

# Ordinary Council Meeting

24 April 2024

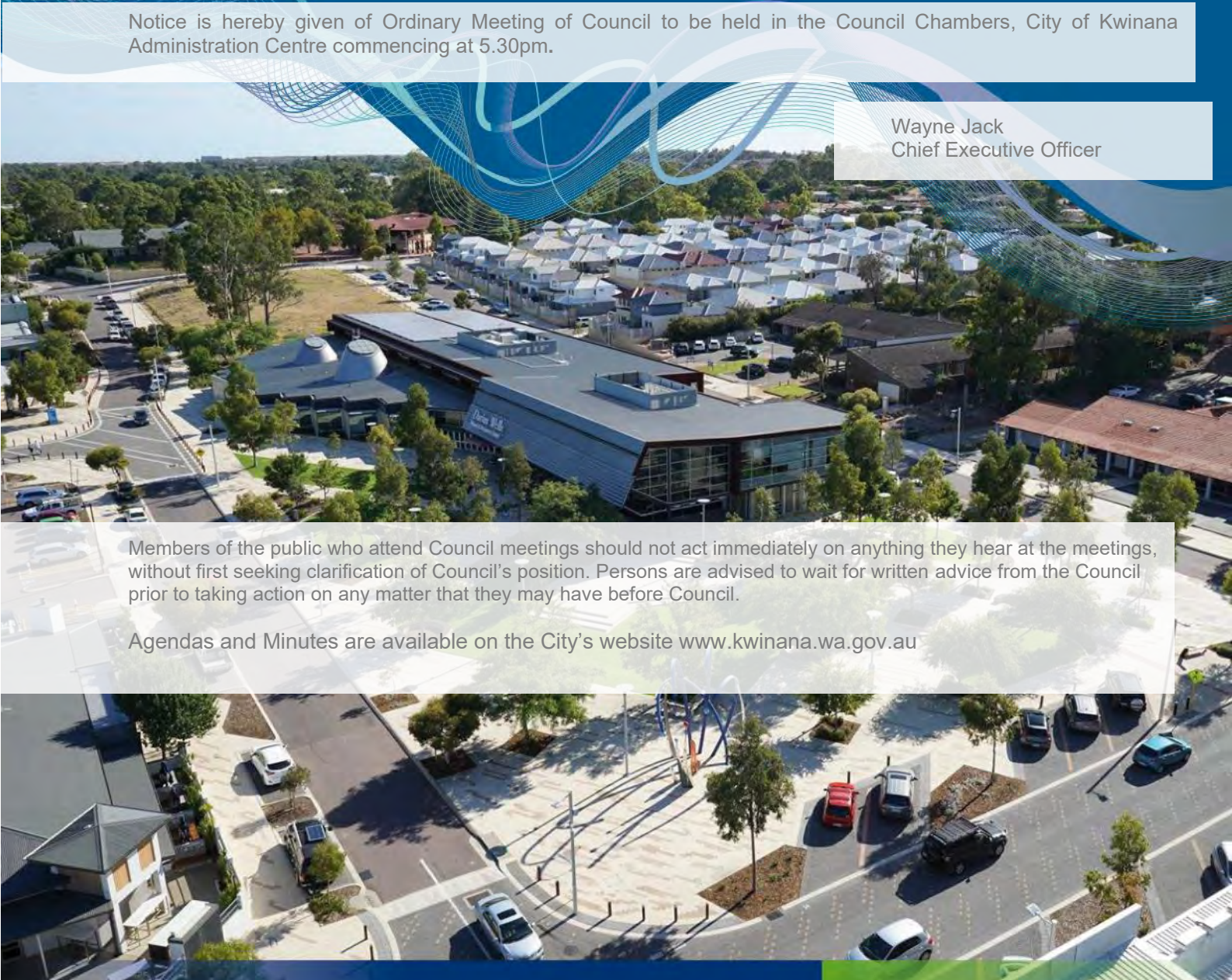
## Agenda

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](http://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

**DEPUTY MAYOR 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:**

**Leave(s) of Absence (previously approved):**

### **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 10 APRIL 2024**

#### **RECOMMENDATION**

**That the Minutes of the Ordinary Council Meeting held on 10 April 2024 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**

**11 ANY BUSINESS LEFT OVER FROM PREVIOUS MEETING**

**12 RECOMMENDATIONS OF COMMITTEES**

**12.1 CHIEF EXECUTIVE OFFICER PERFORMANCE AND REMUNERATION REVIEW  
2023/2024 - 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****14.1 BOOLA MAARA ABORIGINAL CONSULTATIVE COMMITTEE****SUMMARY**

At the Ordinary Council Meeting on 10 May 2023, Elected Members approved the elevation of the Boola Maara Advisory Group to a Committee of Council pursuant to section 5.8 of the *Local Government Act 1995*. Following this at the Ordinary Council Meeting on the 31 January 2024, Elected Members approved the Terms of Reference for the Committee.

Under the *Local Government Act 1995*, the City is required to determine Elected Member representatives to this committee. Proposed Boola Maara Aboriginal Consultative Committee Meeting dates for 2024 and sitting fees are also provided for Council endorsement.

**OFFICER RECOMMENDATION**

That Council:

1. Approve the Elected Member appointments to the Boola Maara Aboriginal Consultative Committee as follows:

Position / Organisation	Name
Elected Member	
Elected Member	

2. Approve the appointment of the current Boola Maara Advisory Group members to the Boola Maara Aboriginal Consultative Committee.
3. Approve the following schedule of Boola Maara Aboriginal Consultative Committee Meeting dates for 2024, noting meetings are to be held in the City of Kwinana, Corner Sulphur Road and Gilmore Avenue, Kwinana commencing at 10:00am:

Boola Maara Aboriginal Consultative Committee Meeting Dates	
1 July 2024	7 October 2024
5 August 2024	4 November 2024
2 September 2024	2 December 2024

4. Direct the Chief Executive Officer to publish details of 2024 Boola Maara Aboriginal Consultative Committee Meetings on the City's website.
5. Approve a sitting fee of \$150 per meeting for Aboriginal community members of the Boola Maara Aboriginal Consultative Committee, inclusive of reading time.

**VOTING REQUIREMENT**

Absolute Majority.

## **DISCUSSION**

### **Background**

The City of Kwinana maintains strong relationships with the local Aboriginal community, recognising Nyoongar people as Traditional Custodians and valuing their profound connection to land and community. The City has the highest proportion of Aboriginal and Torres Strait Islander residents in the metropolitan area.

The City of Kwinana began its reconciliation journey in 2018 with the development and implementation of the 'Reflect' Reconciliation Action Plan (RAP) and subsequent endorsement of the 'Innovate' RAP in 2021. The RAP process has strengthened relationships with local Aboriginal communities and has allowed the City to drive initiatives such as National Reconciliation Week activities and dual-naming of parks and public buildings.

The Boola Maara Advisory Group (BMAG) was established in May 2018. Since then, the City has fostered trusting relationships with the Aboriginal community and BMAG through ongoing reciprocal engagement. To formalise this collaboration, Council approved elevating BMAG into a Committee of Council at the 10 May 2023 Ordinary Council Meeting.

Discussions with BMAG highlighted support for this elevation. Initial consultations proposed a dual approach, with the Advisory Group focusing on operational aspects and a Consultative Committee providing strategic guidance aligning with long-term City goals and objectives.

However, potential duplications and resource challenges were identified if both groups were to operate concurrently. The BMAG supported consolidating into one consultative Committee, also proposing the formation of a Kwinana Aboriginal Services Network with attending service providers.

### **Objectives**

The primary objectives of the Boola Maara Consultative Committee are to:

- provide an Aboriginal perspective on governance issues;
- review Council strategies from cultural and environmental perspectives
- advise on economic, social, and environmental matters that impact the Aboriginal community; and
- enhance engagement with the local Aboriginal community.

This approach strengthens the City's connection with the Aboriginal community, allowing them to provide feedback and recommendations on the strategic direction of Kwinana while fostering ongoing dialogue and understanding of local Aboriginal culture.

### **Meeting Content and Dates**

Agendas and Minutes for all meetings will be made available online at [www.kwinana.wa.gov.au](http://www.kwinana.wa.gov.au). Advertising of the Boola Maara Consultative Committee Meetings will occur via the City's website and social media.

Should, for some reason, the Boola Maara Consultative Committee Meeting dates change during the year, a notice will be placed on the City's website and social media of the meeting details.

## Membership

Initially membership will include members of the existing Boola Maara Advisory Group. The Committee will comprise of a minimum of 6 and maximum of 12 people, as follows:

Organisation or community member	Maximum number
Aboriginal and/or Torres Strait Islander Elders	5
Aboriginal and/or Torres Strait Islander Community Leaders	4
City of Kwinana Elected Members	2
Gnaala Karla Booja Aboriginal Corporation *	1

\* Council, in collaboration with the Committee, may endeavour to incorporate a representative from the Gnaala Karla Booja (GBK) Aboriginal Corporation. It's crucial to highlight that a Committee member could simultaneously serve as a GBK Board Member, thus establishing and facilitating this connection.

## 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?
4 – A unique, vibrant and healthy City that is safe, connected and socially diverse	4.3 – Enhance opportunities for community to meet, socialise, recreate and build local connections	4.3.1 – Implement the Innovate Reconciliation Action Plan	The establishment of the Consultative Committee will support the delivery of outcomes in the RAP.
5 – Visionary leadership dedicated to acting for its community	5.3 – Provide a high standard of customer service with the community as priority	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	The establishment of the Consultative Committee will provide opportunities for the Aboriginal community to inform future directions.
	5.2 – Develop strong community engagement through strong partnerships with the community	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	The establishment of the Consultative Committee will support and foster strong partnerships with the Aboriginal community.



## 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	2.1 – Facilitate improved stakeholder relationships and networks to enhance coordination and collaboration  2.7 – Promote and provide opportunities for civic participation in leadership, engagement and decision making	The Consultative Committee will provide an opportunity for the Aboriginal Community to be involved in providing advice on City decisions that impact the Aboriginal community, and future direction.
3 – Informed and Capable	3.0 – Information, learning and development opportunities enhance individual and community capacity	3.2 – Assist community members and organisations to build upon their own strengths and develop their capacity	Committee members will be provided with opportunities to build capacity and form relationships with City staff.
5 – Caring and Supported	5.0 – Challenges to wellbeing are supported by a caring community	5.2 – Support and provide programs and services to support community members facing barriers to their development and wellbeing	The delivery of the Reconciliation Action Plan will include programs and services which support the Aboriginal community.
6 – Vibrant and Celebrated	6.0 – Vibrancy and creativity thrive and our unique identity and achievements are celebrated	6.2 – Provide significant events and activities to promote vibrancy and celebration  6.7 – Highlight and acknowledge community achievements	The Consultative Committee will provide advice to Council on how the City can engage with the Aboriginal community and deliver specific events which celebrate culture and acknowledge community achievements.

**LEGAL/POLICY IMPLICATIONS**

The *Local Government Act 1995* sets out that a local government (by absolute majority) may establish committees to assist the Council and to exercise the powers and discharge the duties of local government. Members are to be appointed by Council and may be comprised of Councillors, employees, and other persons.

***Local Government Act 1995******5.10. Committee members, appointment of******(1) A committee is to have as its members —***

- (a) persons appointed\* by the local government to be members of the committee (other than those referred to in paragraph (b)); and*
- (b) persons who are appointed to be members of the committee under subsection (4) or (5).*

*\* Absolute majority required.*

- (2) At any given time each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.*
- (3) Section 52 of the Interpretation Act 1984 applies to appointments of committee members other than those appointed under subsection (4) or (5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the council.*
- (4) If at a meeting of the council a local government is to make an appointment to a committee that has or could have a council member as a member and the mayor or president informs the local government of his or her wish to be a member of the committee, the local government is to appoint the mayor or president to be a member of the committee.*

***Local Government (Administration) Regulations 1996:******12. Publication of meeting details (Act s. 5.25(1)(g))******(1) In this regulation —***

*meeting details, for a meeting, means the date and time when, and the place where, the meeting is to be held.*

- (2) The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —*
  - (a) ordinary council meetings.*
  - (b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.*
- (3) Any change to the meeting details for a meeting referred to in sub regulation (2) must be published on the local government's official website as soon as practicable after the change is made.*
- (4) If a local government decides that a special meeting of the council is to be open to members of the public, the CEO must publish the meeting details for the meeting and the purpose of the meeting on the local government's official website as soon as practicable after the decision is made.*

**FINANCIAL/BUDGET IMPLICATIONS**

To facilitate the Boola Maara Aboriginal Consultative Committee, it will be proposed that a sitting fee of \$150 for Aboriginal Elders and Aboriginal community members for up to 2.5 hours, is

provided to fall in-line with current best-practice. This fee will be provided within the existing budget.

**ASSET MANAGEMENT IMPLICATIONS**

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

**ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

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

**COMMUNITY ENGAGEMENT**

The community will be notified of the scheduled Boola Maara Aboriginal Consultative Committee meetings in accordance with the requirements of the Act.

**ATTACHMENTS**

Nil

**15 REPORTS – ECONOMIC****15.1 STATEMENT OF OBJECTS AND REASONS AND PROPOSED DIFFERENTIAL RATES AND MINIMUM PAYMENTS FOR 2024/2025****SUMMARY**

This report is provided for Council to consider the Statement of Objects and Reasons and the proposed differential rates and minimum payments for the 2024/2025 financial year for the purpose of advertising and seeking public submissions as required by the *Local Government Act 1995*.

**OFFICER RECOMMENDATION**

That Council:

1. Endorse the advertising of the following general rates and minimums for GRV and UV ratepayers for rate setting purposes that equate to an average of 4.20% increase in the total levy:

Differential Category	Proposed 2024/2025 Rate in Dollar (\$)	Proposed 2024/2025 Minimum \$
GRV - Improved Residential	0.08846	1,222
GRV - Improved Commercial and Industrial	0.10667	1,592
GRV - Vacant	0.19415	1,222
UV - General Industry	0.02029	1,592
UV - Rural	0.00528	1,222
UV - Mining and Industrial	0.00940	1,592

2. Advertise by local public notice for a period of 21 days, in accordance with Section 6.36(1) of the *Local Government Act 1995*, its intention to levy the differential rates and minimum rates for the 2024/2025 financial year; and
3. Endorse the City of Kwinana Statement of Objects and Reasons for each differential and minimum payment at Attachment A;

**DISCUSSION**

Rates are a significant proportion of the City's revenue and are used to achieve the objectives of the Integrated Planning Framework of the City. The purpose of levying rates is to meet the City's budget requirements to deliver services and infrastructure each financial year.

The Long-Term Financial Plan (LTFP) is in the process of being reviewed due to the significant changes in the economic outlook for the past 3 years. The current LTFP which was adopted by Council on the 15 December 2021 had predicted 2025 CPI to be 2% and 3% for the Local Government Cost Index (LGCI), which were both very optimistic outlooks.



In February 2024 the headline CPI was 3.9%, which is still higher than RBA benchmark of 2 to 3%. The Local Government Cost Index (LGCI), as published by WALGA in April 2024 is now forecasted at 3.9% for June 2024. Although there is a decreasing trend in both the CPI and the LGCI Local Governments are still being impacted by increasing staff and material and contract costs which is impacting service delivery. Officers are recommending an increase to the overall rates levy of 4.2%, which will result in rates income of \$51,563,393. The impact of rate increases in the previous years which were below the CPI and the LGCI is another contributing factor for the recommendation of a 4.2%.

### **UV and GRV properties**

Rates is calculated as follows:

Gross Rental Value or Unimproved Value (GRV/UV) X Rate in the Dollar (RID)

The GRV are based on the general valuation as supplied by the Valuer General's Office (VGO) and is effective from 1 July 2023. The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes and rating valuations are updated every three (3) years known as a General Valuation and annually for UV properties. Every property is valued at a date set by the VGO and this is referred to as the Date of Valuation. The VGO is still to issue the UV valuations for 2024/2025, this is anticipated to be received at the end of April and will change the Rate in the dollar for UV properties but the overall percentage increase in the rates levy will be maintained.

Rating valuations are therefore assessed at a snapshot in time reflecting the property market for the local area at the same time. This ensures consistency and fairness in the allocation of rates.

### **Differential rates for 2024/2025**

When implementing its rating strategy as part of the LTFFP, Council considered the key values contained within *Rating Policy Differential Rates (s.6.33) March 2016* (Rating Policy) released by Department of Local Government and Communities and Industries), being:

- Objectivity
- Fairness and Equity
- Consistency
- Transparency and Administrative Efficiency

In accordance with the Rating Policy, City Officers compared the proposed rates with the City's neighbouring local governments. The Rating Policy states, "*the local government has reviewed and considered rates proposed in neighbouring or similar local government districts in the rating strategy.*"

The below table shows the different rate categories and compares the current year rate in the dollar (RID) and minimum rate, to the proposed rate in the dollar and minimum for the new financial year.

<b>Rating Category</b>	<b>2023/24 RID</b>	<b>2023/24 Min</b>	<b>2024/25 Proposed RID</b>	<b>2024/25 Min</b>	<b>Increase</b>
Improved Commercial & Industrial	0.10237	1528	0.10667	1592	4.2%
Vacant	0.18630	1173	0.19415	1222	4.2%
Improved Residential	0.08489	1173	0.08846	1222	4.2%
General Industrial	0.01947	1528	0.02029	1592	4.2%
Mining and Industrial	0.00902	1528	0.00940	1592	4.2%
Rural	0.00507	1173	0.00528	1222	4.2%

**Ministerial Approval**

In accordance with the *Local Government Act 1995*, because the, General Industrial(UV) rate in the dollar are more than twice the Rural(UV) rate category, Council must seek approval from the Minister to raise a differential rate more than twice the lowest differential rate.

Further to this, the City applies minimum payments in accordance with the *Local Government Act 1995*. The *Local Government Act 1995* states that a local government may not have more than 50% of its properties in any one class of property on minimum payments or in total over the district. However, there is a provision in the *Local Government Act 1995* that allows for a vacant land rate category to have more than 50% of properties on minimum payments if approval from the Minister is obtained. This is a common request by local governments. For the 2024/2025 financial year, if Council approve the proposed minimum payments, the City will need to apply to the Minister for Local Government as there are more than 50% of vacant properties on the minimum rates for the Vacant rate category. The number of minimum rated vacant properties for the Vacant rate category is approximately 59.69%.

A key focus going forward will be for the City to review the rate categories annually and ensure that properties are rated in a fair and equitable manner, having due regard to objectivity, consistency, transparency and administrative efficiency.

**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 6.33 -Differential general rates of the *Local Government Act 1995* states:

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
  - a. *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*
  - b. *a purpose for which the land is held or used as determined by the local government; or*
  - c. *whether or not the land is vacant land; or*
  - d. *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
  - a. *specify the characteristics under subsection (1) which a local government is to use; or*
  - b. *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*

- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

### **6.35. Minimum payment**

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
- (a) *50% of the total number of separately rated properties in the district; or*
  - (b) *50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
- (a) *the number of separately rated properties in the district; or*
  - (b) *the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*
- (a) *to land rated on gross rental value; and*
  - (b) *to land rated on unimproved value; and*
  - (c) *to each differential rating category where a differential general rate is imposed.*
- [Section 6.35 amended: No. 49 of 2004 s. 61.]*

### **6.36. Local government to give notice of certain rates.**

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
- (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
  - (b) *is to contain —*
    - (i) *details of each rate or minimum payment the local government intends to impose; and*
    - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
    - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed.**and*
  - (c) *is to advise electors and ratepayers that the document referred to in subsection (3A) —*
    - (i) *may be inspected at a time and place specified in the notice; and*
    - (ii) *is published on the local government's official website.*

- (3A) *The local government is required to prepare a document describing the objects of, and reasons for, each proposed rate and minimum payment and to publish the document on the local government's official website.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
- (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
  - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4), it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

## **FINANCIAL/BUDGET IMPLICATIONS**

The differential rates model as endorsed by Council will directly influence Council's ability to fund expenditure requirements proposed to be included in the 2024/2025 Budget.

Expenses will be incurred in relation to advertising, which are accommodated within the current budget.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

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

## **COMMUNITY ENGAGEMENT**

Council must give local public notice, no earlier than 1 May 2024, which details each rate in the dollar and minimum payment and make available the Objects and Reasons for its differential rating categories. In accordance with section 6.36 of the *Local Government Act 1995* public comments will be invited through publication of a local public notice with the consultation period open for 21 days. Any submissions received must be considered by Council prior to the request for Minister's approval and adoption of rates.

Once approved by Council, advertising of the City's intention to levy and the Objects and Reasons for the 2024/2025 Differential Rates will be on the following forums which will satisfy the regulation requirements:

- Public notice will be published in the Sound Telegraph local newspaper on 1 May 2024.
- Public notice will be published in The West Australian newspaper on 1 May 2024.
- Information will be made available on the City's website outlining the intention to levy differential rates and minimum payments and details on how to make a submission.
- Posts on the City's social media site.
- Exhibit on the public notice board at the Darius Wells Library and Resource Centre.
- Information will be included in public notice section of the City's Spirit eNewsletter.
- The City will host the engagement through the Love My Kwinana engagement portal.



## **ATTACHMENTS**

### **A. Statement of Objects and Reasons 2024-2025** [↓](#)

## ATTACHMENT A



**STATEMENT OF OBJECTS AND REASONS  
FOR DIFFERENTIAL  
RATE CATEGORIES 2024/2025**

In accordance with section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates and Minimum Payments", the following information details the objects and reasons for each of the proposed differential rating categories.

### Summary

The following are the proposed Differential General Rates and Minimum Payments for the City of Kwinana for the 2024/2025 financial year, to be effective from 1 July 2024.

<b>GRV Rate Categories</b>	<b>Minimum Payment (\$)</b>	<b>Rate in \$</b>	<b>% Change</b>
GRV Improved Residential	1,222	0.08846	4.20%
GRV Vacant	1,222	0.19415	4.20%
GRV Improved Commercial and Industrial	1,592	0.10667	4.20%
<b>UV Rate Categories</b>	<b>Minimum Payment (\$)</b>	<b>Rate in \$</b>	<b>% Change</b>
UV General Industry	1,592	0.02029	4.20%
UV Rural	1,222	0.00528	4.20%
UV Mining and Industrial	1,592	0.00940	4.20%

The above rate model is estimated to yield \$51,563,393 in rate revenue based on the information current at 10 April 2024.

### What are Rates?

Rates are a tax levied on all rateable properties within the boundaries of the City of Kwinana in accordance with the *Local Government Act 1995*. The overall objective of the proposed rates in the 2024/2025 Budget is to provide for the net funding requirements of the City's services, activities, financing costs and the current and future capital requirements of the City, after considering all other forms of revenue. The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides.

Throughout Australia, the basis of using property valuations has been found to be the most appropriate means of achieving rating equity; however, the achievement of a wholly equitable rating system for all properties, in all areas, is a difficult task if it is based on the property valuations alone. For this reason, there are refinement options made available, such as differential rating, that the City of Kwinana has elected to use.

In Western Australia, land is valued by Landgate (Western Australian Land Information Authority – a State Government agency) and those valuations are forwarded to each Local Government. Two types of values are calculated - Gross Rental Value (GRV) which generally

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applies to urban, non-rural land; and Unimproved Value(UV) which generally applies to rural land.

#### Rating Provisions – Local Government Act 1995

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

##### Section 6.32. Rates and service charges

(1) *When adopting the annual budget, a local government –*

*(a) in order to make up the budget deficiency, is to impose\* a general rate on rateable land within its district, which rate may be imposed either –*

- (i) uniformly; or*
- (ii) differentially*

#### Differential Rates - Local Government Act 1995

##### Section 6.33. Differential general rates

(1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*

*(a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*

*(b) a purpose for which the land is held or used as determined by the local government; or*

*(c) whether or not the land is vacant land; or*

*(d) any other characteristic or combination of characteristics prescribed.*

(2) *Regulations may —*

*(a) specify the characteristics under subsection (1) which a local government is to use; or*

*(b) limit the characteristics under subsection (1) which a local government is permitted to use.*

(3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

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*(4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*

*(5) A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation 1 is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

**Minimum Payments - Local Government Act 1995****Section 6.35. Minimum Payment**

*(1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*

*(2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*

*(3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*

*(a) 50% of the total number of separately rated properties in the district; or*

*(b) 50% of the number of properties in each category referred to in subsection (6), on which a minimum payment is imposed.*

*(4) A minimum payment is not to be imposed on more than the prescribed percentage of —*

*(a) the number of separately rated properties in the district; or*

*(b) the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.*

*(5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*

*(6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*

*(a) to land rated on gross rental value; and*

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*(b) to land rated on unimproved value; and*

*(c) to each differential rating category where a differential general rate is imposed.*

#### Gross Rental Value (GRV)

It is Council's intention to complete the rate harmonisation process to achieve a simplified rating structure comprising the following GRV rating categories by 2024/2025:

1. Improved Residential
2. Vacant
3. Improved Commercial and Industrial

The rates in the dollar are based on the general valuation as supplied by the Valuer General's Office (VGO) in respect of gross rental values (GRV's) effective from 1 July 2024. The VGO is required to maintain valuations of all rateable land in Western Australia for rating and taxing purposes and rating valuations are updated every three (3) years known as a General Valuation. Every property is valued at a date set by the VGO and this is referred to as the Date of Valuation. Rating valuations are therefore assessed at a snapshot in time reflecting the property market for the local area at the same time. This ensures consistency and fairness in the allocation of rates.

**The current GRV has a date of valuation of 1 August 2021** and will be updated by the VGO for the 2024/2025 rating year. The GRV is determined by collecting rental evidence to determine the fair rental value for each property. The rental value for a house or other GRV property will be influenced by factors such as age, construction, size, car shelters, pools and location. As the GRV is currently assessed every three years, despite possible changes to the rental market, the GRV remains fixed until the next general valuation.

#### Unimproved Valuation (UV)

Council has adopted the following differential general rating categories for UV properties:

1. UV General Industry
2. UV Mining and Industrial
3. UV Rural

The VGO determines unimproved values annually with a valuation roll provided to local governments. The City is still to receive the revaluations for 2024 from the VGO and are anticipated to be received by the end of April 2024.

#### Proposed Differential General Rates and General Minimum Payments

The following are the objects and reasons for each of the differential rating categories and minimum payments for the 2024/2025 financial year:

#### GRV Improved Residential

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This differential rate category imposes a differential general rate on land valued on a gross rental value basis for rateable properties used for residential purposes where the zoning allows for residential use.

The object of this rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the City's benchmark differential rate by which all other GRV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is \$0.08846, with a minimum payment of \$1,222. It will be applied to 18,031 of the City's rateable properties and deliver 57.56% of the proposed rate income.

#### GRV Vacant

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is vacant land.

The object of this rate is to ensure that all ratepayers make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is \$0.19415, with a minimum payment of \$1,222. It will be applied to 1,556 of the City's rateable properties and deliver 5.97 % of the proposed rate income.

#### GRV Improved Industrial and Commercial

This differential rate category imposes a differential general rate on land valued on a gross rental value basis, which is not used for residential purposes and is not vacant land.

The object of this rate category is to apply a higher differential rate so as to raise additional revenue to offset the increased costs associated with service provision to these properties.

The reason for this rate is that a higher differential rate is required to meet the higher level of service costs associated with Commercial and Industrial properties and the localities within which they are situated, including costs of:

- (a) provision and maintenance of transport and streetscape infrastructure including renewal/refurbishment infrastructure, car parking and traffic treatments; and
- (b) the management, administration and delivery of marketing activities aimed at enhancing the economic and social viability, and the general amenity of the Kwinana commercial and industrial areas.

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The proposed rate in the dollar for this category is \$0.10667, with a minimum payment of \$1,592. It will be applied to 656 of the City's rateable properties and deliver 28.59% of the proposed rate income.

#### UV General Industry

This differential rate category imposes a differential general rate on land zoned for the purpose of General Industry under Local Planning Scheme No 2.

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to or associated with properties in this category.

The reason for this rate is to meet a significant proportion of the additional costs involved in servicing properties within this rate category, which include but are not limited to major outlays for transport infrastructure maintenance and renewal/refurbishment and significant costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is \$0.02029 cents, with a minimum payment of \$1,592. It will be applied to 3 of the City's rateable properties and deliver 4.88% of the proposed rate income.

#### UV Mining and Industrial

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis, which is:

- (a) zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (b) held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*; or
- (c) zoned for the purpose of Rural A under Local Planning Scheme No 2 and held or used for industrial, extractive industry or quarrying purposes.

The object of this rate category is to raise additional revenue to offset the costs associated with increased maintenance of infrastructure and higher levels of service provided to properties in this category.

The reason for this rate is the need to offset the higher level of costs associated in servicing these properties, including the costs of transport infrastructure maintenance and renewal/refurbishment, and costs relating to monitoring of land use and environmental impacts.

The proposed rate in the dollar for this category is \$0.00940, with a minimum payment of \$1,592. It will be applied to 57 of the City's rateable properties and deliver 0.97% of the proposed rate income.

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## UV Rural

This differential rate category imposes a differential general rate on land valued on an unimproved value (UV) basis which is predominantly used or held for rural pursuits, rural industry or intensive agriculture, and:

- (a) is not zoned for the purpose of General Industry under Local Planning Scheme No 2; or
- (b) is not zoned for the purpose of Rural B under Local Planning Scheme No 2; or
- (c) is not held or used for industrial, extractive industry or quarrying purposes under a Master Plan adopted pursuant to Part 3 of the *Hope Valley-Wattleup Redevelopment Act 2000*.

The object of this rate category is to impose a differential rate commensurate with the rural use of land, which additionally is to act as the City's benchmark differential UV rate and is considered to be the base rate by which all other UV rated properties are assessed.

The reason for this rate is to ensure that all ratepayers on rural land make a reasonable contribution towards the ongoing maintenance and provision of works, services and facilities throughout the City.

The proposed rate in the dollar for this category is \$0.00528, with a minimum payment of \$1,222. It will be applied to 147 of the City's rateable properties and deliver 2.22% of the proposed rate income.

## Minimum Payment

The City proposes to impose following minimum payments for each differential rating category:

GRV Rate Categories	Minimum Payment (\$)
GRV Improved Residential	1,222
GRV Vacant	1,222
GRV Improved Commercial and Industrial	1,592
UV General Industry	1,592
UV Mining and Industrial	1,592
UV Rural	1,222

The object of the minimum payment is to ensure that all ratepayers make an equitable contribution to rate revenue, to provide for the net funding requirements of the City's services, activities, financing costs, and current and future capital requirements as outlined in the Strategic Community Plan and Corporate Business Plan.

Each minimum payment has increased by 4.20%.

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**16      REPORTS – NATURAL ENVIRONMENT**

Nil

## 17 REPORTS – BUILT INFRASTRUCTURE

### 17.1 WANDI DISTRICT CENTRE PRECINCT STRUCTURE PLAN, ANKETELL ROAD, WANDI - CONSIDERATION OF SUBMISSIONS AND RECOMMENDATIONS TO THE WESTERN AUSTRALIAN PLANNING COMMISSION

#### SUMMARY

A Precinct Structure Plan for the Wandi District Centre has been lodged with the City of Kwinana (City) in accordance with Schedule 2, Part 4 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (2015 Regulations). The proposed Wandi District Centre Precinct Structure Plan (WDCPSP) is shown as Attachments A and B. Once approved, the WDCPSP will guide and coordinate development of the Wandi District Centre.

The Western Australia Planning Commission (WAPC) is the determining authority for approval of structure plans, including the proposed WDCPSP. As a local government, the City is required to provide a report to the WAPC within a specified timeframe (by 3 May 2024) that:

- Lists and responds to submissions received on the WDCPSP;
- Provides an assessment of the WDCPSP based on planning principles; and
- Provides a recommendation on whether the WDCPSP should be approved or not, with or without modification.

The proposed WDCPSP encompasses approximately 39.5 hectares (ha) of land adjacent to the north-east corner of the Kwinana Freeway/Anketell Road interchange (Attachments C and D). The WDCPSP incorporates multiple landholdings under separate ownership. The WDCPSP has been prepared and lodged by Rowe Group (planning consultants) on behalf of two majority property owners, Denkey Pty Ltd and Anketell Holdings Pty Ltd, who represent 76.3% of the Centre's land area.

Although development of the WDCPSP will be subject to later subdivision and development approval processes that will refine the land area and built form for each use, the zoning and land uses proposed by the WDCPSP will facilitate eventual development indicative of that described in **Table 1**. The WDCPSP anticipates full build out around 2041, though this will be subject to market demand and conditions.

Table 1: Summary of land use intended for Wandi District Centre

Land Use	Land Area	Comprising
Residential	7.6ha	100 lots equating to 23 dwellings per site hectare
Commercial	14.7ha	Estimated total floor space of 47,000m <sup>2</sup> , comprising: Shop – 22,000m <sup>2</sup> Other Retail – 12,900m <sup>2</sup> Office / Business – 3,300m <sup>2</sup> Eating / Entertainment – 5,150m <sup>2</sup> Community / Health – 2,650m <sup>2</sup> Other / Incidental – 1,000m <sup>2</sup>
Public Open Space	0.76ha	Approximately 10% of Residential land area
Encumbered Land	15.6ha	High voltage transmission line easements – 9.7ha Anketell Road future widening – 5.9ha

Public advertising of the WDCPSP occurred between 17 November 2023 and 12 January 2024 (56 days), with the City receiving 9 submissions.

There are several key matters relating to the WDCPSP that require further justification by the applicant and consultation with the City and government agencies, namely Main Roads Western Australia, Department of Fire and Emergency Services, Department of Water and Environmental Regulation, and Department of Biodiversity, Conservation and Attractions. Although it is expected that these matters are capable of being resolved, it is not recommended that Council support the WDCPSP at present. Instead, it is recommended that Council clearly advise the WAPC of these matters requiring further attention and consultation.

Once these key matters are resolved, there are several modifications to the WDCPSP that should occur to ensure the document provides a sound and robust statutory mechanism by which to assess future stages of subdivision and development.

## **OFFICER RECOMMENDATION**

### **That Council**

- a) **Advise the Western Australian Planning Commission, pursuant to Schedule 2 Regulation 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that although the City of Kwinana (City) does not object to the Wandi District Centre Precinct Structure Plan (WDCPSP) as at Attachments A and B, there are several key matters requiring resolution before the WDCPSP should be approved, including:**
  - i. **The Applicant's response to Main Roads Western Australia's (MRWA) comments on the Traffic Impact Assessment WDCPSP should be referred to MRWA in order for MRWA to assess whether the TIA is sufficient and whether the WDCPSP can be supported;**
  - ii. **The Applicant's response to the Department of Fire and Emergency Services (DFES) comments on the Bushfire Management Plan (BMP) should be referred to DFES in order for DFES to assess whether the BMP meets State Planning Policy 3.7 and whether the WDCPSP can be supported;**
  - iii. **Western Power's comments which have not been received by the City at the time of preparing this report;**
  - iv. **The Department of Biodiversity, Conservation and Attractions (DBCA) comments which have not been received by the City at the time of preparing this report. DBCA advice is essential, particularly in recognition of the current assessments by the Environmental Protection Authority and Commonwealth Department of Climate Change, Energy, the Environment and Water of the proposed works for the Anketell Road widening, which immediately abuts the WDCPSP;**
  - v. **The Applicant's response to the Department of Water and Environmental Regulation (DWER) comments on the Local Water Management Strategy (LWMS) should be referred to DWER in order for DWER to assess whether the LWMS is sufficient and whether the WDCPSP can be supported; and**
  - vi. **A Landscape Feature and Tree Retention Strategy is to be prepared and submitted for assessment by the City in accordance with the City's Local Planning Policy No. 1: Landscape Features and Tree Retention.**

- b) Advise the Western Australian Planning Commission (WAPC) that, should the matters in a) be resolved, the City of Kwinana recommends that the WDCPSP be modified in accordance with the Schedule of Recommended Modifications (Attachment I).
- c) Endorse the Schedule of Submissions (Attachment H) pursuant to Schedule 2, Part 4, Clause 20(2) of the Planning and Development Regulations 2015 and advise the submitters of Council's decision accordingly.
- d) Forward this Ordinary Council Meeting Report, Council's Resolution, the Schedule of Recommended Modifications, and Schedule of Submissions for the WDCPSP to the WAPC pursuant to Schedule 2, Clause 20 of the Planning and Development Regulations 2015.

## VOTING REQUIREMENT

Simple majority.

## DISCUSSION

### Site Description

The Wandi District Centre comprises 8 separate landholdings, with a combined total area of 39.2 ha. The Centre is located on the north-eastern side of the Kwinana Freeway and Anketell Road interchange. The site includes former grazing land, a disused poultry farm, several high voltage transmission powerlines and remnant vegetation (see **Figure 1**).

Adjoining the site to the north is the southern portion of the Honeywood Estate, a residential estate characterised with remnant vegetation and wetland areas. To the south is a developing residential estate, Albero at Anketell.



Figure 1: Location of Wandi District Centre



Significant constraints have impacted the design options for the site (**Figure 2**), including:

- Three high voltage power lines and towers that traverse the site in north-south, east-west, and northwest to southeast directions. The land beneath the power lines is subject to easements that severely restrict land use.
- Primary Regional Road Reservation for future widening of Anketell Road. As well as covering a large portion of the subject site, future upgrades to Anketell Road limit access locations to the subject site.
- Black Cockatoo Potential Foraging Habitat within and adjacent to the Anketell Road reservation.

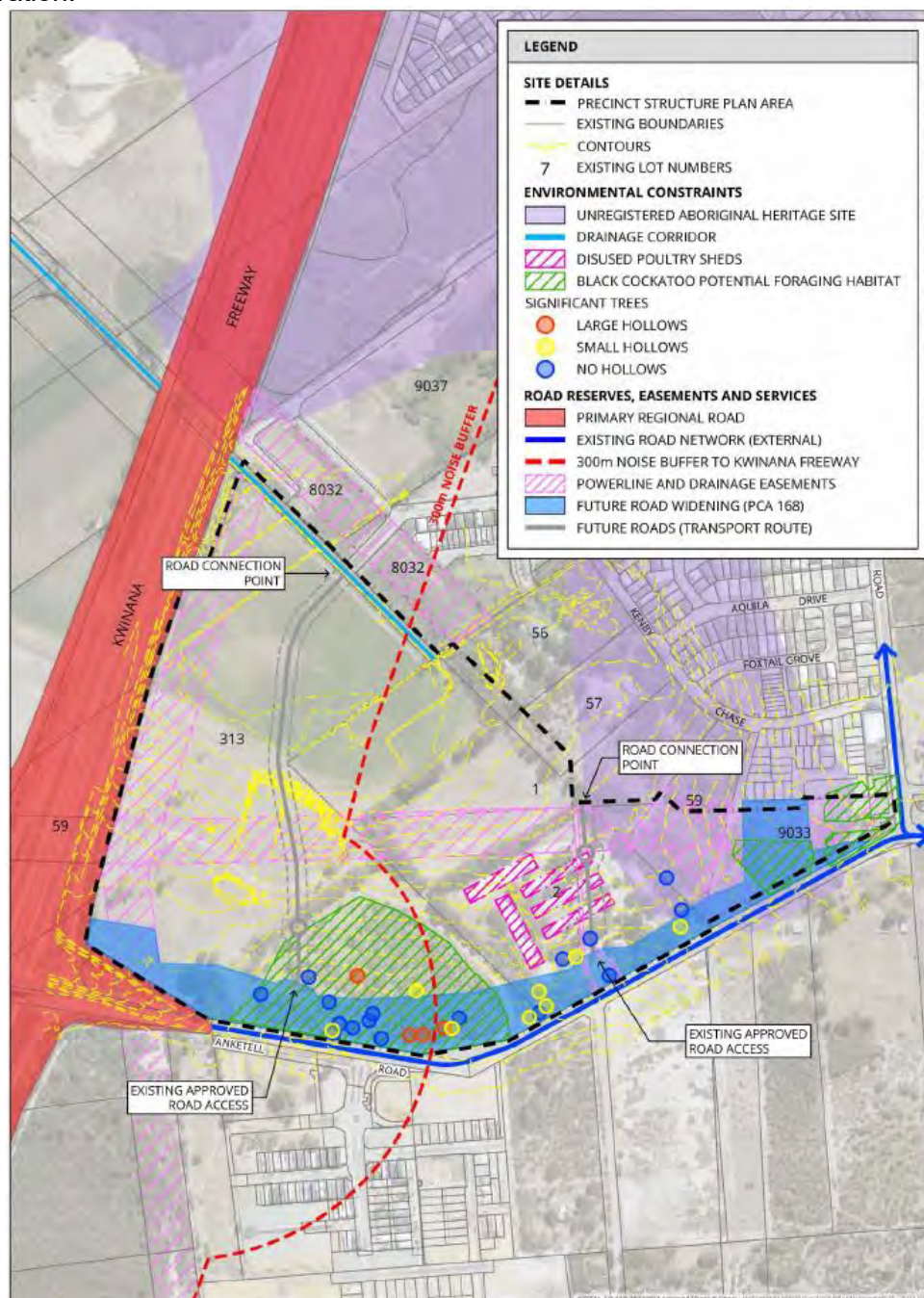


Figure 2: Opportunities and Constraints Plan (Rowe Group)

A development application was submitted to develop the commercial core of the Wandri District Centre in early September 2021. A second development application was submitted the following month on Lot 727 Anketell Road for a liquor store, retail, restaurant, service station and drive thru fast food.

At the time, the City was prepared to consider the first development application prior to the preparation of a structure plan, however upon receiving the second application and upon advice from MRWA concerning upgrade planning and land requirements for Anketell Road, the City decided that a structure plan should be prepared.

The second application was cancelled, and as application fees have not been paid for the first application, this has remained inactive.

### Planning Framework

The Wandi District Centre is zoned 'Development' under the City's Local Planning Scheme No. 2 (LPS 2). The Wandi District Centre is also identified in State Planning Policy 4.2: Activity Centres (SPP 4.2) as well as shown in the South Metropolitan – Peel Sub-regional Planning Framework (WAPC, 2018). Consequently, a structure plan is to be prepared for the Centre in accordance with Part 4, Schedule 2 'Deemed Provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Prior to the current zoning and identification, the Centre was shown in the City's Eastern Residential Intensification Concept (2005) and the Jandakot Structure Plan (WAPC, 2007). The Centre is also identified in the City's Local Commercial and Activity Centre Strategy (2023) and draft Local Planning Strategy (Attachment E).

The Wandi District Centre is a critical centre in the activity centre hierarchy as set out in the City's Local Commercial and Activity Centre Strategy 2023 (LCACS 2023), and its successful development is a priority (Attachment F). The Wandi District Centre fills an important gap in higher order centres between the Kwinana City Centre and the Cockburn Gateway, which are approximately 19km apart by road.

The Wandi District Centre will reduce the need for local residents to travel longer distances to other centres. Under the City's LCACS 2023 the Wandi District Centre is planned to reach a size up to 20,000m<sup>2</sup> shop retail floorspace subject to appropriate evidence of need and net benefit to the community (as per SPP4.2 Activity Centre Implementation Guidelines).

The WAPC states that the purpose of District Centres (including the Wandi District Centre) is to provide goods, services, facilities and job opportunities that focus on servicing the daily and weekly needs of residents in the catchment and to ensure that:

- an appropriate mix of land uses is provided, that supports the role and function of activity centre, provides employment opportunities and enhances consumer choice.
- density and diversity of housing in and around activity centres is maximised to improve land efficiency, housing choice and housing affordability, and assists with delivering the urban consolidation objectives and outcomes of the strategic planning framework for the applicable region.
- pedestrian-dominant streetscapes and public realm based around a Main Street and public open spaces.
- street design and the urban structure is conducive to and prioritises walking, cycling and public transport.

The WAPC is the determining authority for approval of structure plans, including the proposed WDCPSP. As a local government, the City is required to provide a report to the WAPC within a specified timeframe that:

- Lists and responds to submissions received on the PSP;
- Provides an assessment of the PSP based on planning principles; and
- Provides a recommendation on whether the PSP should be approved with or without modification.

## Proposal

The WDCPSP has been prepared and lodged by Rowe Group on behalf of the landowners of Lot 313 Anketell Road (Denkey Pty Ltd) and Lot 2 Anketell Road (Anketell Holdings Ptd Ltd). The WDCPSP consists of:

1. Part One – Implementation and Plan;
2. Part Two – Explanatory Section; and
3. Supporting Technical Appendices, including:
  - a. Environmental Assessment Report
  - b. Wandii South Flora and Vegetation Survey
  - c. Local Water Management Strategy
  - d. Transport Impact Assessment
  - e. Bushfire Management Plan
  - f. Civil Servicing Report
  - g. Retail Trade and Floorspace Potential Assessment
  - h. Powerline Easement Hazard and Usage Assessment

Once approved, the WDCPSP will be a key statutory document by which to assess future subdivision and development proposals. The Plan (Figure 3 below) designates zoning for land within the Centre, and the provisions of Part One provide specific development standards and requirements to guide future development and subdivision proposals.



Figure 3: Proposed Wandii District Centre Plan

The proponent has advised that development of the Precinct Structure Plan area will occur in multiple stages based on market demand and conditions, though potential scenarios are described in Part Two of the WDCPSP (pg. 56) which estimate full build out of the retail components by 2041. Development is likely to commence adjacent to Anketell Road in the southern part of the Precinct Plan Area and progress in a northerly direction.

