
Sub-Total Developer Contribution Reserves	**43,842,499**	**151,541**	**808,579**	**750,000**	**0**	**(1,834,922)**	**0**	**42,909,118**	**44,651,079**
Total Reserves	**64,715,177**	**198,387**	**1,077,051**	**5,816,962**	**0**	**(12,360,640)**	**0**	**58,369,886**	**65,792,229**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 9
OPERATING GRANTS AND CONTRIBUTIONS

Operating grants, subsidies and contributions Provider	Contract Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
	$	$		$	
General purpose funding					
Local Government General Purpose Grant	0	271,768	203,826	313,868	Actual includes advance payment; will be adjusted via mid year budget review.
Local Government General Purpose Grant - Roads	0	216,840	162,630	207,075	
Non Rateable Property - Dampier to Bunbury Natural Gas Pipeline Corridor	0	175,000	0	0	
Law, order, public safety	0				
Department Fire and Emergency Services - ESL	0	201,830	151,373	154,565	
DFES Mitigation Activity Fund Grant	49,646	325,953	325,953	0	Program delayed; final claim in March/April 2023.
Health					
Mosquito Management Contributions (Developers)	0	25,000	16,500	15,584	
Mosquito Management Contributions (CLAG)	0	0	2,000	4,206	
Department of Health - Larvicide	0	2,000	0	0	
Education and welfare					
Banksia Park Operating Cost Contribution	0	360,360	240,240	240,240	
Family Daycare - Mainstream Childcare Benefit Subsidy	0	2,346,996	1,564,664	826,350	Program ceased Feb 2023; budget will be adjusted via mid year budget review.
Family Daycare - Mainstream Other Subsidy	0	0	0	458	Program ceased Feb 2023; budget will be adjusted via mid year budget review.
In-Home Care - CCB Subsidy	0	840,000	560,000	196,174	Program ceased Feb 2023; budget will be adjusted via mid year budget review.
In-Home Care - Subsidy - Department of Communities	0	10,000	6,720	0	Program ceased Feb 2023; budget will be adjusted via mid year budget review.
NGALA My Time Program	0	10,560	7,216	9,196	Program ceased Feb 2023; budget will be adjusted via mid year budget review.
Operational Subsidy - Aboriginal Resource Worker	0	30,514	30,514	30,514	
Youth Social Justice Program	0	180,000	135,000	140,608	Actual includes indexation increase.
Youth Leadership and Development LYRIK - Grant	0	30,000	30,000	10,000	
Youth Leadership and Development LYRIK - Sponsorship	0	0	0	20,000	
Youth Intervention Program	0	20,000	20,000	0	Project has been initiated. Timing variance on grant funding.
Youth Spaces Activation	0	5,000	5,000	0	Project has been initiated. Timing variance on grant funding.
Outdoor Adventure Group - Conservation Action Project	0	500	500	0	
Youth Mental Health Initiatives - WA Primary Health Alliance Grant	0	100,000	45,000	50,000	Project complete; final claim lodged in March 2023.
MRWA - Thomas Rd Duplication - Indigenous Participation	100,000	100,000	100,000	0	Funds held as contract liability. Project not likely to commence by 30 June 2023 as City is currently putting on Expression of Interest to local service providers to their seek interest in developing programs to support opportunities for the Indigenous communities.
Dept Communities - Thank a Volunteer Event Grant	0	0	0	2,000	Event held in Dec 2022; budget will be adjusted via mid year budget review.
			0		
Community amenities					
PTA Bus Shelter Subsidy	0	10,000	0	0	
				0	
Recreation and culture					
Shared Use Agreements	0	101,000	67,000	58,933	
Shared Use Agreements	0		0	0	
Shared Use Agreements	0	25,000	25,000	26,611	
Be Connected (Library)	0	0	0	0	
Library - Other donations	0	2,000	0	149	
Community Centre sundry grants	0	5,000	4,000	1,200	Balance of funding yet to be confirmed.
Event Sponsorship	0	60,000	30,000	10,000	Lolly Run event $10k Dec 2022; balance of funding yet to be confirmed and reduced via mid year budget review.
Community Development Fund - Kwinana Industries Council	0	40,000	20,000	10,000	Actual receipt lower than anticipated. Reduced funding amount will adjusted via mid year budget review.
Recquatic Other Sponsorships	0	7,715	5,055	5,050	
Transport					
Main Roads Annual Direct Grant	0	205,684	205,684	223,845	
Main Roads Street Light Subsidy	0	6,200	0	0	
Main Roads Maintenance Contribution	70,766	134,000	67,000	0	Funds held as contract liability as not fully expended.
TOTALS	**220,412**	**5,848,920**	**4,030,875**	**2,556,625**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 10
NON-OPERATING GRANTS AND CONTRIBUTIONS