The City has assessed the WDCPSP against a range of statutory and strategic planning documents, as well as sought comment from the public and government agencies. From this assessment, 12 key matters have been identified, as follows:

1. Environmental considerations
2. Total 'Shop' floor area and consistency with LCAC.
3. Residential density
4. Zoning
5. Public open space (within Residential zone)
6. Multi-purpose Community Centre
7. Traffic impact assessment
8. Main street
9. Bushfire management
10. High voltage power lines
11. Management of water quality and quantity
12. Potential impact of road and rail noise on residential areas

Each of these matters are discussed separately, with a recommendation on how the City should respond.

#### **1. Environmental considerations**

Most of the site is in a cleared state due to previous land use for livestock grazing. The WDCPSP states that remnant vegetation is in a degraded state and does not present a constraint to development of the land (pg. 31, Part Two). Furthermore, although Black Cockatoo foraging habitat exists on the site, due to its degraded state and location mainly within the Anketell Road widening corridor, it is unlikely that the trees will be retained. Despite this, the WDCPSP recommends that retention of these trees should be explored further at detailed design stage, and that a Fauna Management Plan be prepared prior to development (pg. 32, Part Two).

The Department of Water and Environmental Regulation (DWER) has advised that the WDCPSP area contains environmental values that require consideration in the planning process for retention, conservation and management including:

- Threatened Ecological Communities and Priority Ecological Communities, including Banksia Woodlands and Tuart woodlands;
- Threatened fauna and fauna habitat including habitat for black cockatoo; and
- Threatened and Priority flora.

DWER recommend that advice is sought from the Department of Biodiversity Conservation and Attractions (DBCA) and referral may be required under the *Environment Protection and Biodiversity Conservation Act 1999*.

The WDCPSP has been referred to the DBCA for comment, however, at the time of preparing this report, comment had not been received.

The City is aware that Main Roads Western Australia (MRWA) has surveyed the vegetation within the WDCSPS site as part of its environmental assessment of the proposed widening of Anketell Road and referred the survey and assessment to the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) for assessment, due to potential impacts on flora and fauna of national significance.

On 2 April 2024, the Environmental Protection Authority (EPA) published its decision to assess the Anketell Road Upgrade between Leath Road and Kwinana Freeway, including the portion of Anketell Road that abuts the Wandii District Centre due to the potential impact on flora and vegetation, and fauna habitat, amongst other factors (refer EPA Assessment Number 2417).



It is not known at this stage whether the Federal and State assessments will impact on the Wandi District Centre land. Whilst it is recognised that development of the site will undergo separate environmental approval processes that are specifically designed to address matters of national and state significance, in the absence of advice from the DBCA, it is recommended that the City take a cautious approach and clearly advise the WAPC that DBCA advice should be sought and that additional environmental approvals may be required.

It is also noted that a Landscape Feature and Tree Retention Strategy has not been provided with the WDCPSP as required by the City's Local Planning Policy No. 1: Landscape Feature and Tree Retention. This Strategy should have been prepared to demonstrate how the WDCPSP optimises the retention of landscape features and significant trees on the site. It is recommended that this Strategy be prepared and submitted to the City and WAPC for assessment.

It is also recommended that Section 5.2.2 'Landscaping' and Section 7 'Additional Information' of Part One be modified as follows:

- a) In Section 5.2.2, replace 'Landscaping Plan' with 'Landscape Feature and Tree Retention Plan' which is to be provided with an Application for Subdivision and/or Development Approval, to be consistent with the City's Local Planning Policy 1: Landscape Feature and Tree Retention.
- b) Include words that require communal spaces to optimise the retention of remnant trees and landscape features.
- c) Update Section 7 to be consistent with point a).

## **2. Total 'Shop' area and consistency with LCAC**

The City's LCACS was adopted by Council on 13 December 2023. LCACS 2023 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 strategic objectives of LCACS 2023, relevant to the assessment of the proposed WDCPSP are:

- Facilitate the provision and responsive evolution of a viable and conveniently accessible network of functional and attractive activity centres that meet the day to day needs of residents and are places where people can meet and interact. The WDC is identified in the LCACS hierarchy which has been integrated into the City's draft Local Planning Strategy.
- Encouraging a high standard of design and development of new activity centres including 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. 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 a range of housing types in the vicinity of activity centres to enhance centre viability and create housing choices that are accessible to shops, local jobs and transport links. This will facilitate a local and sustainable approach to urban form.

LCACS 2023 states that it is feasible for the Wandi District Centre to have a total retail floor area of 20,000m<sup>2</sup> with appropriate evidence of need and net benefit to the community, as per SPP4.2 - Activity Centre Implementation Guidelines. The modelling undertaken for LCACS 2023 provided a conservative estimate of viable floorspace at the Wandi District Centre (10,000m<sup>2</sup>), however, it is now acknowledged that higher levels of floorspace are supportable, particularly from passing traffic due to the location of the Wandi District Centre at the intersection of the Kwinana Freeway and Anketell Road.

On the basis that the WDCPSP proposes a greater area of retail floorspace than identified in the modelling for LCACS 2023, the City requires that a Net Benefit Test be provided (in accordance with SPP4.2 Appendix G2) to support future development applications within the Wandri District Centre. The Net Benefit Test should assess the potential impacts and benefits to the community of the WDCPSP on existing and planned activity centres in the locality. It is noted that a submission from the City of Cockburn planning officers also raised this point.

The potential loss and/or gain of services and any associated detriment/benefit to the community caused by a proposal should be assessed. The assessment must consider impacts and benefits in relation to all activity centres that may be affected, not just those closest to the proposal and may be in neighbouring local government areas.

It is recommended that:

- a) The Estimated Commercial Floor Space for 'Shop', stated in the 'Structure Plan Summary' of Part One, be reduced from 22,000m<sup>2</sup> to 20,000m<sup>2</sup>; and
- b) Section 7 'Additional Information' of Part One be modified to include a provision requiring the preparation of a Needs Assessment (as described in State Planning Policy 4.2) demonstrating the need for the type of commercial use and floor area proposed by future development applications.

### **3. Residential density**

The WDCPSP proposes residential density codings of R20 and R30 within the Centre. The proponent states that "there is insufficient demand and economic viability for higher density housing within the Precinct Plan area, however, as the surrounding catchment matures it is anticipated that there will be a future opportunity for higher density housing to become more attractive. Open area parking within the Precinct Plan can be viewed as an interim use with the ability for redevelopment to occur facilitating covered parking with housing above," (pg. 28, Part Two).

Appendix 1 of SPP 4.2 requires an average residential density within a 400m walkable catchment of the Centre (including the Centre in this instance) of 25 or more dwellings per gross Urban Zone hectare. As per Table 2 of the SPP 4.2 Guidelines, this target density per hectare equates to a residential density coding of R60/40+ for the Core area, and R40+ within 400m of the Centre.

Higher residential density within and surrounding Activity Centres is recognised as necessary in SPP 7.2 Precinct Design, Draft Liveable Neighbourhoods 2015, and the City's draft Local Planning Strategy (Actions 1 and 2, LPS 2021). Whilst acknowledging the proponent's justification for the R20 and R30 density coding, this is inconsistent with established planning principles that encourage higher densities in these locations. Accordingly, it is recommended that the residential density coding of the Residential zoned land in the WDCPSP be changed from R20 and R30 to R60.

### **4. Zoning**

The indicative zoning under SPP4.2 is for core areas of a District Centre to be zoned 'Centre', with the surrounding frame zoned Mixed Use or Commercial as necessary. The City's LPS 2 does not have a 'Centre' zone and as the WDCPSP proposes to utilise the Zoning Table of LPS 2 for land use permissibility, it is appropriate in this instance that the core and frame areas of the Centre both be zoned 'Commercial'.

No modification to the WDCPSP is recommended.

## **5. Public Open Space (within Residential zone)**

Liveable Neighbourhoods 2015 and Development Control Policy 2.3 (DC 2.3) require a minimum of 10% of subdivisible area to be provided as public open space (POS) within residential development. The WDCPSP does not designate an area for POS as is usually the case with structure plans, though Section 5.7 of Part One does state that future subdivision within the Residential zone is to provide a minimum of 10% POS in accordance with Liveable Neighbourhoods.

To be clear about what information should be provided at later stages of subdivision and development within the Centre and to ensure that public open space is considered during early design, it is recommended that Section 7 'Additional Information' of Part One be modified to require that a Public Open Space Schedule is provided at Subdivision Application stage.

## **6. Multi-purpose Community Centre**

The City's Community Infrastructure Plan 2011-2036 identifies the need for a Multi-Purpose Community Centre in the Wandi District Centre which is notated on the WDCPSP Plan as 'Community Purpose Activity Integrated into Future Development'. Section 5.7 of Part One of the WDCPSP further states that a community purpose facility will be provided within the retail core area, either in the form of a stand-alone facility or a facility that is integrated into the development, with specific details to be determined at a later stage.

Although the WDCPSP does identify the need and broad location for a Multi-purpose Community Centre within the core area of the WDCPSP, the statutory provisions of Part One should be clarified to guide development of the centre. This is particularly important to provide a clear line of sight between the WDCPSP and the City's development contribution plans, which have been collecting development contributions for this facility and land since 2012.

It is recommended that the WDCPSP be modified as follows:

- a) Delete the first paragraph of Section 5.7 Public Open Space / Public Realm of Part One that refers to a community purpose facility.
- b) After Section 5.7 Public Open Space / Public Realm of Part One, insert a new Section titled "5.8 Multi-purpose Community Centre", along with the following text:  
"The City of Kwinana Community Infrastructure Plan 2011-2036 identifies the need for a Multi-purpose Community Centre to be located within the Wandi District Centre, with the land and building to be funded through the City's development contribution plans."

The Multi-purpose Community Centre may be in the form of a stand-alone facility or integrated into future development of the Centre, and located within the 'Multi-purpose Community Centre' boundary indicated on Plan 1. Although the specific details of the Multi-purpose Community Centre will be determined through consultation between the proponent of development and the City of Kwinana during future planning and development, the following provisions must be addressed during subdivision or development of this area:

The Multi-purpose Community Centre is to be located adjacent to the Main Street of the Centre, and within close proximity to active land uses such as retail and entertainment. If the Multi-purpose Community Centre is provided as a stand-alone facility, a separate, fully serviced lot of at least 1 ha is to be provided, to enable the building, parking, access, servicing and landscaping.

If the Multi-purpose Community Centre is to be integrated into development of the retail core of the Centre, provision shall be made for a minimum floor area of 1,500 sqm, with parking, servicing and landscaping associated with the retail core being available for use by the Multi-purpose Community Centre. The Multi-purpose Community Centre must be able to operate independently of the shopping centre."

- c) Renumber Section 5.8 Local Development Plan of Part One to 5.9 Local Development Plan of Part One.
- d) Replace 'Community Purpose Activity Integrated into Future Development' on Plan 1 with 'Multi-purpose Community Centre'.

## **7. Traffic Impact Assessment**

Main Roads Western Australia (MRWA) has advised that it is unable to provide a comment on the WDCPSP due to insufficient information. Main Roads states that the development impact on the road network is unknown due to uncertainties regarding the Transport Impact Assessment (TIA) submitted. It is uncertain how many trips are being generated by this development and if road upgrades are required. The additional information requested by Main Roads is set out in the Schedule of Submissions.

The Applicant's traffic consultant has responded to MRWA's comments, however due to time constraints, MRWA has not had the opportunity to review the consultant's further information.

The City's traffic engineers have advised that there are no obvious 'fatal flaws' in the traffic impact assessment, however MRWA's comments should nevertheless be addressed.

It is recommended that the WAPC be notified that the traffic impact assessment and additional information from the proponent should be referred to MRWA for additional assessment.

## **8. Main Street**

An objective of the WDCPSP is to establish the long-term planning framework that will guide the development of the district centre based on the design criteria set out several WAPC policies for main street development, including:

- buildings built to the street edge,
- active land uses at ground levels,
- frequent openings to the street,
- variable frontage widths,
- facade articulation
- weather protection for pedestrians;
- pedestrian and cyclist prioritisation through providing wider footpaths,
- streets designed for lower vehicle speeds;
- high-quality public realm and public open spaces; and
- community uses in close proximity to the Main Street.

The WDCPSP includes a Concept Plan that indicates built form around the Centre's Main Street (Figure 4). Section 5.4 Design Elements of Part Two contains more detailed discussion around design elements, including the elements addressed above. It is important to note that the Concept Plan is indicative only and does not form part of the statutory component of the WDCPSP.

Although a future development application will be subject to detailed and rigorous design assessment, it is recommended that Part One of the WDCPSP explicitly state the design considerations bullet-pointed above that should be considered when designing the Main Street.



Figure 4: Concept Plan (Rowe Group, Figure 11)

Section 5.4.3 Element 3: Public Realm of Part Two states that it is intended for the Main Street to remain in private ownership to enable closure to vehicles to enable street festivals (pg. 46). The intention for street festivals should be encouraged, however such events can be facilitated on public streets under standard local government local laws and practice. Public streets are usually designed and maintained to an appropriate public standard, with paving, lighting, landscaping, and importantly, not subject to future access restrictions. Furthermore, if the Multi-purpose Community Centre is to be provided on a separate lot, normal subdivision requirements will necessitate the lot having access from a public street, which should be the Centre's Main Street.

So as not to prejudice the design and assessment of a future development application for the Centre, it is recommended that Section 5.4.3 Element 3: Public Realm of Part Two be modified by deleting the following phrase:

"The main street will be retained on privately held land so it can allow portions of the main street to be cordoned off to vehicles. This will facilitate street festivals to occur throughout the year which will create a greater sense of community in the locality."

## 9. Bushfire Management

A Bushfire Management Plan (BMP) has been prepared for the WDCPSP as required by State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7) (WAPC, 2015).

The Department of Fire and Emergency Services (DFES) has reviewed the BMP and has advised that the BMP does not adequately address the policy requirements of SPP 3.7 (and the Guidelines) and has identified several modifications to the BMP that need to be addressed prior to DFES supporting the WDCPSP.

In addition to the BMP modifications, DFES has also recommended amendments to the proposed WDCPSP, consistent with the modifications to the BMP. The proposed changes include commitments regarding the location of residential lots in areas of BAL-29 or below; and vehicular

access and vegetation management to meet the requirements of SPP3.7 and Guidelines at all stages of the development.

The Applicant has provided a response to DFES's comments, however due to time constraints, this response hasn't been provided to DFES.

It is recommended that the WAPC be clearly advised that the BMP and additional comments from the Applicant require further review by DFES, in consultation with the City, prior to approval of the WDCPSP.

#### **10. High Voltage Powerlines**

At the time of writing this report, a submission from Western Power had not been received on the WDCPSP. However, the proponent has consulted with Western Power prior to lodgement of the WDCPSP, with Section 4.6.4 of Part Two detailing the relevant power considerations for future subdivision and development, including:

- Available power in the area;
- Minimum separation distances between stormwater basins and overhead power infrastructure;
- Potential impacts of development on existing infrastructure and specific requirements to be addressed by the proponent of such development.

It is recommended that the WAPC be clearly notified that a submission from Western Power has not been received, however will be provided to the WAPC upon receipt.

#### **11. Management of Water Quality and Quantity**

The Department of Water and Environmental Regulation (DWER) has reviewed the Local Water Management Strategy (LWMS) and advised that it does not object to the proposal but has raised a number of issues to be addressed at the subdivision and development stages of the planning framework; including:

- The PSP area contains environmental values that requires consideration of the following matters in subsequent stages of the planning framework;
  - Threatened Ecological Communities (TEC's) and Priority Ecological Communities (PEC's), including Banksia Woodlands and Tuart Woodlands;
  - Threatened fauna and fauna habitat including habitat for black cockatoo; and
  - Threatened and Priority flora.
- The site is located within the Jandakot Groundwater Area (Mandogalup sub area) which is proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the Department.

The City has also reviewed the LWMS and has identified a number of detailed water management issues to be resolved at subsequent stages of the planning framework, including:

- Providing a winter groundwater study in the LWMS calibrated with DWER's nearest long-term monitoring bore to ensure accurate AAMGL representation.
- Demonstrating how flood storage is compensated for without affecting downstream catchments and adjacent land parcels.

The Applicant has provided a response to DWER's comments on the LWMS which should be referred to DWER for consideration, in consultation with the City. It is therefore recommended that the WAPC be advised that DWER's comments should be sought on the Applicant's response to the LWMS.



## 12. Potential Impact of Road and Rail Noise on Proposed Residential Areas

The western boundary of the WDCPSP abuts the Kwinana Freeway and the nearest residential area shown in the WDCPSP is situated approximately 190m east of the Kwinana Freeway.

State Planning Policy - 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4) (WAPC, 2009) aims to minimise the adverse impact of transport noise on noise sensitive residential development.

The proponent has advised that given the uncertainty with the final design of Anketell Road and whether or not there will be residential development within the Commercial Precincts, an acoustic assessment will not be required until the subdivision stage or at the time when a Development Application which incorporates residential uses is submitted.

A Traffic Noise Assessment (TNA) should be completed to determine the impact of traffic noise from the Kwinana Freeway and the rail line on residential areas including appropriate noise mitigation measures such as acoustic barriers and/or quiet house design requirements and the timing and stage of their application to the satisfaction of the City. The Traffic Noise Assessment should be prepared and adopted so as to inform subdivision design and/or any development approvals for the area the subject of the WDCPSP.

Section 7 'Additional Information' of Part One requires a Noise Management Plan / Acoustic Assessment to be submitted upon 'Development Approval' stage with the City of Kwinana. This information should also be provided at subdivision stage. It is recommended that Section 7 'Additional Information' be modified accordingly.

## 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	2.1.4 – Implement the Local Planning Strategy	The WDC is identified in the LPS as a future District Centre
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 – Implement the Community Infrastructure Plan	A multi-function community centre is being provided as part of the WDCPSP in accordance with the City CIP.
	3.2 – Provide for an accessible and well connected City by integrating public transport and improving safe streets for driving, walking and cycling	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	

	3.3 – Maintain infrastructure, playgrounds, parks and reserves to a high standard through sustainable asset maintenance and renewal	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	
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	Implement the Local Planning Strategy	The WDC Concept Plan is based on Main Street principles to create an inviting and accessible commercial street.
	4.2 – Improve Kwinana's perception by leveraging and promoting the unique attributes of the area and supporting feelings of safety and security in community	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	
	4.3 – Enhance opportunities for community to meet, socialise, recreate and build local connections	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	
	4.4 – Develop wellbeing programs and implement physical recreation that is culturally appropriate for Kwinana's community	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	



**SOCIAL IMPLICATIONS**

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

<b>Social Strategy</b>			
<b>Social Outcome</b>	<b>Objective</b>	<b>Strategic Priority</b>	<b>How does this proposal achieve the social outcomes, objectives and strategic priorities?</b>
1 – Healthy and Active	1.0 – A physically and mentally healthy and active community	1.1 – Facilitate a diverse range of active lifestyle opportunities  1.2 – Deliver initiatives that enhance the use of public open space and natural environment reserves  1.3 – Reduce barriers to in active lifestyle activities  1.5 – Provide infrastructure that enhances opportunities for recreation, play and relaxation  1.6 – Support local services and programs that promote healthy relationships  1.7 – Promote active transportation including walking and cycling  1.8 – Address relevant requirements under the Public Health Act and Environmental Health Protection guidelines and regulations.	A multi-purpose community centre will be provided as an integral part of the WDC.
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	The WDC Concept Plan is based on Main Street principles to create an inviting and accessible commercial

		<p>facilitate community interaction</p> <p>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</p> <p>2.4 – Facilitate initiatives that encourage social interaction and connection at both a local and community wide level</p>	<p>street, though a future development application will be subject to rigorous design assessment.</p>
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## LEGAL/POLICY IMPLICATIONS

For the purpose of Elected Members considering a financial or impartiality interest only, the proponent is Rowe Group, acting on behalf of Denkey Pty Ltd, owners of Lot 313 Anketell Road, Wandi, and Anketell Holdings Pty Ltd, owners of Lot 2 Anketell Road, Wandi.

Other landowners within the WDCPSP area are:

- Auswide International Investments (Southern River) Pty Ltd
- Arthur Lee
- Tina Michelle Bazzo
- Moshee Pty Ltd
- Murray Allan Parker; and
- State of Western Australia.

The WDCPSP has been lodged with the City in accordance with Schedule 2, Part 4 of the *Planning and Development Regulations 2015*.

The WDCPSP has been assessed in accordance with the following policies and strategies:

- State Planning Policy 4.2 for Activity Centres (WAPC, 2023)
- State Planning Policy 4.2 Activity Centre Implementation Guidelines (WAPC, 2023)
- Draft Liveable Neighbourhood (WAPC, 2015)
- State Planning Policy 7.2 Precinct Design Guidelines (WAPC, 2012)
- Draft Local Planning Strategy (City of Kwinana, 2023)
- Local Commercial and Activity Centre Strategy (City of Kwinana, 2023)
- Local Biodiversity Strategy (City of Kwinana, 2023)
- Community Infrastructure Plan (City of Kwinana)
- Draft Liveable Neighbourhoods (WAPC, 2015)
- Local Planning Scheme No. 2 (City of Kwinana, 1992)

## **FINANCIAL/BUDGET IMPLICATIONS**

The cost of preparing the WDCPSP has been borne by the applicant.

Reg. 48 of the *Planning and Development Regulations 2009* enables the City to charge a fee to the Applicant for the assessment of a structure plan, based on hourly rates prescribed in the Regulations. In addition, the City can seek reimbursement for costs incurred advertising the structure plan. Following Council's consideration of this matter, the City will charge the Applicant an assessment fee in accordance with these Regulations.

## **ASSET MANAGEMENT IMPLICATIONS**

The WDCPSP establishes the planning framework for subdivision and development of the area. The City will be financially responsible for maintaining public open space, roads, verge trees and footpaths within the WDCPSP once the area has been developed.

## **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

Environmental implications have been identified and discussed earlier in this report, particularly the impact on remnant vegetation.

There is potential impact for noise emissions from the Kwinana Freeway and rail line on proposed residential areas within the WDCPSP. City Officers recommend that the Western Australian Planning Commission impose the following condition on future residential subdivision applications:

A Traffic Noise Assessment (TNA) should be completed to determine the impact of traffic noise from the Kwinana Freeway and the rail line on residential areas including appropriate noise mitigation measures such as acoustic barriers and/or quiet house design requirements and the timing and stage of their application to the satisfaction of the City. The TNA shall be prepared and adopted so as to inform subdivision design and/or any development approvals for the area the subject of the WDCPSP.

## **COMMUNITY ENGAGEMENT**

The City advertised WDCPSP for 56 days between 17 November 2023 and 12 January 2024 in accordance with the 2015 Regulation and involved:

- Notifying nearby landowners and State government agencies in writing and invited comment on the proposal;
- Installing information signs on site providing advice on the proposal; and
- Utilising 'Love My Kwinana' community engagement page.

Nine submissions were received during the advertising period, comprising:

- Officer level submissions from the City of Cockburn and Shire of Serpentine-Jarrahdale;
- Four government agency submissions – DWER, DFES, MRWA and Water Corporation;
- Two nearby residents of Wandí, with one resident providing the submission on behalf of 'Residents of Wandí South End'; and
- One landowner of commercial land in Casuarina, south of Thomas Road.

The City is expecting further submissions from the Department of Biodiversity, Conservation and Attractions, and Western Power.

Attachment H provides the comments and issues raised in the submissions, as well as the City's and the proponent's response to the submissions.

The key points raised by the resident and landowner submissions are summarised in Table 2.

Table 2: Summary of issues raised in the submissions

<b>Submitters</b>	<b>Submitters Comments</b>
<b>Aigle Royal Group</b>  (owner of the service commercial site near the south-east corner of the Thomas Road / Kwinana Freeway interchange)	<ol style="list-style-type: none"> <li>1. Question the location of the District Centre, given future population growth is likely to occur south of the Centre – eg. Casuarina and Wellard. Submitter suggests the District Centre should be located further south.</li> <li>2. Questions the need for the proposed floorspace based on population projections and potential impact on other centres.</li> <li>3. Raises concern about the impact of the constraints on development of the site.</li> </ol>
<b>Resident of Wandi</b>	<ol style="list-style-type: none"> <li>1. Concerned at the loss of nature, privacy and it being a quiet area.</li> <li>2. Would prefer a local swimming pool with cafes, library, playground and walking path.</li> </ol>
<b>Residents of Honeywood South End</b>	<ol style="list-style-type: none"> <li>1. Object to the linkage of Cordata Avenue and Turnix Street from Wandi South to the District Centre for local traffic reasons and impact on wetland.</li> <li>2. Object to future Tavern and Fast Food Outlets.</li> <li>3. Residents value the wetlands and natural environment.</li> </ol>
<b>Shire of Serpentine Jarrahdale</b>	Consideration should be given to how the Proposed Precinct Structure Plan will facilitate community connectivity and accessibility to enable the district centre to provide for the needs of the surrounding residential areas.
<b>City of Cockburn</b>	A Net Benefit Test (NBT) should be prepared at the development application stage. Among other matters, the NBT will need to consider the impact on other centres within a defined catchment, which may include existing or planned centres within the City of Cockburn.
<b>Department of Water and Environmental Regulation (DWER)</b>	<p>DWER has reviewed the Local Water Management Strategy and advised that it does not object to the proposal but has raised a number of issues to be addressed at the subdivision and development stages of the planning framework.</p> <p>DWER has advised that WDCPSP area contains environmental values that require consideration in the planning process for retention, conservation and management.</p>
<b>Main Roads</b>	Main Roads has advised that it is unable to provide a comment on the WDCPSP due to insufficient information. Main Roads state that the development impact on the road network is unknown due to uncertainties regarding Transport Impact Assessment. It is

	uncertain how many trips are being generated by this development and if road upgrades are required.
<b>Department of Fire and Emergency Services (DFES)</b>	DFES has reviewed the Bushfire Management Plan (BMP) and has advised that it does not adequately address the policy requirements of SPP 3.7 and has identified several modifications to the BMP that need to be addressed before DFES will support the WDCPSP.
<b>Water Corporation</b>	<ol style="list-style-type: none"> <li>1. The area has been catered for in long-term water planning, with further details to be clarified at the subdivision stage.</li> <li>2. Wastewater has been catered for in long-term planning, further details to be clarified at the subdivision stage.</li> <li>3. An easement may be required for existing sewerage mains. Applicant is to seek approval from Water Corporation prior to works.</li> <li>4. Only compatible land uses should be developed within the buffer of a wastewater pumping station located near the northwestern boundary of the site.</li> </ol>

## ATTACHMENTS

- A. **Wandi District Centre Precinct Structure Plan Part 1 document** [↓](#)
- B. **Wandi District Centre Precinct Structure Plan map** [↓](#)
- C. **Location Plan** [↓](#)
- D. **Site Plan** [↓](#)
- E. **Local Planning Strategy map** [↓](#)
- F. **Local Commercial and Activity Centre Strategy 2023 map** [↓](#)
- G. **Concept Plan** [↓](#)
- H. **Schedule of Submissions** [↓](#)
- I. **Schedule of Recommended Modifications** [↓](#)

# WANDI DISTRICT CENTRE PRECINCT STRUCTURE PLAN

Anketell Road, Wandi  
SPN XXX



OUR REF: A7767 29/09/2023

## Document Control

Printed 29 September 2023

A-7767\_20230608\_R\_Wandi Precinct Plan\_gh\_v5

Version	File Name	Prepared	Approved	Date
1	A-7767_20230608_R_Wandi Precinct Plan_gh_v5	Nathan Stewart	George Hajigabriel	29 September 2023

This report has been authorised by;



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## Record of Endorsement

This structure plan is prepared under the provisions of the City of Kwinana Local Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

..... Date

Signed for and on behalf of the Western Australian Planning Commission:

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry



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## Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

## Table of Density Plans

Density Plan No.	Area of density plan application	Date Endorsed by WAPC

---

## Executive Summary

This Precinct Structure Plan (Precinct Plan) applies to the Wandi District Activity Centre, which comprises an area measuring approximately 39.5ha, located generally at the intersection of Anketell Road and the Kwinana Freeway, Wandi. The purpose of the Precinct Plan is to facilitate the coordinated development of a District Centre on the site, comprising a mix of commercial, retail, hospitality, health, community and residential land uses.

This Precinct Plan has been prepared pursuant to the City of Kwinana Local Planning Scheme No. 2 (**LPS 2**) and the deemed provisions for local planning schemes as set out in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Planning Regulations)*.

The Precinct Plan has been prepared by Rowe Group on behalf of the owners of Lots 2 (No. 727) and 313 (No. 651) Anketell Road, Wandi who control a large proportion of the Precinct Plan area (some 76.6%). Rowe Group has also undertaken preliminary engagement with the other major landowners within the Precinct Plan area.

The Precinct Plan will facilitate development of the Wandi District Activity Centre. The development of the Centre will support high quality commercial and residential development in a vibrant and sustainable urban setting, whilst maintaining a scale and character complementary to the context of the surrounding existing development.

As a new activity centre, the Wandi District Activity Centre will become the region's community hub which will continue to develop over time. It will create a place for business and social interaction for residents from the surrounding community. The range of commercial uses will serve the broader needs of the wider locality with the potential for some service commercial uses that will serve a broader catchment.

The Centre has been carefully planned through engagement with the major landowners within the precinct. It plans to accommodate a mix of commercial and retail activities including:

- Major supermarket(s);
- Specialty retail;
- Food and beverage outlets, including a tavern;
- Recreation facilities;
- Take Away Food outlets;
- A civic hub; and
- Service amenities (including automotive repairs, car wash and convenience store with fuel sales).

Additionally, the Precinct Plan will facilitate future residential development and subdivision to complement the surrounding existing residential estates. The District Centre is expected to grow to be the primary centre within the region, providing goods and services for the day to day needs of residents in the immediate and surrounding community.



WANDI DISTRICT CENTRE PRECINCT STRUCTURE PLAN Wandi  
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## Structure Plan Summary

Item	Data		Section number referenced in Part 2 of report
Total area covered by the Structure Plan	39.5ha		Section 2.
Area of each land use proposed:			Section 5.4.6.
Residential	7.6ha	100 lots	
Commercial	14.7ha	8 lots	
Total estimated lot yield	108 lots		Section 5.4.6.
Estimated number of dwellings	100 dwellings		Section 5.4.6.
Estimated residential site density	23 dwellings per site hectare		Section 5.4.6.
Estimated population	260 people		Section 5.4.6.
Number of high schools	0 high schools		N/A
Number of primary schools	0 primary schools		N/A
Estimated commercial floor space	14.7ha, comprising: - Shop – 22,000m <sup>2</sup> Other Retail – 12,900m <sup>2</sup> Office / Business – 3,300m <sup>2</sup> Eating / Entertainment – 5,150m <sup>2</sup> Community / Health – 2,650m <sup>2</sup> Other / Incidental – 1,000m <sup>2</sup>		Section 5.5.4.
Estimated area and percentage of public open space given over to:			Section 5.4.1.
- Regional open space	-	0ha, 0%	
- District open space	-	0ha, 0%	
- Neighbourhood/Local parks	-	0.76ha, 10%	

*Note: All information and areas are approximate only and are subject to survey and detailed design.*



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## Technical appendices

Appendix Number	Document Title	Nature of Document	Referral/Approval Agency	Approval status and Modifications
1.	Certificates of Title	Supporting	-	
2.	Environmental Assessment Report	Supporting	DWER	
3.	Wandi South Flora and Vegetation Survey	Supporting	DWER	
4.	Local Water Management Strategy	Requires Approval	DWER and City of Kwinana	
5.	Transport Impact Assessment	Supporting	MRWA and City of Kwinana	
6.	Bushfire Management Plan	Requires Approval	DFES and City of Kwinana	
7.	Civil Servicing Report	Supporting	City of Kwinana	
8.	Retail Trade and Floorspace Potential Assessment	Supporting	City of Kwinana	
9	Powerline Easement Hazard and Usage Assessment	Supporting	Western Power	



# Part One

## Implementation



## 1. PRECINCT PLAN AREA

This Precinct Structure Plan (**Precinct Plan**) applies to the Wandi District Activity Centre located at the intersection of Anketell Road and the Kwinana Freeway in Wandi, being the land contained within the inner edge of the line denoting the Precinct Plan boundary on the Precinct Plan map (**Plan 1**).

## 2. OPERATION

In accordance with Schedule 2, Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**Regulations**), this Precinct Plan shall come into operation when it is approved by the Western Australian Planning Commission (**WAPC**) pursuant to Schedule 2, Part 4, Clause 22 of the Regulations.

Pursuant to Clause 28 (1) of the Regulations, the approval of the Precinct Plan has effect for a period of 10 years commencing on the day on which the WAPC approves the Precinct Plan, or another period as determined by the WAPC.

## 3. OBJECTIVES OF THE PRECINCT PLAN

The vision for the Wandi District Activity Centre area is based on the following key objectives:

- Development will support high quality commercial and residential development.
- The creation of a mixed-use centre that caters for the needs of residents within the surrounding area.
- To contribute to the South Metropolitan Peel sub-region employment self-sufficiency targets.
- The development of a main street.
- To provide a safe and secure environment for all residents, workers, and visitors.
- A focus on built form with an emphasis on contemporary architecture that is complementary to existing development within the surrounding area.
- To provide for developments that can incorporate energy efficient design, effective waste disposal and reduction and water conservation.

## 4. STAGING

Implementation of the Precinct Plan will occur in multiple stages. Given the nature and range of uses that will occupy the Precinct Plan area, final development staging will be dependent upon a number of factors, including market demand. Development is likely to commence adjacent Anketell Road in the southern part of the Precinct Plan Area and progress in a northerly direction.

## 5. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

### 5.1 LAND USE AND ZONES

The Precinct Plan Map (**Plan 1**) outlines the land uses, zones and reserves applicable to the Precinct Plan Area. Land use permissibility within the Precinct Plan Area shall be in accordance with the corresponding zone or reserve under the City of Kwinana Local Planning Scheme No. 2 (**LPS2**).



## 5.2 COMMERCIAL ZONE

The following development standards apply to all development within the 'Commercial' Zone on the Precinct Plan Map (**Plan 1**).

### 5.2.1 CAR PARKING

Subject to obtaining all necessary approvals, where possible, powerline easement areas may be utilised for parking, landscaping and drainage purposes.

Open-air car parking abutting the main street may be considered as an interim use to provide the flexibility for future redevelopment and accommodate residential uses as the centre matures.

The design of car parking areas should comply with the City of Kwinana Local Planning Policy No. 8 – Designing Out Crime (**LPP8**).

### 5.2.2 LANDSCAPING

A Landscaping Plan prepared in accordance with the City of Kwinana 'Local Planning Policy No.1 – Landscaping Feature and Tree Retention' is to accompany any Application for Development Approval.

Communal spaces should remain clearly identifiable through the strategic use of landscaping and planting. This will include the key areas of focus, being the planting of feature trees and general tree planting within the main street.

### 5.2.3 SIGNAGE

A Signage Strategy prepared in accordance with the City of Kwinana 'Local Planning Policy No.9 – Advertising Signage' is to accompany any Application for Development Approval involving multiple commercial tenancies.

### 5.2.4 PUBLIC ART

A Public Art Strategy prepared in accordance with the City of Kwinana 'Local Planning Policy No.5 – Development Contribution Towards Public Art' is to accompany any Application for Development Approval for development proposed with a construction value in excess of \$2,000,000.00.

In considering the proposed art, the City shall have regard to the need for art in the context of the proposal and the contribution that the art makes towards the enhancement of the proposed development and its surrounds. The monetary value/cost of the proposed art shall be a secondary consideration.

## 5.3 RESIDENTIAL ZONE

The Precinct Plan (Plan 1) identifies indicative residential density codes. A Residential Density Code Plan identifying specific residential densities should be provided as part of any subdivision application once a detailed design exercise has been undertaken.

## 5.4 ACCESS

No direct vehicle access from Anketell Road into individual allotments is permitted. Vehicle access is to be in accordance with the access arrangements indicated on the Precinct Plan Map (Plan 1). Any additional vehicle access to Turnix Street and Cordata Avenue will be subject to a Development Application.

## 5.5 ENVIRONMENT

Development is to promote the retention of existing vegetation where possible and new landscaping is to include deep-rooted perennial vegetation.

A Fauna Management Plan is to be prepared and implemented as a condition of development approval.



## 5.6 HAZARDS AND SEPARATION AREAS

Development is to be implemented in accordance with the Bushfire Management Plan (BMP) contained in Appendix 6.

Any Development Application seeking approval for noise sensitive uses within proximity to Kwinana Freeway and/or Anketell Road is to be accompanied with an acoustic assessment prepared in accordance with State Planning Policy 5.4 – Road and Rail Noise. This may also be required to accompany any applications for Subdivision Approval for residential development.

Development applications are to consider the historic land use activities and address the potential for contamination to be present.

Development in and adjoining the various easements is to accommodate the requirements of the easements including maintaining a 30m separation buffer from the base of any power transmission tower.

## 5.7 PUBLIC OPEN SPACE/PUBLIC REALM

In accordance with the developer contribution arrangements and the City of Kwinana Community Infrastructure Plan, a community purpose facility will be provided within the retail core area. This may take the form of either a stand-alone facility or a facility that is integrated into the future development. The specific details associated with the form of the community purpose facility is to be the subject of further consultation between the proponent of development and the City of Kwinana at Development Application stage.

In relation to the residential zoned portion of the Precinct Plan area, public open space is to be provided in accordance with Liveable Neighbourhoods such that a minimum of 10% of the gross subdivisible area shall be provided as public open space, comprising a minimum of 8% unrestricted open space – noting however that the actual amount of land that is vested as public open space may vary in accordance with the allowances of the developer contribution scheme.

## 5.8 LOCAL DEVELOPMENT PLANS

Local Development Plans (LDP) may be prepared and implemented for residential development pursuant to Part 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 ('Planning Regulations') for lots comprising one or more of the following site attributes:

- Lots with an irregular configuration;
- Lots where specific vehicle access and egress control is required;
- Lots abutting public open space, a pedestrian access way or an area of landscape interface;
- Lots with particular site constraints (e.g. steeply sloping land);
- Lots within a 100 metre catchment of classified vegetation and deemed at risk from bush fire pursuant to the WAPC and Department of Fire and Emergency Services ('DFES') Planning for Bushfire Protection Guidelines (Version 1.3, dated 2017), and as identified spatially in an approved Bushfire Management Plan;
- Lots that require quiet house design for noise attenuation through deemed-to-comply noise attenuation packages, and/or lots requiring specialist acoustic requirements, as identified in an approved Noise Management Plan; and/or
- Any lots requiring variations to the Residential Design Codes to achieve specific built form and streetscape outcomes.



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## 6. OTHER REQUIREMENTS

### 6.1 DEVELOPER CONTRIBUTION ARRANGEMENTS

The Precinct Plan is subject to the requirements of LPS2 in relation to Developer Contribution Areas No. 5 and No.9.

### 6.2 ANKETELL ROAD

The Precinct Plan is subject to the requirements of the Anketell Road widening/Westport freight corridor requirements which have been defined through Planning Control Area 168.

## 7. ADDITIONAL INFORMATION

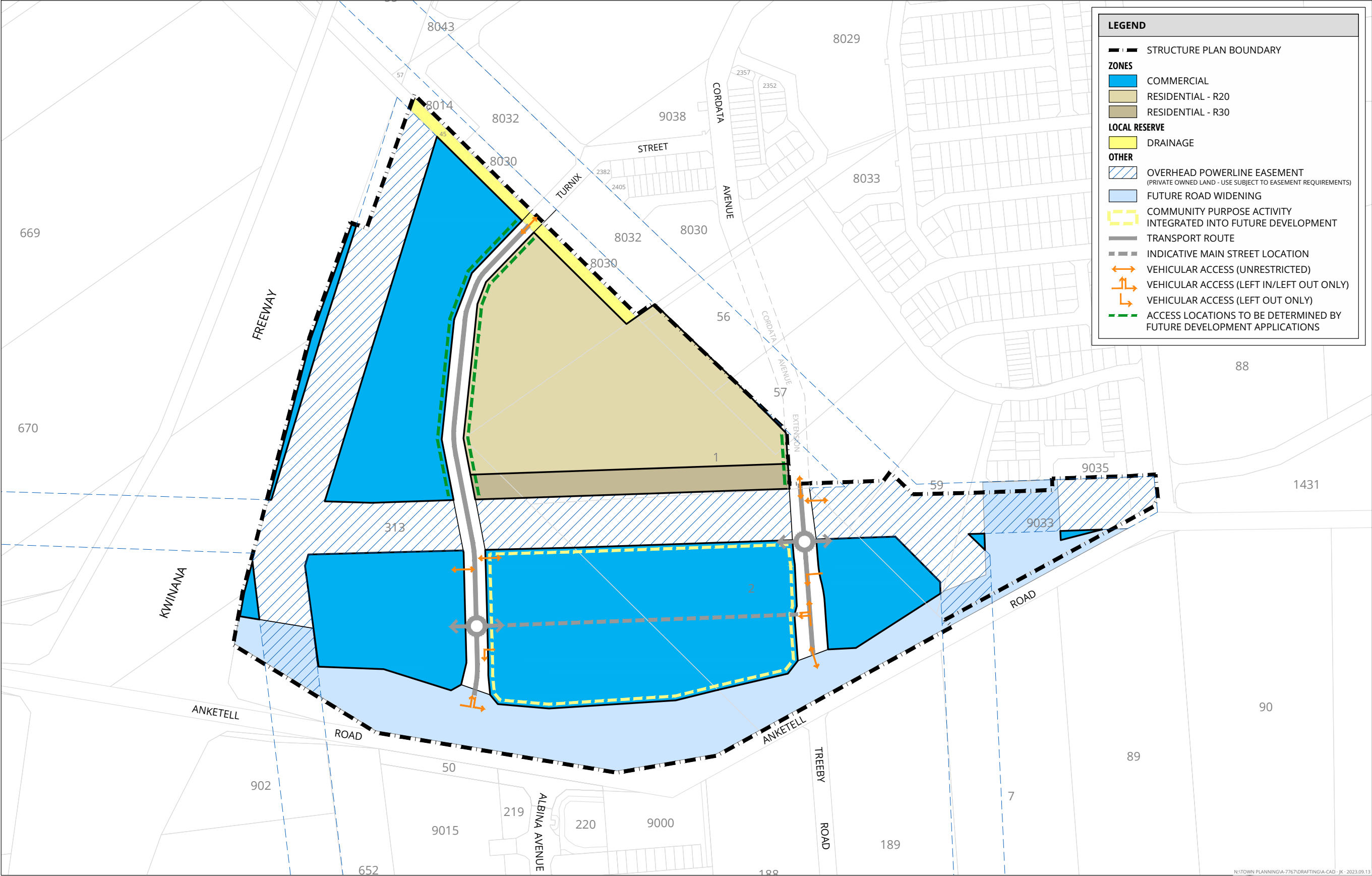
Applications for Development Approval within the Precinct Plan Area are to be accompanied by the following additional information where relevant:

Additional Information	Stage	Approving Authority
Traffic Impact Assessment / Statement	Development Application	Main Roads Western Australia / City of Kwinana
Landscape Plan	Development Application	City of Kwinana
Noise Management Plan / Acoustic Assessment	Development Approval	City of Kwinana
Bushfire Attack Level Assessment / Bushfire Management Plan	Development Application	City of Kwinana
Density Plans (Residential Lots)	Subdivision Application	WAPC
Signage Strategy	Condition of Development Approval	City of Kwinana
Urban Water Management Plan	Condition of Development and/or Subdivision Approval	City of Kwinana / DWER



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# Part Two

## Explanatory Section



## 1. INTRODUCTION AND PURPOSE

The purpose of Part Two of this report is to provide the planning background and explanatory information used to prepare the Precinct Plan and to inform the controls detailed in Part One. It addresses relevant development standards and demonstrates the proposed Precinct Plan is appropriate and justified.

The Precinct Plan applies to the land generally bound by the Kwinana Freeway to the west, Anketell Road to the south, Lyon Road to the east and an existing structure planning area (Wandi South) to the north (**Precinct Plan Area**).

The Precinct Plan has been prepared to achieve the following objectives:

- Development will support high quality commercial and residential development.
- The creation of a mixed-use centre that caters for the needs of residents within the surrounding area.
- To contribute to the South Metropolitan Peel Sub-Region employment self-sufficiency targets.
- The development of a main street.
- To provide a safe and secure environment for all residents, workers, and visitors.
- A focus on built form with an emphasis on contemporary architecture that is complementary to existing development within the surrounding area.
- To provide for developments that can incorporate energy efficient design, effective waste disposal and reduction, and water conservation.

The area east of the Kwinana Freeway has been developed over several years for residential purposes, including new schools. This area extends from Rowley Road to Anketell Road on the eastern side of the Kwinana Freeway and west to Lyon Road. There is very limited retail and commercial development that has been undertaken to support these new suburban areas.

The retail core of the Precinct Plan Area is well defined given the fixed constraints created by the various powerline easements, the Anketell Road/Westport freight corridor widening, and the extensions/connections of existing roads in the form of Cordata Avenue and Turnix Street. Given the clearly defined nature of the precinct, two (2) Development Applications were lodged with the City of Kwinana in October 2021. These have not been determined following the uncertainty surrounding the additional Westport freight corridor requirements and the City's decision to require a Precinct Plan to be prepared to guide the future development prior to individual Development Applications being progressed. The Westport freight corridor requirements have now been agreed by all stakeholders and Planning Control Area 168 has been declared.

This Precinct Plan is being prepared by the owners of Lots 2 (No. 727) and 313 (No. 651) Anketell Road, Wandi, being the majority landowners in the Precinct Plan Area. The Precinct Plan also comprises land under the control of other entities. However, this Precinct Plan has been prepared on the basis of pre-lodgement engagement with these other landowner entities.

In preparing this Precinct Plan, the following consultant team has been engaged to provide technical input:

Discipline	Consultant Name
Town Planning	Rowe Group
Environmental	360 Environmental / SLR Consulting Australia
Hydrological	JDA Consulting



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Discipline	Consultant Name
Traffic	Transcore
Retail Assessment	Shrapnel Urban Planning
Bushfire	Bushfire Prone Planning
Servicing	Pritchard Francis Engineering

**Table 1: Consultant Team**

Rowe Group are the primary point of contact in regard to this Precinct Plan.

## 1.1 STAKEHOLDER CONSULTATION

Rowe Group have been party to a number of discussions with the City of Kwinana since the site was first identified for commercial and mixed use development within the Town of Kwinana District Structure Plan – Eastern Residential Intensification Concept (ERIC). The District Structure Plan has a long history dating back to circa 2005.

In preparing this Precinct Plan, consultation has been undertaken with senior planning staff at the City of Kwinana, the Department of Planning Lands and Heritage (DPLH), Main Roads WA, the Public Transport Authority, Main Roads WA, Water Corporation and Western Power. Feedback received from these agencies has assisted in informing this Precinct Plan.

The major landowners within the Precinct have also held a number of discussions regarding the outcomes for the various sites and have reached agreement regarding these outcomes and the likely staging and delivery program.



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## 2. PRECINCT PLAN LAND DESCRIPTION

This section of the report defines and describes the Precinct Plan area.

### 2.1 REGIONAL CONTEXT

Located in the municipal district of the City of Kwinana, the Precinct Plan is positioned approximately 32km south of the Perth Central Area and approximately 5.5km north-east of the Kwinana Town Centre.

Refer **Figure 1 – Regional Location**.

### 2.2 LOCAL CONTEXT

The Precinct Plan is generally positioned on the north-eastern corner of the intersection of Anketell Road and the Kwinana Freeway in the locality of Wandi. It abuts the Kwinana Freeway to the west, Anketell Road to the south, Lyon Road to the east and existing/future residential land uses to the north. All abutting roads are gazetted and constructed.

The land to the north of the Precinct Plan comprises the Wandi North and South Local Structure Plan areas, comprising the Honeywood, Honeywood Rise, Whistling Grove and Kenby Heights residential estates. Land to the south (south of Anketell Road) comprises the Albero residential estate, within the Anketell North Local Structure Plan area.

Refer **Figure 2 – Local Location**.

### 2.3 LEGAL DESCRIPTION AND OWNERSHIP

The Precinct Plan comprises eight (8) separate landholdings, with a combined total land area of approximately 39.2ha. The cadastral details for each of the eight (8) landholdings are summarised in Table 2 below.

Lot No.	Street address	Plan / Diagram	Volume / Folio	Registered Proprietor	Land Area (ha) Within Precinct Plan Area
313	651 Anketell Road	D 88039	2105/19	Denkey Pty Ltd	22.96
2	727 Anketell Road	DP 50729	2629/694	Anketell Holdings Pty Ltd	7.34
9033 (Part)	761 Anketell Road	DP 419832	2992/725	Auswide International Investments (Southern River) Pty Ltd	2.12
59 (part)	29 Kenby Chase	P 18485	1934/59	Arthur Lee	1.16
1 (part)	39 Kenby Chase	DP 50729	2629/693	Tina Michelle Bazzo	5.02
57 (part)	49 Kenby Chase	P 18485	1934/57	Moshee Pty Ltd	0.28
56 (part)	59 Kenby Chase	P 18485	1934/56	Murray Allan Parker	0.32
45 (part)	N/A	DP 202618	LR3013/100	State of WA	0.50

**Table 2: Cadastral Information**

There are a number of encumbrances affecting the Precinct Plan. These encumbrances include easements to the State Energy Commission of Western Australia for the purposes of high voltage transmission lines and an easement to the Water Corporation for the purposes of an existing sewer main.

A plan showing the cadastral boundaries of the landholdings comprising the Precinct Plan Area, along with the location of relevant easements, is provided at **Figure 3 – Site Plan**.

## 2.4 EXISTING IMPROVEMENTS

Lot 2 (No. 727) Anketell Road was formerly used as a poultry farm and contains existing buildings and infrastructure associated with this use. The existing buildings will be removed to facilitate redevelopment.

A number of high voltage transmission powerlines traverse the Precinct Plan Area and are protected by easements registered on the Certificates of Title.

The balance of the Precinct Plan is largely free of buildings and has been predominantly cleared to facilitate historical agricultural (grazing) land uses. Some existing vegetation remains along the periphery of the Precinct Plan and within the southern part of Lot 313 (No. 651) and Lot 2 (No. 727) Anketell Road. A significant amount of the vegetation is contained within the area that is affected by the future Anketell Road/Westport freight corridor widening forming part of PCA 168.

Lot 45 is part of the Peel Main Drain, Sub Drain which is a drainage canal in the southern suburbs of Perth.



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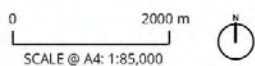
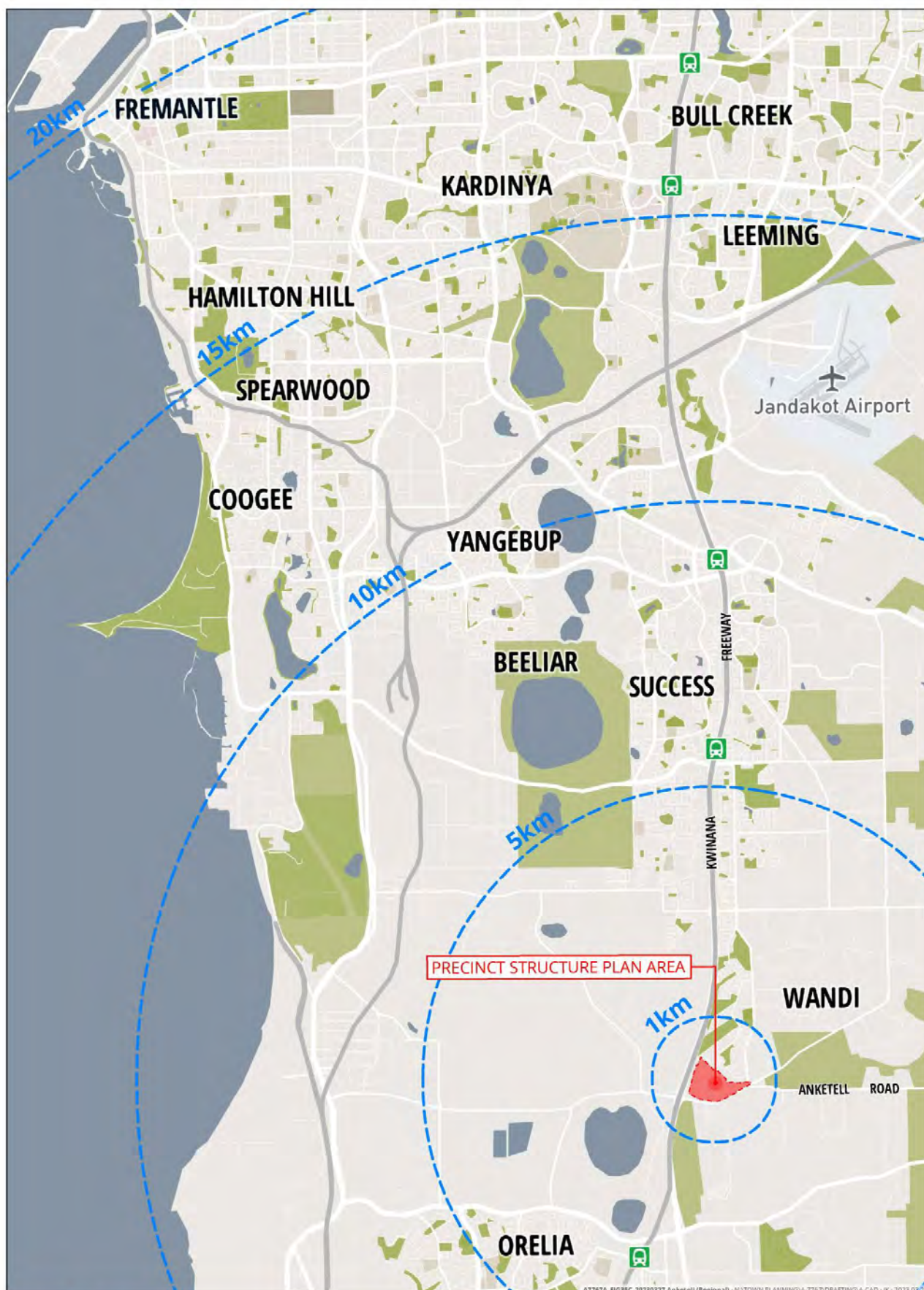


FIGURE 1  
REGIONAL LOCATION





FIGURE 2  
LOCAL CONTEXT





### 3. PLANNING FRAMEWORK

#### 3.1 ZONING AND RESERVATIONS

##### 3.1.1 METROPOLITAN REGION SCHEME

The Precinct Plan is predominantly zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS) and abuts a 'Primary Regional Road' reservation to the west (Kwinana Freeway) and an 'Other Regional Road' reservation to the south (Anketell Road).

Part of the Precinct Plan along its southern boundary (Anketell Road) is reserved 'Other Regional Road' under the MRS and will be subject to future road widening requirements. Additional road widening has been foreshadowed by the Westport Taskforce. The additional road widening together with the original 'Other Regional Road' reserve now forms part of a Planning Control Area 168 (PCA 168).

Refer Figure 4 – MRS Zoning.

##### 3.1.2 CITY OF KWINANA LOCAL PLANNING SCHEME NO. 2

The Precinct Plan is located within the 'Development' Zone under the provisions of the City of Kwinana Local Planning Scheme No. 2 (LPS2).

The objectives of the 'Development' Zone are to:

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

Under the provisions of LPS2, the subdivision, use and development of land is to generally be in accordance with an adopted Structure Plan. The proposed Precinct Plan has been prepared to satisfy the structure planning provisions of LPS2 in relation to this Development Zone.

The Precinct Plan also forms part of Development Contribution Areas No. 5 (DCA5) and No. 9 (DCA9). Development Contribution Areas apply in addition the provisions applying to any underlying zone and are used to assist in meeting the demand for new or upgraded infrastructure in response to population growth. Each Development Contribution Area is subject to a specific Development Contribution Plan which details the infrastructure to be funded and the costs to be apportioned to each individual landowner.

DCA5 relates to Standard Infrastructure for the Wandi locality. It requires developers to make a contribution towards the construction and/or upgrade of certain roads, areas of Public Open Space, a district sporting ground and community facilities.

DCA9 relates to Community infrastructure for the broader Wandi and Anketell localities. It requires developers to make a contribution towards specific infrastructure items including sub-regional parks, district and local sporting pavilions, youth centre and library.

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The items included in the scope of the developer contribution varies depending upon the nature of the land use that is proposed. Specifically, it is noted that in general residential land uses attract a higher contribution amount given the requirement for recreational and community use facilities.

Refer **Figure 5 – LPS 2 Zoning**.

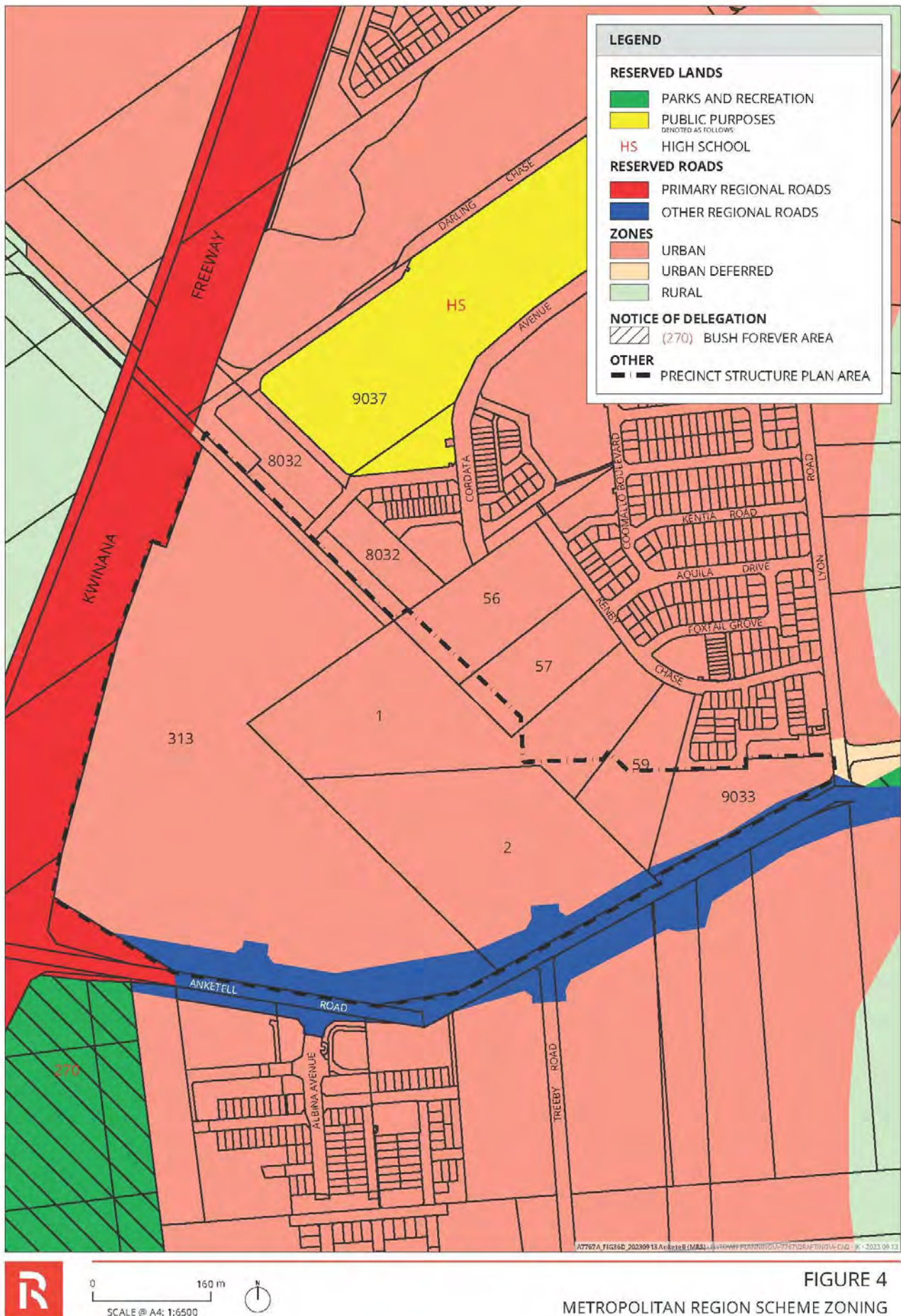


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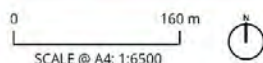
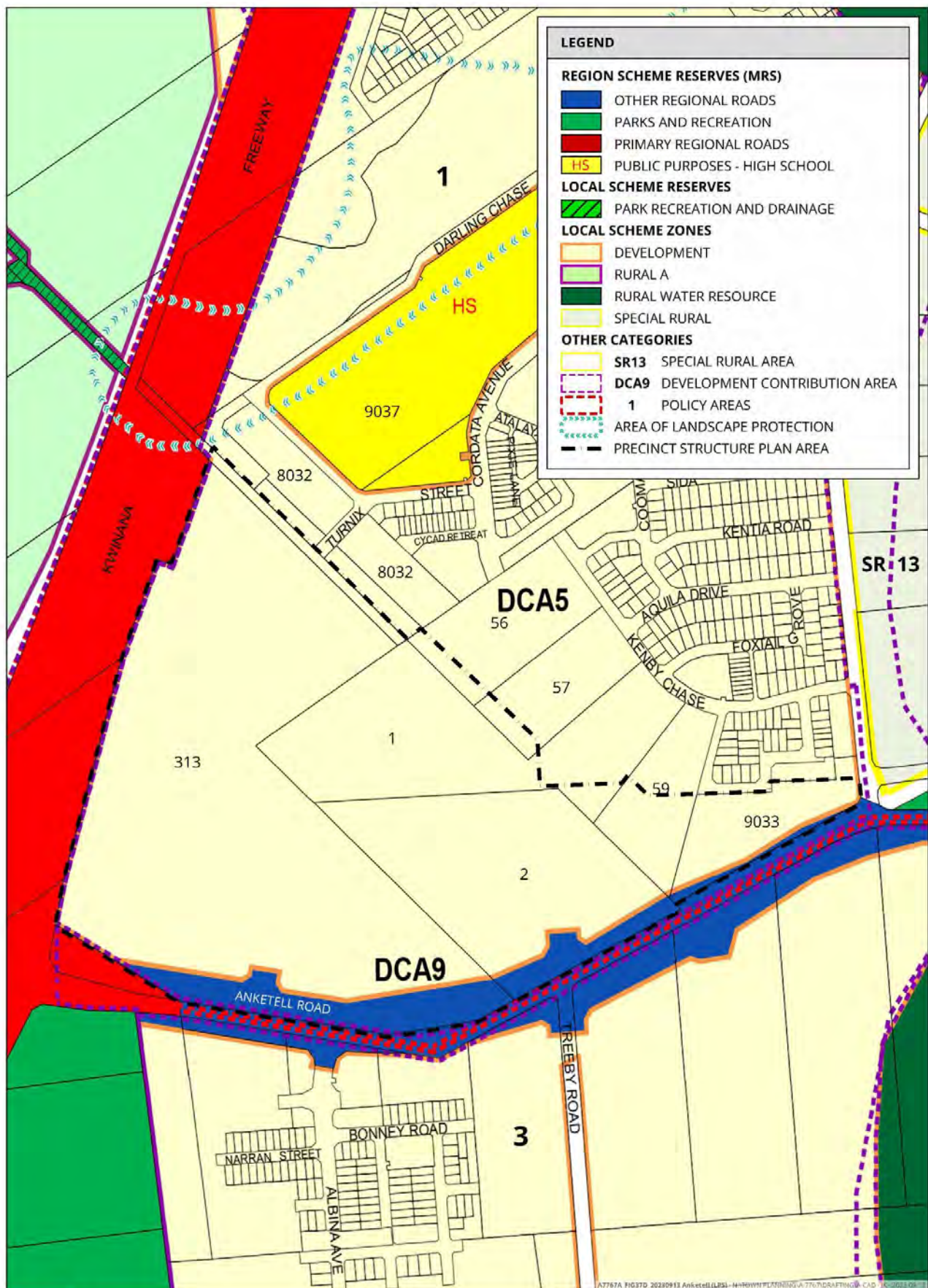


FIGURE 5  
CITY OF KWINANA TOWN PLANNING SCHEME NO.2 ZONING

## 3.2 REGIONAL PLANNING STRATEGIES

### 3.2.1 PERTH AND PEEL @ 3.5 MILLION

The Perth and Peel @ 3.5 Million suite of documents were released by the WAPC in March 2018. They outline how the dwelling targets identified under Directions 2031 and the State Planning Strategy 2050 will be achieved to accommodate a projected population of 3.5 million people by 2050.

The suite of documents associated with Perth and Peel @ 3.5 million includes four Sub-Regional Planning Frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The four Sub-Regional Planning Frameworks detail where future homes and employment should be located, and where important environmental assets should be avoided and protected.

The Spatial Plan contained in Perth and Peel @ 3.5 Million identifies the Precinct Plan as part of an 'Urban zoned - undeveloped' area which also encompasses residential areas to the north and south. It also identifies the Precinct Plan as a District Centre in the hierarchy of Activity Centres. District Centres are described under Perth and Peel @ 3.5 million as centres that are predominantly retail-focused to serve the daily and weekly needs of residents.

### 3.2.2 SOUTH-METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

The Precinct Plan is located in the South Metropolitan Peel Sub-Region and is subject to the provisions of the WAPC's South-Metropolitan Peel Sub-Regional Strategy (**Sub-Regional Strategy**). The Sub-Regional Strategy was released by the WAPC in March 2018 as part of the Perth and Peel @ 3.5 million suite of documents. Consistent with Directions 2031 and Perth and Peel @ 3.5 Million, the Sub-Regional Strategy identifies the Precinct Plan as a District Centre under the hierarchy of Activity Centres.

Activity Centres are defined under the Sub-Regional Strategy as areas that:

*support urban and economic development of the activity centres network as places that attract people to live and work by optimising land use and transport linkages between centres; protecting identified employment land from residential encroachment, where appropriate, and avoiding contiguous linear or ribbon development of commercial activities beyond activity centres.*

Anketell Road is identified as a Primary Freight Route under the Sub-Regional Framework and a proposed Primary Distributor.

Refer **Figure 6 – South-Metropolitan Peel Sub-Regional Strategy**.



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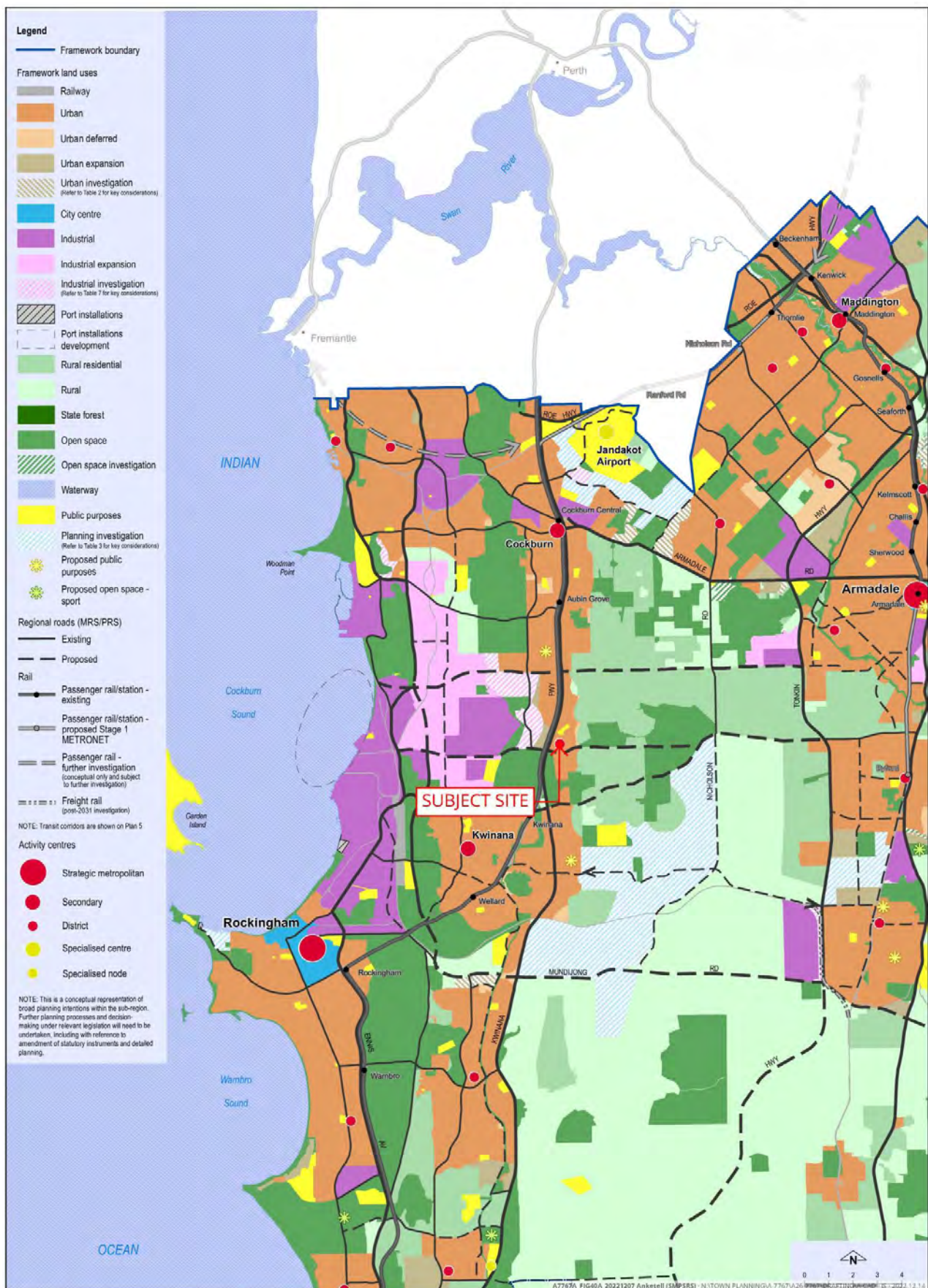


FIGURE 6  
SOUTH-METROPOLITAN PEEL SUB-REGIONAL STRATEGY

### 3.3 STATE PLANNING POLICIES

#### 3.3.1 STATE PLANNING POLICY NO. 2.1 – PEEL-HARVEY COASTAL PLAIN CATCHMENT

The Precinct Plan is located within the catchment of the Peel-Harvey Estuarine System and is therefore subject to the WAPC's State Planning Policy No. 2.1 – Peel-Harvey Coastal Plain Catchment (**SPP 2.1**). The purpose of SPP 2.1 is to ensure that land use changes within the Peel-Harvey Estuarine System are controlled to avoid and minimise environmental damage, which is implemented through general and specific development provisions.

In relation to commercial developments, SPP 2.1 states that new developments must incorporate effluent management systems approved by the Health Department, Environment Protection Authority and the Water Authority of Western Australia or connect to an existing reticulated sewerage system if available. In accordance with the provisions of SPP 2.1, the Precinct Plan will be connected to a reticulated sewerage system. The connection to sewerage (and other) services will be the responsibility of the developer.

#### 3.3.2 DRAFT STATE PLANNING POLICY NO. 2.9 AND GUIDELINES – PLANNING FOR WATER

The WAPC has prepared a draft State Planning Policy No. 2.9 - Water Resources (**Draft SPP 2.9**) and supporting Guidelines which, once gazetted, will consolidate and replace a number of existing State Planning Policies including SPP 2.1 – Peel-Harvey Coastal Plain Catchment. Its purpose is to streamline and simplify the current framework to deliver greater clarity around how water-related provisions are implemented.

Section 7.6 of SPP 2.9, contains a range of policy measures that apply to proposals within the Peel-Harvey Coastal Plain Catchment. These policy measures are aimed at improving water quality by protecting and revegetating waterways and reflect the existing provisions contained within SPP 2.1.

These policy measures have been taken into consideration in the preparation of the Precinct Plan and are reflected in the proposed development standards set out in Part One. This includes a requirement for existing vegetation to be retained where possible and for new landscaping to include deep-rooted perennial vegetation.

It should be noted the majority of the existing significant trees within the Precinct Plan are located within the Anketell Road widening reserve (Planning Control Area). The retention of vegetation within this area will need to be carefully considered at the time of development.

#### 3.3.3 STATE PLANNING POLICY NO. 3.0 – URBAN GROWTH AND SETTLEMENT

State Planning Policy 3.0 – Urban Growth and Settlement (**SPP 3.0**) was adopted by the WAPC in 2006. It sets out the principles and considerations which apply to planning for urban growth and settlement in WA. SPP 3.0 recognises that the orderly planning of urban growth and settlement should be facilitated by structure plans which take into account the strategic and physical context of the locality; provide for the development of safe, convenient and attractive neighbourhoods which meet the diverse needs of the community; and facilitate logical and timely provision of infrastructure and services.

One of the key requirements for sustainable communities promoted under SPP 3.0 is:

*clustering retail, employment, recreational and other activities which attract large numbers of people in existing and proposed activity centres at major public transport nodes so as to reduce the*



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*need to travel, encourage non-car modes and create attractive, high amenity mixed use urban centres.*

This Precinct Plan provides for a mix of commercial, retail, hospitality, health and residential land uses, in a highly accessible location at the intersection of Anketell Road and the Kwinana Freeway, consistent with the provisions and objectives of SPP 3.0. It will provide much-needed facilities and services for existing (and future) residents of Wandí, Mandogalup and Anketell.

### 3.3.4 STATE PLANNING POLICY NO. 3.7 – PLANNING IN BUSH FIRE PRONE AREAS

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (**SPP 3.7**) was prepared by the WAPC for the purposes of managing and minimising bushfire risk in Western Australia. It establishes a framework to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on life, property and infrastructure.

The Precinct Plan is located in an area which is identified as being ‘Bushfire Prone’ under the Department of Fire and Emergency Services (**DFES**) Map of Bush Fire Prone Areas. Accordingly, a Bushfire Management Plan (**BMP**) has been prepared to demonstrate the Precinct Plan is capable of meeting the requirements of SPP 3.7 and associated Guidelines for Planning of Bushfire Prone Areas (**Guidelines**). A copy of the BMP is enclosed at **Appendix 6**.

Refer **Figure 7 – Bushfire Prone Mapping**.

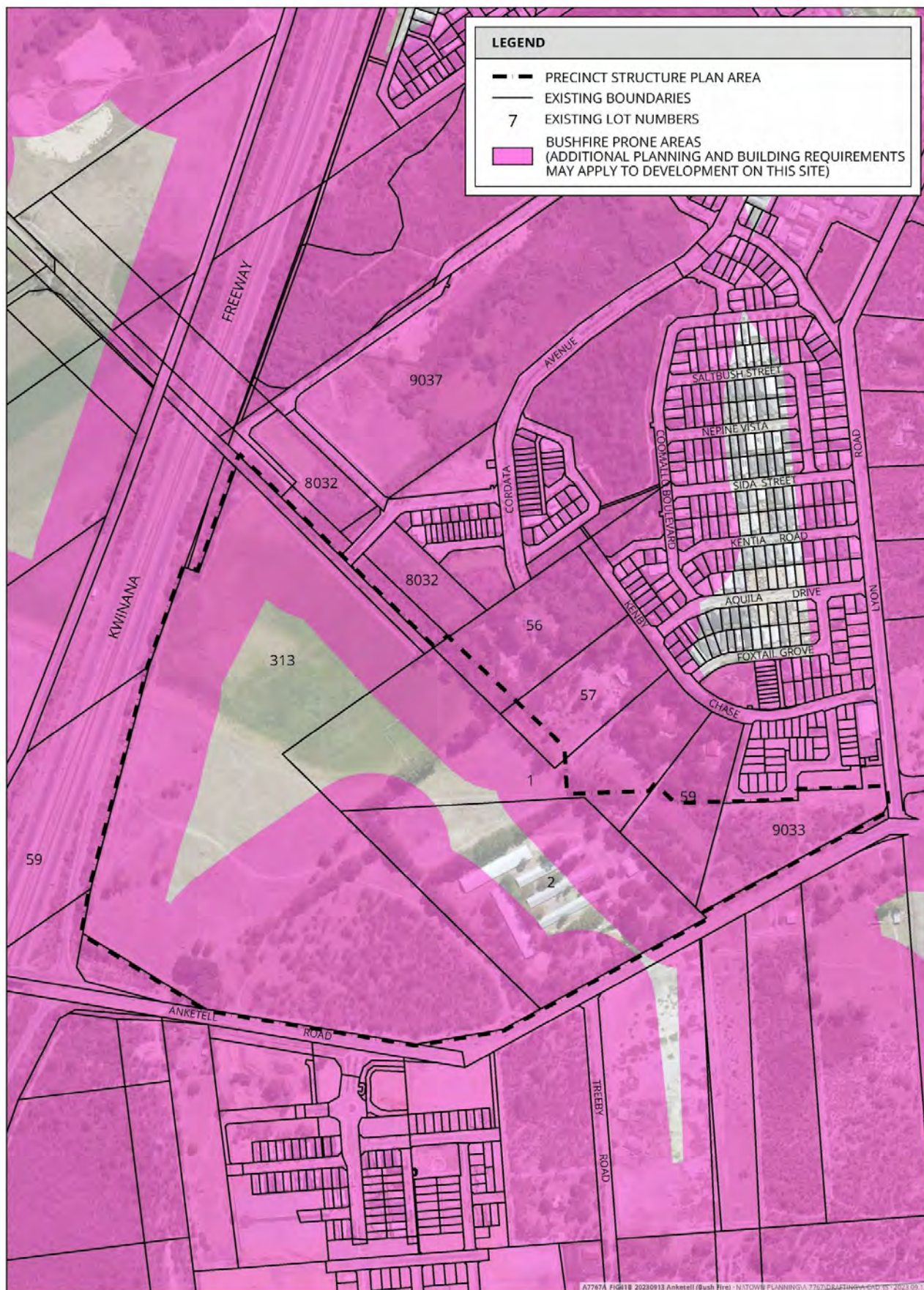


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**FIGURE 7**  
**BUSHFIRE PRONE MAPPING**

### 3.3.5 STATE PLANNING POLICY NO. 4.2 – ACTIVITY CENTRES FOR PERTH AND PEEL

State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2) was adopted by the WAPC in 2010. It sets out the broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. Activity centres are defined in SPP4.2 as community focal points and typically includes activities such as commercial, retail, food and hospitality, higher-density housing, entertainment, civic/community and medical services.

The objectives of SPP4.2 are as follows:

1. Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
2. Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
3. Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
4. Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
5. Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
6. Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.
7. Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.
8. Plan activity centre development around a legible street network and quality public spaces.
9. Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

These objectives have been taken into consideration in the preparation of the Precinct Plan and are reflected in the proposed development standards set out in Part One.

The Precinct Plan is identified as a 'District' level activity centre in the Activity Centres Hierarchy under the Perth and Peel @ 3.5 million Spatial Plan and the South-Metropolitan Peel Sub-Regional Planning Framework. District Centres are defined under SPP4.2 as having 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.

SPP4.2 encourages higher-order activity centres (such as District Centres) to develop in a manner that does not result in a predominantly single-purpose centre. The Precinct Plan provides for a range of commercial, retail, hospitality, health, community and residential land uses, commensurate with a mixed-use centre as promoted by SPP4.2.



### 3.3.6 STATE PLANNING POLICY NO. 5.4 – ROAD AND RAIL NOISE

The Precinct Plan adjoins two major transport corridors; the Kwinana Freeway which is located on its western boundary, and Anketell Road which is located on its southern boundary. Accordingly, the provisions of State Planning Policy 5.4 - Road and Rail Noise (**SPP5.4**) are a relevant consideration. SPP5.4 was adopted by the WAPC in 2019. Its general objectives are to ensure people are protected from unreasonable levels of transport noise, and to ensure new development is compatible with existing transport corridors and freight operations. It provides standards for sensitive development, in particular residential development, within set trigger distances of major road or rail corridors.

The type and distribution of land uses within the Precinct Plan is based on ensuring compliance with the policy measures contained within SPP5.4. This includes the identification of appropriate compatible land-use zoning that is commensurate with the function of the adjoining transport corridors; consideration of design solutions that utilise street and lot configuration to screen and/or buffer noise; and consideration of density and built form outcomes that will help alleviate and/or manage noise.

Given the uncertainty with the final design of Anketell Road and whether or not there will be residential development within the Commercial Precincts, an acoustic assessment will not be required until the subdivision stage or at the time when a Development Application which incorporates residential uses is submitted.

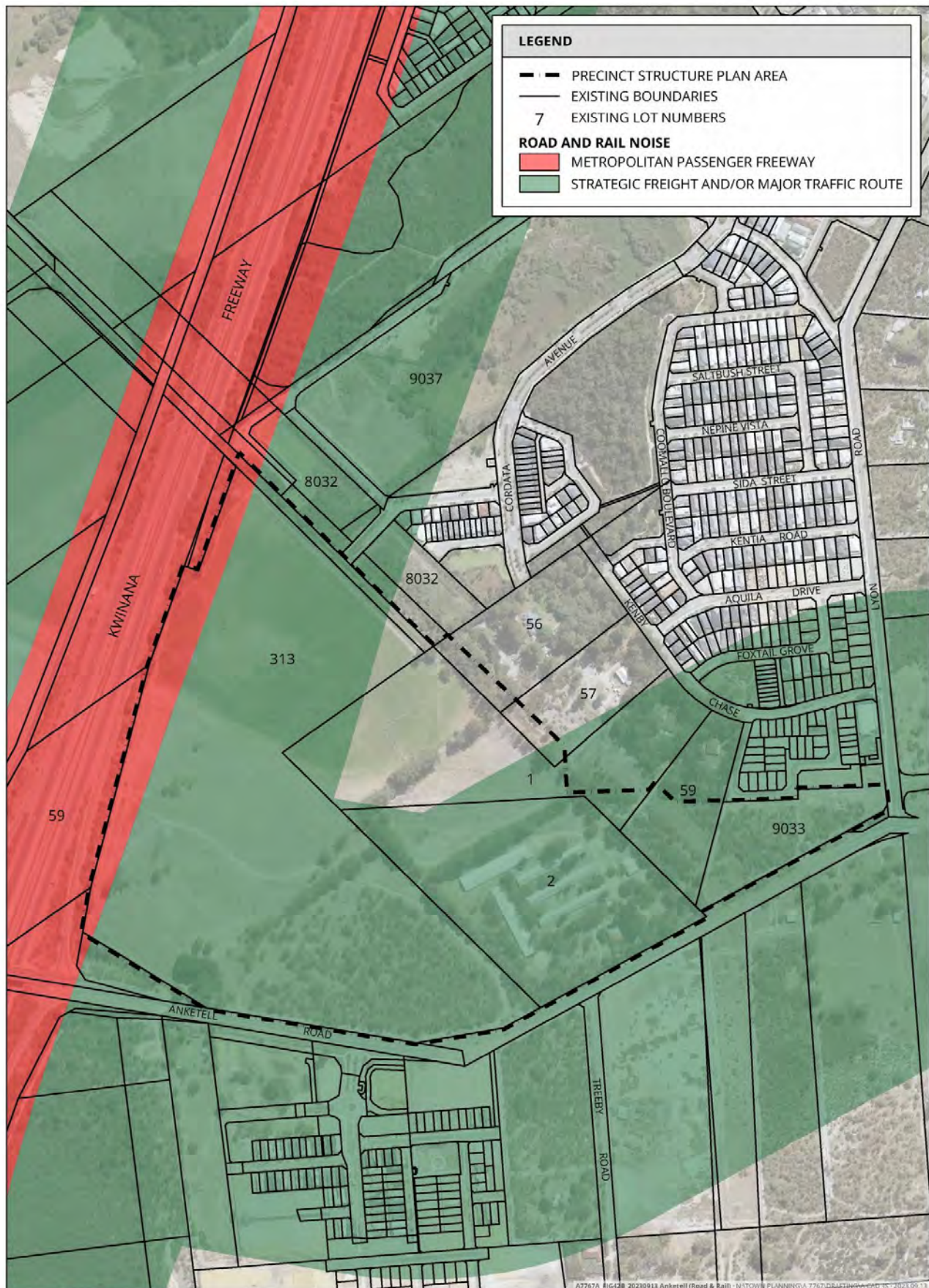
Refer **Figure 8 – Road and Rail Noise Mapping**.



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FIGURE 8  
ROAD AND RAIL NOISE MAPPING SPP 5.4

### 3.3.7 STATE PLANNING POLICY NO. 7.0 – DESIGN OF THE BUILT ENVIRONMENT

State Planning Policy 7.0 – Design of the Built Environment (**SPP 7.0**) was adopted by the WAPC in 2019. It addresses design quality and built form outcomes and seeks to deliver the broad economic, environmental, social and cultural benefits that derive from good design. It seeks to achieve this by setting out the objectives, measures, principles and processes which apply to the design and assessment of built form proposals and is based on the following key design principles:

- **Context and character** - Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.
- **Landscape quality** - Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.
- **Built form and scale** - Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.
- **Functionality and build quality** - Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.
- **Sustainability** - Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.
- **Amenity** - Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.
- **Legibility** - Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.
- **Safety** - Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.
- **Community** - Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.
- **Aesthetics** - Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

Where relevant and appropriate at this stage of the planning process, these design principles have been taken into consideration in the preparation of this Precinct Plan. The design principles will need to be considered further at the development application stage.



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### 3.3.8 STATE PLANNING POLICY NO. 7.2 – PRECINCT DESIGN

State Planning Policy 7.2 – Precinct Design (**SPP 7.2**) was gazetted and became operational in February 2021. Its purpose is to guide the preparation and assessment of planning proposals for areas that require a high level of planning and design, such as activity centres. It sets out the matters to be considered in the preparation of a precinct plan, including land use, density, built form, access, infrastructure, environmental assets and community facilities, and contains objectives and policy measures in relation to each.

SPP 7.2 is supported by Design Precinct Guidelines which set out the key design elements that are to be addressed in a precinct plan and provide guidance on the process of preparing, assessing and implementing precinct plans, along with the Precinct Plan Manner and Form document template (**Precinct Plan Template**), which provides guidance on the manner and form in which a precinct plan is to be prepared.

The provisions of SPP 7.2 and its supporting Guidelines and Precinct Plan Template have been taken into consideration in the preparation of the Precinct Plan. The Precinct Plan's response to the six key design elements set out in the Guidelines (Urban Ecology, Urban Structure, Public Realm, Movement, Land Use, and Built Form) are addressed individually in Section 5.4 of this report.

### 3.3.9 LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods is an operational policy of the WAPC, designed to guide the design and assessment of residential structure plans and subdivisions. The underlying objective of Liveable Neighbourhoods is to create safe, sustainable and attractive neighbourhoods with a strong site responsive identity that reduces dependency on private vehicles and are more energy and land efficient. As such, Liveable Neighbourhoods seeks to promote an urban structure based on walkable, mixed-use neighbourhoods with interconnected street patterns. It functions by drawing together key policy aspects into a single 'integrated planning and assessment policy' to provide for a performance-based approach to planning assessment.

In relation to Activity Centres, Liveable Neighbourhoods notes that the establishment of well-located centres is necessary to serve the requirements of local populations and facilitate employment creation. The role of retail in this context is to create a public domain environment that attracts employment from the non-retail sector. Providing a mixed-use centre delivers improved environmental, economic and social outcomes. It also advocates main-street fronting retail layouts with a key focus on the quality of the public realm and reinforces the need for centres to have an appropriate range of higher density housing both in and immediately around them.

At the time of writing there is insufficient demand and economic viability for higher density housing within the Precinct plan area however as the surrounding catchment matures it is anticipated that there will be a future opportunity for higher density housing to become more attractive. Open area parking within the Precinct Plan can be viewed as an interim use with the ability for redevelopment to occur facilitating covered parking with housing above.

The following specific requirements are set out in Liveable Neighbourhoods in relation to District Centres:

*R10 New town or district centres should be structured in a predominantly main street mixed-use layout, preferably multi-storey, with on-street parking, and additional parking at the rear of buildings. All secondary streets should also be fronted by development.*

*R11 Sufficient retail should be provided and be located and designed to act as a strong catalyst to help generate other (non-retail) employment generating activity.*

These requirements have been taken into consideration in the preparation of this Precinct Plan.



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### 3.4 LOCAL PLANNING STRATEGIES

#### 3.4.1 CITY OF KWINANA LOCAL PLANNING STRATEGY

The City of Kwinana is currently preparing a new Local Planning Strategy to guide the strategic growth and development of the municipality. A draft Local Planning Strategy is expected to be released for public comment in May 2023 (approximately).

#### 3.4.2 CITY OF KWINANA LOCAL COMMERCIAL AND ACTIVITY CENTRES STRATEGY

The City's Local Commercial and Activity Centre Strategy (**LCACS**) was adopted in 2014. It provides the framework for guiding the size, distribution and location of activity centres, commercial land uses and office land uses throughout the City. The Precinct Plan is identified as a District Centre under the LCACS.

In relation to the Wandii District Centre, the LCACS notes the following:

- A full review of the Retail Needs Assessment (RNA) in the LCACS would be required before the planning of any new district centre in the City of Kwinana, other than Wandii.
- The maximum amount of Shop/Retail floorspace permitted under this LCACS without a Retail Sustainability Assessment (RSA) is 20,000m<sup>2</sup>.
- A RSA would be required before the Wandii District Centre could be allowed to exceed its designated maximum of 20,000m<sup>2</sup> of Shop/Retail floorspace.
- A RSA would be required if 16,000m<sup>2</sup> or more of Shop/Retail floorspace was proposed to be realised on the ground prior to 2021.
- No RSA will be required for a significantly smaller (e.g. 5,000m<sup>2</sup> – 10,000m<sup>2</sup>) first stage of development at any time.
- SPP 4.2 centre plan and mix of land use requirements apply.
- There is considerable potential for Other Retail and bulky goods floorspace in the Wandii District Centre.
- The original advertised LCACS estimated the Centre could support 5,000m<sup>2</sup> of Other Retail and bulky goods floorspace by 2021, increasing to 10,000m<sup>2</sup> by 2026. Following advertising, the LCACS was presented to Council for final adoption and the Officer Report to Council stated in response to a submission from Rowe Group (representing the landowner of Lot 2 Anketell Road, Wandii):  
  
*The retail floor space figures have been recalculated in the revised LCACS using the latest population statistics from the Community Infrastructure Plan. The LCACS sees an area of 20,000 being required in 2031 with an additional 25000sqm of other retail floor space as well. Submission upheld.*
- The Centre's location is such that, if a high-profile region-serving tenant wished to establish in the centre, then the amount of supportable Other Retail floorspace could, if required, be increased well beyond these calculated levels.