Non-operating grants, subsidies and contributions Provider	Unspent Funding Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
	$	$		$	
Law, order, public safety					
Department Fire and Emergency Services - Kwinana South VBFB extensions	572,691	1,393,646	0	0	
Recreation and culture					
Calista Oval Jnr Bike Rd Safety Track - Dept. Local Government	350,000	350,000	0	0	
Calista Oval Jnr Bike Rd Safety Track - RAC	95,000	0	0	0	
Wellard Oval Lighting Installation	0	150,000	0	0	
Cash in lieu of Public Art	300,000	0	0	0	
Revitalising the Strand - RAC	16,000	67,000	0	0	
Kwinana Loop Trail	0	175,000	0	0	
DCA9 Honeywood Pavilion	0	100,000	100,000	0	
Local Roads and Community Infrastructure Program	428,705			0	
Honeywood POS - Disability Access	0	0	0	0	
Honeywood Shade	0	0	0	(4,759)	GST adjustment to be journal. No implication on budget.
Softfall Replacements	0	60,000	0	0	
Wellard Oval Lighting Installation	0	300,000	0	0	
Bertram Oval Cricket Pitch Upgrade	0	7,000	0	0	
Recquatic Café	0	20,000	0	0	
Medina Hall - fan replacement	0	5,000	0	0	
Gilmore Avenue - cricket net lights	0	10,000	0	0	
Transport					
Local Roads and Community Infrastructure Program					
Anketell Road - Resealing	0	97,649	0	0	
Pace Road Carpark	0	50,000	0	0	
Main Roads MRRG Funding					
MRRG - Anketell Rd	0	126,591	0	49,936	1st 40% claim in September 2022. Budget phasing variance; budget to be adjusted in mid year budget review.
MRRG - Abercrombie Rd	0	102,585	0	40,334	1st 40% claim in September 2022. Budget phasing variance; budget to be adjusted in mid year budget review.
MRRG - Chisham Avenue	0	367,653	0	145,946	1st 40% claim in September 2022. Budget phasing variance; budget to be adjusted in mid year budget review.
Roads to Recovery					
R2R Hoyle Road	0	142,500	0	142,500	Project complete. Final claim in November 2022. Budget to be adjusted in mid year budget review.
R2R Hewison Road	71,000	142,000	0	0	
R2R Brownell Crescent	0	213,333	0	0	
Blackspot					
Blackspot -Wellard Road & Henley Boulevard Pre-Deflection	87,156				
Black Spot Summerton Rd	0	139,400	0	55,760	1st 40% claim in September 2022. Budget phasing variance; budget to be adjusted in mid year budget review.
Black Spot Parmelia Ave	0	365,071	0	146,028	1st 40% claim in September 2022. Budget phasing variance; budget to be adjusted in mid year budget review.
Insurance Claim - Street Light hit by vehicle	0	0	0	6,292	Budget to be adjusted in mid year budget review.
Community amenities					
DCA 1 - Hard Infrastructure - Bertram	239,617	12,299	0	0	
DCA 2 - Hard Infrastructure - Wellard	1,427,235	12,299	0	0	
DCA 3 - Hard Infrastructure - Casuarina	100,466	12,299	0	0	
DCA 4 - Hard Infrastructure - Anketell	2,053,582	12,299	0	0	
DCA 5 - Hard Infrastructure - Wandi	1,780,043	12,299	0	0	
DCA 6 - Hard Infrastructure - Mandogalup	5,489,676	12,299	0	0	Revenue is recognised upon meeting performance obligations (in-line with expenditure on DCA infrastructure).
DCA 7 - Hard Infrastructure - Mandogalup (west)	105,889	12,295	0	0	
DCA 8 - Soft Infrastructure - Mandogalup	3,789,957	12,303	0	0	
DCA 9 - Soft Infrastructure - Wandi / Anketell	9,863,422	606,171	0	0	
DCA 10 - Soft Infrastructure - Casuarina/Anketell	170,946	12,299	0	0	
DCA 11 - Soft Infrastructure - Wellard East	5,073,290	12,299	0	0	
DCA 12 - Soft Infrastructure - Wellard West	9,699,101	222,299	0	0	
DCA 13 - Soft Infrastructure - Bertram	158,645	12,299	0	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	736,363	12,299	0	0	
DCA 15 - Soft Infrastructure - Townsite	345,609	12,299	0	0	
TOTALS	**42,954,393**	**5,372,786**	**100,000**	**582,037**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 11
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 2022	Amount Received	Amount Paid	Closing Balance 28 Feb 2023
	$	$	$	$
APU Security Bonds	22,854	500	(1,090)	**22,264**
Contiguous Local Authorities Group CLAG	5,707	0	0	**5,707**
Uncollected Vehicles	6,846	10,298	0	**17,144**
	35,407	**10,798**	**(1,090)**	**45,115**