The retail needs and floorspace figures estimated within the LACAS are not intended as rigid "caps" on each centre to be implemented through development control and policy. Rather, they are intended as an indicator of market potential over time and a guide for the strategic planning of the City's activity centres.



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### 3.5 LOCAL PLANNING POLICIES

#### 3.5.1 LOCAL PLANNING POLICY NO. 1 – LANDSCAPING FEATURE AND TREE RETENTION

The City of Kwinana Local Planning Policy No. 1 – Landscaping Feature and Tree Retention (LPP1) requires a structure plan to be accompanied by a Local Landscape Feature and Tree Retention Strategy. As previously mentioned, the majority of the existing significant trees within the Precinct Plan are located within the Anketell Road road widening reserve (Planning Control Area). The retention of vegetation within this area will need to be carefully considered at the time of development.

Section 5.2.2 of Part One of the Precinct Plan includes a requirement for a Landscaping Plan prepared in accordance with LPP1 is to accompany any Application for Development Approval.

#### 3.5.2 LOCAL PLANNING POLICY NO. 5 – DEVELOPMENT CONTRIBUTION TOWARDS PUBLIC ART

The City of Kwinana Local Planning Policy No. 5 (**LPP5**) requires that public art to the value of 1% of the construction cost be provided for developments with a value exceeding \$2,000,000.00 up to a maximum contribution of \$500,000.00 for any single development.

The provision of public art via a 1% value of construction represents a somewhat arbitrary method of determining the contribution which does not take into account the particular needs of an area or the appropriateness of the contribution having regard to the scale of the proposed development. It is proposed to include a development provision under the Precinct Plan whereby a public art strategy will be required prior to the commencement of the main commercial building construction. The intent is the detail associated with the art provision is to be explored through the public art strategy having regard to the need for and appropriateness of the art rather than simply mandating a monetary value.

#### 3.5.3 LOCAL PLANNING POLICY NO. 9 – ADVERTISING SIGNAGE

The City of Kwinana Local Planning Policy No. 9 (**LPP9**) ensures that the design and placement of advertising signage on properties within the City of Kwinana does not adversely impact the amenity of the surrounding areas.

For developments such as shopping centres, commercial or industrial complexes, service stations, take away food outlets and land development estates, which often include multiple signs, LPP 9 recommends a Signage Strategy is prepared for the whole development and included as part of the Development Application. In accordance with the provision of LPP9, Part One of this Precinct Plan requires the submission of a Signage Strategy at the Development Application stage.

## 4. SITE CONDITIONS AND CONSTRAINTS

This Precinct Plan is supported by the following technical studies:

- Environmental Assessment Report – SLR Consulting Australia, February 2023 (**Appendix 2**).
- Wandii South Flora and Vegetation Survey – 360 Environmental, December 2009 (**Appendix 3**).
- Local Water Management Strategy – JDA Consultant Hydrologists, December 2022 (**Appendix 4**).
- Transport Impact Assessment – Transcore, November 2022 (**Appendix 5**).
- Bushfire Management Plan – Bushfire Prone Planning, December 2022 (**Appendix 6**).
- Civil Servicing Report – Pritchard Francis, January 2023 (**Appendix 7**).
- Retail Trade and Floorspace Potential Assessment – Shrapnel Urban Planning, December 2022 (**Appendix 8**).
- Powerline Hazard and Usage Assessment – APD May 2016 (**Appendix 9**).

Key findings from these technical studies are summarised below.

### 4.1 BIODIVERSITY AND NATURAL AREA ASSETS

The Precinct Plan is located within a long established urban growth area that has been the subject of multiple historic technical investigations providing considerable documentation to inform future development. Lots 2 (No. 727) and 313 (No.651) Anketell Road represent the majority of the Precinct Plan and therefore a recent Environmental Assessment update of these landholdings has been undertaken by SLR Environmental (February 2023). The update forms Appendix 2 of this document. Further environmental assessment of those smaller areas that sit outside these two lots may be required prior to the implementation of development in those areas.

#### 4.1.1 FLORA AND VEGETATION

A Level 2 Spring Survey of an area encompassing the entire Precinct Plan was undertaken in 2009 (**Appendix 3**). The survey found no declared rare or priority flora and noted that the land was mostly cleared and degraded from past land uses with only pockets of vegetation remaining. A further survey undertaken for Lots 2 and 313 in 2016 (Appendix B of the February 2023 SLR Environmental report that is contained in Appendix 2) confirmed the degraded and completely degraded vegetation condition. It is noted that a significant amount of the vegetation within the Precinct Plan is contained within the Anketell Road/Westport freight corridor road widening area.

Having regard to the previous use of the land, the significant clearing that has historically been undertaken and the degraded nature of the vegetation within the Precinct Plan area, it is considered that existing flora and vegetation does not constrain development of the land.

#### 4.1.2 FAUNA AND HABITAT

As noted above, the Precinct Plan has mostly been cleared and degraded from past land uses, hence removing fauna habitat. No evidence of black cockatoo breeding was found within the Precinct Plan area however foraging habitat was recorded during a Black Cockatoo Habitat Assessment (Appendix D of the February 2023 SLR Environmental report). This vegetation is classified as “degraded – completely degraded” and largely contained within the Anketell Road/Westport freight corridor road widening area. Four trees with hollows of a sufficient size to possibly allow entry of a black cockatoo were observed. Three of these trees



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are within the Anketell Road/Westport freight corridor widening area. Given the extensive road works that are likely to be required for the freight corridor area and the level difference that will need to be addressed on the adjoining land, it is unlikely these trees can be retained, however retention should nonetheless be explored at the time when detailed design work is being undertaken.

A Fauna Management Plan will be required prior to the implementation of development.

## 4.2 LANDFORM AND SOILS

### 4.2.1 TOPOGRAPHY

The Wandí District Centre presents a sloping site with steep grades from Anketell Road (30m AHN) to the Western Power easement (20m AHD). Land within the easement may not be modified (raised), and therefore the design response for the Centre will need to accommodate a significant fall across the streets, as well as providing appropriate pedestrian grades.

The Precinct Plan addresses this site constraint through the built form response. The major retail component comprises the area between the proposed main street and Anketell Road. This provides the opportunity to deliver pedestrian based retailing at the main street level and undercroft parking/loading at grade with Anketell Road. Showroom uses may also be located along the western side of Anketell Road, taking advantage of the Anketell Road exposure.

### 4.2.2 GEOLOGY AND SOILS

The soil profile of the Precinct Plan consists primarily of sand derived from Tamala Limestone, deep Bassendean Sands on the ridge areas and Sandy Silt swamp deposits in the lower lying areas.

Sand derived from Tamala Limestone is characterised as pale and olive yellow, medium to coarse-grained, sub-angular to sub-rounded quartz, trace of feldspar, moderately sorted, of residual origin. The Bassendean Sands are characterised as very light grey at surface, yellow at depth, fine to medium grained, sub-rounded quartz moderately well sorted of Aeolian origin and by high infiltration rates. The Sandy Silt swamp deposits are characterised by dark brownish grey silt, with disseminated fine grained quartz sand, firm, variable clay content, of lacustrine origin. The Sandy Silt areas are estimated to have limited infiltration capacity, especially as the water table in these low-lying areas are close to or at the surface most of the year.

Geotechnical investigations confirm regional mapping with sands and silts.

### 4.2.3 ACID SULPHATE SOILS

DWER Acid Sulphate Soil Risk Mapping identifies much of the Precinct Plan as having a moderate to low risk of Acid Sulphate Soils (**ASS**) occurring within 3 metres of the natural soil surface. The northern third of the Precinct Plan, which has a lower ground level relative to the Water Corporation main drain, is shown to have a moderate to high risk of ASS occurring within 3 metres of the natural soil surface.

### 4.2.4 SITE CONTAMINATION

A search of the DWER's Contaminated Sites Database reveals the Precinct Plan does not contain any registered contaminated sites (known or suspected). It is however noted that some areas within the Precinct Plan have historically been used for market gardening and poultry farming. Although these land use activities have long since ceased operating, consideration of potential contamination associated with these historic uses will be required at the subdivision/development stage.



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## 4.3 HYDROLOGY

### 4.3.1 GROUNDWATER

The maximum groundwater level ranges from 14.23 m – 20.38 m AHD across the Precinct Plan, with clearance to groundwater ranging between greater than 2.0m in the south and below 2.0m in the north of the Precinct Plan.

The Precinct Plan is located within the following groundwater resource areas:

- Perth (Superficial Swan) Mandogalup sub-area
- Perth (Leederville) Jandakot Confined sub-area
- Perth (Yarragadee North) Jandakot Confined sub-area

A search of the DWER's Water Register reveals there is one existing groundwater licence within the Precinct Plan, with an annual water entitlement of 18,650kL (Licence GWL 205255). The Water Register indicates the superficial aquifers are fully allocated within these sub-areas and therefore no additional water is currently available for irrigation or construction purposes.

### 4.3.2 SURFACE WATER

The major surface water features are a semi-permanent groundwater expression located in the low-lying parts of the site that discharges via several artificial open drains. Groundwater is evident in the drains all year round. The drains discharge into the Peel Sub-R drain located in the north of the Precinct Plan. The Sub-R drain invert exposes the water table throughout the year and grades from 13.6m to 13.0m AHD across the Precinct Plan, with top of bank levels sloping from 15.0m to 14.4m AHD. The sub-drain flows from southeast to northwest under the Kwinana Freeway and connects into the Peel Main Drain which flows into the Peel-Harvey Estuary.

### 4.3.3 WETLANDS

A search of the Department of Biodiversity, Conservation and Attraction's ('DBC') Geomorphic Wetlands database identifies that approximately 21.6ha of the northern portion of the Precinct Plan is mapped as Multiple Use wetland.

There are no Conservation Category wetlands or Bush Forever sites located within the Precinct Plan.

### 4.3.4 WATER MANAGEMENT

A Local Water Management Strategy (LWMS) has been prepared by JDA Consultant Hydrologists in support of this Precinct Plan. Refer **Appendix 4 – Local Water Management Strategy**.

#### 4.3.4.1 STORMWATER

Local stormwater management is proposed to be consistent with water sensitive design practices and to meet key objectives and criteria and the approved District Water Management Strategy (DWMS).

Stormwater is proposed to discharge to the Peel Sub-R Drain for the northern section of the Precinct Plan has shallow depth to the groundwater. Infiltration via underground systems is proposed in the southern section of the Precinct Plan Area where there is greater depth to groundwater.

Stormwater management has been designed based on:



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- Small event management concentrates on the first 15mm of rainfall (approximately the 1 EY 1 hour event) and will comprise retention and infiltration by soakwells or Bio-Retention Areas (BRAs).
- The minor drainage system is defined as a system of drains, pipes, culverts, kerbs, gutters etc. designed to convey runoff generated by low frequency storms, typically less than the 20% AEP for residential areas, and 10% AEP for commercial areas to Flood Management Areas (FMAs) in the catchment low-point in the public open space or powerline easement.
- The major drainage system is defined as the arrangement of roads, drainage reserves and attenuation areas planned to provide safe passage of stormwater runoff from extreme rainfall events to FMAs.

In relation to the Western Power powerline easements, a key criteria for use of powerline easements for management of stormwater is to provide a 30.0m buffer from a powerline tower to a flood detention storage area. Alternatively, a maximum flood depth no greater than (generally) 300mm above natural surface at the base of the tower.

In relation to the future widening of Anketell Road, there has been no allowance for stormwater discharge from Anketell Road into the Precinct Plan. Stormwater runoff generated from this area will need to be managed and contained entirely within the road reserve area.

#### 4.3.4.2 GROUNDWATER

Groundwater management for the Precinct Plan has been prepared in accordance with design criteria presented in the DWMS and the Stormwater Management Manual for WA.

- Manage groundwater levels to protect infrastructure and assets.
- Maintain groundwater regime for the protection of groundwater-dependent ecosystems.
- Protect the value of groundwater resources.
- Reduce nutrients infiltrating to groundwater.

Groundwater management is generally required to ensure minimum separation of 1.5m between finished lot level and MGL. This is generally achieved through the use of a combination of imported fill and/or subsoil drainage to limit groundwater rise post development.

Development within the Precinct Plan will need to use clean free-draining sand fill to provide sufficient separation between finished lot levels and the MGL. JDA Consultant Hydrologists recommends the sand fill is to have a minimum hydraulic conductivity of 5.0m/day to achieve the required separation to groundwater. If lower hydraulic conductivity fill is used, there is risk of saturation of soil profile and increased groundwater rise.

The southern section of the Precinct Plan where there is greater than 2.0m clearance to groundwater is not expected to be impacted by any post development groundwater rise. The northern section of the Study Area where there is less than 2.0m clearance to groundwater, urban development will require an appropriate form of groundwater management.

Subsoil drainage is proposed within road reserves and beneath drainage areas within public open space to promote infiltration and prevent waterlogging, and as a contingency measure to protect infrastructure in the event of any future groundwater level rise.



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Due to downstream connection invert level of the Peel Sub-R drain and minimum grades, subsoil drainage inverts in some areas may be above the pre-development MGL.

Detail of subsoil drainage location, spacing and invert are to be determined as part of the detail engineering design to be presented during subdivision in the Urban Water Management Plan.

#### 4.4 BUSHFIRE

A portion of the Precinct Plan is mapped as a 'Bush Fire Prone Area' by the Department of Fire and Emergency Services (**DFES**). In accordance with SPP3.7, a BMP has been prepared by Bushfire Prone Planning and is enclosed at **Appendix 6**.

The BMP demonstrates that the Precinct Plan is capable of meeting the requirements of SPP3.7 and associated Guidelines.

The following extract from the BMP demonstrates that the intent of each Element of the SPP3.7 can be met and that the precautionary principle has been satisfied:

ELEMENT	DISCUSSION	ASSESSMENT OUTCOME
Element 1: Location	<ul style="list-style-type: none"> <li>- The proposed Precinct Plan can provide for an area of land within each future lot that can be considered suitable for development.</li> <li>- The bushfire hazard within the subject site ranges currently from moderate to extreme. However, it is expected that once developed the whole of the site will be managed to a low bushfire threat level.</li> </ul>	Fully Compliant.
Element 2: Siting and Design	<ul style="list-style-type: none"> <li>- It is expected that all vegetation within the structure plan site will be managed to a low bushfire threat state once developed. Future lot design should allow for the impact of vegetation adjoining the structure plan site, and the ability to achieve a BAL-29 rating for future buildings on those lots.</li> <li>- Where development of the structure plan site is staged, consideration should be given to the requirement to clear/manage vegetation outside the developing stage to achieve required BAL ratings for proposed lots.</li> </ul>	Fully Compliant.
Element 3: Vehicular Access:	<ul style="list-style-type: none"> <li>- Ensure each future lot can achieve two-way access or can be exempt.</li> <li>- The public road technical construction requirements can and will be complied with.</li> <li>- Due to the site constraints and existing road network, the future public road network can be designed in such a way that the future lot layout can achieve two-way access.</li> </ul>	Fully Compliant.
Element 4: Water	<ul style="list-style-type: none"> <li>- The proposed development is located within a reticulated water supply area.</li> </ul>	Fully Compliant.

**Table 3: Compliance with Elements of SPP 3.7**



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## 4.5 MOVEMENT

### 4.5.1 KWINANA FREEWAY

Kwinana Freeway is classified as a Primary Distributor and is reserved as a Primary Regional Road in the MRS. It is currently constructed as a four-lane divided carriageway roadway in this area and has a posted speed limit of 100km/h.

There is no direct access to Kwinana Freeway from the Precinct Plan.

### 4.5.2 ANKETELL ROAD

The site abuts Anketell Road, which is an Other Regional Road under the MRS and is also a designated freight route. Anketell Road will ultimately be upgraded to a four lane, divided standard. Widening of Anketell Road has already been defined and is reflected in the Precinct Plan. A portion of this road widening extends into the Precinct Plan as shown in **Figure 4 – Metropolitan Region Scheme Zoning**.

More recently, the Westport Taskforce has identified that additional road widening will be required to accommodate a substantial grade separated dedicated freight corridor. The additional road widening has been secured through Planning Control Area 168, which has been reflected in the Precinct Plan.

Two connections to Anketell Road have been defined in consultation with Main Roads WA and the DPLH to provide access to the Wandii District Centre. These connections comprise the following:

- One restricted left in/left out intersection at the point of connection for the Turnix Street extension and Anketell Road; and
- One full movement, signalised intersection at the point of connection of the extension of Cordata Avenue and Treeby Road with Anketell Road.

All other vehicle access is restricted. The Precinct Plan therefore provides internal access opportunities for development fronting Anketell Road.

Given the size of the centre the proposal is not expected to draw regional traffic or customers.

### 4.5.3 INTERNAL ROAD CONNECTIONS

The road connections through the Precinct Plan have already been defined, being Cordata Avenue and Turnix Street. As noted above the locations of the intersections with Anketell Road have already been defined. Connections from the future Turnix Street and the future Cordata Avenue into the future development sites have also been defined and agreed through joint consultation with Main Roads WA, Department of Planning Lands and Heritage, Westport Taskforce and the City of Kwinana.

The Precinct Plan also abuts Kenby Chase, with a number of planned roads to intersect with Kenby Chase. Significant vehicle movements are not expected along Kenby Chase.

### 4.5.4 PUBLIC TRANSPORT

The site is not currently serviced by public transport, as Cordata Avenue has not yet been fully constructed.

It is expected that once Cordata Avenue has been extended the Public Transport Authority will extend existing bus services to the centre.



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A previous review of the Perth to Mandurah Rail Line, which focused on identifying the optimum number of stations, resulted in a reduction of the overall number of stations being delivered. The Anketell Road Station was one of the stations abandoned in this review.

With the May 2013 decision of the WAPC to also abandon the Mandogalup Station, the urban corridor is now serviced only by the existing Kwinana and Aubin Grove Stations.

However, the WAPC reserve for the Anketell Road Station remains, and future opportunities exist for the delivery of a station adjacent to the Wandii District Centre.

#### 4.5.5 TRAFFIC IMPACT ASSESSMENT

A Transport Impact Assessment has been prepared by Transcore and confirms the impacts of the proposal on the surrounding road network.

Refer **Appendix 5 – Transport Impact Assessment.**

##### Existing Situation

The existing traffic counts on Anketell Road sourced from Main Roads WA indicate that Anketell Road east of Kwinana Freeway carried an average weekly traffic volume of about 7,144 vehicles per day in 2020/2021 with peaks recorded between 6:00AM – 7:00AM and 4:30PM – 5:30PM. The recorded heavy vehicle component of total mix was approximately 14.2%.

The most recent available Main Roads WA traffic counts for the Freeway in this area was approximately 85,000 vehicles per day (average weekday traffic, at Anketell Road bridge) in 2020/2021.

##### Estimated Growth

The Central Spine Road through the Precinct Plan (Cordata Avenue) is estimated to accommodate approximately 15,000 vehicles per day and is classified as Integrator B road, with a cross section of 25.2m similar to the existing part of Cordata Avenue which is constructed along all the new developments within Wandii north.

Turnix Street immediately north of Anketell Road is expected to accommodate about 7,000 vehicles per day and is classified as Neighbourhood Connector A road.

By 2036, it is estimated that the proposed Precinct Plan Area would generate a total of approximately 20,000 trips per weekday (both inbound and outbound) in 2036 and with about 900 vehicles per hour and 2,000 vehicles per hour trips during the AM and PM road network peak hours respectively.

Given the anticipated traffic volumes along both Cordata Avenue and Turnix Street, direct residential vehicle access will be limited, in accordance with Liveable Neighbourhoods. It is likely no direct vehicle access will be permitted to residential lots along Cordata Avenue, and vehicles exiting residential lots along Turnix Street will be (at a minimum) required to do so in forward gear.

## 4.6 SERVICING

A Civil Servicing Report has been prepared by Pritchard Francis and confirms all services can be provided or extended to service the proposed development. A summary of the services is provided below.

Refer **Appendix 7 – Civil Servicing Report.**



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#### 4.6.1 WATER

The existing 250mm diameter water main on the southern side of Anketell Road will be utilised to service the Precinct Plan. Extensions of 150mm diameter water mains will be made through both Turnix Street and Cordata Avenue to join the existing reticulation north of the centre in the existing Wandí residential area.

#### 4.6.2 WASTEWATER

There is currently a 300mm diameter reticulation sewer running in the future Cordata Avenue reserve that will service the proposed subdivided lots. This sewer receives pump flow from a Wastewater Pumping Station near Thomas Road, PS174-04 and gravitates north to Thompson Lake, PS902-63 on Darling Chase, north of the Precinct Plan Area.

#### 4.6.3 GAS

Currently there is no gas supply in the Precinct Plan area. ATCO Network mapping illustrates the location of the high pressure gas main in Anketell Road in the southern verge of the reserve. To service the Precinct Plan, there would need to be a medium pressure connection that traverses across Anketell Road and down Cordata Avenue.

ATCO will be engaged in the future to advise a more detailed prediction of the works required to provide development within the Precinct Plan with access to natural gas.

#### 4.6.4 POWER

The existing Western Power Distribution HV (22kV) network is in the area (Anketell Road) and is nominated as HV feed MED526.0, emanating from Medina Zone Substation, some 5km to the south-west. The adjacent HV lines are comprised of a mix of overhead and underground HV network.

The estimated electrical demand for the first stage (being the retail development) is approximately 2.2MVA. Western Power requires that all new developments are to be serviced by underground three phase power. Western Power also require any existing HV and LV aerials adjacent to the land being subdivided to be undergrounded and any existing consumers affected will have to have their consumer mains reconnected to the network. All newly created roadways will require new lighting to satisfy the requirements of AS1158 and the Local Government Authority. The lighting could be consistent of standard or decorative Western Power lighting poles, or if the City of Kwinana preferred, "privately" local government owned lighting, where any range of suitable lighting products could be utilised opening the opportunity to use broader technologies and strategies.

Some modifications to the existing Western Power network may be required due to changes in cadastral boundaries, new roadways and changes in ground levels.

The new intersection works with Anketell Road at Turnix Street and Cordata Avenue will impact the existing overhead power lines with new carriageway and or ground level changes requiring at least two wooden poles to be removed with the relevant overhead power wires needing to be replaced with underground cables. The impacted poles house a pole top transformer and a HV feeder tee-off, and as such, one or more pad-mount substations will be required to facilitate the works.

Pritchard Francis does not expect power supply to the Precinct Plan to be an impediment to the development.



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#### 4.6.5 TELECOMMUNICATIONS

There are no technical obstructions anticipated in providing telephone and broadband internet services to the Precinct Plan.

Under the Telecommunications Act 1997 developers are required to provide fibre-ready pit and pipe to newly created lots. Such pit and pipe infrastructure are to be installed by the developer at the developer's cost and then ownership handed over the relevant telecommunications carrier.

Pritchard Francis does not expect the supply of communication infrastructure to be an impediment to the development within the Precinct Plan.

#### 4.6.6 EARTHWORKS

The earthworks strategy will be completed in two halves – north and south. The southern half of the Precinct Plan is considered suitable for stormwater disposal in the insitu sands. Earthworks will be required only to set up the development site to tie into existing roads and future planning of the Anketell Road upgrading.

Earthworks near the Water Corporation main drain will be required to lift habitable levels to a minimum of 0.5m above the documented 1% AEP flood level of RL15.0m AHD. This means that some areas will require approximately 1m of clean fill material.

Opportunities for cut and fill will be investigated to shape the landform with consideration to the existing vegetation on site, requirements to obtain appropriate site classification for all land uses, and requirements for best practice road design in line of Austroads and IPWEA guidelines.

#### 4.6.7 UTILITY CORRIDORS

Significant power easements and their associated pylons traverse the District Centre centrally and along its western boundary. The northern easement provides opportunities for car parking, utilising otherwise 'dead' space within the District Centre. An assessment of hazard and usage has been undertaken by APD (Attachment 9) which has concluded that a 30m buffer zone is required around each power transmission tower however no risk mitigation measures are required outside the buffer zone. Activity within the easement areas but outside the 30m tower buffer areas such as car parking, drainage and landscaping is possible but will be subject to detailed design in accordance with Western Power requirements.

### 4.7 HERITAGE

#### 4.7.1 INDIGENOUS HERITAGE

A search of the Department of Aboriginal Affairs Heritage Sites Database reveals that the Precinct Plan is not located within, or in proximity to, a Registered Aboriginal Heritage Site. There is one unregistered site across a portion of the Precinct Plan at the eastern most extent of the area. The unregistered site extends a considerable area north of the Precinct Plan into the existing developed urban area. Where the site extends into the Precinct Plan it is predominantly within land that is identified for the future Anketell Road widening/Westport freight corridor or the Western Power powerline easement areas.

#### 4.7.2 EUROPEAN HERITAGE

A search of the Heritage Council of Western Australia's Inherit Database reveals that there are no state or local registered sites of cultural heritage located on, or in the vicinity of, the Precinct Plan.



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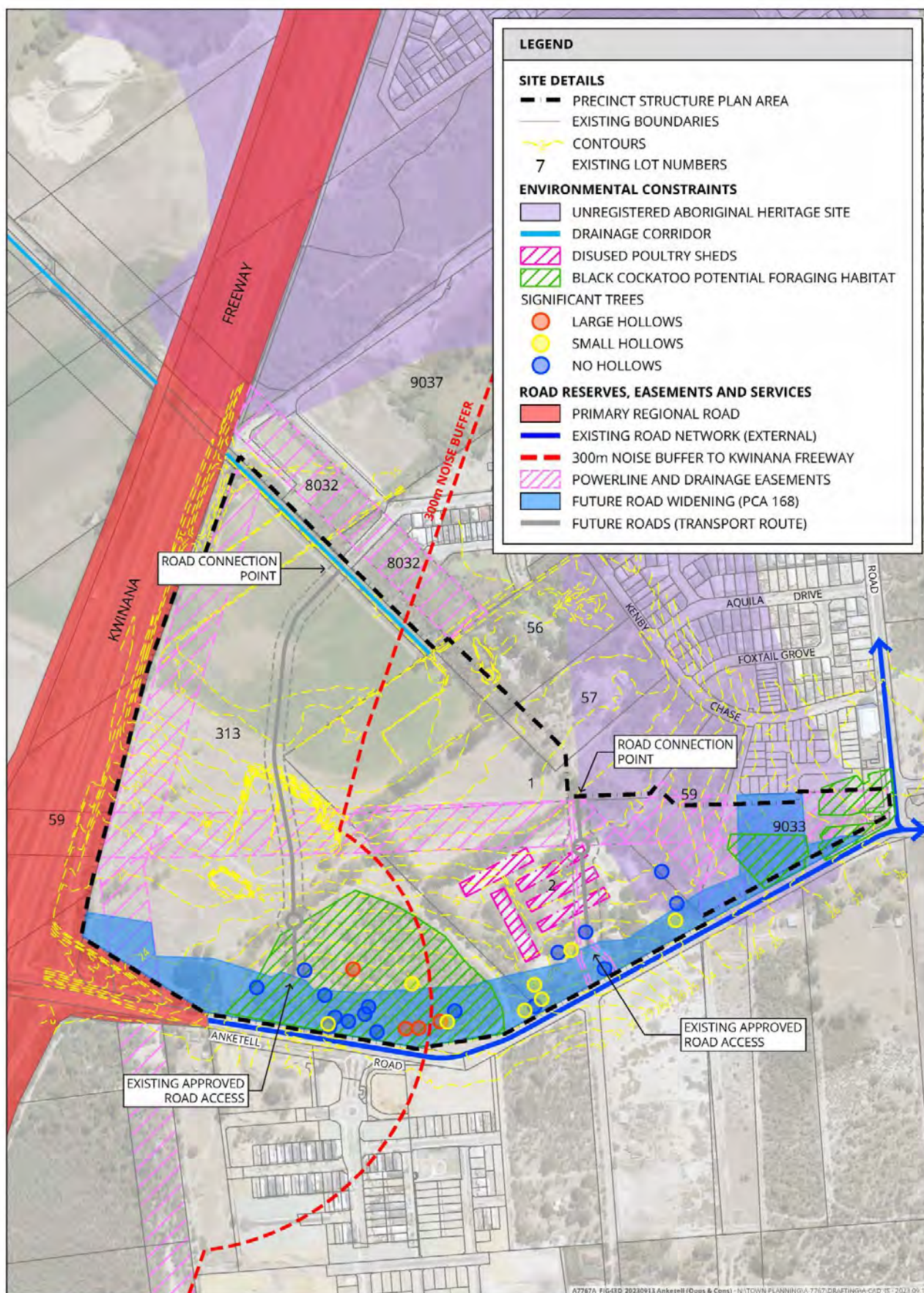
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## 4.8 OPPORTUNITIES AND CONSTRAINTS ANALYSIS

The site's constraints and opportunities for development are illustrated in **Figure 9**.



## 5. THE PRECINCT PLAN

### 5.1 BOUNDARY

The boundary of the Precinct Plan has been determined in consultation with the City of Kwinana and is largely determined by the physical constraints presented by the Kwinana Freeway and Anketell Road, which adjoin the site to the west and south, and the extent of existing structure planning and development which has been undertaken to the north and east.

### 5.2 VISION

The Precinct Plan will facilitate development of the Wandi District Activity Centre. The development of the centre will support high quality commercial and residential development in a vibrant and sustainable urban setting, whilst maintaining a scale and character complementary to the context of the surrounding existing development.

As a new activity centre, the Wandi District Activity Centre will become the primary community hub for the region, which will continue to develop over time. It will create a place for business and social interaction for residents from the surrounding community. The range of commercial uses will serve the broader needs of the wider locality with the potential for some service commercial uses that will serve a broader catchment.

The Centre has been carefully planned through engagement with the major landowners within the precinct. It plans to accommodate a mix of commercial and retailing activities including:

- Major supermarket(s);
- Specialty retail;
- Food and beverage outlets, including a tavern;
- Recreation facilities;
- Take Away Food outlets;
- Large format retail;
- Medical;
- Child care;
- A civic hub; and
- Service amenities (including automotive repairs, car wash and convenience store with fuel sales).

Additionally, the Precinct Plan will facilitate future residential development and subdivision to complement the surrounding existing residential estates. The District Centre is expected to grow to be the primary centre within the region, providing goods and services for the day to day needs of residents in the surrounding community.

### 5.3 ZONES AND PRECINCTS

The Precinct Plan is divided into two zones – 'Commercial' and 'Residential'. The Precinct Plan map identifies the indicative location for a main street, existing easement locations and future road widening. The Precinct



Plan map also identifies an indicative location of a community purpose activity. The intent is that the community purpose activity is to be integrated into the future development at the site.

The 'Commercial' zoned portion of the Precinct Plan is also divided into four sub-precinct areas being the Central, East, South-West and North-West commercial precincts. Each sub-precinct area will be developed for different purposes. The character of the precincts is considered further in section 5.4.6.

## 5.4 DESIGN ELEMENTS

The following section provides an overview of the proposed Precinct Plan in relation to the six design elements under SPP7.2 Precinct Design Guidelines.

### 5.4.1 ELEMENT 1: URBAN ECOLOGY

#### Topography

The Precinct Plan has been the subject of previous agricultural activities that have resulted in the historic clearing of much of the vegetation. The remaining vegetation is predominantly located in the Anketell Road/Westport freight corridor road widening area. Where possible consideration should be given to the retention of vegetation within the Anketell Road/Westport freight corridor widening area subject to detailed design constraints.

Given the levels of the site and the need to create large areas that are mostly level, the majority of the remaining vegetation on the site will likely be cleared although where there is an opportunity to retain existing vegetation, such opportunity should be explored during the detailed design stage.

The subject site generally slopes from south to north, with steep grades from Anketell Road (30.0m AHD) to the Western Power easement (20.0m AHD). Land within the easement may not be modified (raised), and therefore the design response for the Centre will need to accommodate a significant fall across the streets, as well as providing appropriate pedestrian grades and interface to the future roads, the levels of which have been set by the Westport freight corridor requirements.

The major retail component comprises the area between the proposed main street and Anketell Road. This provides the opportunity to deliver pedestrian based retailing at the main street level and undercroft parking/loading at grade with Anketell Road. This will minimise the extent of earthworks and retaining walls across the centre. Showroom uses may also be located along the western side of Anketell Road, taking advantage of the Anketell Road exposure.

It is intended that the utility corridor will incorporate some at grade parking and will act as a vegetation corridor through the Precinct Plan Area.

#### Water Management

As previously mentioned, local stormwater management is proposed to be consistent with water sensitive design practices and to meet key objectives and criteria and the approved DWMS. Stormwater is proposed to discharge to the Peel Sub-R Drain for the northern section of the Precinct Plan, which has shallow depth to the groundwater. Infiltration via underground systems is proposed in the southern section of the Precinct Plan where there is greater depth to groundwater.

Stormwater management has been designed based on:



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- Retention and infiltration by soakwells or Bio-Retention Areas (BRAs) for small event management concentration (approximately 1EY 1 hour events).
- The minor drainage system is defined as a system of drains, pipes, culverts, kerbs, gutters etc. designed to convey runoff generated by low frequency storms, typically less than the 20% AEP for residential areas, and 10% AEP for commercial areas to Flood Management Areas (FMAs) in the catchment low-point in the POS or powerline easement.
- Extreme rainfall events will be managed through the arrangement of roads, drainage reserves and attenuation areas planned to provide safe passage of stormwater runoff.

All stormwater will be contained on-site, consistent with the City's stormwater requirements.

### Resource Conservation

Council should encourage all new development to incorporate measures to improve resource conservation to assist in creating financially viable, sustainable developments. All new developments should include commitments to incorporate conservation principles and initiatives as part of construction drawings within Building Permit applications as appropriate. Buildings will be designed to meet objectives such as to:

- Use energy, water and other resources more efficiently;
- Use of water sensitive urban design principles; and
- Reduce overall environmental impact.

All new buildings within the Precinct Plan will comply with Section J of the National Construction Code of Australia, where applicable, to incorporate energy efficient initiatives. This will ensure buildings across the centre incorporate energy efficient measures, such as:

- Building fabric;
- External glazing (excluding shopfronts);
- Building sealing;
- Air movement;
- Air conditioning and ventilation systems;
- Artificial lighting and power; and
- Street awnings.

Urban ecology relates to the promotion and protection of ecosystems and biodiversity within urban environments. The protection of ecosystems and biodiversity becomes more important within large developments within established urban environments where there is limited biodiversity and ecosystems are potentially vulnerable. Therefore, the proposed Precinct Plan seeks to increase biodiversity in an established urban area.

Whilst opportunities for protecting biodiversity are limited, there are initiatives that can be implemented to enhance biodiversity and integrate the environment into the development. The following initiatives are proposed:

- Landscaping will incorporate, wherever possible, native plants to encourage local insects and birds to migrate to and from the Centre; and



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- Potential for re-establishing patches (or landscape areas) of the likely original vegetation communities within public spaces (such as piazzas and town squares).

#### 5.4.2 ELEMENT 2: URBAN STRUCTURE

The Precinct Plan is based on a robust and legible urban structure that responds to existing and proposed road connections, existing easements and future road widening requirements for Anketell Road. The Precinct Plan has been designed to respond to these constraints whilst adhering to the following urban design principles:

##### Land use

- Encourage a mix of uses within the centre.
- Focus retail uses around the main street / core of the centre.
- Locate large format uses outside of the precinct core / main street where they have good access to Anketell Road.
- Allow for future higher-density residential development.
- Locate community uses in close proximity to the main street.
- Provide a residential density sympathetic to the existing residential development.

##### Access and parking

- Establish a series of vehicle access and egress points to spread the traffic.
- Provide for internal vehicle movement within the site to minimise the use of the external street network for internal circulation.
- Establish service vehicle routes that are predominately separate from the public car parking areas.
- Ensure car parking for staff is catered for away from the main street.
- Take advantage of proximity to the Kwinana Freeway and Anketell Road.

##### Public transport

- Encourage the provision of Public Transport to the centre.

##### Built form and streetscape

- Establish a sense of arrival along the main street.
- Encourage the creation of a number of spaces.
- Establish a strong east-west pedestrian route through the centre.
- Ultimately screen the parking areas from the main street.

##### Implementation

- Ensure that development is economically viable.
- Utilise existing built infrastructure wherever possible to avoid waste.
- Stage development in a way that enables efficient construction and reduces disruption.



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The Centre is intended to be a convenience goods focused centre based around a main street and convenient access and parking. It is intended to encourage a wide range of uses including the possible future Community Building and provide areas for community interaction.

The residential area will be developed for predominantly north-south and east-west orientated blocks to maximise opportunities for solar efficient and legibility within the centre. The residential configuration includes larger lots adjacent to the power lines, to the north of the commercial areas, to help facilitate the future redevelopment of these lots once there is a demand for high density dwellings.

A significant proportion of the surrounding established residential area is within proximity of the centre (within an 800m walkable catchment). The Precinct will connect into the surrounding road network. In order to minimise opportunities for crime, the intent is that the residential areas will not include cul-de-sacs.

The Precinct Plan has been prepared to permit the staging of development within the commercial area, in particular, development facing the main street. The initial stages of development facing the main street must not prohibit future staged development on the main street. Open-air car parking abutting the main street is one possible interim built form outcome, to be redeveloped as the centre matures.

### 5.4.3 ELEMENT 3: PUBLIC REALM

The Precinct Plan provides well-connected and accessible spaces and opportunities for relaxation and recreation activities. It is intended that a community purpose activity will be integrated into future development within the retail core, in proximity to the main street.

Significant power easements and their associated pylons traverse the District Centre centrally and along its western boundary. As previously mentioned, the northern easement provides opportunities for car parking, utilising otherwise 'dead' space within the Centre. Appropriate separation distances are required to the pylons, which are incorporated into areas of public open space with low plantings. Any activity within the easement will be subject to detailed design investigations in accordance with Western Power requirements.

#### **Main Street**

As noted above, the Precinct Plan incorporates a main street component. The main street should be occupied by food and beverage uses which offer dining opportunities outside of traditional trading hours. The main street is expected to also accommodate non-retail services uses which will increase street level activity. Notwithstanding the activation offered by various tenancies surrounding the spaces, these public areas are crafted to offer casual seating zones, kids play, public art, shade, landscape, colour, visual connections 'into the street' night-time lighting and a variety of other inclusions to make them 'work' as great spaces and places.

The potential community purpose facility may be integrated into the future main street development or may form a stand-alone building in proximity to the main street.

The main street will be retained on privately held land so it can allow portions of the main street to be cordoned off to vehicles. This will facilitate street festivals to occur throughout the year which will create a greater sense of community in the locality.

#### **Landscaping**

In order to maximise opportunities for passive surveillance, future communal spaces will need to remain clearly identifiable through the strategic use of landscaping and planting. This will include the key areas of

focus, being the planting of feature trees and general trees within the main street. Other trees will be planted within open-air parking areas and the setback areas to Cordata Avenue and Turnix Street.

The integration of public open space and landscaping will be integrated with the wider residential surrounds, providing spaces for gathering and contribute to a sense of community.

It is also intended to provide landscaping within the future road widening area of Anketell Road. The majority of trees will be preserved within the future road reserve, however this area will be otherwise cleared to remove all of the weeds prior to the relandscaping.

Landscaping within privately held land will be maintained thereafter by the landowners.

#### 5.4.4 ELEMENT 4: MOVEMENT

##### Road Network

The Precinct Plan accommodates a movement network that provides for a range of transport modes including walking, cycling, cars, delivery vehicles and future potential public transport. The street network is legible and provides connections to the surrounding residential area.

The road network addresses future road widening requirements along Anketell Road and reflects the location of agreed road connections on Anketell Road at Turnix Street and Cordata Avenue. The Precinct Plan also identifies the location of agreed access locations onto the future Turnix Street and Cordata Avenue road reserves.

Internally, the Centre will be serviced by Cordata Avenue (an Integrator B Road) and Turnix Street (a Neighbourhood Connector A Road). These roads will provide a north-south linkage through the Centre providing connections to Anketell Road.

The main street will provide a strong east-west pedestrian route through the centre. This will provide a safe environment for pedestrians and vehicles.

All roads and intersections within the Centre have been planned in accordance with the principles of Liveable Neighbourhoods. A description of each road is provided below:

- **Other Regional Road / Regional Distributor Road** (Anketell Road) – Anketell Road is currently constructed as a single carriageway road. It operates under the speed limit of 80km per hour in the vicinity of the Precinct Plan Area and 70km per hour in the approach to the Anketell Road and Kwinana Freeway intersection. As noted on the Precinct Plan, Anketell Road is planned to be widened to four lanes divided standard and to accommodate a grade separated, dedicated freight corridor.
- **Integrator B Road** (Cordata Avenue) – the central spine through the Precinct Plan Area is estimated to accommodate approximately 15,000 vehicles per day with a cross section of 25.2m, similar to the existing section of Cordata Avenue to the north of the centre.
- **Neighbourhood Connector A Road** (Turnix Street) – Turnix Street is expected to accommodate approximately 7,000 vehicles per day.

Refer **Appendix 5 – Transport Impact Assessment**.



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### Pedestrian Movement and Cycle Network

Currently Anketell Road is classified as a good road riding environment according to the Department of Transport's Perth Bike Map. A 2.5m wide shared path is in place along the southern side of Anketell Road which is expected to be extended as part of the future developments to the south of Anketell Road. Principal shared paths are also in place along Kwinana Freeway.

The overall pedestrian network within the Precinct Plan will connect centres of attraction within and immediately beyond the Centre and providing good pedestrian links to the existing and proposed developments north and south. Shared paths and footpaths will be constructed along Turnix Street and Cordata Avenue and connected to the shared path on Anketell Road.

### Car Parking

Given this proposal is for a District Centre the majority of customers, at least initially, will access the development via their motor vehicles. It is expected that in the longer term, as higher density development starts to occur that increased pedestrian traffic will occur.

Staff parking should be located away from the main street where possible. Ultimately, at-grade parking areas should be screened from the main street. Whilst it is intended that buildings will front both sides of the main street in the long-term, development within the Centre will be staged. This means there may be periods where at-grade parking areas will be located abutting the main street. However, as the Centre matures, new buildings would replace the parking areas screening the parking. The design of car parking areas should comply with the Local Planning Policy No. 8 – Designing Out Crime (**LPP8**).

The Precinct Plan is not currently serviced by public transport. It is expected that after the full development of the Precinct Plan, the existing Bus Route No. 537 would be extended further south along Cordata Avenue to service the Centre.

Service bays and loading areas are to be incorporated into the building design and screened from view from public spaces, such as adjoining road reserves and the main street, wherever possible.

Parking requirements for residential development within the Precinct Plan is to be in accordance with State Planning Policy No. 7.3 – Residential Design Codes (**R-Codes**).

Car parking for development within the 'Commercial' zone is to be in accordance with the car parking requirements set out in LPS2. Parking bays should be provided within the main street to promote street level activity. Retail development should also be encouraged to provide end-of-trip facilities (bicycle parking and shower facilities), where necessary.

## 5.4.5 ELEMENT 5: LAND USE

The key objectives of the Precinct Plan in relation to land use are as follows:

- To provide an appropriate mix of land uses to enable business activity, service provision and employment opportunities.
- To focus retail uses around the main street / core of the centre.
- To provide opportunities for higher density residential development within the retail core of the centre.
- To provide a residential density sympathetic to the existing residential development.



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- To locate a community purpose site uses in proximity to the main street.
- To locate large format uses outside of the precinct core / main street where they have good access to Anketell Road.

The Precinct Plan will facilitate the delivery of important commercial, retail, hospitality, recreational and health land uses to service the surrounding existing (and future) residential community, whilst providing a focal point for community interaction.

### Main Street

As noted above, the Precinct Plan incorporates a main street component. The main street should be occupied by food and beverage uses which offer dining opportunities outside of traditional trading hours. This will encourage increased street level activity.

### Residential Density Targets

SPP 4.2 encourages higher-density housing should be incorporated within and immediately adjacent to activity centres to establish a sense of community and increase activity outside normal business hours. However, given that the Wandi, Mandogalup and Anketell residential areas are still developing, it is expected that it will be some time before there is any real market demand for high density residential development within the area. Therefore, applications for development should demonstrate the ability to provide future higher density residential built form outcomes within the retail core / main street area.

Within the wider precinct there will be further residential on the northern side of the powerline easements. It is proposed to include larger lots so as to facilitate possible future subdivision in a more co-ordinated manner, whilst still maximising the development yield in the short term.

### Community Site

The City of Kwinana have indicated that their preferred location of the community facility identified within the City's Community Infrastructure Plan is adjacent to the main street. It is intended a community purpose facility will be integrated into the future main street development or may form a stand-alone building in proximity to the main street. The location of community purpose facility will be determined through negotiation between the landowner/developer and the City.