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 12
BUDGET VARIATIONS

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

Date	Description	Classification	Council Resolution	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
				$	$
22/06/2022	**Annual Budget adoption**	Opening Surplus(Deficit)		0	0
13/07/2022	Proceeds from Disposal of Plant and Equipment	Capital Revenue		20,000	
	Transfer to Asset Management Reserve	Reserve Transfer		(20,000)	0
31/08/2022	Capital Expenditure - Recquatic Centre 25m Pool Repairs	Capital Expenses		(19,004)	
	Capital Expenditure - Building Contingency	Capital Expenses		19,004	0
28/09/2022	**FY22 Carry Forward Projects**				
	Capital Expenditure - Greenwich Gardens, Bertram - Footpath	Capital Expenses		(30,000)	
	Brought forward surplus	Opening Surplus(Deficit)		30,000	0
	Capital Expenditure - Kellam Way, 1.8m footpath & Kerbing upgrade	Capital Expenses		(13,500)	
	Brought forward surplus	Opening Surplus(Deficit)		13,500	0
	Capital Expenditure - Traffic Management Projects	Capital Expenses		(18,500)	
	Brought forward surplus	Opening Surplus(Deficit)		18,500	0
	Capital Expenditure - The Grove Event Site - upgrade infrastructure	Capital Expenses		(39,254)	
	Brought forward surplus	Opening Surplus(Deficit)		39,254	0
	Operating Expenditure – DFES Mitigation Activity Expenses	Operating Expenses		(175,953)	
	Operating Grants & Contributions – DFES Mitigation Activity Grant	Operating Revenue		175,953	0
	Operating Expenditure - Youth Mental Health Initiatives - WA Primary Health Alliance Grant	Operating Expenses		(100,000)	
	Operating Grants & Contribution – Youth Initiatives	Operating Revenue		100,000	0
	Operating Expenditure – CCTV subsidy scheme	Operating Expenses		(47,563)	
	Transfer from Restricted Grants & Contributions Reserve	Reserve Transfer		47,563	0
	Capital Expenditure – Kwinana South VBFB station Extensions	Capital Expenses		368,886	
	Non-Operating Grants & Contribution - Kwinana South VBFB station extensions	Capital Revenue		(368,886)	0
	Capital Expenditure - DCA 9 - Local Sports Ground Clubroom – Honeywood	Capital Expenses		(946,565)	
	Non-Operating Grants & Contributions – DLGSCI grant	Capital Revenue		100,000	
	Transfer from DCA 9 Reserve	Reserve Transfer		846,565	0
	Capital Expenditure - Building Renewals - John Wellard Community Centre - Creche Softfall	Capital Expenses		24,938	
	Transfer from Asset Management Reserve	Reserve Transfer		(24,938)	0
	Capital Expenditure - Honeywood POS - Disability Access - LRCI Round 3 - Project# 4	Capital Expenses		9,440	
	Non-Operating Grants & Contributions – LRCI Round 3	Capital Revenue		(9,440)	0
	Capital Expenditure - Road Renewals Munday Way	Capital Expenses		74,032	
	Transfer from Asset Management Reserve - Road Renewals Munday Way	Reserve Transfer		(74,032)	0
	Capital Expenditure - Medina Hall Air Conditioning	Capital Expenses		25,619	
	Transfer from Restricted Grants & Contribution Reserve - Medina Hall Air Conditioning	Reserve Transfer		(25,619)	0
	Capital Expenditure - Bertram Oval Cricket Pitch Upgrade - LRCI Round 3 - Project# 13	Capital Expenses		(5,000)	
	Non-Operating Grants & Contributions - Bertram Oval Cricket Pitch Upgrade - LRCI Round 3 - Project# 13	Capital Revenue		5,000	0
	Capital Expenditure - Anketell Road - Resealing - LRCI Round 3 - Project# 1	Capital Expenses		2,351	
	Non-Operating Grants & Contributions – LRCI Round 3	Capital Revenue		(2,351)	0
	Capital Expenditure – Administration Building Upgrade	Capital Expenses		(27,425)	
	Transfer from Asset Management Reserve - Administration Building Upgrade	Reserve Transfer		27,425	0