## 5.4.6 ELEMENT 6: BUILT FORM

The Precinct Plan proposes a considered response to the surrounding pre-existing (and future) residential development, positively reinforcing the residential scale and character of the area, whilst still creating an opportunity for new buildings with a sense of individuality that can be identified in its greater context. Buildings will be sensitive to the existing context and will be designed in a manner that is considerate of neighbouring lots whilst responding to the local context.

The Precinct Plan ensures the new buildings are appropriately scaled, with articulated and dynamic façades that create the feeling of interaction and site response to neighbouring sites and streets. The built form on the northern side of the main street is proposed to sleeve and reduce the visual impact of the Western Power easement.

The Precinct Plan has been considered in the context of five further precincts comprising a residential precinct and four commercial Sub-precincts. The precinct areas are shown in **Figure 10 – Precinct Area Plan**. **Figure 11 – Wandi District Centre Precinct Concept Plan** shows the indicative development of the centre.



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### Residential Character

The built form within the 'Residential' Zoned portion of the Precinct Plan area will be predominantly characterised by single houses on larger lots with areas set aside for public open space. Residential development will be predominantly one to two storeys in height and will exhibit contemporary architectural design elements that complements the existing residential development to the north east of the Precinct Plan.

There will be opportunities for higher density residential development as the Centre matures.

### Commercial Character

Development within the 'Commercial' Zoned portion of the Precinct Plan will depend on the nature of the land use. Retail development within the retail core / main street area will be characterised by high quality, contemporary retail design. The main street area will be styled as a village centre, consistent with the surrounding residential character.

The 'Commercial' Zoned portion of the Precinct Plan has been divided into four Sub-precincts that are generally divided by the physical boundaries created by Cordata Avenue, Turnix Street and the powerline easements. The development intent and character of each Sub-precinct is summarised as follows:

- **Central** – the Central Sub-precinct will be developed as the main retail core of the centre. The retail core is intended to be developed with a main street to enable high street urban design opportunities. The main street is intended to remain on privately owned land. Shopfronts will be positioned to face the main street. Being the retail core, development will have an emphasis on the provision of shop-retail floorspace.  
  
It is intended that the Central Precinct will function as a local village serving the daily and weekly needs of the community. Typically this will include traditional retail uses together with medical, take away food/restaurant, family tavern, child care, community centre (Local Government facility), service station, automotive repairs and a limited amount of large format service commercial/retail uses.
- **East** – the East Sub-precinct is located on the eastern periphery of the Precinct Plan. Therefore, the East Sub-precinct will be appropriately developed for car-based uses, such as service stations, take away food/restaurant and liquor stores (with the possibility of drive-throughs) and automotive repairs.
- **South-West** – the South-West Sub-precinct is located to the west of the main retail core. The South-West Sub-precinct is intended to be developed for a combination of shop-retail (an extension of the main retail core) and car-based retail (bulky goods retail)/ large format service commercial/retail uses that will benefit from the high exposure to passing trade given the location at the intersection of Anketell Road and Turnix Street.
- **North-West** – the North-West Sub-precinct is located to the north west of the main retail core and west of the Residential zoned portion of the Precinct Plan. It is intended the North-West Sub-precinct will be developed for car based retail activities, such as bulky goods showrooms/large format service commercial/retail uses that will benefit from exposure to passing trade on the Kwinana Freeway.

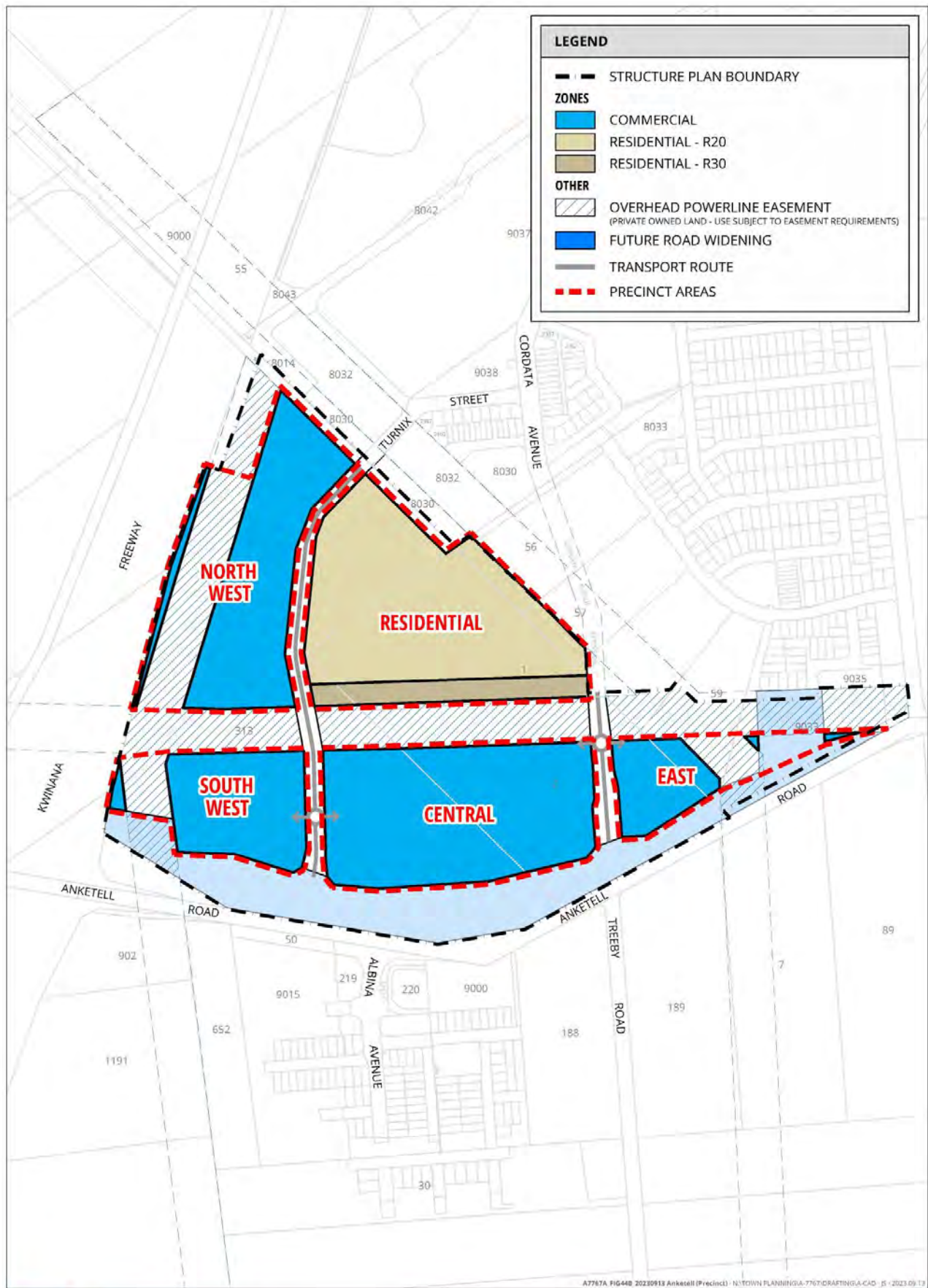


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**WANDI DISTRICT CENTRE PRECINCT CONCEPT PLAN**  
Figure 11  
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DRAWING: 9381-AIL-01-F  
DATE: 20/03/2024

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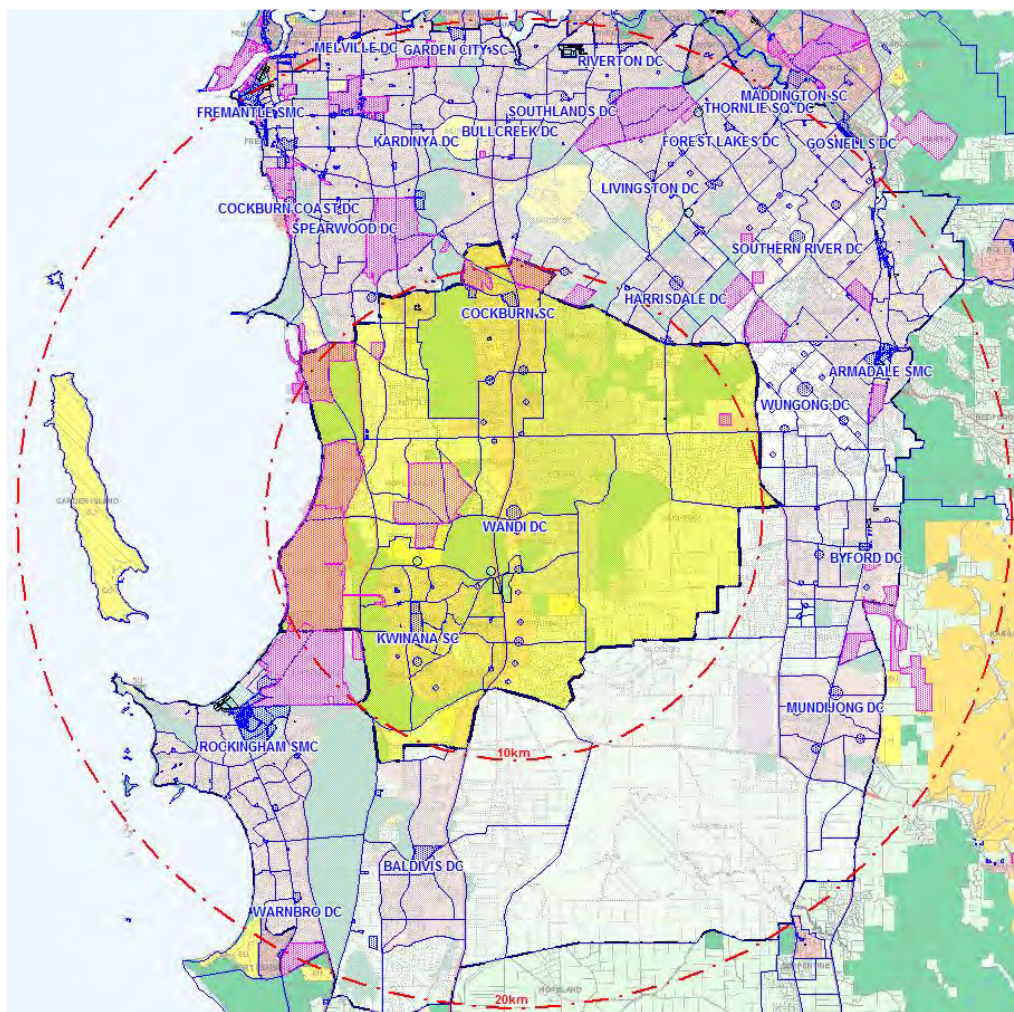


## 5.5 RETAIL ASSESSMENT

### 5.5.1 PRIMARY AND SECONDARY TRADE AREAS

The Precinct Plan is divided into two (2) parts, a primary area and secondary area. The primary trade area is defined as the area roughly within a 10km radius of the Precinct Plan. The secondary trade area (or the frame) is defined by the urban area between 10km to 20km from the Precinct Plan. The boundaries have been determined through the results of the retail modelling of a centre's existing and future economic performance relative to other centres located within the primary area.

The primary and secondary trade areas are shown in **Figure 12**.



**Figure 12 – Primary and Secondary Trade Areas**

(Source: Shrapnel Urban Planning)

- There are two centres within the primary trade area (Kwinana Secondary Centre and Cockburn Central Secondary Centre). Additionally, there are other centres close to the primary trade area, including the Rockingham and Armadale Strategic Metropolitan Centres. These are significant centres with large catchment areas of their own that need to be adequately accounted for in the modelling.

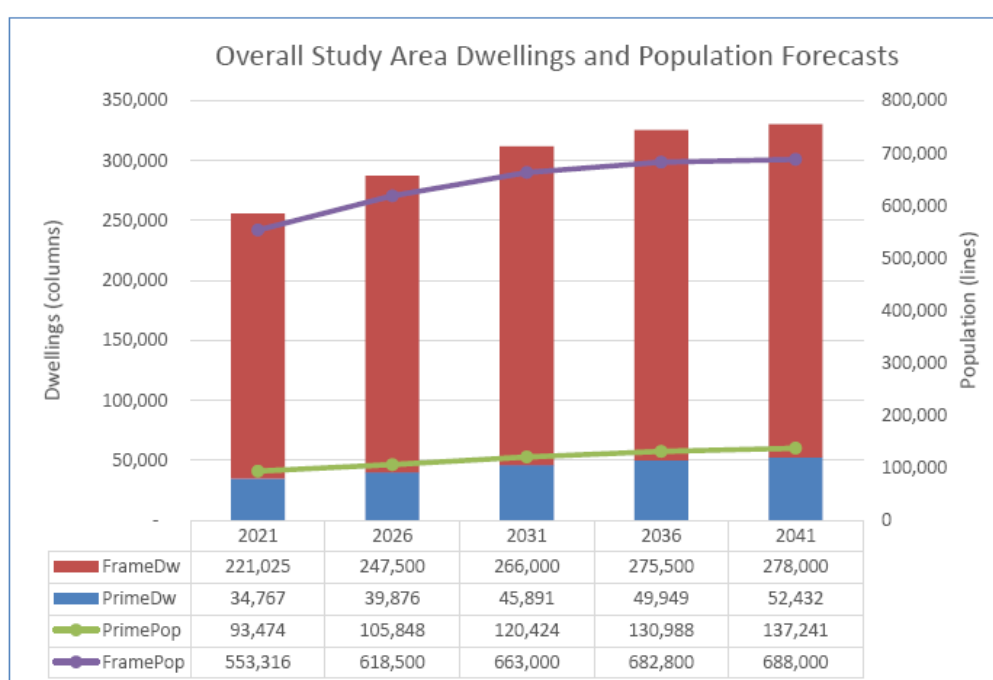
- The Precinct Plan is highly accessible from Kwinana Freeway. The Precinct Plan is located within 12 to 15 minute drive from the furthest extent of the 20km secondary trade area boundary. This high degree of accessibility, particularly for suburbs adjacent to the Kwinana Freeway, warrants an extensive secondary trade area to ensure reasonable accuracy in the modelling.

### 5.5.2 DWELLING AND POPULATION GROWTH

The retail modelling undertaken by Shrapnel Urban Planning demonstrates there will be a significant population and dwelling increase within the primary and secondary trade areas. The population is expected to grow as follows:

- Primary trade area population to increase 46.8%.
- Secondary (frame) trade area population to increase 24.3%.

The dwelling and population growth is illustrated in **Figure 13**.



**Figure 13 – Total Precinct Plan Area Dwellings and Population Forecasts**

(Source: ABS; Forecast id; WA Tomorrow; Shrapnel Urban Planning)

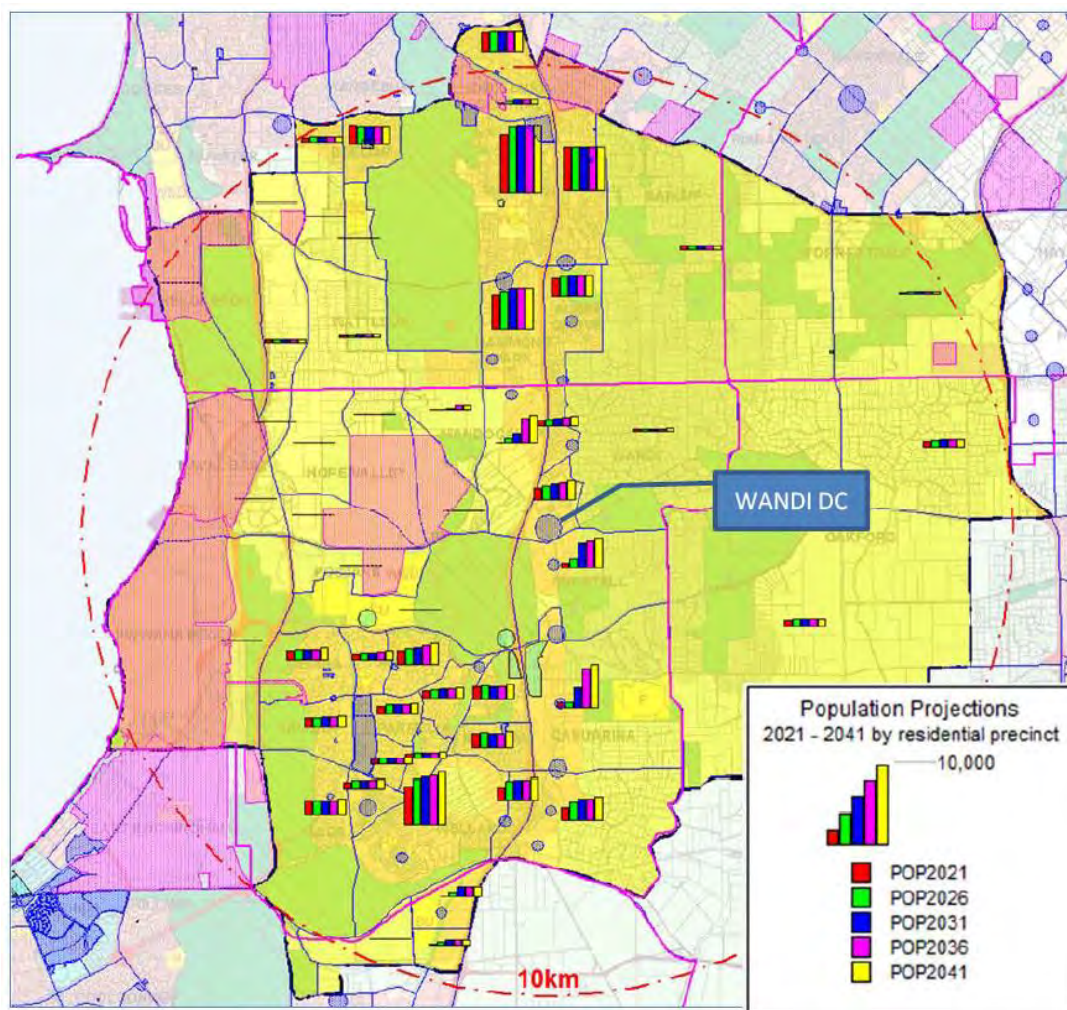
The future population growth is not distributed evenly throughout the primary trade area. This is illustrated in **Figure 14**. The urban area in Kwinana to the west of the Kwinana Freeway is expected to experience little population growth (with exception of the suburb of Wellard which is experience significant growth that will taper off from 2026). Suburbs in the north of the primary trade area are already well populated. The southern part of Wandi will continue to grow steadily. The areas that are expected to experience the most significant population growth are Mandogalup, the area to the north of the Precinct Plan and the localities of Anketell and Casuarina.



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**Figure 14 – Distribution of Population Forecasts within the Primary Trade Area**

(Source: ABS; Forecast id; WA Tomorrow; Shrapnel Urban Planning)

### 5.5.3 RETAIL TRADE AND FLOORSPACE POTENTIAL ASSESSMENT

Retail floorspace within Australia's capital cities averages between 2.0m<sup>2</sup> and 3.0m<sup>2</sup> per capita. Perth has an overall average per capita average of 2.74m<sup>2</sup>. Deducting 'Other Retail' floorspace from this overall figure, results in a conservative estimate of Perth's 'Shop/Retail' floorspace supply of approximately 2.02m<sup>2</sup> per capita.

It is desirable for approximately 1.0m<sup>2</sup> per capita of 'Shop/Retail' floorspace to be provided in district, neighbourhood and local centres, with the remaining 1.0m<sup>2</sup> per person being provided elsewhere, particularly in the higher order centres.

In 2021, the amount of 'Shop/Retail' floorspace within the primary trade area was approximately 108,650m<sup>2</sup>, with approximately 78,500m<sup>2</sup> of this being within the two higher order centres being Cockburn Centre and Kwinana Secondary Centres. The remaining 30,150m<sup>2</sup> was located within existing neighbourhood and local centres. The average 'Shop/Retail' floorspace per capita for the two higher order centres is below the desirable average of 1.0m<sup>2</sup> at 0.84m<sup>2</sup>. The current 0.32m<sup>2</sup> per capita of 'Shop/Retail' floorspace within district, neighbourhood and local centres is well below the desirable average and confirms the need for



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additional 'Shop/Retail' floorspace within the primary trade area within the middle and lower order centres (such as the Wandí District Centre).

Gravity modelling has been used to determine the turnover impacts on centres throughout the network under assumptions around retail expansion and population growth. For example, if a shopping centre expands it is possible to measure the potential loss of trade that competing centres would lose from such an expansion. The model accounts for income and population growth in the network to determine current and future levels of supportable retail floorspace.

Five (5) scenarios have been modelled to understand the impact of a new retail development at the Wandí District Centre:

- Scenario 1: 2021 – No development at Wandí District Centre (baseline model).
- Scenario 2: 2026 – Wandí District Centre development with 14,000m<sup>2</sup> of 'Shop/Retail' floorspace.
- Scenario 3: 2031 – Wandí District Centre development with 17,000m<sup>2</sup> of 'Shop/Retail' floorspace.
- Scenario 4: 2036 – Wandí District Centre development with 20,000m<sup>2</sup> of 'Shop/Retail' floorspace.
- Scenario 5: 2041 – Wandí District Centre development with 22,000m<sup>2</sup> of 'Shop/Retail' floorspace.

The gravity modelling for each of the above scenarios demonstrates there is significant population growth occurring within the locality. As a result, there is a significant demand for the development of the Wandí district centre. In making this conclusion, the future role and potential growth of all other activity centres within the City have been considered and included as part of the model. The model demonstrates that the appropriately staged development of the centre would not have any long-term negative impact on other activity centres within the City.

#### 5.5.4 LAND USE DIVERSITY

SPP 4.2 outlines that a target diversity of land uses for District Centres (up to 20,000m<sup>2</sup> of Shop floorspace) is 70 : 30 (Shop : Other Uses).

The following table summarises the land use diversity for the Precinct Plan:

**THE LIKELY FLOORSPACE CONFIGURATION (NLA) AND STAGING TIMEFRAMES ARE ESTIMATED IN THE FOLLOWING TABLE:**

	2026	2031	2036	2041
Shop	14,000	17,000	20,000	22,000
Other Retail (Bulky Goods, etc.)	2,700	7,850	12,900	12,900
Office / Business	1,200	1,800	3,300	3,300
Eating / Entertainment / Culture	1,200	2,200	5,150	5,150
Community / Health / Welfare	650	2,650	2,650	2,650
Other Incidental Floorspace	250	500	1,000	1,000
Total	20,000	32,000	45,000	47,000
Approximate Floorspace Ratio (Shop : Non Shop)	70 : 30	53 : 47	44 : 56	47 : 53

**Table 4: Land Use Diversity**



It is recognised some works might occur in earlier periods or as market conditions dictate. It is important to note the back of house / storage areas is not considered as PLUC 5 shop-retail floorspace and is not included in the diversity calculations, and the exact configuration will be determined by the final leasing outcomes.

On the basis of the above, the Precinct Plan, once completed, will result in a diversity outcome that far exceeds the target levels for a District Centre under SPP4.2.

## 5.6 EMPLOYMENT

It is expected that the Precinct Plan will facilitate development resulting in significant local employment opportunities, potentially providing existing (and future) dwellings with either a primary or secondary income. The future retail development is likely to provide a substantial component of part-time youth employment opportunities.

## 5.7 DEVELOPER CONTRIBUTION ARRANGEMENTS

The Precinct Plan forms part of Development Contribution Areas No. 5 (**DCA5**) and No. 9 (**DCA9**). Development Contribution Areas apply in addition the provisions applying to any underlying zone and are used to assist in meeting the demand for new or upgraded infrastructure in response to population growth. Each Development Contribution Area is subject to a specific Development Contribution Plan which details the infrastructure to be funded and the costs to be apportioned to each individual landowner.

DCA5 relates to Traditional 'Hard' Infrastructure for the Wandi locality. It requires developers to make a contribution towards the construction and/or upgrade of certain roads, areas of Public Open Space, a district sporting ground and community facilities.

DCA9 relates to Community infrastructure for the broader Wandi and Anketell localities. It requires developers to make a contribution towards specific infrastructure items including sub-regional parks, district and local sporting pavilions, youth centre and library.

The items included in the scope of the developer contribution varies depending upon the nature of the land use that is proposed. Specifically, it is noted that in general, residential land uses attract a higher contribution amount given the requirement for recreational and community use facilities.



**ROWE**  
GROUP

WANDI DISTRICT CENTRE PRECINCT STRUCTURE PLAN Wandi  
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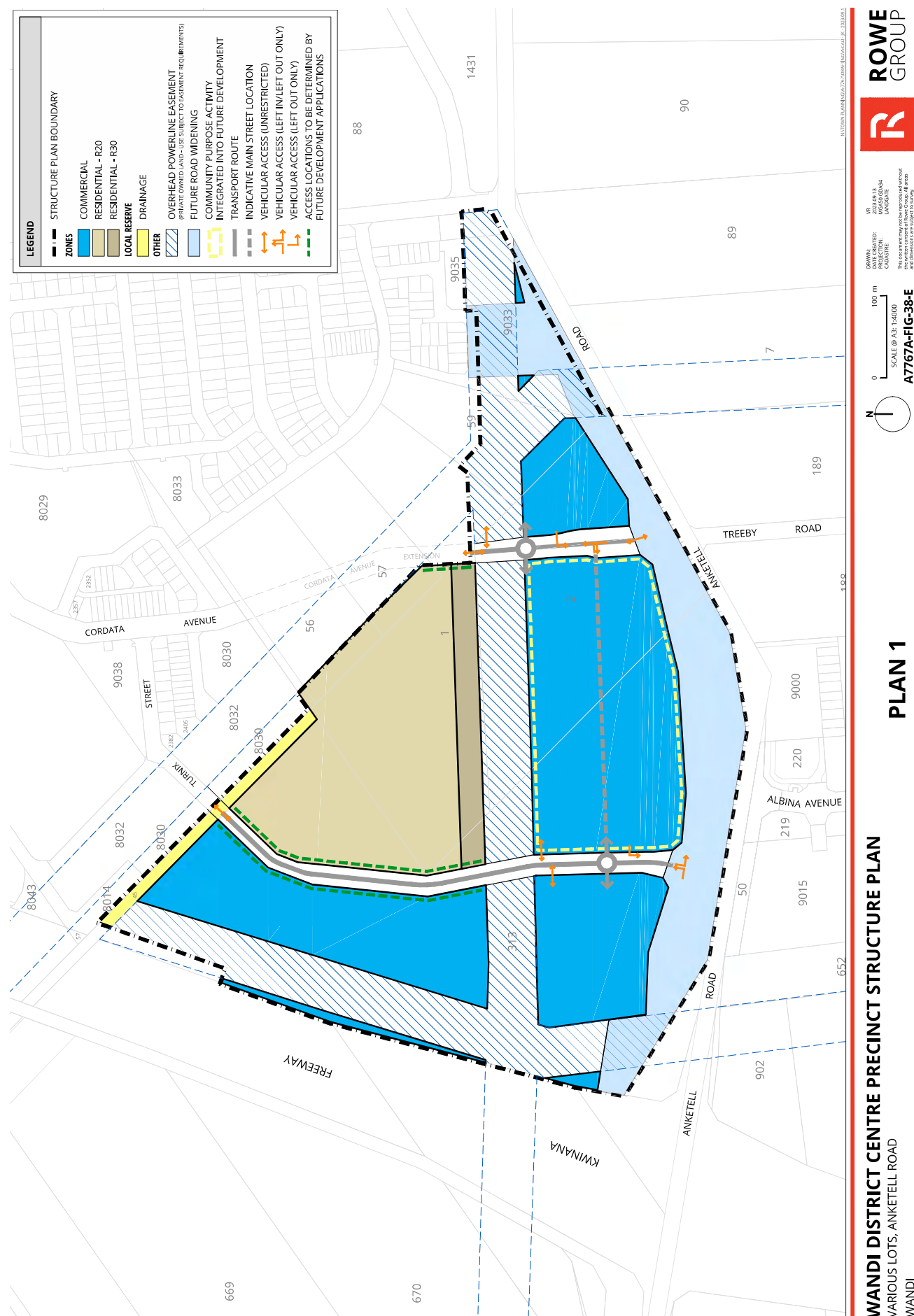
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## 6. CONCLUSION

The Precinct Plan will facilitate development of the Wandí District Activity Centre. The development of the Centre will support high quality commercial and residential development in a vibrant and sustainable urban setting, whilst maintaining a scale and character complementary to the context of the surrounding existing development.

Development within the Precinct Plan will be implemented over an extended period of time as demand dictates and as both the local and the regional catchments mature. Higher density residential development is unlikely to occur in the short term however there is an ability for open area car parking to be developed in the future to accommodate more intensive development at the appropriate time.



**Attachment 2: Location Plan**



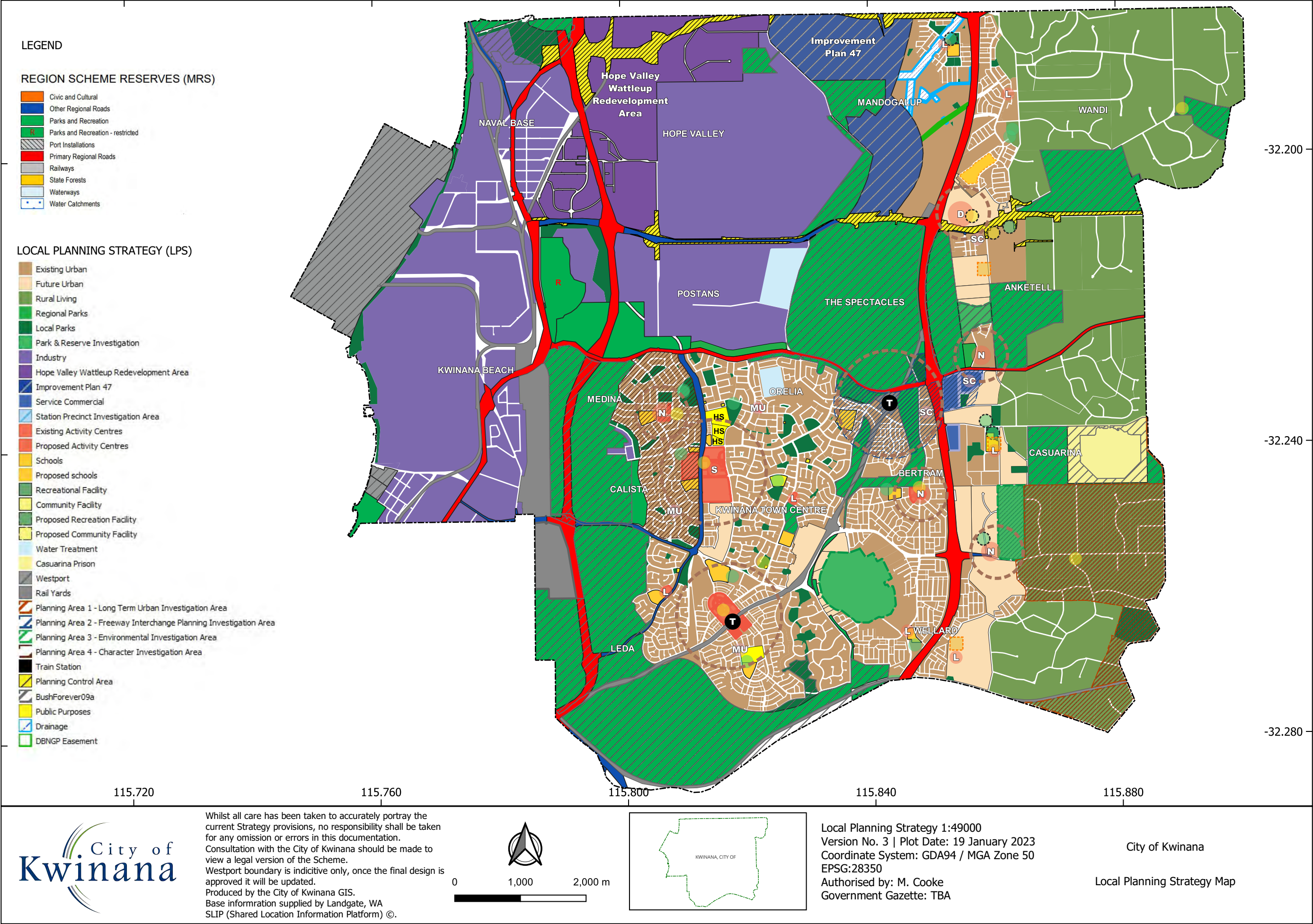


Attachment 6: Site Plan

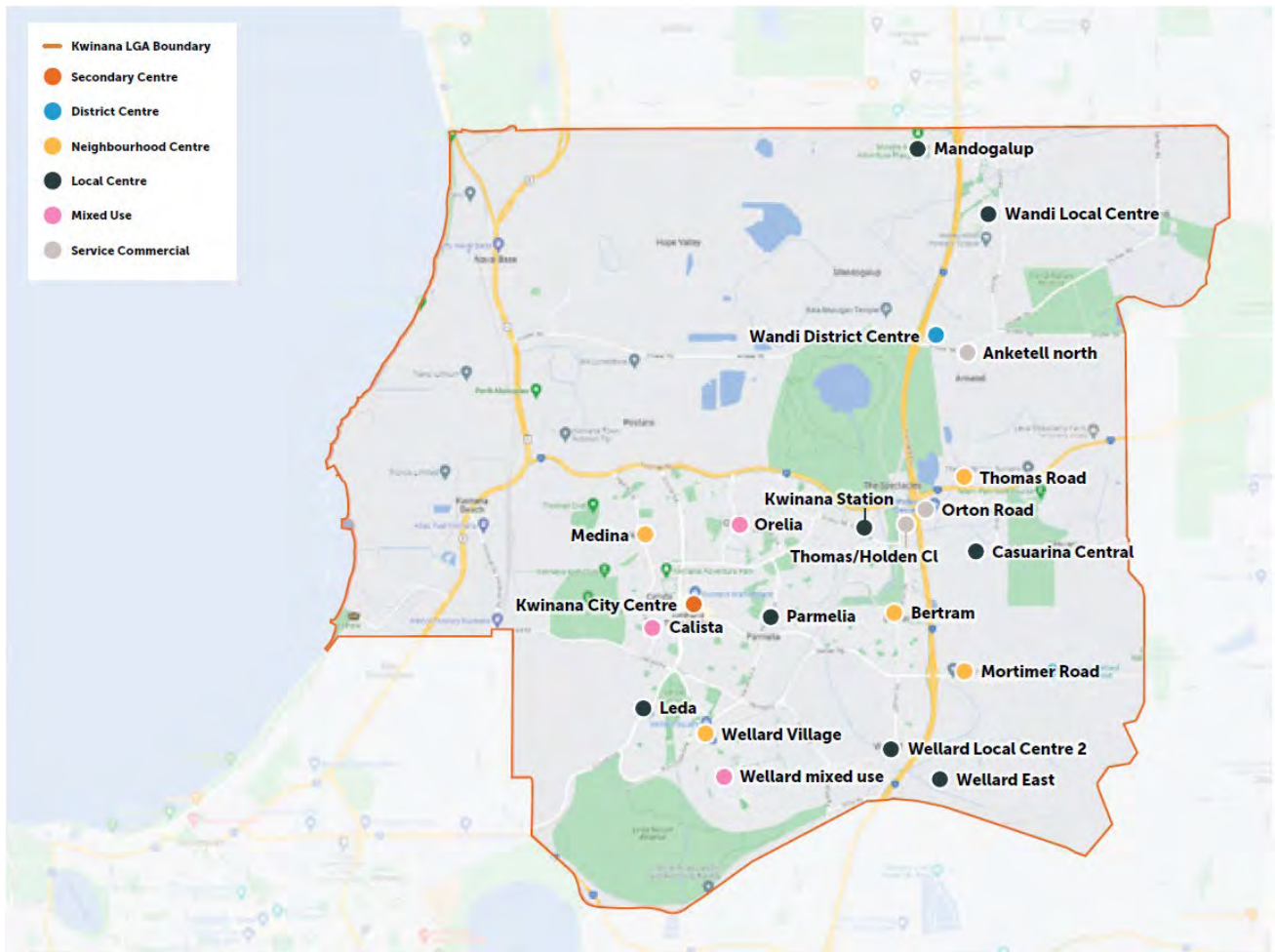




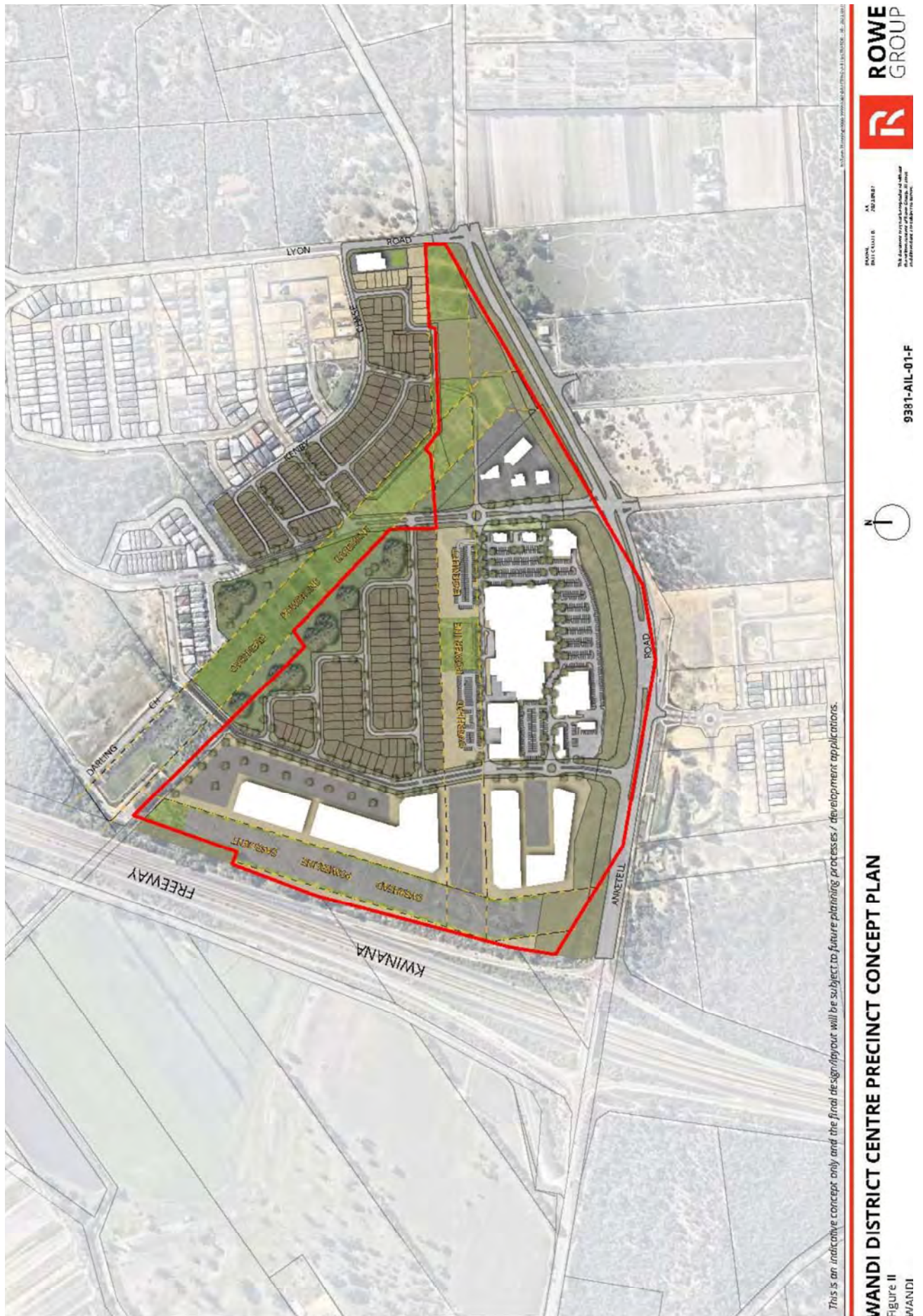




## Attachment 6: Local Commercial and Activity Centre Hierarchy












	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission
1	<b>Aigle Royal Group, owner of land, southern side of Tomas Road, Casuarina.</b>	<p><b>Forecast Population Growth</b> This retail assessment identifies the significant population growth for the City of Kwinana over the next two decades (p. 6). This conclusion aligns with the City's population forecasts and analysis undertaken by Urbis for our Lot 9000 Thomas Road, Casuarina.</p> <p>As noted in the retail assessment, future population growth is largely concentrated within Wellard, Mandogalup and Casuarina, with less growth expected in Wandi and Anketell - the areas surrounding the proposed district centre (p. 11). According to the City of Kwinana's population forecasts, the population of Wellard is expected to increase by 9,397 persons between 2021 and 2041, 7,246 residents in Casuarina and 7,510 residents in Mandogalup (compared to 1,659 residents in Wandi and 4,512 residents in Anketell).</p> <p>The distribution of growth in areas further south and north than the proposed district centre has important implications for the potential scale, role and timing of the Wandi District Centre. In particular, areas of Wellard and Casuarina are likely better serviced by the Kwinana Secondary Centre and a network of well-located neighbourhood centres than the proposed Wandi District Centre.</p>	Applicant has provided an Advice Note from Shrapnel Urban Planning.	<p>The location of the Wandi District Centre is well established in the planning framework, dating back to 2005. More recently, the Centre's location has been reaffirmed through by State Planning Policy 4.2: Activity Centres, the City's draft Local Planning Strategy, and the City's Local Commercial and Activity Centres Strategy 2023.</p> <p>Growth areas and the distribution of population have all been considered by these documents.</p> <p>Submission is noted, though no modification is recommended.</p>
		<p><b>Centre Scale</b> The retail assessment proposes a substantial scale of retail / commercial floorspace for the proposed district centre. The assessment proposes shop/ retail floorspace of 22,000m<sup>2</sup> NLA and additional "other retail" floorspace of up to 25,000m<sup>2</sup> NLA (p.1).</p> <p>The district centre is proposed to be one of the largest in Perth, with retail floorspace more than three times the district centre average (10,680m<sup>2</sup> NLA) across metropolitan Perth. The proposed scale is inconsistent with the draft Local Commercial and Activity Centre Strategy findings. The recently completed analysis for the City of Kwinana proposes approximately 11,750 sqm NLA retail floorspace at 2042.</p> <p>It is unclear how the scale and mix of retail floorspace proposed was arrived at. An analysis of retail floorspace demand was not undertaken in line with SPP 4.2 requirements (Appendix G1 – Scope and Methodology for Needs Assessment). Additionally, no analysis was undertaken of "other retail" needs and demand for non-retail uses proposed.</p> <p>Moreover, it is unclear why the proposed site is best placed to develop to such a large scale district centre given the significant future population in areas not located within proximity of the proposed centre.</p>	<p>The draft Wandi District Centre Precinct Structure Plan (<b>WDCPSP</b>) proposes up to 22,000m<sup>2</sup> NLA shop- retail floorspace and up to 25,000m<sup>2</sup> NLA other retail by 2041. "Other retail" refers to bulky goods retail floorspace, not shop-retail floorspace.</p> <p>The City of Kwinana (<b>the City</b>) recently advertised its new Local Commercial and Activity Centres Strategy (2022) (<b>LCACS 2022</b>). Following the public advertising process, the City recommended to increase the shop-retail floorspace to 20,000m<sup>2</sup> NLA subject to appropriate evidence of need and net benefit to the community. Council resolved to support this recommendation and adopted the LCACS 2022 (noting this has yet to be formalised or considered by the WAPC through the Local Planning Strategy process). The City's Local Commercial and Activity Centres Strategy (2014) (<b>LCACS 2014</b>) states that the maximum Shop/Retail floorspace permitted at the Wandi District Centre without a retail sustainability assessment is 20,000m<sup>2</sup>.</p> <p>A Net Benefit Test is not required for the following reasons:</p> <ul style="list-style-type: none"> <li>The City's Local Commercial and Activity Centres Strategy (2014) (<b>LCACS 2014</b>) states that the maximum Shop/Retail floorspace permitted at the Wandi District Centre without a retail sustainability assessment is 20,000m<sup>2</sup>.</li> <li>The City's LCACS 2014 states that a retail sustainability assessment would be required before the Wandi District Centre could be allowed to exceed its designated maximum of 20,000m<sup>2</sup> of Shop/Retail floorspace.</li> <li>According to the Shrapnel Urban Planning, the author of the City's LCACS 2014, the retail needs and floorspace figures contained within the LCACS 2014 were not intended as rigid "caps" on each centre to be implemented through development control and policy.</li> <li>The Retail Trade and Floorspace Potential Assessment is provided with the Wandi District Centre Precinct Structure Plan provides justification to exceed the maximum 20,000m<sup>2</sup> of</li> </ul>	<p>The City's LCACS was adopted by Council in December 2023. In considering the submissions received during advertising of the LCACS, specific analysis was commissioned as to the appropriateness and viability of a Centre up to 20,000m<sup>2</sup> NLA for retail.</p> <p>LCAC recognises the potential for the Wandi District Centre to respond to population growth and retail demand, however recommends that a need and net benefit analysis is undertaken to better understand the demand and potential impact on other centres.</p> <p>To be consistent with the City's LCACS, it is recommended that Section 7.0 'Additional Information', Part One of the WDCPSP be modified to require a Net Benefit Test be submitted at Development Application stage in accordance with State Planning Policy 4.2: Activity Centres.</p>

	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission
			<p>Shop/Retail floorspace.</p> <ul style="list-style-type: none"> <li>The City has stated that the Net Benefit Test should assess the potential impacts and benefits to the community on the existing and planned activity centres in the locality. The Retail Trade and Floorspace Potential Assessment outlines the impact on the existing and planned activity centre hierarchy. Additionally, the Retail Trade and Floorspace Potential Assessment contains population dwelling projections to demonstrate community need for the amount of retail floorspace hence addressing what would otherwise be considered in a Net Benefit Test.</li> </ul> <p>Therefore, a Net Benefit Test is not required in this instance.</p>	
		<p>Site constraints We question the capability of the site to accommodate such a large area of retail floor space. As shown on Figure 11 of the structure plan report, the site is dissected by numerous power lines which prevent the development of a consolidated centre as envisaged by the proposal. It is our view that it is simply not possible to development a centre of up-to 25,000 sqm NLA as envisaged. We request the City carefully consider this point.</p> <p>Overall, there are key risks to relying on the proposed Wandi site to meet the retail needs of growth in the City of Kwinana - risks not identified appropriately in retail assessment.</p>	<p>Whilst the subject site is constrained by easements, the site covers a substantial area and there is a significant portion of the site that is unconstrained. As noted within the WDCPSP, the easement areas are privately owned and can be used for other purposes such as parking and landscaping. The concept plan contained within the WDCPSP provides a clear indication of the manner through which the site can be developed as an efficiently function consolidated centre.</p> <p>Furthermore, the subject site has been identified as the site for a District commercial centre since as early as 2005, when the Eastern Residential Intensification Concept District Structure Plan identified the subject site as a commercial centre. The former State Planning Policy No. 4.2 – Activity Centres for Perth and Peel (2010) and the City's LCACS 2014 also identified the subject site as a District Centre. More recently, the Council adopted LCACS 2023 identifies the subject site as a District Centre with up to 20,000m2 of Shop/Retail floorspace.</p> <p>Taking into consideration the easement areas, approximately 14.7ha of the subject site is capable of being developed for commercial purposes. This is a considerable area, that is more than capable of accommodating the estimated floorspace.</p>	<p>Although noting the concerns of the submitter about the impact of the constraints of the site, the City agrees with the Applicant's response that the site has long been identified for a District Centre use, and the proposed WDCPSP demonstrates that sufficient land can be developed for this purpose.</p> <p>Submission is noted, no modification recommended.</p>
2	<b>Wandi resident, Marzieh Javid</b>	<p>I lived in this area for 5 years at Atalaya loop, till now and the main thing that captured my attention instantly in a first place was the beautifully of the vet nature, privacy and being a quiet area. Now by planning such a (sic) unnecessarily Centre will lose all that I mentioned by bringing fast food and tavern as where we have a few close by already.</p> <p>My suggestion is a voice of local residential at this area, as why not just build a beautiful and peaceful local swimming pool with trendy cafes ,library, playground, walking path with in the nature and a lake or a water display.</p>	<p>The subject site has been identified as the site for a commercial centre since as early as 2005, when the Eastern Residential Intensification Concept District Structure Plan identified the subject site as a commercial centre. The former State Planning Policy No. 4.2 – Activity Centres for Perth and Peel (2010) and the City's LCACS 2014 also identified the subject site as a District Centre. More recently, the Council adopted LCACS 2023 identifies the subject site as a District Centre with up to 20,000m<sup>2</sup> of Shop/Retail floorspace.</p>	<p>As noted earlier, a District Centre has been identified in the proposed location for many years, and reiterated in recent adopted planning documents such as SPP4.2: Activity Centres, the City's LCAC Strategy and draft Local Planning Strategy.</p> <p>The City's Community Infrastructure Plan has identified the need for a Multi-Purpose District Community Centre within the Wandi District Centre and District Recreation Centre (hard courts) south of Anketell Road. An aquatic facility is not planned for this area.</p> <p>Submission noted, no modifications are recommended.</p>
3	<b>The Residents of Honeywood Estate (South-End)</b>	<p>We recently posted our submission opposing: A) the continuation of Cordata Avenue, and B) the inclusion of a Tavern &amp; Fast Food Outlets at the proposed future District Centre on the Corner of Anketell Road.</p> <p>Please find attached photos of the Wetland Areas to show the beauty and unique wildlife that exists along Cordata Avenue and the surrounding streets (there are giant</p>	<p>Submission not forwarded to Applicant to respond.</p>	<p>The Wandi South Local Structure Plan (WSLSP) was approved on 7 November 2017 and has led to the development of the southern end of Honeywood Estate. A central, north-south road (Neighbourhood Connector now called Cordata Avenue) is part of the WSLSP and was always intended to continue through to the future Wandi District Centre, connecting to a full movement intersection at Anketell Road.</p>

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		<p>moths, snakes, lizards, turtles, bandicoots and so many frogs - we have had an array of creatures at our doorstep at different times of the year!).</p> <p>Also attached is our proposed plan to protect the wetland areas.</p> <p>We hope you can give careful consideration of our recommendations as we would like to be the voice for the wildlife as they cannot speak for themselves.</p> 		<p>Similarly, a secondary connection (now Turnix Street) is shown in the WSLSP connecting to the Wand District Centre. Both roads are integral components of the transport planning for the Wand District cell to provide access and connectivity.</p> <p>Regarding future land uses, the proposed Commercial zoning for land within the Wand District Centre, means Tavern and Fast Food Outlets will be uses capable of approval under LPS 2 These uses are consistent with the range of uses expected within a District Centre, to serve the daily and weekly needs of residents as referred to in SPP4.2: Activity Centres.</p> <p>The wetland areas shown on the submitter's proposed plan are located outside of the WDCPSP area, though are located within public open space and/or drainage areas on the WSLSP.</p> <p>Submission is noted, no modification is recommended.</p>
4	Shire of Serpentine Jarrahdale	<p>There is a significant build-up of activity north and south of Anketell Road, near the freeway, with the subject district centre on the north side and urban areas on the south side. This implies a need to plan for accessibility between communities, which will share services, infrastructure and community assets. An important aspect is how will this be reconciled with Anketell Road being a freight freeway which is meant to prevent access across in all but the most limited circumstances.</p> <p>Consideration should be given to how the Proposed Precinct Structure Plan will facilitate community connectivity and accessibility to enable the district centre to provide for the needs of the surrounding residential areas.</p> <p>Furthermore, with regard to the predominantly low Residential R20 densities identified within the Proposed Precinct Structure Plan, consideration should be given to facilitating increased residential populations within the walkable catchment of the district centre. This is important to ensure the activation of the centre and that local residents are well connected to the facilities and services provided by the district centre. Additionally it is somewhat surprising that the access arrangements to the Residential area are "...to be determined by future development applications" especially in an area where the land is rather constrained.</p>	<p>The Westport Freight route is provided through the future signalised intersection of Anketell Road and Cordata Avenue. The signalised intersection will provide a north south connection. The Westport design acknowledges and incorporates this signalised intersection / connection.</p> <p>The signalised intersection / connection across Anketell Road is a DCP item hence there is certainty with respect to the delivery of this infrastructure item.</p>	<p>Future detailed design of the Anketell Road and Cordata Avenue intersection will provide opportunity to ensure community connectivity and accessibility. The City will advocate for this objective in consultation with MRWA and the West Port project team.</p> <p>Submission is noted, no modification is recommended.</p> <p>City officers recommend that the WDCPSP map be modified to designate the residential area with an R60 residential density code.</p>

	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission												
5	City of Cockburn	<p>The City notes that the draft Structure Plan does not consider the current gazetted <i>State Planning Policy 4.2 – Activity Centres</i> (SPP 4.2) in Part Two, but rather, the previous 2010 version of SPP 4.2 <i>Activity Centres for Perth and Peel</i>. Part Two should be revised to provide commentary on how the draft Structure Plan complies with the current version of SPP 4.2.</p> <p>It is noted that in accordance with SPP 4.2, future development of the site to be ‘major development’, triggering the need for a Net Benefit Test (NBT) to be prepared at the development application stage. Among other matters, the NBT will need to consider the impact on other centres within a defined catchment, which may include existing or planned centres within the City of Cockburn.</p>	<p>The WDCPSP was prepared prior to the adoption of the current revision of State Planning Policy No. 4.2 – Activity Centres. It is anticipated that a suitable modification can be undertaken to accommodate the current version of SPP 4.2 and that this will not have any material impact upon the proposal.</p>	<p>Submission is noted.</p> <p>It is recommended that Part 1 of the WDCDSP be modified to include a provision requiring the preparation of a Net Benefit Test (as described in State Planning Policy 4.2) demonstrating the need for the retail floor space proposed by future development applications.</p>												
6	Department of Fire and Emergency Services	<table><tr><td colspan="3">Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map</td></tr><tr><th>Issue</th><th>Assessment</th><th>Action</th></tr><tr><td>Vegetation Exclusion</td><td><p>The BMP assumes the areas of area 12 (specifically under the power transmission lines, and the future drainage areas) will be maintained as low threat vegetation as per AS3959. However, no evidence is provided to justify the vegetation exclusion.</p></td><td><p>Modification required.</p><p>Demonstrate how and who will maintain the area to ‘low threat’ as per AS3959 (in accordance with the Guidelines Appendix 4, Element 2 and Schedule 1).</p><p>This should also be included in the implementation section of the BMP.</p></td></tr><tr><td>Vegetation Classification</td><td><p>DFES notes that management of drainage swales to a low threat status can be difficult and the decision maker should be satisfied that they can be adequately managed.</p><p>Vegetation areas 5 and 10 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%.</p><p>The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.</p><p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.</p></td><td><p>Modification to the BMP is required.</p></td></tr></table>	Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map			Issue	Assessment	Action	Vegetation Exclusion	<p>The BMP assumes the areas of area 12 (specifically under the power transmission lines, and the future drainage areas) will be maintained as low threat vegetation as per AS3959. However, no evidence is provided to justify the vegetation exclusion.</p>	<p>Modification required.</p> <p>Demonstrate how and who will maintain the area to ‘low threat’ as per AS3959 (in accordance with the Guidelines Appendix 4, Element 2 and Schedule 1).</p> <p>This should also be included in the implementation section of the BMP.</p>	Vegetation Classification	<p>DFES notes that management of drainage swales to a low threat status can be difficult and the decision maker should be satisfied that they can be adequately managed.</p> <p>Vegetation areas 5 and 10 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%.</p> <p>The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	<p>Modification to the BMP is required.</p>	<p>The Bushfire Management Plan (<b>BMP</b>) states, within the Bushfire Protection Criteria, that the whole of the subject lot is expected to be managed to a low bushfire threat state. It is not within the realms of this higher order planning stage to confirm the details for achieving and maintaining areas to a low bushfire threat state. This is normally the responsibility of the landowner. Where easements exist (e.g. powerlines) an agreement should be entered into with the landowner and easement owner regarding management.</p> <p>The requirement for management of the whole of the lot to a low bushfire threat state can be added to the implementation section of the BMP.</p> <p>The photos in the BMP show an obvious predominant grassland understorey which is typical for a Woodland classification (i.e. having a lower fuel load). As stated in the Visual Guide for Bushfire Risk Assessment in Western Australia, canopy cover alone should not be considered when classifying vegetation.</p> <p>No modification of BMP required.</p>	<p>It is recommended that the Applicant's response is forwarded to DFES for review and response, prior to the approval of the WDCPSP.</p>
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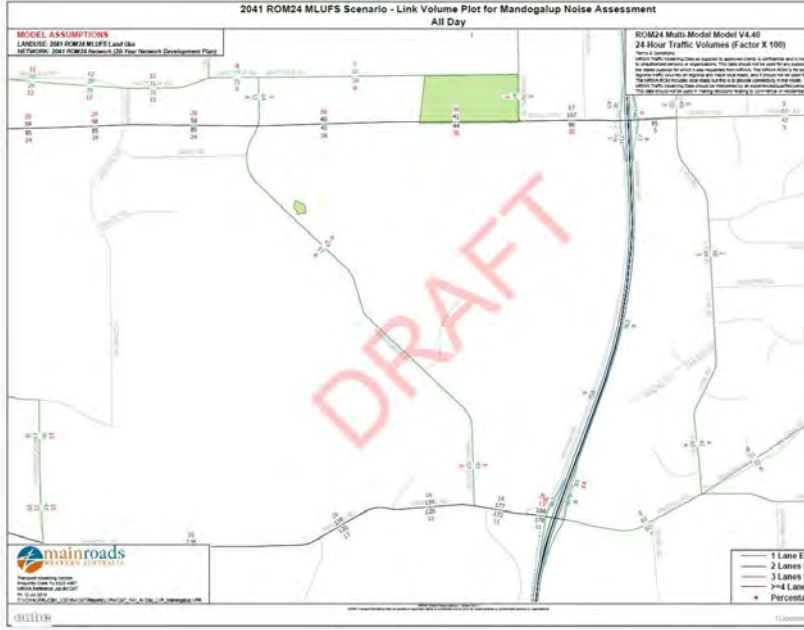


	Submitter Name and Property	Comment		Applicant Response to Submission	Recommended City of Kwinana Response to Submission													
		Policy Measure 6.3 c) Compliance with the bushfire protection criteria		No modification of vegetation classifications are required (see above). The BAL ratings are validated.	It is recommended that the Applicant's response is forwarded to DFES for review and response, prior to the approval of the WDCPSP.													
		<table><tr><th>Issue</th><th>Assessment</th><th>Action</th></tr><tr><td rowspan="2">Location and Siting and Design</td><td>A1.1 and A2.1 – not demonstrated.</td><td rowspan="2">Modification to the BMP is required.</td></tr><tr><td>The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table.</td></tr><tr><td></td><td>The assessment at this level should inform the design and layout of subdivision and reduce the vulnerability of people and property from the impact of bushfire. The BAL Contour Map identifies areas of BAL-40/BAL-FZ within developable areas (residential) of the structure plan.</td><td></td></tr><tr><td></td><td>Strategic planning presents the best opportunity to incorporate setbacks in the form of roads and/or managed open space areas to address at planning stage and remove the need for reliance on building setbacks at a later stage. The BMP and layout should be updated to incorporate appropriate setbacks to demonstrate compliance with Element 1 but locating development in areas with least possible risk of bushfire.</td><td></td></tr></table>	Issue	Assessment		Action	Location and Siting and Design	A1.1 and A2.1 – not demonstrated.	Modification to the BMP is required.	The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table.		The assessment at this level should inform the design and layout of subdivision and reduce the vulnerability of people and property from the impact of bushfire. The BAL Contour Map identifies areas of BAL-40/BAL-FZ within developable areas (residential) of the structure plan.			Strategic planning presents the best opportunity to incorporate setbacks in the form of roads and/or managed open space areas to address at planning stage and remove the need for reliance on building setbacks at a later stage. The BMP and layout should be updated to incorporate appropriate setbacks to demonstrate compliance with Element 1 but locating development in areas with least possible risk of bushfire.			The BAL Contour Map located within the BMP provides information that can be used to plan future lot layout and size, and road locations, to reduce potential vulnerabilities to persons and property during a bushfire event.
Issue	Assessment	Action																
Location and Siting and Design	A1.1 and A2.1 – not demonstrated.	Modification to the BMP is required.																
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		<table><tr><td>Vehicular Access</td><td>3.2a, 3.2b, 3.3, 3.4a and 3.4b. – not demonstrated</td><td>Modification required.</td></tr></table>	Vehicular Access	3.2a, 3.2b, 3.3, 3.4a and 3.4b. – not demonstrated	Modification required.		The BAL Contour Map assumes that all onsite vegetation will be managed and maintained to a low bushfire threat state. Once the road and lot sizes and locations are determined (through future subdivision or development) the BAL Contour Map can be refined as necessary.											
Vehicular Access	3.2a, 3.2b, 3.3, 3.4a and 3.4b. – not demonstrated	Modification required.																
				The required setbacks to comply with element 1 (i.e. BAL-29 or lower) are shown on the BAL Contour Map and noted in Table 3.2 of the BMP.														
				No modification of BMP required.														
				The Developer Responsibilities (Section 6) states that public roads including any no through roads and perimeter roads are to comply with the technical requirements referenced in the BMP. The Supporting assessment details in Section 5.5 of the BMP state that the required compliance can be achieved.														
				Additional comments regarding reduced movement intersections can be added to the BMP, if considered necessary by the WAPC.														



	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission												
		<p>Recommendation – Compliance with Acceptable Solutions not demonstrated – modifications required</p> <p>The BMP does not adequately address the policy requirements of SPP 3.7 and the Guidelines.</p> <p>DFES has assessed the Structure Plan and accompanying BMP and has advised that the BMP does not adequately address the policy requirements of SPP 3.7 (and the Guidelines) and has identified several modifications to the BMP that need to be addressed prior to DFES supporting the WDCPSP (refer to tables above).</p> <p>In addition to the BMP modifications, DFES has also recommended amendments to the proposed WDCPSP, consistent with the modifications to the BMP. The proposed changes include commitments regarding the location of residential lots in areas of BAL-29 or below; and vehicular access and vegetation management to meet the requirements of SPP3.7 and Guidelines at all stages of the development.</p>	<p>The BMP demonstrates that the requirements of SPP 3.7 and the Guidelines are able to be achieved, dependent upon future road and lot layouts.</p> <p>Section 6 of the BMP notes that ‘Where the proposed development is staged each stage must comply with the requirements of the Guidelines for Planning in Bushfire Prone Areas and the Bushfire Management Plan...’.</p>	<p>It is recommended that the Applicant’s response is forwarded to DFES for review and response, prior to the approval of the WDCPSP.</p>												
7	Main Roads WA	<p>Please provide an updated Transport Impact Assessment (TIA) in accordance with the Transport Impact Assessment Guidelines (August 2016) and updated electronic SIDRA Intersection files (.sip) in Version 9 addressing the comments in below:</p> <ul style="list-style-type: none"><li>There are discrepancies in the figures provided for the proposed land use tables in both:<ul style="list-style-type: none"><li>Table 1 of the Transport Impact Assessment (TIA), Ref t22.257, Rev 01b dated 14 September 2023; and</li><li>Structure Plan Summary and Section 5.5.4 of the Wandi District Centre Precinct Structure Plan report, Ref A-7767_20230608_R_Wandi Precinct Plan_gh_v5 dated 29 September 2023.</li></ul></li></ul> <p>Please update the figures to ensure they are consistent. It is also noted that the residential land use has not been defined in either table.</p>	<p>It is acknowledged that there is a discrepancy in the floorspace areas provided in the land use tables in Table 1 of the TIA and Section 5.5.4 of the WDCPSP. However, it should be noted that Table 1 of the TIA and Section 5.5.4 of the WDCPSP are referencing different information.</p> <p>Table 1 of the TIA contains the floorspace in the year 2036 by each precinct. Table 1 states that the total floorspace in 2036 will be approximately 57,100m². Table 4 in Section 5.5.4 of the WDCPSP contains the likely floorspace and land use diversity in the entire centre from 2026 to 2041. Table 4 states that the likely floorspace will be 45,000m² in 2036.</p> <p>The TIA has been modelled based on a higher floorspace area. Therefore, the modelling outlines a more conservative outcome. If considered required by the WAPC, the TIA can be amended to re-model the lesser floorspace areas in Section 5.5.4 of the WDCPSP however it is reiterated that the floorspace assumptions in the TIA provide a more conservative approach.</p>	<p>It is recommended that the Applicant’s response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.</p>												
		<p>Transport Impact Assessment</p> <p>The Transport Impact Assessment prepared by Transcore shall be reviewed and amended to address the following:</p> <ul style="list-style-type: none"><li>Unclear how trip generation, traffic distribution and growth numbers have been calculated. Please provide Main Roads data reference, traffic studies and quote sources and land use codes if applicable.</li></ul>	<p>The sources for the land use data are provided in the below table:</p> <table><tr><th>Land Use</th><th>Source</th></tr><tr><td>Community / Health / Welfare</td><td>ITE 11, 495 Recreational community centre</td></tr><tr><td>Eating / Entertainment / Culture</td><td>ITE 11, 495 Recreational community centre</td></tr><tr><td>Office / Business</td><td>TRMS NSW (TDT 2013/04)</td></tr><tr><td>Shopping Centre</td><td>RTA NSW</td></tr><tr><td>Bulky Goods</td><td>TRMS NSW (TDT 2013/04)</td></tr></table> <p>The trip distribution assumptions for above land uses are provided in the TIA:</p> <ul style="list-style-type: none"><li>30% to the east along Anketell Road;</li><li>30% to the west along Anketell Road;</li><li>30% to the north through the existing and future residential areas within Wandi north and northern suburbs; and,</li><li>10% to the south through Anketell WDCPSP area</li></ul>	Land Use	Source	Community / Health / Welfare	ITE 11, 495 Recreational community centre	Eating / Entertainment / Culture	ITE 11, 495 Recreational community centre	Office / Business	TRMS NSW (TDT 2013/04)	Shopping Centre	RTA NSW	Bulky Goods	TRMS NSW (TDT 2013/04)	<p>It is recommended that the Applicant’s response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.</p>
Land Use	Source															
Community / Health / Welfare	ITE 11, 495 Recreational community centre															
Eating / Entertainment / Culture	ITE 11, 495 Recreational community centre															
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Bulky Goods	TRMS NSW (TDT 2013/04)															

	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission
			In order to establish year 2036 background traffic a 2% annual traffic growth was applied to the background traffic on Anketell Road.	
		<p>Section 5.2 Traffic Generation and Distribution</p> <ul style="list-style-type: none"> <li>It is expected that many of the AM peak trips would be considered 'employment' trips. Therefore, a 30% directional split to the North is expected to be lower, while the 30% directional split to the West (Kwinana Freeway) is expected to be higher. Justification regarding these trip distribution assumptions should be included in the Traffic Impact Assessment.</li> </ul>	<p>The residential trip distribution at the intersection of Anketell Road / Treeby Road / Cordata Avenue is different to the distribution assumed for the land uses referred to in response to the previous comment and is based on below (highlighted in red in Figure 14 of the TIA):</p> <ul style="list-style-type: none"> <li>15% to the east along Anketell Road;</li> <li>70% to the west along Anketell Road; and,</li> <li>20% to the south through Anketell WDCPSP area.</li> </ul>	It is recommended that the Applicant's response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.
		<p>Section 5.2, Table 2</p> <ul style="list-style-type: none"> <li>Commercial and non-food retail directional proportion assumptions (50/50) is considered unrealistic and does not align with the WAPC Transport Impact Assessment Guidelines (2016). Further justification required regarding the splits used for the AM/PM peaks for these land uses.</li> </ul>	The primary land uses within the core of the WDCPSP area are the shopping centre and bulky goods establishments. These land uses exhibit a balanced 50/50 directional split especially during the critical Saturday peak hour. At this stage of planning, the specific details regarding the individual land uses within the WDCPSP are not yet clear. However, it is reasonable to assume an average 50/50 split for the directional distribution of traffic the shopping centre and bulky goods. The directional split for office was assumed to be 80/20 In/out in AM and reverse in PM peak hours. The directional split for residential land uses were assumed to be about 30/70 in/ out during the AM peak hour and reverse for the PM peak hour.	It is recommended that the Applicant's response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.
		<p>Section 5.3</p> <ul style="list-style-type: none"> <li>Provide Transcore Strategic Transport Model which the TIA is reliant upon and demonstrate it is fit for purpose. Does the model reflect the road environment and the future growth scenarios? It is unclear how the model correlates with Main Roads traffic counts, expected growth. Main Roads has not viewed this document.</li> </ul>	Transcore's strategic transport model is part of Transcore's intellectual property and cannot be provided to a third party. The 2036 traffic projections on Cordata Avenue and Treeby Road were determined through use of Transcore's strategic transport model developed for the Wandi and Anketell LSPs. The extent of the strategic transport model is shown in Figure 13 of the TIA and includes the latest known and approved structure plans and the road network for these structure plans in the locality and in particular for the Wandi and Anketell, and Mandogalup Structure Plan areas on both sides of the Kwinana Freeway. It should be noted that Transcore was the traffic engineer for the Wandi and Anketell and Mandogalup Structure Plan areas.	It is recommended that the Applicant's response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.
		<p>Section 5.3 Traffic Flow Forecast</p> <ul style="list-style-type: none"> <li>Justification required regarding the 2% annual growth rate applied on the background traffic counts on Anketell Road for 2036. This has been applied to the 'traffic counts' which may not represent the actual 'demand'.</li> </ul>	The 2% annual growth rate was applied to the existing traffic counts and the development traffic was added to this background traffic to reflect the future demand. The ROM24 daily traffic projections for Anketell Road in this locality is approximately 16,500vpd (see Figure 1 below). The traffic projections in Transcore's assessments are approximately 20,000vpd (assuming that daily traffic would be about 10 times the peak hour traffic). Therefore, traffic assessments undertaken by Transcore is conservative.	It is recommended that the Applicant's response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.

	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission
				
		<p>Section 5.3, Figure 14</p> <ul style="list-style-type: none"> <li>The impact on the Anketell Road and Kwinana Freeway interchange is unclear. The Transport Impact Assessment should clarify whether there is a 'High Impact' (as defined in the WAPC Transport Impact Assessment Guidelines 2016)) on the Anketell Road and Kwinana Freeway interchange due to the traffic generated by this development.</li> </ul>	<p>The proposed Wandii District Centre is part of the Wandii Structure Plan area and the traffic generation of the Wandii District Centre has been allowed for in the approved Wandii Structure Plan area. According to Main Roads WA "Planning is now underway to upgrade Anketell Road between Leath Road and Kwinana Freeway as part of the future Anketell Thomas Road Freight Corridor and include upgrading Anketell Road to four lanes between Kwinana Freeway and Leath Road in Kwinana". Any impact or upgrade to the interchange should be considered as part of this planning by Main Roads.</p>	<p>It is recommended that the Applicant's response is forwarded to MRWA for review and response, prior to the approval of the WDCPSP.</p>
8	Department of Water and Environmental Regulation	<p><b>Issue</b> Local Water Management Strategy</p> <p><b>Advice</b> Consistent with Better Urban Water Management (WAPC, 2008) and Draft State Planning Policy 2.9 – Planning for Water, a structure plan is to be supported by a Local Water Management Strategy/Report (LWMS) to provide proof of concept that the proposed urban configuration can manage water quality and quantity.</p> <p>The structure plan included at Appendix 4 – Wandii District Centre (Lots 2 &amp; 313 Anketell Rd, Wandii) Local Water Management Strategy (JDA, September 2023). The LWMS has been reviewed and amendments are required. It is recommended that the report is revised consistent with advice from the Department and the City of Kwinana prior to the finalisation and adoption of the structure plan.</p> <p>The Department's comments are provided below in Attachment 1. <i>[Attachment 1 will be provided to the WAPC and can be supplied upon request].</i></p>	<p>Refer enclosed separate table for responses to comments on the Local Water Management Strategy. <i>[Table will be provided to the WAPC and can be supplied upon request]</i></p>	<p>It is recommended that the Applicant's response is forwarded to DWES for review and response, prior to the approval of the WDCPSP.</p>
		<p><b>Issue</b> Native Vegetation</p> <p><b>Advice</b> The structure plan area contains environmental values (within Lot 313) that requires consideration in the planning process for retention, conservation and management including:</p> <p>Threatened Ecological Communities (TEC's) and Priority Ecological Communities</p>	<p>It is noted that the WDCPSP comprises landholdings in separate ownership. Referral to the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), is proponent driven and will need to be considered by each proponent relative to their landholding. Whilst referral of future development proposals will be considered by proponents at the appropriate time having regard to environmental values at that time, we are of the view that the WDCPSP adequately addresses black cockatoo habitat in Section 4.1 of Part 2 of the</p>	<p>It is recommended that the Applicant's response is forwarded to DWES for review and response, prior to the approval of the WDCPSP.</p> <p>The proposed WDCPSP has been referred to DBCA for comment. At the time of preparing this report, no response had been received.</p>

	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission
		<p>(PEC's), including Banksia Woodlands and Tuart Woodlands; Threatened fauna and fauna habitat including habitat for black cockatoo; and Threatened and Priority flora.</p> <p>Advice is to be sought from the Department of Biodiversity Conservation and Attractions and referral may be required under the Environment Protection and Biodiversity Conservation Act 1999.</p>	<p>document. The WDCPSP also adequately addresses the retention of vegetation. In Section 5.2.2 of Part 1 of the WDCPSP, we have stated that a Landscape Plan to address the City's Local Planning Policy No. 1 – Landscaping Feature and Tree Retention is to accompany any development application.</p> <p>In relation to referral to the EPA and the EP Act, we are of the view that this is not required for the following reasons:</p> <p>The EAR states that the Flora and Vegetation survey identified no threatened flora species or threatened/declared rare flora were recorded within the site. The EAR recommends that a Vegetation Management Plan be prepared at the time of subdivision and development to address requirements for the protection of remnant native vegetation during the construction phase of development. As previously mentioned, further environmental studies will need to be undertaken by the owners of Lot 9033 (No. 761) Anketell Road and Lots 59 (No. 29), 1 (No. 39), 57 (No. 49) and 56 (No. 59) Kenby Chase, Wandi in order to progress the planning, development and subdivision of these lots.</p> <p>The EAR states that there is no evidence of black cockatoo breeding in the area during the black cockatoo survey. There was evidence of black cockatoo foraging in the survey area. The survey did identify significant trees within the survey area. However, it should be noted that all of the trees identified in the environmental studies (except two (2)) are located within the future Anketell Road widening area.</p> <p>For the above reasons, we are of the view that referral under the EP Act and EPBC Act is not required.</p> <p>The purpose of the WDCPSP is to facilitate the progression of planning, development and subdivision of the centre. In this respect, it should be noted that all of the trees identified in the environmental studies (except two (2)) are located within the future Anketell Road widening area. As previously mentioned, further environmental studies will need to be undertaken by the owners of Lot 9033 (No. 761) Anketell Road and Lots 59 (No. 29), 1 (No. 39), 57 (No. 49) and 56 (No. 59) Kenby Chase, Wandi in order to progress the planning, development and subdivision of these lots. Section 5.5 of Part 1 of the WDCPSP requires existing vegetation to be retained where possible.</p> <p>In respect to the trees identified in the environmental studies as being within the future Anketell Road widening area, the retention of vegetation within this area will need to be carefully considered by Main Roads WA at the time of development.</p> <p>As part of the Anketell-Thomas Road Freight Corridor project (which forms part of the Westport project), Main Roads WA has referred the project to the EPA, followed by a referral to the Commonwealth Department of Environmental Regulation, the Department of Climate Change, Energy, the Environment and Water. This referral process will further consider and resolve the clearing (or retention) of any vegetation within the future Anketell Road road reserve within the WDCPSP area.</p>	<p>It is recommended that DBCA's comments be received and considered prior to approval of the WDCPSP.</p> <p>It is further noted that the proposed WDCPSP was not accompanied by a Landscape Feature and Tree Retention Strategy in accordance with City's Local Planning Policy No. 1: Landscape Features and Tree Retention. It is recommended that a Strategy be prepared and referred to the City for assessment prior to approval of the WDCPSP.</p>
		<p><b>Issue</b> Groundwater Availability <b>Advice</b></p>	<p>The public open space water requirement for the entire WDCPSP area is estimated to be 59,400kL per year. There is an existing groundwater licence at Lot 313 (registered to one of the landowner proponents of the</p>	<p>It will be the Applicant's responsibility to ensure appropriate water supply for the site and development,</p>

	Submitter Name and Property	Comment	Applicant Response to Submission	Recommended City of Kwinana Response to Submission
		<p>The site is located within the Jandakot Groundwater Area (Mandogalup sub area) which is proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the Department.</p> <p>Noting that the site holds an existing groundwater licence for construction and dust suppression purposes only, an amendment to the licenced allocation would be required for irrigating landscaped areas. It should be noted that groundwater in this area is currently limited resulting in no resource being available for new or amended applications. Alternative sources of water will likely need to be sought to satisfy any non-potable water requirements or the applicant can seek a water trade agreement from another groundwater user in the area.</p> <p>Please contact the water licensing section at the Mandurah office on 9550 4222 for further advice on water availability.</p>	<p>WDCPSP) for 18,650kL per year.</p> <p>It is expected this licence will be transferred at a later date for this project – noting again that the WDCPSP contains multiple future development sites. According to the Department of Water and Environmental Regulation Water Register there is 148,730kL per year available, with 95,000kL pending based on an aquifer allocation report dated 26 March 2024. This means there is approximately 53,730kL per year available for this project. With the current licence registered to Lot 313, there is more than sufficient ground water available for this project (40,750kL). An application to secure the groundwater allocation for this project will be lodged with DWER shortly.</p>	<p>including reticulation of landscaped areas and public open space.</p> <p>Submission noted, no modification is recommended.</p>
9	Water Corporation	<p><b>Water</b></p> <p>The subject land sits within the Thomsons Lake Gravity Water Zone. The area has been catered for in the long-term water planning, a reticulation mains extension will be required, details of the retic extension will be clarified at the subdivision stage</p>	<p>It is agreed that the details of the reticulation will clarified at the Subdivision Stage. The Water Corporation have issued CFWA for the development and reticulation mains are in for final approval.</p>	<p>Submission noted, no modification recommended.</p>
		<p><b>Wastewater</b></p> <p>The subject land sits within the Thomsons Lake Sewer District. The area has been catered for in the long- term water planning, a reticulation mains extension will be required, details of the retic extension will be clarified at the subdivision stage.</p> <p>It should be noted that existing sewerage mains are located within the subject land. An easement may be required, alternatively the road design can incorporate the Water Corporation's existing assets to ensure the assets are adequately protected. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link:  <a href="https://www.watercorporation.com.au/home/builders-and-developers/working-nearour-assets/approval-for-works">https://www.watercorporation.com.au/home/builders-and-developers/working-nearour-assets/approval-for- works</a></p> <p>A wastewater pumping station is located adjacent to or within the subject area near the northwestern boundary. Under normal operating conditions there will be minimal odour emanating from the wastewater pumping station, however, during maintenance and abnormal operating or weather conditions, an increased level of odour may occur that will be of nuisance to persons within the odour buffer area.</p> <p>The enclosed plan shows the location of the wastewater pump station and the odour buffer around it. Only compatible land use should be developed within the buffer.</p>	<p>Noted - the existing sewer mains will be designed in future road reserves to eliminate the need for easements and they will be protected and preserved during the construction process with the required APRA process.</p> <p>The location of the WWPS is acknowledged however given proposed development will be over 50m away from the WWPS wet well position, odour buffers are not applicable for this stage of the development.</p>	<p>Submission noted, no modification recommended.</p>



**SCHEDULE OF RECOMMENDED MODIFICATIONS****WANDI DISTRICT CENTRE PRECINCT STRUCTURE PLAN**

No.	Recommended Modification	Reason
	PART ONE	
1	<p data-bbox="416 467 891 491"><u>'Shop' Estimated Commercial Floor Space</u></p> <p data-bbox="461 515 1379 579">a) Change the 'Structure Plan Summary' table of Part One by replacing 22,000m<sup>2</sup> with 20,000m<sup>2</sup> for the Shop use.</p> <p data-bbox="461 603 1249 635">b) Update Part Two accordingly to be consistent with this modification.</p>	To be consistent with the upper floor space recommended by the City's Local Commercial and Activity Centre Strategy (2023) for the Wandi District Centre.
2	<p data-bbox="416 667 786 691"><u>Multi-purpose Community Centre</u></p> <p data-bbox="461 722 1368 786">a) Delete the first paragraph of Section 5.7 Public Open Space / Public Realm of Part One that refers to a community purpose facility.</p> <p data-bbox="461 810 1368 898">b) After Section 5.7 Public Open Space / Public Realm of Part One, insert a new Section titled "5.8 Multi-purpose Community Centre", along with the following text:</p> <p data-bbox="506 930 1368 1042"><i>"The City of Kwinana Community Infrastructure Plan 2011-2036 identifies the need for a Multi-purpose Community Centre to be located within the Wandi District Centre, with the land and building to be funded through the City's development contribution plans.</i></p> <p data-bbox="506 1074 1379 1249"><i>The Multi-purpose Community Centre may be in the form of a stand-alone facility or integrated into future development of the Centre. Although the specific details of the Multi-purpose Community Centre will be determined through consultation between the proponent of development and the City of Kwinana, and during future planning and development, the following provisions must be addressed during subdivision of development:</i></p>	To provide clear statutory provisions to guide subdivision and/or development within the Centre, and to provide a clear line of sight between the Wandi District Centre Precinct Structure Plan and the City's Development Contribution Plans, that have been collecting development contributions for this facility since 2012.

	<ol style="list-style-type: none"> <li>1. <i>The Multi-purpose Community Centre is to be located adjacent to the Main Street of the Centre, and within close proximity to active land uses such as retail and entertainment.</i></li> <li>2. <i>If the Multi-purpose Community Centre is provided as a stand-alone facility, a separate, fully serviced lot of at least 1 ha is to be provided, to enable the building, parking, access, servicing and landscaping.</i></li> <li>3. <i>If the Multi-purpose Community Centre is to be integrated into development of the retail core of the Centre, provision shall be made for a minimum floor area of 1,500 sqm, with parking, servicing and landscaping being available for use by the Multi-purpose Community Centre. The Multi-purpose Community Centre must be able to operate independently of the shopping centre."</i></li> </ol> <p>c) Renumber Section 5.8 Local Development Plan of Part One to 5.9 Local Development Plan of Part One.</p> <p>d) Replace 'Community Purpose Activity Integrated into Future Development' on Plan 1 with 'Multi-purpose Community Centre Integrated into Future Development'.</p>	
3	<p><u>Indicative Main Street</u></p> <p>a) Include a new Section 5.10 Main Street in Part One that states:</p> <p><i>"The layout and design of the Wandi District Centre Main Street is to be consistent with the design principles set out in the following WAPC policies:</i></p> <ul style="list-style-type: none"> <li>• <i>SPP 7.0-Design of the Built Environment;</i></li> <li>• <i>SPP 7.2-Precinct Design &amp; Guidelines; and</i></li> <li>• <i>Draft Liveable Neighbourhoods 2015.</i></li> </ul> <p><i>Design of the Main Street is to achieve:</i></p>	To explicit set out in the statutory component of the WDCPSP the key elements to guide design and development of the Main Street of the Wandi District Centre.

	<ul style="list-style-type: none"> <li>• <i>buildings built to the street edge,</i></li> <li>• <i>active land uses at ground levels,</i></li> <li>• <i>frequent openings to the street,</i></li> <li>• <i>variable frontage widths,</i></li> <li>• <i>facade articulation</i></li> <li>• <i>weather protection for pedestrians;</i></li> <li>• <i>pedestrian and cyclist prioritisation through providing wider footpaths,</i></li> <li>• <i>streets designed for lower vehicle speeds;</i></li> <li>• <i>high-quality public realm and public open spaces; and</i></li> <li>• <i>community uses in close proximity to the Main Street.”</i></li> </ul>	
	<p><u>Residential Density</u></p> <p>The WDCPSP map be modified to designate the residential area with an R60 residential density code.</p>	
	<p><u>Landscaping</u></p> <p>Section 5.2.2 ‘Landscaping’ and Section 7 ‘Additional Information’ of Part One be modified as follows:</p> <ol style="list-style-type: none"> <li>In Section 5.2.2, replace ‘Landscaping Plan’ with ‘Landscape Feature and Tree Retention Plan’ which is to be provided with an Application for Subdivision and/or Development Approval, to be consistent with the City’s Local Planning Policy 1: Landscape Feature and Tree Retention.</li> <li>Include words that require communal spaces to optimise the retention of remnant trees and landscape features.</li> <li>Update Section 7 to be consistent with point a).</li> </ol>	
4	<p><u>Section 7 ‘Additional Information’</u></p> <ol style="list-style-type: none"> <li>Require a Noise Management Plan / Acoustic Assessment at ‘Development Application / Subdivision Application’ stage and add ‘WAPC’ to the ‘Approving Authority column.</li> </ol>	To ensure that all necessary information is provided at the various stages of development and/or subdivision to address the requirements of state planning policies.

	<ul style="list-style-type: none"> <li>b) Require a Bushfire Attack Level Assessment / Bushfire Management Plan at 'Development Application / Subdivision Application' stage and add 'WAPC' to the 'Approving Authority' column.</li> <li>c) Require a 'Public Open Space Schedule' at 'Subdivision Application' stage with the WAPC as the 'Approving Authority'.</li> <li>d) Require the preparation of a Needs Assessment (as described in State Planning Policy 4.2) demonstrating the need for the type of commercial use and floor area proposed by future development applications.</li> </ul>	
	PART TWO	
5	<p><u>Section 5.4.3 Element 3: Public Realm</u></p> <ul style="list-style-type: none"> <li>a) Delete the following paragraph:</li> </ul> <p><i>"The main street will be retained on privately held land so it can allow portions of the main street to be cordoned off to vehicles. This will facilitate street festivals to occur throughout the year which will create a greater sense of community in the locality."</i></p>	So as not to prejudice future assessment of the Centre as generally main streets should be provided as publicly gazetted roads.

**18 REPORTS – CIVIC LEADERSHIP****18.1 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 MARCH 2024****SUMMARY**

The purpose of this report is to present to Council a list of accounts paid under delegated authority for the month ended 31 March 2024, as required by the *Local Government (Financial Management) Regulations 1996*.

**OFFICER RECOMMENDATION**

**That Council:**

- 1. Accepts the list of accounts, totalling \$5,935,459.18 paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 31 March 2024, as detailed at Attachment A.**
- 2. Accepts the detailed transaction listing of credit card expenditure paid for the period ended 31 March 2024, as detailed at Attachment B.**

**DISCUSSION**

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's Municipal and Trust funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid is to be provided to Council, where such delegation is made.

The following table summarises the payments for the period by payment type, with full details of the accounts paid contained within Attachment A.

<b>Payment Type</b>	<b>Amount (\$)</b>
Automatic Payment Deductions *	\$ 32,460.24
Cheque	\$ 0.00
EFT Payments	\$ 4,454,803.67
Payroll Payments	\$ 1,448,195.27
<b>Total Attachment A</b>	<b>\$ 5,935,459.18</b>

\*Automatic Payment deductions includes a payment of **\$29,352.75** for credit card payments. A detailed transaction listing of credit card expenditure paid for the period ended 31 March 2024 is included at Attachment B.

A detailed listing of March 2024 payments made per payment run and includes a short description of the payment is included 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

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

**13. Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.**

- (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*
  - (a) *the payee's name; and*
  - (b) *the amount of the payment; and*
  - (c) *the date of the payment; and*
  - (d) *sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing*
  - (a) *for each account which requires council authorisation in that month —*
    - (i) *the payee's name; and*
    - (ii) *the amount of the payment; and*
    - (iii) *sufficient information to identify the transaction.*
  - and*
  - (b) *the date of the meeting of the council to which the list is to be presented.*
- (3) *A list prepared under sub-regulation (1) or (2) is to be —*
  - (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
  - (b) *recorded in the minutes of that meeting.*

## FINANCIAL/BUDGET IMPLICATIONS

All expenditure included in the list of payments is in accordance with City's annual budget.

## ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications that have been identified as a result of this report.

## ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

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

## COMMUNITY ENGAGEMENT

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

## ATTACHMENTS

- A. AP Payment Listing Summary March 2024 [↓](#)
- B. Credit Card Transactions Report March 2024 [↓](#)

## Payment Listing

Payments made between 01-Mar-2024 and 31-Mar-2024



Creditor No	Payee	Description	Amount
<b>EFT</b>			
<b>EFT 07-Mar-2024</b>			
10613	ABCO Products	Cleaning Products	1,340.44
10272	Agrimate Fencing	Fencing maintenance	1,595.00
11797	Allways Property Maintenance	Facility Maintenance	4,158.00
10848	ALSCO Pty Ltd	Linen hire	79.65
10385	Australia Post Agency Commission	Postage	266.57
11355	Australian HVAC Services Pty Ltd	Airconditioning/Refrigeration Maintenance	1,679.23
10004	Australian Services Union	Union Membership	178.91
10001	Australian Taxation Office	Taxation	228,437.00
11926	Barking Wolf Pty Ltd	Photography/Videography	2,000.00
10597	Beaver Tree Services Aust Pty Ltd	Tree Pruning/Removal/Clearance/Watering	44,447.59
11979	Bitumen Surfacing	Roadworks/asphalt/Frayne Place & Leslie Rd upgrades	146,045.59
10450	Blackwoods Pty Ltd	Safety Clothing/Equipment/Uniforms	83.53
10655	Bolinda Publishing Pty Ltd	Books/CDs/DVDs	60.78
10418	BullAnt Security Pty	Locksmith Services	113.10
10400	Bunnings Building Supplies	Hardware	145.91
10407	Challenge Chemicals Australia	Requatic Expenses	92.32
10005	Child Support Agency	Child Support Agency Payments	586.60
11922	ChoiceOne Pty Ltd	Human Resources/Payroll	3,711.76
10006	City of Kwinana - Xmas fund	City of Kwinana Christmas Saver	6,590.00
12394	City of Kwinana -PSWMA	Council contribution for December 2023 & January 2024	66,586.00
11774	Civil Sciences and Engineering	Engineering Design Works	18,326.00
10761	Complete Office Supplies Pty Ltd	Stationery	17.58
10062	Construction Training Fund	Building and Construction Industry Training Fund - CTF Levy	12,679.38
10220	Creative Chameleon	Printing/Graphic Design Expenses	1,001.00
12201	C-Twelve Pty Ltd	Building construction	1,375.00
12380	Cultural Infusion Int P/L	Performers/Entertainment	1,485.00
10740	Data #3 Limited	Membership Fee	1,362.87
11014	Department of Mines, Industry Regulation and Safety (DMIRS)	Building and Energy - Building Services Levy	36,236.22
10721	Digitales	Mango languages	3,685.00
12286	Donald Hospitality Pty Ltd	Catering	210.00
10867	Drainflow Services Pty Ltd	Drainage Maintenance	1,010.63
10607	Dye & Durham - GlobalX Information Services P/L	Provision of Consulting Services	40.69
10698	Eclipse Soils Pty Ltd	Sand/soil	191.40
11628	Eco Action Pty Ltd	Community Workshops/Facilitation	660.00
10961	Ecospill Pty Ltd	Plant Repairs and Maintenance	718.85
10870	Elexacom	Electrical Services	9,992.71
10692	Envirocare Systems Pty Ltd	Plumbing Services	341.00
10121	Europcar WA	Fleet management	1,312.70
10437	Fire & Emergency Services, Dept of	Emergency Services Levy	28,037.80
11584	Focused Vision Consulting Pty Ltd	Provision of Consulting Services	9,174.00
10124	Good Samaritan Industries	Event expenses	2,392.50
10441	Green Skills Inc / Ecojobs Environmental Personnel	Labour/Personnel Hire	2,070.00
10945	GreenLite Electrical Contractors Pty Ltd	Bore Drilling/Maintenance	4,717.33
10007	Health Insurance Fund of WA (HIF)	Health Insurance Fund of WA (HIF)	378.85
10446	Heatley Sales Pty Ltd	Safety Clothing/Equipment/Uniforms	177.50
10691	HECS Fire	Fire Equipment/Service	360.78
11943	Inksport Printing	Printing/Graphic Design Expenses	61.05
10621	Ixom Operations Pty Ltd	Cleaning Products	1,248.48
10694	KLMedia Pty Ltd	Books/CDs/DVDs	322.19
10003	LGRCEU	Union Membership	493.35
11313	Mackie Plumbing and Gas Pty Ltd	Plumbing Services	3,802.74
10813	Master Lock Service	Locksmith Services	125.00
10367	Maxxia Pty Ltd	Novated Leases	1,684.73
10646	Medina Aboriginal Cultural Centre	Main Rd WA Funding/Application for Deadly Drivers program	110,000.00
10717	MRP General Pest/Termite Division 43 07	Pest Control	341.00
10484	Oakford Agricultural & Garden Supplies	Hardware	79.00
12002	Omnicom Media Group Aust P/L	Advertising/Marketing Expenses	1,703.67
12146	Perth Energy P/L	Utility Service Locations	4,980.58
12235	PJA Holdings (Australia) Pty Ltd	Provision of Consulting Services	7,788.00
11860	Plastic Free Foundation Ltd	Membership Fee	3,850.00
12150	Poolshop Online P/L	Requatic Expenses	217.25
11315	Premier & Cabinet Department of	Legal Expenses	109.20
11175	QTM Pty Ltd	Traffic Management, various sites	4,656.27
11846	Reads West Coast Maintenance Pty Ltd	Facility Maintenance	3,949.50
11290	Red Oxygen Pty Ltd	Software Maintenance and Professional Fees	45.32
10497	Red Sand Supplies Pty Ltd	Sand/soil	2,050.40
11869	Robinsons Welding Group P/L	Welding Equipment/Supplies	4,100.05
10503	Royal Life Saving Society	Requatic Expenses	36.00
11161	Safemaster Safety Products Pty Ltd	Requatic - Height safety system installation	11,676.50
12361	Sally Anne Bickford	Catering	591.00
10505	Satellite Security Services	Security Services	557.15
11959	Seven Network	Advertising/Marketing Expenses	1,815.00
10520	St John Ambulance Australia (WA) Inc	Employee Training/professional development	128.00
11407	State Wide Turf Services	Turf Maintenance	1,937.02
12180	Sullivan Family Trust	Plant/Equipment Hire	2,645.50
99999	Sundry EFT	Grants/rates refunds etc.	2,065.27
10008	SuperChoice	Superannuation contribution	141,524.37
10532	Team Global Express	Courier Service/transportation/removalist	74.96
10526	Telstra Limited	Phone/Internet expenses	10,678.17
11021	TenderLink	Advertising/Marketing Expenses	431.20
12269	TicketSearch Pty Ltd	Event expenses	2.92
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## Payment Listing

Payments made between 01-Mar-2024 and 31-Mar-2024



Creditor No	Payee	Description	Amount
10535	T-Quip	Plant Repairs and Maintenance	651.60
11490	Veraison Training and Development	Employee Training/professional development	18,469.00
10547	WA Hino Sales & Service	Fleet management	631.63
10551	Water Corporation of Western Australia	Utilities	9,577.92
10687	West Coast Shade	Facility Maintenance	5,489.00
11932	West Sure Group P/L	Security Services	586.85
10422	Winc Australia Pty Ltd	Stationery	28.83
12381	Wolfcom Australia Pty Ltd	Safety Clothing/Equipment/Uniforms	1,452.00
10072	Woolworths Group Online	Groceries	938.08
11605	Woolworths Group Open Pay	Groceries	1,758.20
<b>EFT 14-Mar-2024</b>			
10613	ABCO Products	Cleaning Products	221.10
10369	Absolute Painting Services	Painting Contractor	3,234.00
10334	Accord Security Services (Perth Security)	Security Services	4,913.73
11520	AE Hoskins Building Services	Cleaning Services	1,402.50
11017	Air Liquide Australia	Requatic Expenses	58.56
10093	Allstate Kerbing and Concrete	Kerbing Contractor	935.00
10848	ALSCO Pty Ltd	Linen hire	154.43
10049	Anna Kelly	Performers/Entertainment	651.00
10891	Australia Post General	Postage	8,107.34
11355	Australian HVAC Services Pty Ltd	Airconditioning/Refrigeration Maintenance	1,577.64
10376	Australian Institute of Building Surveyors	Employee Training/professional development	192.00
10338	Australian Institute Of Management WA (Membership)	Membership Fee	550.00
12306	B. J Keat & C.J Meerton	Performers/Entertainment	1,289.75
10877	Beacon Equipment	Plant Repairs and Maintenance	1,470.55
10597	Beaver Tree Services Aust Pty Ltd	Tree Pruning/Removal/Clearance/Watering	10,862.75
10750	BGC (Australia) Pty Ltd	Roadworks/upgrades/asphalt - delivery of concrete	1,340.24
10450	Blackwoods Pty Ltd	Safety Clothing/Equipment/Uniforms	155.25
10418	BullAnt Security Pty	Locksmith Services	321.60
10400	Bunnings Building Supplies	Hardware	1,932.50
11312	Burson Automotive Pty Ltd	Plant Repairs and Maintenance	1,133.25
10485	Canon Production Printing Australia	Photocopy Expenses	327.45
11485	Carlisle Events Hire Pty Ltd	Event expenses - Summer Sounds & Alcoa Children Festival	15,729.45
10170	Cassie Anne Lynch	Performers/Entertainment	250.00
10407	Challenge Chemicals Australia	Requatic Expenses	122.28
11922	ChoiceOne Pty Ltd	Human Resources/Payroll	6,011.90
10415	Civica Pty Ltd	Software Maintenance - annual licence fee	115,123.28
10761	Complete Office Supplies Pty Ltd	Stationery	463.56
12268	Diplomatik Pty Ltd	Temp staff	11,658.20
12286	Donald Hospitality Pty Ltd	Catering	145.00
10649	Downer EDI Works Pty Ltd	Roadworks/upgrades/asphalt - Gilmore Ave	271,545.36
10168	Easifleet	Novated Leases	27,982.92
11216	Ecoburba	Community Workshops/Facilitation	1,320.00
10431	Educational Art Supplies Co	Stationery	238.38
10870	Elxacom	Electrical Services	7,858.34
10760	Elliotts Irrigation Pty Ltd	Reticulation Parts & Repairs	7,045.86
10978	Envirosweep	Maintenance of Streetscapes/Landscapes	17,510.96
11842	Fatal FX Panel and Paint	Plant Repairs and Maintenance	500.00
10972	Fire And Safety Australia Pty Ltd	Safety Clothing/Equipment/Uniforms	650.00
10940	Frontline Fire and Rescue Equipment	Safety Clothing/Equipment/Uniforms	1,430.00
11680	Galaxy 42 Pty Ltd (Attura)	Provision of Consulting Services	4,620.00
12391	Gate Boys Pty Ltd	Fencing maintenance	11,295.00
10923	GPS Linemarking	Line marking	495.00
10945	GreenLite Electrical Contractors Pty Ltd	Bore Drilling/Maintenance	9,344.35
10582	Hames Sharley Pty Ltd	Consultancy services Kwinana Precinct	8,698.36
12123	Have A Go News	Advertising/Marketing Expenses	1,016.40
10446	Heatley Sales Pty Ltd	Safety Clothing/Equipment/Uniforms	88.33
10850	HiTech Sports Pty Ltd	Requatic Expenses	2,667.50
12385	Housing Authority	Rates Refunds	1,073.65
11244	I2C Design & Management	Engineering Design Works	46,406.80
10305	Iconic Property Services Pty Ltd	Cleaning Services - Council properties	64,989.46
11641	illion Australia Pty Ltd	Advertising/Marketing Expenses	260.70
10855	Imagesource Digital Solutions	Printing/Graphic Design Expenses	1,457.50
11839	Inclusion Solutions Limited	Community Workshops/Facilitation	1,402.50
10449	Institute Of Public Works Engineering Australia (WA)	Employee Training/professional development	330.00
10879	Isentia Pty Limited	Advertising/Marketing Expenses	864.88
10621	Ixom Operations Pty Ltd	Cleaning Products	1,364.42
10788	JB HiFi Commercial Division	Computer Hardware	255.56
12339	Jenga Pty Ltd	Facility Maintenance	124.38
12399	Katharine Anne Bowden Kelly	Provision of Consulting Services	1,000.00
11255	Katherine John Entertainment	Performers/Entertainment - Summer Sounds	17,501.00
12372	Kim Rebecca Leiper	Printing/Graphic Design Expenses	3,630.00
11344	Kits for Cars	Plant Repairs and Maintenance	935.00
10694	KLMedia Pty Ltd	Books/CDs/DVDs	796.80
10427	Landgate	Title Searches/Valuations	76.06
11006	Landscape and Maintenance Solutions	Mowing and Pruning	34,662.66
10731	LD Total	Maintenance of Streetscapes/Landscapes	160,283.99
10314	Linkedin Singapore Pte Ltd	Advertising/Marketing Expenses	8,888.00
80105	Lisa Smith	Reimbursement	160.42
10472	Local Government Professionals Australia WA	Subscriptions	970.00
10011	Lo-Go Appointments	Labour/Personnel Hire	4,269.45
11313	Mackie Plumbing and Gas Pty Ltd	Plumbing Services	1,268.45
10475	Major Motors	Plant Repairs and Maintenance	329.78

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## Payment Listing



Payments made between 01-Mar-2024 and 31-Mar-2024

Creditor No	Payee	Description	Amount
10813	Master Lock Service	Locksmith Services	215.00
11186	McGees Property	Title Searches/Valuations	6,050.00
11013	McLeods Barrister & Solicitors	Legal Expenses	978.12
11983	McMullen Nolan Group Pty Ltd	Roadworks/upgrades/asphalt	4,389.00
10749	Medina Residents Group	Community Grants/Funding	3,011.00
10635	Modern Teaching Aids Pty Ltd	Books/CDs/DVDs	703.95
10717	MRP General Pest/Termite Division 43 07	Pest Control	8,313.43
11674	Murray Forrest Friends Pty Ltd	Community Engagement	1,144.00
11024	Natsales Advertising Pty Ltd	Advertising/Marketing Expenses	193.00
10639	Natural Area Consulting Management	Drainage Maintenance	3,960.00
12099	Oracle Customer Management Solutions	Phone/Internet expenses	3,550.80
11209	Outback Handyman	Facility Maintenance	1,419.00
10486	Paint Industries	Facility Maintenance	1,569.10
11522	Palm Lakes Garden and Landscape Services	Maintenance of Landscapes - Banksia Park/Ince Park	9,692.00
11966	Pascal Balley	Reimbursement	27.00
11315	Premier & Cabinet Department of	Legal Expenses	93.60
10858	ProFlo	Cleaning Services	6,737.00
10995	Purearth	Maintenance of Streetscapes/Landscapes	6,623.06
11175	QTM Pty Ltd	Traffic Management	1,151.05
10241	Quake Property Services Pty Ltd	Cleaning Services	1,067.00
11158	Retech Rubber	Playground and Parks Equipment/Inspections/Repairs	385.00
10210	Ricochet Circus and Entertainment	Performers/Entertainment	1,100.00
11060	Rosie O Entertainment Pty Ltd	Performers/Entertainment	480.00
10503	Royal Life Saving Society	Recquatic Expenses	3,344.00
10389	Rubek Automatic Doors	Facility Maintenance	759.00
12094	Safety Barriers WA Pty Ltd	Facility Maintenance	7,486.71
11867	Samuel Bloor	Equipment hire	1,656.93
10505	Satellite Security Services	Security Services	154.00
11924	Sigma Chemicals	Cleaning Products	170.72
11956	Signarama Rockingham	Facility Maintenance	362.36
10491	Sonic Health Plus	Medical Examinations	1,060.40
10647	South East Regional Centre for Urban Landcare	Maintenance of Streetscapes/Landscapes	1,287.00
11148	Southern Quicksapes	Maintenance of Streetscapes/Landscapes	1,811.70
10519	Sportsworld Of WA	Recquatic Expenses	2,986.50
11934	St Patrick's Community Support Ctr	Homelessness support	80,666.65
11407	State Wide Turf Services	Turf Maintenance	24,912.04
10524	Stewart & Heaton Clothing Co Pty Ltd	Safety Clothing/Equipment/Uniforms	953.13
10944	Strata Specialists	Facility Maintenance	8,659.00
10705	Studiosity Pty Ltd	Subscriptions	4,382.40
10590	Subway Kwinana	Catering	157.00
99999	Sundry EFT	Rates refunds/grants/subsidy payments	1,830.00
10600	Synergy	Utilities	106,881.46
10826	Talis Consultants Pty Ltd	Provision of Consulting Services	1,320.00
11911	Tangibility Pty Ltd	Advertising/Marketing Expenses	1,156.32
10572	Taylor Tyres Pty Ltd	Plant Repairs and Maintenance	2,292.40
10532	Team Global Express	Courier Service/transportation/removalist	212.47
10526	Telstra Limited	Phone/Internet expenses	150.00
12278	The Dyslexia-SPELD Foundation WA	Employee Training/professional development	1,590.00
10528	The Good Guys (Ref. 0006203773)	Electrical Goods	3,080.00
12292	The Trustee for Clarke Family Trust	Printing/Graphic Design Expenses	2,161.50
12213	The Trustee for the Turner Family Trust	Back Fence for Honeywood Oval Baseball field	72,013.00
12177	The Trustee Tan Family Trust	Computer Software Maintenance/equipment	80.00
12406	The Yespar Family Trust	Computer Software Maintenance/equipment	1,254.00
12269	TicketSearch Pty Ltd	Event expenses	3.52
10228	Tool Kit Depot	Tools/Tool Repairs	199.50
10815	Totally Workwear Rockingham	Safety Clothing/Equipment/Uniforms	158.05
10535	T-Quip	Plant Repairs and Maintenance	340.60
12368	Tracey Dembo	Incursions/Excursions	407.00
10816	Tyrecycle Pty Ltd	Waste removal/services/fees	1,631.09
10599	Veolia - Recycling and Recovery P/L	Waste removal/services/fees	2,563.37
10547	WA Hino Sales & Service	Fleet management	1,682.97
12312	WCP Civil Pty Ltd	Upgrade at Challenger/Parmelia Ave/Warner	103,477.39
10774	Website Weed & Pest (WA) Pty Ltd	Weed Control	90.38
12241	West Coast Spring Water Pty Ltd	Water/delivery	326.95
10554	Westbooks	Books/CDs/DVDs	1,164.30
10548	Western Australian Local Government Association	Employee Training/professional development	495.00
10556	Western Irrigation Pty Ltd	Reticulation Parts & Repairs	4,233.65
11718	Whereabouts Skateboarding	Community Workshops/Facilitation	650.00
10422	Winc Australia Pty Ltd	Stationery	259.12
11605	Woolworths Group Open Pay	Groceries	1,636.94
11167	Workpower Incorporated	Summer grass& blackberry control, Greenstock program	34,708.30
10561	Wurth Australia Pty Ltd	Tools/Tool Repairs	882.38
10610	Zircodata Pty Ltd	Records Storage/Retrieval	1,071.36
<b>EFT 20-Mar-2024</b>			
10008	SuperChoice	Superannuation contribution	141,099.63
<b>EFT 21-Mar-2024</b>			
10334	Accord Security Services (Perth Security)	Security Services	11,234.20
11797	Allways Property Maintenance	Facility Maintenance	2,930.40
11595	Asbestos Masters WA	Waste removal/services/fees	440.00
10891	Australia Post General	Postage	5,541.93
11355	Australian HVAC Services Pty Ltd	Airconditioning/Refrigeration Maintenance	6,007.82
10004	Australian Services Union	Union Membership	178.91
10353	Australian Swim Schools Association LTD.	Recquatic Expenses	549.00

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## Payment Listing



Payments made between 01-Mar-2024 and 31-Mar-2024

Creditor No	Payee	Description	Amount
10001	Australian Taxation Office	Taxation	229,284.00
11676	Barry Charles Winmar	Elected Member Sitting Fees/reimbursements	4,983.76
11145	Beards Security Doors and Awnings	Facility Maintenance	350.00
10597	Beaver Tree Services Aust Pty Ltd	Tree Pruning/Removal/Clearance/Watering	12,772.30
10450	Blackwoods Pty Ltd	Safety Clothing/Equipment/Uniforms	134.41
11277	Bliss Momos Cafe & Restaurant Pty Ltd	Catering	2,255.07
10914	Bolinda Digital Pty Ltd	Books/CDs/DVDs	321.66
10655	Bolinda Publishing Pty Ltd	Books/CDs/DVDs	172.94
10418	BullAnt Security Pty	Locksmith Services	513.40
10400	Bunnings Building Supplies	Hardware	2,055.94
11485	Carlisle Events Hire Pty Ltd	Event expenses - Summer Sounds & Alcoa Children Festival	6,868.40
11381	Carnival Amusements	Performers/Entertainment - Children Festival	15,000.00
10805	Centrecare	Human Resources/Payroll	2,062.50
10005	Child Support Agency	Child Support Agency Payments	586.60
80081	Chloe George	Reimbursement	10.00
11922	ChoiceOne Pty Ltd	Human Resources/Payroll	4,632.82
11650	Chourasia Family Trust	Event expenses	330.00
10006	City of Kwinana - Xmas fund	City of Kwinana Christmas Saver	6,530.00
10414	City of Rockingham	Waste removal/services/fees	100,890.42
10730	Cleverpatch Pty Ltd	Books/CDs/DVDs	86.02
10704	Commercial Aquatics Australia	Recquatic Expenses	1,504.86
11901	Craneford Plumbing	Plumbing Services	242.00
12201	C-Twelve Pty Ltd	Building construction	660.00
11251	Cyclus Australia	Labour/Personnel Hire	1,640.10
10675	Daniels Printing Craftsmen	Printing/Graphic Design Expenses	1,331.00
12220	David Acker	Elected Member Sitting Fees/reimbursements	3,038.34
10426	Department of Transport	Vehicle Ownership Searches	48.40
12268	Diplomatik Pty Ltd	Medical Examinations	4,848.77
12186	Edible Cutlery	Catering	1,760.00
10870	Elxacom	Electrical Services	29,606.39
10158	Enchanted Characters Pty Ltd	Performers/Entertainment	2,343.00
10580	Environmental Health Association (WA) Inc	Employee Training/professional development	3,866.00
10978	Envirosweep	Maintenance of Streetscapes/Landscapes	2,502.50
12239	Erin Sergeant	Elected Member Sitting Fees/reimbursements	3,038.34
11840	FiftyFitness	Recquatic Expenses	4,488.00
10972	Fire And Safety Australia Pty Ltd	Safety Clothing/Equipment/Uniforms	325.00
10321	Forpark Australia	Playground and Parks Equipment/Inspections/Repairs	33,858.00
10662	Freestyle Now	Community Workshops/Facilitation	1,402.50
11902	Gary Kay	Reimbursement	120.00
10124	Good Samaritan Industries	Event expenses - Catering	1,320.00
12357	Grandstand Ventures P/L	Performers/Entertainment	3,410.00
12411	Greenway Solutions	Turf Maintenance	2,750.00
10695	Hays Specialist Recruitment Pty Ltd	Labour/Personnel Hire	1,139.58
10007	Health Insurance Fund of WA (HIF)	Health Insurance Fund of WA (HIF)	378.85
10103	HP Financial Services Pty Ltd	Leased equipment	588.85
10855	Imagesource Digital Solutions	Printing/Graphic Design Expenses	5,566.00
11117	InterFire Agencies	Fire Equipment/Service	354.09
12238	Ivy Penny	Elected Member Sitting Fees/reimbursements	3,038.34
10283	J PEARCE & A C ROCHFORD (Supersonic)	Incursions/Excursions	2,640.00
12348	Jandakot VBFB	Fire Equipment/Service	1,480.96
12339	Jenga Pty Ltd	Facility Maintenance	270.00
10087	Kambarang Services Pty Ltd	Employee Training/professional development	770.00
10729	Kennards Hire Rockingham - Generator Branch	Plant/Equipment Hire	688.00
12363	KGO Enterprises P/L	Performers/Entertainment	3,278.00
11344	Kits for Cars	Plant Repairs and Maintenance	2,145.00
10694	KLMedia Pty Ltd	Books/CDs/DVDs	32.77
10624	Konnect	Plant Repairs and Maintenance	808.67
10993	Koori Mail	Subscriptions	155.00
12346	Kulbardi Pty Ltd	Advertising/Marketing Expenses	412.50
10571	Kyocera Document Solutions Australia Pty Ltd	Photocopy Expenses	1,590.77
11784	LG Hub	Subscriptions - Aust Cloud Package	15,224.81
10003	LGRCEU	Union Membership	514.80
10472	Local Government Professionals Australia WA	Subscriptions	2,810.00
10011	Lo-Go Appointments	Labour/Personnel Hire	3,300.40
11313	Mackie Plumbing and Gas Pty Ltd	Plumbing Services	6,476.39
10586	Maia Financial Pty Ltd	Leased equipment - Recquatic/Gym (March-June 2024)	42,145.68
12384	Make Badges P/L	Promotional items	126.09
10813	Master Lock Service	Locksmith Services	147.00
11046	Matthew James Rowse	Elected Member Sitting Fees/reimbursements	3,038.34
10367	Maxxia Pty Ltd	Novated Leases	1,811.06
11013	McLeods Barrister & Solicitors	Legal Expenses	13,769.66
11657	MDM Entertainment T/As MDM Print	Books/CDs/DVDs	57.72
12135	Meagan Kate Godleman	Performers/Entertainment	600.00
12221	Meiklejohn Consulting Pty Ltd	Provision of Consulting Services	13,373.25
11147	MetroCert Building Approvals	Building construction	605.00
10717	MRP General Pest/Termite Division 43 07	Pest Control	1,818.02
11209	Outback Handyman	Facility Maintenance	1,224.30
10486	Paint Industries	Facility Maintenance	37.50
11589	Parkin Print	Printing/Graphic Design Expenses	4,499.00
10487	Parks And Leisure Australia	Employee Training/professional development	1,760.00
12353	Pavigym Australia P/L	Recquatic Expenses - Floor upgrade in Studio	36,280.89
12146	Perth Energy P/L	Utility Service Locations	51.30
10660	Peter Edward Feasey	Elected Member Sitting Fees/reimbursements	12,192.92

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## Payment Listing

Payments made between 01-Mar-2024 and 31-Mar-2024



Creditor No	Payee	Description	Amount
11019	Planning Institute of Australia Pty Ltd	Provision of Consulting Services	1,863.01
10339	Play Check	Playground and Parks Equipment/Inspections/Repairs	605.00
10490	Port Printing Works	Printing/Graphic Design Expenses	114.95
11791	ProWash Squirrels	Cleaning Services	12,000.00
11175	QTM Pty Ltd	Traffic Management	5,149.91
11846	Reads West Coast Maintenance Pty Ltd	Facility Maintenance	496.40
10499	Ridleys Towing & Transport	Incursions/Excursions	117.50
80116	Sara Sylvester	Reimbursement	1,037.00
10568	Sherilyn Wood	Elected Member Sitting Fees/reimbursements	3,038.34
10491	Sonic Health Plus	Medical Examinations	919.60
10941	Starbucks Flooring	Flooring	3,281.00
11407	State Wide Turf Services	Turf Maintenance	1,826.00
11201	Strategic DCP Consulting	Professional Fees	4,527.60
99999	Sundry EFT	Sundry EFT	3,491.70
12351	Super Clean Cleaning Svcs	Cleaning Services	395.00
11675	Susan Edith Kearney	Elected Member Sitting Fees/reimbursements	3,038.34
10600	Synergy	Utilities	51,940.99
10623	Technology One Limited	TechnologyOne SaaS Platform Fee/Consulting	7,445.35
10526	Telstra Limited	Phone/Internet expenses	1,757.07
10019	The Local Farmers Market	Community Engagement	200.00
11236	The Mighty Booths	Performers/Entertainment	700.00
11947	Thorn Creative	Performers/Entertainment	77.00
10534	Total Eden Pty Ltd (Nutrien Water)	Reticulation Parts & Repairs	5,645.82
10957	Total Tools Rockingham	Tools/Tool Repairs	412.00
12152	Trustee For the Tanks For Hire Trust	Plant/Equipment Hire	726.00
10599	Veolia - Recycling and Recovery P/L	Waste removal/services/fees	201,627.01
11027	WA Library Supplies	Books/CDs/DVDs	2,850.00
10551	Water Corporation of Western Australia	Utilities	25,140.10
10798	West Oz Wildlife	Incursions/Excursions	1,259.50
10554	Westbooks	Books/CDs/DVDs	67.89
10548	Western Australian Local Government Association	Employee Training/professional development	380.00
10051	Western Australian Treasury Corporation	Loan repayments/fees	172,017.30
10557	Western Power Corporation	Utilities	1,870.00
10422	Winc Australia Pty Ltd	Stationery	129.43
11605	Woolworths Group Open Pay	Groceries	1,251.49
10842	Zenien Pty Ltd T/as ATFT Astuta Trust	Records Storage/Retrieval	17,829.30
<b>EFT 27-Mar-2024</b>			
11947	Jamie Roderick Wallace Barr	Reimbursement	101.39
11874	Willem Barend De Klerk	Reimbursement	12.00
10680	AAA Blinds Port Kennedy	Facility Maintenance	435.00
10368	AAA Windscreens & Tinting	Plant Repairs and Maintenance	1,370.00
10334	Accord Security Services (Perth Security)	Security Services	80.55
11520	AE Hoskins Building Services	Cleaning Services	24,040.50
10203	Airborn Amusements	Performers - payment returned due to wrong Bank details	6,200.00
10800	Animal Pest Management Services	Pest Control	16,500.00
11982	Artisan Alley Pty Ltd t/as	Catering	5,465.62
11595	Asbestos Masters WA	Waste removal/services/fees	440.00
11066	Australasian Events Pty Ltd (Ace Security)	Security Services	467.54
11355	Australian HVAC Services Pty Ltd	Airconditioning/Refrigeration Maintenance	3,950.23
10248	Bent Logic	Advertising/Marketing Expenses	5,324.00
10450	Blackwoods Pty Ltd	Safety Clothing/Equipment/Uniforms	149.09
10713	Bladon WA Pty Ltd	Event expenses - Tablecloths & event uniform	2,703.80
11988	Boorloo Aboriginal Cultural Experience	Performers/Entertainment	1,848.00
11939	Bosstab Pty Ltd	Computer Hardware	270.57
10418	BullAnt Security Pty	Locksmith Services	150.80
10400	Bunnings Building Supplies	Hardware	567.65
11312	Burson Automotive Pty Ltd	Plant Repairs and Maintenance	1,078.86
10404	Cannon Hygiene Australia Pty Ltd	Cleaning Services	264.79
10805	Centrecare	Human Resources/Payroll	14.10
80081	Chloe George	Reimbursement	47.50
11922	ChoiceOne Pty Ltd	Human Resources/Payroll	4,179.17
12415	Chung Wah Assoc Inc	Community Engagement	3,000.00
10414	City of Rockingham	Waste removal/services/fees	108,972.45
10055	Classic Hire	Plant/Equipment Hire	4,185.50
10420	Cockburn Party Hire	Community Engagement	8,141.65
10761	Complete Office Supplies Pty Ltd	Stationery	460.27
12268	Diplomatik Pty Ltd	Medical Examinations	6,383.47
10649	Downer EDI Works Pty Ltd	Roadworks/upgrades/asphalt	320.19
10867	Drainflow Services Pty Ltd	Drainage Maintenance	727.65
10793	Eco Resources Pty Ltd	Waste removal/services/fees	1,093.98
12405	Economic Development Aust Ltd	Employee Training/professional development	30.00
12128	ED RESOURCES	Books/CDs/DVDs	1,046.55
12186	Edible Cutlery	Catering - Alcoa Children Festival & Summer Sounds	3,300.00
10870	Elxacom	Electrical Services	1,047.76
10972	Fire And Safety Australia Pty Ltd	Safety Clothing/Equipment/Uniforms	325.00
11063	Freedom Fairies	Community Workshops/Facilitation	869.00
10940	Frontline Fire and Rescue Equipment	Safety Clothing/Equipment/Uniforms	263.85
11936	Global Institute of Training & Presenting	Employee Training/professional development	5,445.00
10945	GreenLite Electrical Contractors Pty Ltd	Bore Drilling/Maintenance	1,055.71
10695	Hays Specialist Recruitment Pty Ltd	Labour/Personnel Hire	1,139.58
11582	Hydraulink Australia Pty Ltd	Fire Equipment/Service	232.12
10855	Imagesource Digital Solutions	Printing/Graphic Design Expenses	1,532.30
10803	Koori Kids Pty Ltd	Community Engagement	450.00

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## Payment Listing

Payments made between 01-Mar-2024 and 31-Mar-2024



Creditor No	Payee	Description	Amount
10465	Lamp Replacements (LRA)	Electrical Goods	776.35
10427	Landgate	Title Searches/Valuations	6,932.98
11687	Larrikin House Pty Ltd	Books/CDs/DVDs	356.50
10011	Lo-Go Appointments	Labour/Personnel Hire	1,733.42
12389	M & S Sisley Pty Ltd	Safety Clothing/Equipment/Uniforms	1,485.83
11313	Mackie Plumbing and Gas Pty Ltd	Plumbing Services	455.54
10474	Main Roads Western Australia	Roadworks/upgrades/asphalt	275.00
10813	Master Lock Service	Locksmith Services	595.00
11677	Michael Brown	Elected Member Sitting Fees/reimbursements	3,038.34
11823	Miracle Recreation Equipment	Electrical Services	12,810.71
12300	MOODY KAITLYN LOUANNE	Performers/Entertainment	300.00
11674	Murray Forrest Friends Pty Ltd	Community Engagement	946.00
11024	Natsales Advertising Pty Ltd	Advertising/Marketing Expenses	193.00
11817	Netsight Consulting Pty Ltd ATF	Subscriptions	1,157.20
11197	Netstar Australia Pty Ltd	Subscriptions	788.04
10634	Neverfail Springwater	Water/delivery	1,080.65
11985	Noongar Boodjar Language Cultural Aboriginal Corporation	Community Engagement	462.00
11896	Otium Planning Group	Performers/Entertainment Relocation of Medina ORV area	14,355.00
11589	Parkin Print	Printing/Graphic Design Expenses	1,166.00
12264	Peacock, Stephen	Facility Maintenance	810.59
11690	Perth Playground and Rubber Pty Ltd	Playground and Parks Equipment/Inspections/Repairs	3,795.00
11124	Playmaster Pty Ltd	Playground and Parks Equipment - Wandi Pavilion	47,410.00
10211	Ponies for any Occasion	Performers/Entertainment	1,420.00
10490	Port Printing Works	Printing/Graphic Design Expenses	416.86
11315	Premier & Cabinet Department of	Legal Expenses	93.60
10824	Programmed Property Services Pty Ltd	Mowing and Pruning - Banksia Park & Callistemon Court	14,998.87
11175	QTM Pty Ltd	Traffic Management - various sites	7,262.08
11183	Reconciliation WA	Community Grants/Funding	550.00
10210	Ricochet Circus and Entertainment	Performers at Alcoa Children's Festival, workshop facilitation	19,700.00
11869	Robinsons Welding Group P/L	Welding Equipment/Supplies	1,595.00
10389	Rubek Automatic Doors	Facility Maintenance	495.00
11298	Rynat Industries	Recquatic Expenses	155.10
10505	Satellite Security Services	Security Services	1,653.85
12170	Secureworks Aust P/L	Computer Software Maintenance/equipment	4,400.00
10198	Setonix Digital Pty Ltd	Computer Hardware - ECM & CiAnywhere consultancy	19,543.52
11427	Soma Mandal Datta (TranquilCanvas)	Community Engagement	255.00
10491	Sonic Health Plus	Medical Examinations	572.00
10521	Star Trophies	Recquatic Expenses	469.80
12343	Stephen Phillip Carr	Performers/Entertainment	720.00
99999	Sundry EFT	Rates refunds following subdivision/various grants/subsidies	80,111.59
10600	Synergy	Utilities	25,572.26
12173	Toddville Prospecting Pty Ltd	Town Planning industries Hub & Planning application review	52,465.88
10550	Waste Stream Management Pty Ltd	Waste removal/services/fees	66.00
10551	Water Corporation of Western Australia	Utilities	489.11
10554	Westbooks	Books/CDs/DVDs	710.65
10078	Western Australian Birds of Prey Centre Pty Ltd	Performers/Entertainment	1,450.00
10548	Western Australian Local Government Association	Employee Training/professional development	1,276.00
10556	Western Irrigation Pty Ltd	Reticulation Parts & Repairs	8,827.05
10559	WH Locations Services Pty Ltd	Utility Service Locations - Matson Street Upgrade	11,184.80
10640	Wilson Security Pty Ltd	Security Services	1,032.46
10422	Winc Australia Pty Ltd	Stationery	58.36
11605	Woolworths Group Open Pay	Groceries	831.23
10561	Wurth Australia Pty Ltd	Tools/Tool Repairs	1,096.26
10842	Zenien Pty Ltd T/as ATFT Astuta Trust	Records Storage/Retrieval	1,256.64
Total EFT			4,454,803.67
Automatic Deductions			
Automatic Deductions 01-Mar-2024			
10795	Go Go On-Hold Pty Ltd	Phone/Internet expenses	151.80
Automatic Deductions 06-Mar-2024			
10448	iinet Technologies Pty Ltd	Phone/Internet expenses	399.95
Automatic Deductions 07-Mar-2024			
10969	Commonwealth Bank	Credit cards	29,352.75
Automatic Deductions 15-Mar-2024			
10645	Toyota Fleet Management	Fleet management	635.24
Automatic Deductions 18-Mar-2024			
10438	Fines Enforcement Registry	Fines Enforcement Registry lodgment fees	1,920.50
Total Automatic Deductions			32,460.24
Payroll			
Payroll		KWINANA 03/03/2024	722,784.73
Payroll		KWINANA 08/03/2024	2,703.50
Payroll		KWINANA 17/03/2024	722,707.04
Total Payroll			1,448,195.27
Grand Total			5,935,459.18

## Credit Card Transactions

Payments made between 01-Mar-2024 and 31-Mar-2024



Reference	Trans Date	Supplier	Amount	Transaction Description
<b>Credit Card Chief Executive Officer</b>			<b>31.64</b>	
105901	09/02/2024	ChatGPT Subscription	30.87	Monthly Subscription for Open AI Chat GPT
105901	09/02/2024	International Transaction fee	0.77	International Transaction Fee for Chat GPT
<b>Credit Card Coordinator Library Services</b>			<b>571.54</b>	
105902	29/02/2024	JBHiFi Online	209.81	DVDs for Library
105902	16/02/2024	JBHiFi Online	263.42	DVDs for Library
105902	14/02/2024	BigW online	46.35	Inflatable dinosaur costume
105902			51.96	GST
<b>Credit Card Manager Customer and Communication</b>			<b>5,019.15</b>	
105931	29/02/2024	Facebook	71.18	City Centre Precinct
105931	29/02/2024	VistaPrint Australia	184.09	Promotional merchandise
105931	29/02/2024	Facebook	27.58	Summer Sounds Bertram
105931	29/02/2024	Facebook	535.93	Alcoa Childrens Festival
105931	29/02/2024	Facebook	26.22	Summer Sounds Leda
105931	29/02/2024	Facebook	131.60	\$29 for 29 days - Recquatic advertisement
105931	28/02/2024	Go Daddy	52.24	Kwin.city domain renewal
105931	21/02/2024	Dropbox	184.67	Annual Subscription
105931	20/02/2024	Facebook	41.15	City Centre Precinct
105931	20/02/2024	Facebook	20.00	Love My Kwinana Promotion
105931	20/02/2024	Facebook	56.98	Thrive Business Bulletin
105931	20/02/2024	Facebook	627.50	Summer Sounds Bertram
105931	20/02/2024	Facebook	154.19	Alcoa Childrens Festival
105931	20/02/2024	Facebook	346.07	\$29 for 29 days - Recquatic advertisement
105931	15/02/2024	WA News	25.45	West Australian Newspaper Subscription
105931	08/02/2024	Mail Chimp	249.90	Email marketing software
105931	06/02/2024	Transmit SMS	185.27	Alcoa Childrens Festival
105931	05/03/2024	Typeform	59.19	Subscription - advance form module
105931	05/03/2024	Typeform	1.48	International Transaction Fee
105931	03/02/2024	Google Cloud	1,699.54	Website API

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105931	02/03/2024	Google Cloud	0.17	Website API
105931	02/03/2024	Google Ads	257.08	Alcoa Childrens Festival
105931			81.67	GST

<b>Credit Card Manager Information Technology</b>	<b>471.00</b>
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105933	19/01/2024	Optus Billing Services Pty.	80.91	Honeywood temporary internet
105933	05/01/2024	Microsoft Pty Ltd	59.90	Boardroom Teams room
105933	02/03/2024	TWILIO INC	308.40	SMS out
105933	02/03/2024	TWILIO INC	7.71	SMS out - International transaction fee
105933			14.08	GST

<b>Credit Card Director City Infrastructure</b>	<b>5,113.22</b>
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106002	28/02/2024	WA Growers Fresh	35.35	COG4 Recognition
106002	16/02/2024	Dept. of Water & Environment	3.00	Request for land summaries
106002	16/02/2024	Dept. of Water & Environment	-3.00	Request for land summaries refund
106002	16/02/2024	Dept. of Water & Environment	4,224.00	Request for land summaries
106002	04/02/2024	Smartsheet Inc	853.87	Support for Licences

<b>Credit Card Director City Development Sustainability</b>	<b>454.88</b>
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106003	26/02/2024	Complete Office Supplies	161.78	Staff Movement Board
106003	06/02/2024	Planning Institute Australia	251.31	PIA Membership
106003	02/02/2024	CPP Citipace	15.15	Parking Developer Meeting at Department Planning, Land & Heritage
106003			26.64	GST

<b>Credit Card Director - Perth South West Metropolitan</b>	<b>57.10</b>
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106005	29/02/2024	Surfing Lizard	13.27	Meeting with William Wu
106005	24/02/2024	Landgate	30.50	Building Plans
106005	23/02/2024	City of Fremantle	5.00	Parking meeting with Adam Chanter
106005	09/02/2024	City of Fremantle	5.91	Parking
106005			2.42	GST

<b>Credit Card Admin &amp; Special Projects Officer</b>	<b>1,937.10</b>
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106006	27/02/2024	City of Kwinana	233.30	Building permit for Children's Festival
106006	26/02/2024	CNCEST	163.00	Restaurant Pager System for Summer Sound
106006	26/02/2024	Pasta Cup	154.18	Zone Youth Space - Pasta Cup Dinner
106006	23/02/2024	WA Growers Fresh	35.35	Flowers - ext. panel members for Koorliny employment interviews
106006	23/02/2024	Coles Kwinana	100.00	Gift card - external panel members for Koorliny employment interviews
106006	23/02/2024	Mega Music	150.00	Purchase of new Mic and Stand for Events

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106006	23/02/2024	Mega Music	5.45	Purchase of new Mic and Stand for Events
106006	22/02/2024	The Reject Shop	16.82	Gift - external panel members for Koorliny employment interviews
106006	22/02/2024	Space to Go	22.73	Venue Hire Cassia Share Place
106006	20/02/2024	Anyspaces	181.74	Verge Collection Review
106006	20/02/2024	Anyspaces	3.50	Verge Collection Review
106006	15/02/2024	EventBrite	29.00	Monthly Subscription
106006	14/02/2024	EventBrite	24.99	Online ticketing for the food passport
106006	12/02/2024	Cambells	532.96	Purchases for Koorliny Art Centre
106006	09/02/2024	Subway Kwinana	161.55	Platters for the UFS Workshop
106006			122.53	GST

<b>Credit Card Coordinator Engagement ad Place</b>			<b>1,308.83</b>	
106011	29/02/2024	On Plan Ltd	102.93	Subscription for site map software
106011	29/02/2024	On Plan Ltd	2.57	International Fee for site map software
106011	29/02/2024	Coles Kwinana	13.36	Supplies for Engagement Event
106011	22/02/2024	The Boxman	90.00	Customer service desk - Children's Festival
106011	20/02/2024	Medina Tavern	4.09	Purchase of Ice for Citizenship Event
106011	19/02/2024	Dan Murphy's Kwinana	119.35	Lolly Run Sundowner Beverages
106011	17/02/2024	Coles Kwinana	197.05	Summer Sounds Bertram - Platter/Catering
106011	17/02/2024	Superchem Bertram	12.72	Summer Sounds Event Bertram - First Aid
106011	17/02/2024	IGA Bertram	22.82	Supplies for Summer Sounds Bertram Event
106011	17/02/2024	Caltex Parmelia	21.82	Ice for Summer Sounds Event
106011	17/02/2024	Donut Hub	9.09	Summer Sounds Event
106011	17/02/2024	Nidev's Food Factory	22.20	Staff Food & Competition Voucher
106011	17/02/2024	Nidev's Food Factory	127.80	Staff Food & Competition Voucher
106011	17/02/2024	Who's Ya Doggie	27.71	Summer Sounds Event - Staff Meals
106011	17/02/2024	Mad Cow Entertainment	22.73	Ice Cream / Staff Meals
106011	16/02/2024	Priceline Pharmacy Kwinana	15.45	Summer Sounds - Hydralyte for staff
106011	09/02/2024	Priceless Discount	13.64	Supplies for LMK Valentines Promo
106011	09/02/2024	Big W	81.81	Supplies for LMK Valentines Promo
106011	08/02/2024	One Plan Support	81.77	Event Site Map Software
106011	08/02/2024	One Plan Support	2.04	Event Site Map Software - international fee
106011	08/02/2024	Tina Thai Massage	135.00	Gift Voucher for LMK Valentines Promo
106011	06/02/2024	Domino's Kwinana	99.09	Catering for Council Dinner
106011	06/02/2024	Woolworths	5.91	Council Dinner - Salad
106011			77.88	GST

<b>Credit Card Community Services &amp; Partnerships</b>			<b>4,821.11</b>	
106022	5/02/2024	Coles	57.30	Arclight Program-Breakfast
106022	5/02/2024	Coles	0.68	Arclight Program-Breakfast

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106022	29/02/2024	Post Office	550.00	Vouchers Polos and SMRR
106022	29/02/2024	Post Office	10.82	Vouchers Polos and SMRR
106022	28/02/2024	Coles supermarket	204.55	6 mix food platters for CSWG morning tea
106022	27/02/2024	Dome	40.00	Voucher for KYAC meeting MYAC
106022	26/02/2024	Manic Botanic	110.00	Flower delivery for staff member
106022	23/02/2025	McDonalds	37.32	Arclight Program-Lunch
106022	23/02/2024	McDonalds	50.32	Arclight Program Lunch
106022	23/02/2024	McDonalds	50.73	Arclight Program-Lunch
106022	22/02/2024	Big W	12.73	Hooks for Kwinana Beats Studio
106022	21/02/2024	Coles	27.27	Staff Flowers and Gift Card
106022	21/02/2024	Coles	100.00	Staff Flowers and Gift Card
106022	21/02/2024	Coles	48.00	Arclight Program-Breakfast
106022	21/02/2024	Coles	24.35	Arclight Program-Breakfast
106022	21/02/2024	Macdonalds	3.64	Arclight program -Drink
106022	21/02/2024	Priceline Pharmacy	14.54	Arclight Program-Young persons medical
106022	20/02/2024	Big W	252.50	Arclight Program-Sleep Packs
106022	20/02/2024	Woolworths	12.40	Milk for Arclight Program
106022	20/02/2024	Urban Jungle Indoor Rock Climbing	150.91	Arclight Program Engagement Activity
106022	20/02/2024	Woolworths	67.80	Arclight Program- Breakfast and lunch
106022	20/02/2024	Woolworths	144.15	Arclight Program- Breakfast and lunch
106022	19/02/2024	Five Rivers Enterprise Pa	144.27	KYAC Youth Forum Planning Meeting
106022	15/02/2024	Careeba Park News Rockingham	18.55	Arclight program-Lunch
106022	14/02/2024	Coles	12.27	Super Glue for sound proofing foam
106022	14/02/2024	Big W	54.55	2 x Kwinana Beats Poster frames
106022	13/02/2024	Oh Hey	250.00	Part 2 payment 2023 Milstone event
106022	13/02/2024	Oh Hey	4.81	Card fee
106022	12/02/2024	AQWA	232.00	Zone April School Holiday Activity
106022	12/02/2024	AQWA	0.20	Card fee
106022	09/02/2024	Boost Juice	12.82	Arclight Program - Drink
106022	09/02/2024	Boost Juice	0.14	Card fee
106022	09/02/2024	IPlay	65.00	Arclight Program Engagement Activity
106022	09/02/2024	IPlay	3.64	Arclight Program-Drink
106022	08/02/2024	Soul Origin Rockingham	12.64	Arclight Program-Lunch
106022	08/02/2024	Liberty Rockingham	99.76	Fuel
106022	08/02/2024	McDonalds	18.59	Arclight Program-Lunch
106022	07/02/2024	Dome	8.64	Alcoa Funding meeting
106022	05/02/2024	Perth Zoo	254.10	Zone April School Holiday Activity
106022	05/02/2024	Netflix.com	15.45	Zone Drop In Monthly Subscription
106022	05/02/2024	Lazer Blaze	233.67	Zone April School Holiday Activity
106022	05/02/2024	Cockburn Ice Arena	276.36	Zone April School Holiday Activity
106022	05/02/2024	Five Rivers Enterprise-Pasta Cup	51.68	KYAC Youth Forum Planning Meeting

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106022	05/02/2024	Vennage.com	175.25	Digital program for Arclight
106022	05/02/2024	Vennage.com	4.38	International transaction fee
106022	02/02/2024	Aqua Park	71.36	Arclight Program Activity -Lunch
106022	02/02/2024	Aqua Park	4.55	Arclight Program Activity - Drink
106022	02/02/2024	Aqua Park	18.18	Arclight Program Activity-Drink
106022	01/03/2024	AdventureWorld	11.82	Arclight Reward Excursion- Locker Hire
106022	01/03/2024	AdventureWorld	17.73	Arclight Reward Excursion-Drinks
106022	01/03/2024	AdventureWorld	109.14	Arclight Reward Excursion-Lunch
106022	01/03/2024	Coles	45.80	Drop in Consumables
106022	01/03/2024	Coles	37.47	Drop in Consumables
106022	01/02/2024	McDonalds	53.59	Arclight Program-Breakfast
106022	01/02/2024	Adventure World	249.13	Arclite program
106022			283.56	GST

Credit Card Human Resources Manager			3,353.37	
106027	28/02/2024	Curtin University Australia	1,125.83	Planning Officer Study URDE2000
106027	22/02/2024	Central Queensland Universi	1,118.00	Coordinator Building Study BLAR11033
106027	20/02/2024	Eventbrite	310.00	Green Card Biosecurity Training
106027	14/02/2024	Bloomex	59.12	As per HR policy - Employee Wellbeing - Flower
106027	14/02/2024	Virgin Australia	657.34	Director City Development Flight to Melbourne - National Planning Conferer
106027	14/02/2024	Qantas	614.55	Library Coordinator - Flight to Adelaide - Aust Library & Information Associa
106027	14/02/2024	Charles Darwin University	1,673.00	Student fee payment for university unit - Surveying & construction
106027	13/02/2024	EDA	3,750.00	Economic Development Training
106027	12/02/2024	Humantix	110.61	Accessible Festivals and Events
106027	08/02/2024	Commonwealth Bank	-25.21	Disputed transaction refund
106027	08/02/2024	Commonwealth Bank	-35.00	Disputed transaction refund
106027	08/02/2024	Commonwealth Bank	-94.65	Disputed transaction refund
106027	08/02/2024	Commonwealth Bank	-126.15	Disputed transaction refund
106027	08/02/2024	Commonwealth Bank	-249.00	Disputed transaction refund
106027	08/02/2024	Commonwealth Bank	-1,008.28	Disputed transaction refund
106027	08/02/2024	Commonwealth Bank	-5,045.94	Disputed transaction refund
106027			519.15	GST

Credit Card Management Governance and Legal			3,954.02	
106051	29/02/2024	Register Now HBF Run	132.73	Registration - HBF Run for a Reason
106051	27/02/2024	Register Now HBF Run	1,649.55	Registration - HBF Run for a Reason
106051	21/02/2024	Coles	100.00	Management Challenge Team Refreshments
106051	21/02/2024	Woolworths	11.80	Management Challenge Team Refreshments
106051	21/02/2024	Woolworths	17.54	Management Challenge Team Refreshments
106051	21/02/2024	Sushi Hub Kwinana	47.27	Management Challenge Team Refreshments

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106051	21/02/2024	Register Now HBF Run	136.36	Registration - HBF Run for a Reason
106051	07/02/2024	State of Social	1,390.00	Two-Day Ticket - State of Social '24 - Digital & Social Media conference
106051	07/02/2024	Australian Institute	120.00	HR Job Advertisement
106051			348.77	GST

<b>Credit Card Director, City Life</b>	<b>1,524.21</b>
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106052	20/02/2024	WARRRL (Containers for Change)	1,230.91	Pop up Bins, collections bags
106052	18/02/2024	Mail Chimp	170.21	Monthly Subscription for Koorliny
106052			123.09	GST

<b>Credit Card Economic Development Manager</b>	<b>735.58</b>
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106069	26/02/2024	CCIWA	175.07	Attendance at IWD business lunch
106069	13/02/2024	Rustico	43.64	Attendance at IWD business breakfast
106069	05/02/2024	Economic Development Australia	450.00	Membership payment
106069			66.87	GST

<b>Grand Total:</b>	<b>\$ 29,352.75</b>
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## 18.2 MONTHLY FINANCIAL REPORT MARCH 2024

### SUMMARY

The Monthly Financial Reports has been prepared and includes the monthly financial variance between actual and budget for the period ending 31 March 2024.