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 28 FEBRUARY 2023

NOTE 12
BUDGET VARIATIONS

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

Date	Description	Classification	Council Resolution	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
				$	$
	Capital Expenditure - Building Renewals - 18 Maydwell Way - window screens	Capital Expenses		(12,469)	
	Transfer from Asset Management Reserve - Building Renewals - 18 Maydwell Way - window screen	Reserve Transfer		12,469	0
	Capital Expenditure - Building Renewals - Wheatfield Cottage	Capital Expenses		(17,500)	
	Transfer from Asset Management Reserve - Building Renewals - Wheatfield Cottage	Reserve Transfer		17,500	0
	Capital Expenditure - Road Renewals Derbal Street	Capital Expenses		(162,512)	
	Transfer from Asset Management Reserve - Road Renewals Derbal Street	Reserve Transfer		162,512	0
	Capital Expenditure - Road Renewals Dent Court	Capital Expenses		(125,000)	
	Transfer from Asset Management Reserve - Road Renewals Dent Court	Reserve Transfer		125,000	0
	Capital Expenditure - DCA 1 Stormwater Management Infrastructure	Capital Expenses		(194,245)	
	Transfer from Restricted Grants & Contributions Reserve - DCA 1 Stormwater Management Infrastructure	Reserve Transfer		194,245	0
	Capital Expenditure – Wellard Oval Lighting Installation	Capital Expenses		(21,000)	
	Transfer from Restricted Grants & Contributions Reserve – Councillor Project Funds	Reserve Transfer		21,000	0
1/10/2022	Capital Expenditure - Medina Hall/Isabella - Security Renewals	Capital Expenses		(18,200)	
	Capital Expenditure - Thomas Kelly Pavilion/Changerooms - Security	Capital Expenses		12,085	
	Capital Expenditure - Casuarina Wellard Hall - Security Renewals	Capital Expenses		6,115	0
26/10/2022	Capital Expenditure - Sloan Cottage - renewal and accessibility	Capital Expenses		(5,027)	
	Capital Expenditure - Building Contingency	Capital Expenses		5,027	0
26/10/2022	Capital Expenditure - Derbal Street - Road Renewals	Capital Expenses		(74,032)	
	Transfer from Asset Management Reserve - Road Renewals Derbal Street	Reserve Transfer		74,032	0
	Capital Expenditure - Kwinana Senior Citizens Centre - Solar Panel	Capital Expenses		(10,000)	
	Transfer from Restricted Grant & Contribution Reserve - Councillor Community project	Reserve Transfer		10,000	0
5/11/2022	Operating Expenditure - Rates Communication Expenditure	Operating Expenses		14,500	
	Operating Expendture - Rates Other Expenditure	Operating Expenses		(14,500)	0
23/11/2022	Operating Expenditure - Maximising indegenous Participation as per City's Reconciliation Action Plan	Operating Expenses		100,000	
	Operating Grants and Contributions - Main Road WA	Capital Revenue		(100,000)	0
	Capital Expenditure - Gilmore Oval Cricket Net Lights	Capital Expenses		10,000	
	Capital Expenditure - Medina Hall Fan Replacement (LRCI 3)	Capital Expenses		(10,000)	0
	Non-Operating Grants & Contributions - Medina Hall Fan Replacement (LRCI 3)	Capital Revenue		10,000	
	Non-Operating Grants & Contributions - Gilmore Oval Cricket Net Lights	Capital Revenue		(10,000)	0
	Capital Expenditure - LRCI Anketell Road Resealing	Capital Expenses		315,000	
	Asset Management Reserve	Reserve Transfer		(315,000)	0
	Capital Expenditure - Air Conditioning Replacement - 2 Stidworthy Way (DOH)	Capital Expenses		85,000	
	Asset Management Reserve	Reserve Transfer		(85,000)	0
			Amended Budget Surplus / (Deficit)	0	

EY TERMS AND DESCRIPTIONS
OR THE PERIOD ENDED 28 FEBRUARY 2023

NATURE OR TYPE DESCRIPTIONS

EVENUE

ATES
l rates levied under the *Local Government Act 1995*. Includes neral, differential, specified area rates, minimum rates, terim rates, back rates, ex-gratia rates, less discounts and ncessions offered. Exclude administration fees, interest on stalments, interest on arrears, service charges and werage rates.

PERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS
efers to all amounts received as grants, subsidies and ntributions that are not non-operating grants.

ON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS
nounts received specifically for the acquisition, construction new or the upgrading of identifiable non financial assets paid to a cal government, irrespective of whether these amounts are ceived as capital grants, subsidies, contributions or donations.

EVENUE FROM CONTRACTS WITH CUSTOMERS
evenue from contracts with customers is recognised when the cal government satisfies its performance obligations under the ntract.

ES AND CHARGES
evenues (other than service charges) from the use of facilities d charges made for local government services, sewerage tes, rentals, hire charges, fee for service, photocopying arges, licences, sale of goods or information, fines, penalties d administration fees. Local governments may wish to disclose ore detail such as rubbish collection fees, rental of property, es and penalties, other fees and charges.

RVICE CHARGES
rvice charges imposed under *Division 6 of Part 6 of the Local vernment Act 1995. Regulation 54 of the Local Government inancial Management) Regulations 1996* identifies these as levision and radio broadcasting, underground electricity and ighbourhood surveillance services. Exclude rubbish removal arges. Interest and other items of a similar nature received m bank and investment accounts, interest on rate instalments, terest on rate arrears and interest on debtors.

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

THER REVENUE / INCOME
her revenue, which can not be classified under the above adings, includes dividends, discounts, rebates etc.

ROFIT ON ASSET DISPOSAL
cess of assets received over the net book value for assets on their sposal.

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.

18.2 BUDGET VARIATIONS

SUMMARY

To amend the 2022/2023 Current Budget to reflect the following budget variation as per below.

OFFICER RECOMMENDATION

That Council approves the required budget variations to the Current Budget for 2022/2023 as follows:

ITEM #	DESCRIPTION	CURRENT BUDGET	INCREASE/ DECREASE	REVISED BUDGET
1	Capital Expenditure - Replacement of plant 2000353	0	(96,000)	(96,000)
	Insurance Claim – plant 2000353	0	51,000	51,000
	Plant & Equipment Reserve	0	45,000	45,000

VOTING REQUIREMENT

Absolute Majority of Council is required.

DISCUSSION

The purpose of this budget variation is to purchase a new tractor unit to replace tractor 2000353 which was involved in an accident and subsequently written off. The City has received an insurance reimbursement of $51,000 and the additional funding of $45,000 will be funded from the Plant and Equipment Reserve.

STRATEGIC IMPLICATIONS

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

Strategic Community Plan			
Outcome	**Strategic Objective**	**Action in CBP (if applicable)**	**How does this proposal achieve the outcomes and strategic objectives?**
1 – A naturally beautiful environment that is enhanced and protected	1.1 – Retain and improve our streetscapes and open spaces, preserving the trees and greenery that makes Kwinana unique	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	Maintain and enhance our beautiful, natural environment through sustainable protection and conservation
	1.2 – Maintain and enhance our beautiful, natural environment through sustainable protection and conservation	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	Retain and improve our streetscapes and open spaces, preserving the trees and greenery that makes Kwinana unique
3 – Infrastructure and services that are affordable and contribute to health and wellbeing	3.1 – Develop quality, affordable infrastructure and services designed to improve the health and wellbeing of the community	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	Develop quality, affordable infrastructure and services designed to improve the health and wellbeing of the community

SOCIAL IMPLICATIONS

There are no social implications as a result of this proposal.

LEGAL/POLICY IMPLICATIONS

There are no legal/policy implications as a result of this proposal.

FINANCIAL/BUDGET IMPLICATIONS

The funding for the purchase of the replacement plant will be funded from insurance proceeds and the Plant and Equipment Reserve.

ASSET MANAGEMENT IMPLICATIONS

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

There are no Environmental/Public implications as a result of this proposal.

COMMUNITY ENGAGEMENT

There are no Community Engagement implications as a result of this proposal.

ATTACHMENTS
Nil

19 NOTICES OF MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

20 NOTICE 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.

22 REPORTS OF ELECTED MEMBERS

23 ANSWERS TO QUESTIONS WHICH WERE TAKEN ON NOTICE

Nil

24 MAYORAL ANNOUNCEMENTS

25 CONFIDENTIAL ITEMS

12.1 CHIEF EXECUTIVE OFFICER PERFORMANCE AND RENUMERATION REVIEW 2022/2023 - APPOINTMENT OF APPRAISAL AGENT AND SCHEDULE OF REVIEW

Reason for Confidentiality

This report and its attachments are confidential in accordance with Section 5.23(2)(a) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:

(a) a matter affecting an employee or employees

26 CLOSE OF MEETING