### OFFICER RECOMMENDATION

**That Council:**

1. **Accepts the Monthly Statements of Financial Activity for the period ended 31 March 2024, as detailed at Attachment A; and**
2. **Accepts the explanations for material variances for the period ended 31 March 2024, as detailed at Attachment A.**

### VOTING REQUIREMENT

Simple majority.

### DISCUSSION

The purpose of this report is to provide a monthly financial report 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 31 March 2024 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

#### **Closing Surplus Position**

The current closing municipal surplus for March 2024 is \$33,247,499 compared to a budget position of \$19,008,038. This favourable variance is attributable to timing of expenditure and income which will be amended in the May budget review.

#### **Revenue**

Income for March 2024 period year to date is \$69,519,189 compared to the current budget estimated income of \$69,669,827, a variance of \$150,638. Included in income is revenue from capital grants, subsidies, and contributions.

**Expenditure**

The total spending for March 2024 amounted to \$67,171,649, resulting in a variance of \$158,011 compared to the current budget of \$67,329,660. This actual expenditure comprises both operating expenses and capital expenses as listed below:

- Expenditure from operating activities was \$60,067,542.
- Payment for capital acquisitions was \$7,104,107.

Detail of all significant variances for both revenue and expenditure against the current budget for the March 2024 Monthly Financial Reports is provided in Note 1 and Note 6 to the Monthly Financial Report at Attachment A.

**Investments**

In February 2024 the City engaged Curve to assist with the investment process and provide access to more investing opportunities. This has seen the City's investment in fossil fuel free investment grow from 0% in January 2024 to 21.66% in March 2024. Further information is provided in Note 3 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 March 2024** [↓](#)



# Monthly Financial Report



**CITY OF KWINANA**  
**MONTHLY FINANCIAL REPORT**  
**(Containing the Statement of Financial Activity)**  
**For the period ending 31 March 2024**

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

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**CITY OF KWINANA**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD ENDED 29 FEBRUARY 2024**

	Note	Adopted Budget Estimates (a) \$	Current Budget Estimates \$	YTD Budget Estimates (b) \$	YTD Actual (c) \$	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
<b>OPERATING ACTIVITIES</b>								
<b>Revenue from operating activities</b>								
General rates	Note 5	48,733,255	49,456,787	49,281,787	49,426,472	144,685	0%	▲
Grants, subsidies and contributions	Note 9	3,577,697	2,005,772	1,498,749	1,456,931	(41,818)	(3%)	▲
Fees and charges		13,482,258	14,208,158	12,521,924	12,757,365	235,441	2%	▲
Interest revenue		3,166,112	4,446,514	3,030,564	3,049,789	19,225	1%	▲
Other revenue		506,909	1,078,314	767,362	835,590	68,228	9%	▲
Profit on asset disposals		43,537	74,504	57,793	0	(57,793)	(100%)	▼
		<b>69,509,767</b>	<b>71,270,051</b>	<b>67,158,179</b>	<b>67,526,147</b>	<b>367,968</b>	<b>1%</b>	
<b>Expenditure from operating activities</b>								
Employee costs		(29,903,156)	(29,727,246)	(21,243,557)	(21,248,685)	(5,128)	(0%)	▲
Materials and contracts		(26,444,818)	(27,415,568)	(19,410,214)	(18,952,911)	457,303	2%	▲
Utility charges		(2,689,795)	(2,680,310)	(1,903,070)	(1,928,887)	(25,816)	(1%)	▼
Depreciation		(18,086,055)	(18,654,557)	(13,990,916)	(16,822,437)	(2,831,521)	(20%)	▼
Finance costs		(597,785)	(3,254,779)	(333,327)	(335,571)	(2,244)	(1%)	▲
Insurance		(741,288)	(717,443)	(709,771)	(712,661)	(2,889)	(0%)	▲
Other expenditure		(113,600)	(13,398,802)	(75,575)	(66,390)	9,184	12%	▲
Loss on asset disposals		(108,836)	(109,791)	(93,879)	0	93,879	100%	▲
		<b>(78,685,332)</b>	<b>(95,958,496)</b>	<b>(57,760,310)</b>	<b>(60,067,542)</b>	<b>(2,307,232)</b>	<b>(4%)</b>	
Non-cash amounts excluded from operating activities	Note 2	18,151,354	18,432,725	13,954,830	16,869,423	2,914,593	21%	▲
<b>Amount attributable to operating activities</b>		<b>8,975,789</b>	<b>(6,255,720)</b>	<b>23,352,700</b>	<b>24,328,028</b>	<b>975,328</b>	<b>4%</b>	
<b>INVESTING ACTIVITIES</b>								
<b>Inflows from investing activities</b>								
Proceeds from capital grants, subsidies and contributions	Note 10	3,890,976	4,668,685	2,511,648	1,993,042	(518,606)	(21%)	▼
Proceeds from disposal of assets		529,500	1,056,500	935,237	821,351	(113,886)	(12%)	▼
Proceeds from financial assets at amortised cost - self supporting loans		22,757	19,062	14,297	14,283	(13)	(0%)	▲
		<b>4,443,233</b>	<b>5,744,247</b>	<b>3,461,182</b>	<b>2,828,677</b>	<b>(632,505)</b>	<b>(18%)</b>	
<b>Outflows from investing activities</b>								
Payments for property, plant and equipment	Note 6	(3,927,955)	(4,038,616)	(2,761,300)	(2,336,868)	424,433	15%	▲
Payments for construction of infrastructure		(8,511,964)	(9,319,413)	(6,245,969)	(4,314,121)	1,931,848	31%	▲
Payments for intangible assets		(789,680)	(976,083)	(562,081)	(453,118)	108,963	19%	▲
		<b>(13,229,599)</b>	<b>(14,334,112)</b>	<b>(9,569,350)</b>	<b>(7,104,107)</b>	<b>2,465,243</b>	<b>26%</b>	
Non-cash amounts excluded from investing activities	Note 2	205,620	(478,675)	0	5,325,225	5,325,225	0%	▲
<b>Amount attributable to investing activities</b>		<b>(8,580,746)</b>	<b>(9,068,540)</b>	<b>(6,108,168)</b>	<b>1,049,796</b>	<b>7,157,964</b>	<b>117%</b>	
<b>FINANCING ACTIVITIES</b>								
<b>Inflows from financing activities</b>								
Transfer from reserves	Note 8	7,405,784	23,586,233	847,277	14,429,234	13,581,957	1603%	▲
		<b>7,405,784</b>	<b>23,586,233</b>	<b>847,277</b>	<b>14,429,234</b>	<b>13,581,957</b>	<b>1603%</b>	
<b>Outflows from financing activities</b>								
Repayment of borrowings	Note 7	(2,240,025)	(2,240,025)	(1,107,811)	(1,259,374)	(151,563)	(14%)	▼
Payments for principal portion of lease liabilities		(112,840)	(144,928)	(108,696)	(111,256)	(2,560)	(2%)	▼
Transfer to reserves	Note 8	(6,581,129)	(10,179,447)	(2,182,540)	(9,504,206)	(7,321,666)	(335%)	▼
		<b>(8,933,994)</b>	<b>(12,564,400)</b>	<b>(3,399,047)</b>	<b>(10,874,836)</b>	<b>(7,475,789)</b>	<b>(220%)</b>	
<b>Amount attributable to financing activities</b>		<b>(1,528,210)</b>	<b>11,021,833</b>	<b>(2,551,771)</b>	<b>3,554,397</b>	<b>6,106,168</b>	<b>239%</b>	
<b>MOVEMENT IN SURPLUS OR DEFICIT</b>								
<b>Surplus or deficit at the start of the financial year</b>		1,133,167	4,315,277	4,315,277	4,315,277	0	0%	▲
Amount attributable to operating activities		8,975,789	(6,255,720)	23,352,700	24,328,028	975,328	4%	▲
Amount attributable to investing activities		(8,580,746)	(9,068,540)	(6,108,168)	1,049,796	7,157,964	117%	▲
Amount attributable to financing activities		(1,528,210)	11,021,833	(2,551,771)	3,554,397	6,106,168	239%	▲
<b>Surplus or deficit after imposition of general rates</b>		<b>(0)</b>	<b>12,850</b>	<b>19,008,038</b>	<b>33,247,499</b>	<b>14,239,461</b>	<b>75%</b>	▲

**KEY INFORMATION**

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

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

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

**STATEMENT OF FINANCIAL POSITION  
FOR THE PERIOD ENDED 31 MARCH 2024**

		Closing	Current Month	This Time Last Year
NOTE	30 June 2023	31 March 2024	30 March 2023	
	\$	\$	\$	
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	3	6,451,840	22,663,128	21,810,357
Other financial assets - Term Deposits	3	69,433,846	74,187,587	62,688,235
Other financial assets - Banksia Park Deferred Mgmt Fees		276,305	276,305	246,014
Other financial assets - Self Supporting Loans		19,062	19,062	18,444
Rates receivable	4	1,861,815	6,331,656	6,287,058
Other receivables (incl. allowance for impairment)	4	1,999,384	1,525,378	1,814,737
Other assets		1,827,786	107,372	274,451
<b>TOTAL CURRENT ASSETS</b>		81,870,038	105,110,487	93,139,297
<b>NON-CURRENT ASSETS</b>				
Trade and other receivables		971,005	881,003	866,779
Other financial assets - Banksia Park Deferred Mgmt Fees		3,280,749	3,280,749	2,907,226
Other financial assets - Local Govt House Trust		142,607	142,607	136,156
Other financial assets - Self Supporting Loans		177,351	163,068	182,592
Property, plant and equipment		177,464,654	173,621,203	142,633,903
Infrastructure		613,099,346	607,114,851	612,784,030
Investment property		1,012,000	1,012,000	570,000
Intangible assets		276,532	492,341	5,218,172
Right of use assets		267,889	160,570	391,339
<b>TOTAL NON-CURRENT ASSETS</b>		796,692,133	786,868,391	765,690,198
<b>TOTAL ASSETS</b>		878,562,172	891,978,879	858,829,496
<b>CURRENT LIABILITIES</b>				
Trade and other payables		7,697,275	7,188,082	5,619,214
Banksia Park Unit Contributions		18,279,975	18,279,975	16,100,000
Contract and other liabilities		1,475,543	1,548,212	2,212,008
Lease liabilities		146,163	34,906	5,122
Borrowings	7	2,208,899	949,525	1,429,632
Employee related provisions		4,813,269	4,829,920	5,172,314
<b>TOTAL CURRENT LIABILITIES</b>		34,621,124	32,830,620	30,538,289
<b>NON-CURRENT LIABILITIES</b>				
Other liabilities (Developer Contributions)		41,010,766	45,944,979	40,303,107
Lease liabilities		105,667	105,667	371,179
Borrowings	7	11,383,240	11,383,240	13,156,541
Employee related provisions		618,902	618,902	600,829
<b>TOTAL NON-CURRENT LIABILITIES</b>		53,118,576	58,052,788	54,431,656
<b>TOTAL LIABILITIES</b>		87,739,700	90,883,408	84,969,945
<b>NET ASSETS</b>		790,822,472	801,095,470	773,859,550
<b>EQUITY</b>				
Retained surplus		216,771,565	231,969,592	241,730,364
Reserves - cash/financial asset backed	8	69,260,960	64,335,932	65,923,045
Revaluation surplus		504,789,947	504,789,947	466,206,141
<b>TOTAL EQUITY</b>		790,822,472	801,095,470	773,859,550

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



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NOTE 1  
EXPLANATION OF MATERIAL VARIANCES**

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

The material variance adopted by Council for the 2023-24 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
<b>Revenue from operating activities</b>				
General Rates	144,685	0%	Timing	Timing variance in interim rates.
Grants, Subsidies and Contributions	(41,818)	(3%)	No Material Variance	Refer Note 9.
Fees and Charges	235,441	2%	Permanent/Timing	Fees and charges income higher than anticipated; budget to be adjusted in May budget review: \$23K Community facilities planning other hire fees.
				The following budget variances are due to timing: \$94K Recquatic casual admission and swimming lesson fees. \$70K Koorliny Art Centre ticket sales. \$47K Building services permit fees.
Interest Revenue	19,225	1%	No Material Variance	
Other Revenue	68,228	9%	Permanent/Timing	Variances to be adjusted in May budget review: (\$43K) Rates legal fees recovery (timing). (\$146K) PSWMA reimbursements (timing). \$66K Private works to be offset with expenditure. \$70K Workers compensation reimbursement to be offset with expenditure. \$104K Long services leave reimbursement to offset with expenditure.
Profit on Asset Disposals	(57,793)	(100%)	Timing	
<b>Expenditure from operating activities</b>				
Employee Costs	(5,128)	(0%)	No Material Variance	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NOTE 1  
EXPLANATION OF MATERIAL VARIANCES**

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

The material variance adopted by Council for the 2023-24 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Materials and Contracts	457,303	2%	Permanent/Timing	<p>The following budgets have not been expended as at 31 March 2024:</p> <p>\$21K consultants to be engaged in April and May for asset inspection, condition and audit reports, and desktop indexing for buildings.</p> <p>\$25K consultants for the Kwinana trails master plan to be carried forward to 24/25.</p> <p>\$50K Shop local campaign funding delayed due to vacant position. Funding will be utilised by June 2024.</p> <p>\$17K for Library Lovers Day and the April school holiday programs.</p> <p>\$46K Rates legal fees not yet required.</p> <p>The following budget variances are due to timing:</p> <p>\$16K security services and charges due to delays in receiving invoices.</p> <p>\$67K contracts and consultants for planning &amp; development where purchase orders have been raised.</p> <p>\$102K Environment &amp; Health PSWGMA contribution, kerbside waste collection levy and consultants.</p> <p>(\$61K) Executive management PSWMA contribution.</p> <p>\$166K for community engagement events, grants and donations.</p> <p>\$123K for community services and partnerships to be expended April, May and June.</p> <p>\$117K Thomas Road artwork expected to be completed June 2024.</p> <p>(\$211K) IT software expenses. Adjustment to be made at EOY for prepayments.</p> <p>(\$283K) City ops contracts, contractors and temporary staff.</p> <p>\$57K Recquatic operating lease repayments.</p> <p>\$18K Engineering services surveying &amp; service location expenses.</p> <p>\$35K Essential services mitigation works.</p> <p>(\$20K) Kwinana Village operational refund to residents for the 22/23 FY.</p>
Utility Charges	(25,816)	(1%)	No Material Variance	
Depreciation	(2,831,521)	(20%)	Permanent	Depreciation expense increase due to increase of buildings valuation as per revaluation report. Budget to be adjusted in May budget review.
Finance Costs	(2,244)	(1%)	No Material Variance	
Insurance	(2,889)	(0%)	No Material Variance	
Other Expenditure	9,184	12%	No Material Variance	
Loss on Asset Disposals	93,879	100%	Timing	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NOTE 1  
EXPLANATION OF MATERIAL VARIANCES**

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

The material variance adopted by Council for the 2023-24 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
<b>Investing activities</b>				
Proceeds from capital grants, subsidies and contributions	(518,606)	(21%)	Permanent/Timing	Refer note 10.
Proceeds from disposal of assets	(113,886)	(12%)	Permanent/Timing	
Self-Supporting Loan Principal	(13)	(0%)	No Material Variance	
Payments for property, plant and equipment	424,433	15%	Permanent/Timing	Refer note 6.
Payments for construction of infrastructure	1,931,848	31%	Permanent/Timing	Refer note 6.
Payments for intangible assets	108,963	19%	Permanent/Timing	Refer note 6.
<b>Financing activities</b>				
Proceeds from new debentures	0	0%	No Material Variance	
Repayment of borrowings	(151,563)	(14%)	Timing	
Payments for principal portion of lease liabilities	(2,560)	(2%)	No Material Variance	
Transfer from reserves	13,581,957	1603%	Timing	
Transfer to reserves	(7,321,666)	(335%)	Timing	Timing variance on interest earnings. Detail, refer to note 8.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NOTE 2  
NET CURRENT FUNDING POSITION**

	Notes	Last Years Closing 30 June 2023	This Time Last Year 30/03/2023	Current Budget 2023-24	YTD Actual 31 March 2024
		\$	\$		\$
<b>(a) Non-cash items excluded from operating activities</b>					
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.					
<b>Non-cash items excluded from operating activities</b>					
<b>Adjustments to operating activities</b>					
Less: Profit on asset disposals		(132,518)	-	(74,504)	-
Less: Movement in pensioner deferred rates (non-current)		(63,507)	40,719	-	80,213
Movement in inventory (non-current)			-		
Movement in employee benefit provisions		(316,521)	24,451	-	16,651
Movement in lease liabilities			-		
Movement in other provisions (non-current)			-		
Movement in Investment Property		(442,000)	-		
Add: Loss on asset disposals		2,923,420	-	109,791	-
Mvmt in Local Govt House Trust		(0)	-	-	-
Add: Loss on revaluation of non current assets			-		
Add: Depreciation on assets		18,504,993	-	18,654,557	16,822,437
Mvmt in operating contract liabilities associated with restricted cash		175,704	170,766	(257,119)	(49,878)
Mvmt in Banksia Park deferred management fees receivable		(410,264)	-	-	-
Mvmt in Banksia Park valuation of unit contribution		2,179,975	-	-	-
<b>Total non-cash items excluded from operating activities</b>		<b>22,419,282</b>	<b>235,935</b>	<b>18,432,725</b>	<b>16,869,423</b>
Mvmt in non-operating liabilities (non-current)		4,682,845	(233,025)	(15,453,060)	4,934,212
Mvmt in non-operating liabilities associated with restricted cash		(1,406,501)	3,814,832	14,974,385	391,013
<b>Total non-cash items excluded from investing activities</b>		<b>3,276,344</b>	<b>3,581,807</b>	<b>(478,675)</b>	<b>5,325,225</b>
<b>Total Non-cash items</b>		<b>25,695,626</b>	<b>3,817,743</b>	<b>17,954,050</b>	<b>22,194,648</b>

**(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.

<b>Adjustments to net current assets</b>				
Less: Reserves - restricted cash	(69,260,960)	(65,923,045)	(55,854,170)	(64,335,932)
Less: Financial assets at amortised cost - self supporting loans	(19,062)	(18,444)	(19,062)	(19,062)
Less: Banksia Park DMF Recievable	(276,305)	(246,014)	(212,269)	(276,305)
Less: Land held for resale	-	0	-	-
Add: Borrowings	2,208,899	1,429,632	2,241,044	949,525
Add: Provisions - employee	4,813,269	5,172,314	4,699,046	4,829,920
Add: Current portion of contract and other liability held in reserve	225,350	220,412	52,067	175,471
Add: Current portion of unspent non-operating grants, subsidies and contributions hel	949,034	1,991,595	1,000,000	1,329,132
Add: Lease liabilities	146,163	5,122	144,928	34,906
Add: Banksia Park Unit Contributions	18,279,975	16,100,000	16,733,635	18,279,975
<b>Total adjustments to net current assets</b>	<b>(42,933,637)</b>	<b>(41,268,428)</b>	<b>(31,214,781)</b>	<b>(39,032,368)</b>

**(c) Net current assets used in the Statement of Financial Activity**

<b>Current assets</b>	81,870,038	93,139,297	69,308,566	105,110,487
<b>Less: Current liabilities</b>	(34,621,124)	(30,538,289)	(38,080,935)	(32,830,620)
<b>Less: Total adjustments to net current assets</b>	<b>(42,933,637)</b>	<b>(41,268,428)</b>	<b>(31,214,781)</b>	<b>(39,032,368)</b>
<b>Closing funding surplus / (deficit)</b>	<b>4,315,277</b>	<b>21,332,580</b>	<b>12,850</b>	<b>33,247,499</b>

**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 31 MARCH 2024

OPERATING ACTIVITIES  
NOTE 3  
CASH AND FINANCIAL ASSETS

Description	Unrestricted	Restricted		Total Cash	Interest Rate	Institution	S&P Rating	Maturity Date	Days
	\$	\$		\$					
<b>Cash on hand</b>									
CBA Municipal Bank Account	1,952,165			1,952,165	Variable	CBA	AA		
CBA Online Saver Bank Account	17,647,878			17,647,878	0.20%	CBA	AA		
CBA Staff Xmas Saver	59,480			59,480	Variable	CBA	AA		
Cash On Hand - Petty Cash	3,605			3,605	N/A	PC	N/A		
<b>Term Deposits - Muni Investments</b>	3,000,000			3,000,000	5.12%	CBA	AA	Apr 2024	211
	3,000,000			3,000,000	4.65%	BOQ	BBB	Apr 2024	61
	3,000,000			3,000,000	5.15%	CBA	AA	May 2024	246
	3,000,000			3,000,000	5.05%	NAB	AA	May 2024	91
	3,000,000			3,000,000	5.45%	SUN	A	Jun 2024	210
	3,000,000			3,000,000	5.05%	NAB	AA	Jun 2024	119
<b>Reserve Funds Investments (Cash Backed Reserves)</b>									
Asset Management Reserve		3,014,942		3,014,942	5.10%	CBA	AA	May 2024	217
Plant and Equipment Replacement Reserve		995,020		995,020	5.10%	CBA	AA	May 2024	217
Employee Leave Reserve		3,015,380		3,015,380	5.31%	CBA	AA	May 2024	217
Public Open Space Reserve		338,877		338,877	5.31%	CBA	AA	May 2024	217
Community Services & Emergency Relief Reserve		350,822		350,822	5.31%	CBA	AA	May 2024	217
Employee Vacancy Reserve		886,966		886,966	5.31%	CBA	AA	May 2024	217
Golf Club Maintenance Reserve		31,749		31,749	5.31%	CBA	AA	May 2024	217
Golf Course Cottage Reserve		31,404		31,404	5.31%	CBA	AA	May 2024	217
Information Technology Reserve		412,115		412,115	5.10%	SUN	A	Oct 2024	366
APU Reserve		841,626		841,626	5.10%	SUN	A	Oct 2024	366
BP Reserve		337,119		337,119	5.10%	SUN	A	Oct 2024	366
Renewable Energy Efficiency Reserve		88,699		88,699	5.10%	SUN	A	Oct 2024	366
Refuse Reserve		5,417,776		5,417,776	5.26%	SUN	A	Oct 2024	336
CLAG Reserve	*	288,153		288,153	5.10%	BOQ	BBB	Sep 2024	210
Workers Compensation Reserve	*	589,183		589,183	5.10%	BOQ	BBB	Sep 2024	210
Settlement Agreement Reserve	*	180,611		180,611	5.10%	BOQ	BBB	Sep 2024	210
Public Arts Reserve	*	320,397		320,397	5.10%	BOQ	BBB	Sep 2024	210
City Infrastructure Reserve	*	1,007,463		1,007,463	5.10%	BOQ	BBB	Sep 2024	210
Strategic Property Reserve	*	486,032		486,032	5.10%	GSB	BBB	Sep 2024	180
<b>Reserve Funds Investments (Developer Contributions)</b>									
DCA 1 - Hard Infrastructure - Bertram	*	1,934,262		1,934,262	5.10%	BOU	BBB	Sep 2024	189
DCA 2 - Hard Infrastructure - Wellard	*	1,849,178		1,849,178	5.10%	BOU	BBB	Sep 2024	189
DCA 6 - Hard Infrastructure - Mandogalup	*	6,895,176		6,895,176	4.99%	BEN	AAA	Sep 2024	189
DCA 11 - Soft Infrastructure - Wellard East	*	6,259,334		6,259,334	5.04%	GSB	BBB	Sep 2024	189
DCA 12 - Soft Infrastructure - Wellard West		11,771,638		11,771,638	5.10%	NAB	AA	Sep 2024	189
DCA 1 - 7 Various Hard Infrastructure		7,789,726		7,789,726	5.05%	NAB	AA	Sep 2024	180
DCA 8 - 15 Various Soft Infrastructure		2,887,618		2,887,618	5.05%	NAB	AA	Sep 2024	180
DCA 8 - 15 Various Soft Infrastructure	*	1,166,321		1,166,321	5.10%	GSB	BBB	Sep 2024	180
<b>Total</b>	<b>37,663,128</b>	<b>59,187,587</b>	<b>0</b>	<b>96,850,715</b>	<b>5.10% weighted average interest rate</b>				
	39%	61%	0.0%						
<b>Comprising</b>									
Cash and cash equivalents (Exclude Trust)	22,663,128	0	0	22,663,128					
Financial assets at amortised cost	15,000,000	59,187,587	0	74,187,587					
	<b>37,663,128</b>	<b>59,187,587</b>	<b>0</b>	<b>96,850,715</b>					
* denotes Green Investments									
Green Investments total value				<b>20,976,109</b>					
Green Investments percentage				<b>21.66%</b>					

**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

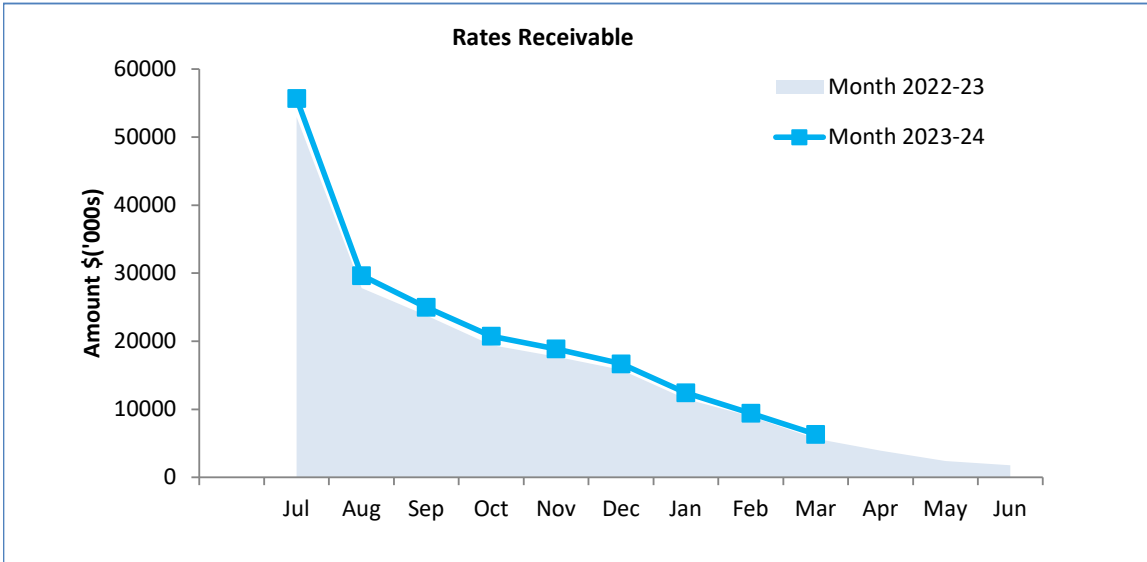
Portfolio Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AAA & Bendigo Bank Kwinana Community Branch	6,895,176	7%	100%	✓
AA	62,773,666	65%	100%	✓
A	10,097,335	10%	60%	✓
BBB	17,080,933	18%	20%	✓
Unrated	3,605	0%	20%	✓

Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
BEN (AAA)	6,895,176	7%	45%	✓
BOQ (BBB)	5,385,807	6%	10%	✓
BOU (BBB)	3,783,439	4%	10%	✓
GSB (BBB)	7,911,686	8%	10%	✓
CBA (AA)	34,324,684	35%	45%	✓
NAB (AA)	28,448,982	29%	45%	✓
SUN (A)	10,097,335	10%	25%	✓



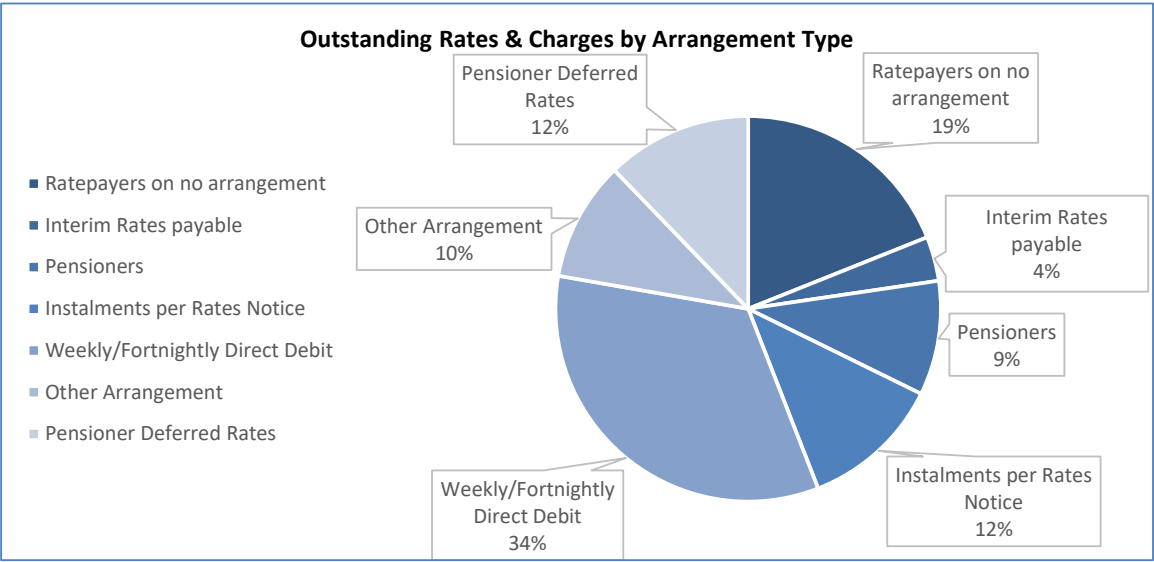
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

Rates receivable	30 June 2023	30 Mar 2023	31 Mar 2024
	\$		\$
Opening arrears previous years	2,357,892	2,357,892	1,603,590
Levied this year	58,249,145	58,176,192	63,175,819
<b>Rates &amp; Charges to be collected</b>	<b>60,607,037</b>	<b>60,534,084</b>	<b>64,779,409</b>
<u>Less</u> Collections to date	(57,845,606)	(53,995,072)	(57,566,750)
<u>Less</u> Pensioner Deferred Rates	(971,005)	(866,779)	(881,003)
<b>Net Rates &amp; Charges Collectable</b>	<b>1,790,426</b>	<b>5,672,233</b>	<b>6,331,656</b>
% Outstanding	2.95%	9.37%	9.77%
<u>Prepaid</u> Rates received (not included above)	(1,228,667)	(908,427)	(841,269)
	0.93%	7.87%	8.48%



OPERATING ACTIVITIES  
NOTE 4  
RECEIVABLES

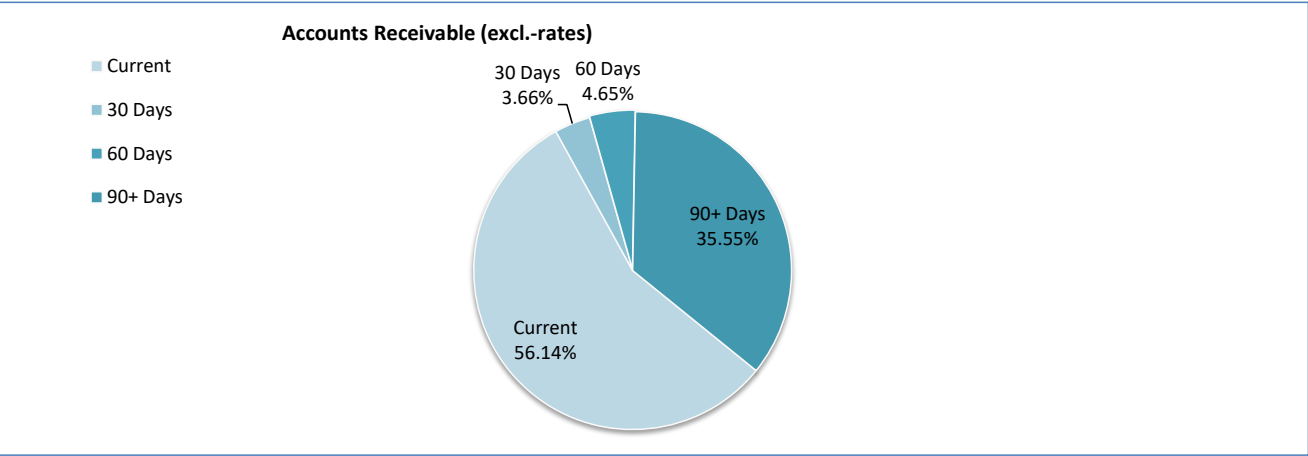
Outstanding Rates & Charges by Payment Arrangement Type	31 Mar 2024		
	No. of Assessments	\$	%
Ratepayers on no arrangement	709	1,366,589	19%
Interim Rates payable	245	268,536	4%
Pensioners	996	692,760	10%
Instalments per Rates Notice	882	852,187	12%
Weekly/Fortnightly Direct Debit	4,744	2,427,235	34%
Other Arrangement	148	724,348	10%
	<b>7,724</b>	<b>6,331,656</b>	<b>88%</b>
Pensioner Deferred Rates	245	881,003	12%
	<b>7,969</b>	<b>7,212,659</b>	<b>100%</b>



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

OPERATING ACTIVITIES  
NOTE 4  
RECEIVABLES

Receivables - general	Current	30 Days	60 Days	90+ Days	Total
Amounts shown below include GST (where applicable)	\$	\$	\$	\$	\$
Sundry receivable	354,040	35,458	40,967	156,676	587,141
Infringements Register	5,800	977	5,315	197,176	209,268
GST	198,885	0	0	0	198,885
Total sundry receivables outstanding	558,724	36,436	46,282	353,852	995,294
Exclude rebates receivable	56%	4%	5%	36%	
Allowance for impairment					(89,710)
Rates and ESL rebate					
Rates rebate	602,039	0	0	0	602,039
ESL rebate	17,756	0	0	0	17,756
Total rates and ESL rebate	619,795	0	0	0	530,085
Total general receivables outstanding	1,178,519	36,436	46,282	353,852	1,525,378



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.	1,495
Prosecution Planning & Development Act	3859.07	Registered with FER - payments being received.	5,646
Prosecution Local Government Act 1995	3909.07	Registered with FER.	5,703
Prosecution Health Act	4209.07	Registered with FER - payments being received.	7,749
Prosecution Local Law Fencing	4233.07	Registered with FER. Finalised by work development.	2,500
Prosecution Local Law Urban Environment Nuisance - Disrepair Vehicle	4275.07	Registered with FER - payments being received.	9,131
Prosecution Dog Act 1976	4387.07	Registered with FER.	10,200
Prosecution Dog Act 1976	4610.07	Registered with FER.	24,699
Prosecution Planning & Development Act	4885.07	Registered with FER- work and development permit with FER.	13,296
Prosecution Parking Act	5152.07	Registered with FER.	5,250
Prosecution Planning & Development Act	5325.07	Registered with FER.	38,463
Prosecution Building Act 2011	5474.07	Registered with FER - payments being received.	10,984
Prosecution Dog Act 1976	5534.07	Registered with FER - payments being received.	4,432
Prosecution Pool Act	5762.07	Registered with FER - payments being received.	5,150
Prosecution Pool Act	6059.07	Registered with FER - payments being received.	1,280
Prosecution Dog Act 1976	6260.07	Registered with FER - payments being received.	2,719
			148,698
Other Sundry Debtors			
Illegal Dumping	6253.03	Defaulted Payment arrangement. Potential minor case claim.	1,062
Local Government Act 1995 abandoned vehicle	3884.03	Defaulted Payment arrangement. Potential minor case claim.	1,155
Total Debtors 90+ days > \$1,000			150,915
Total Debtors 90+ days < \$1,000			5,761
Total Infringements 90+ days			197,176
Total sundry receivables outstanding 90+ days			353,852

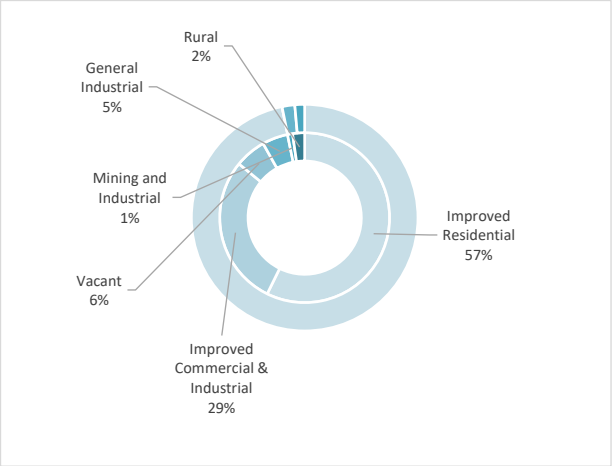
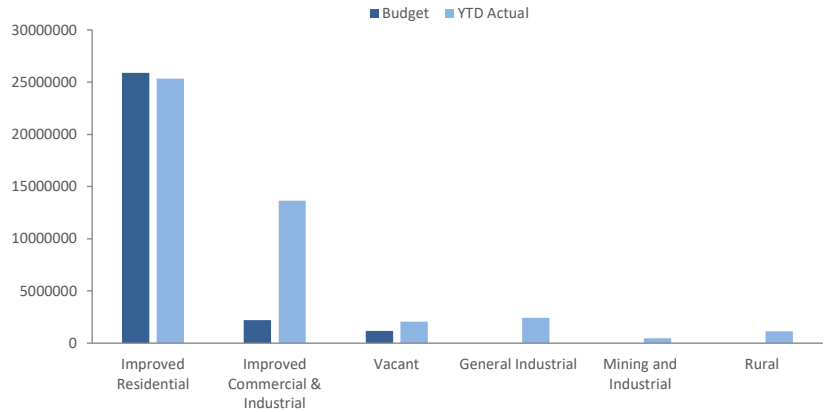
**KEY INFORMATION**

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 31 MARCH 2024

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				\$	\$	\$	\$	\$	\$	\$
<b>Gross rental value</b>										
Improved Residential	0.08489	15,471	295,427,860	25,576,967	800,006	26,376,973	25,076,973	754,775	72,761	25,904,508
Improved Commercial & Industrial	0.10237	518	123,339,446	12,949,624	0	12,949,624	12,951,152	902,956	203,405	14,057,512
Vacant	0.18630	517	11,886,550	2,218,341	0	2,218,341	2,219,514	(182,768)	(45,023)	1,991,723
<b>Unimproved value</b>										
General Industrial	0.01947	3	124,000,000	2,414,280	0	2,414,280	2,414,280	0	0	2,414,280
Mining and Industrial	0.00902	32	52,626,000	474,687	0	474,687	474,687	(15,938)	(3,841)	454,908
Rural	0.00507	131	234,155,000	1,085,360	0	1,085,360	1,085,360	(6,883)	39,458	1,117,936
Sub-Total		16,672	841,434,856	44,719,259	800,006	45,519,265	44,221,966	1,452,141	266,760	45,940,867
<b>Minimum payment</b>										
Minimum \$										
<b>Gross rental value</b>										
Improved Residential	1,173	2,054	25,625,562	2,409,342	0	2,409,342	2,409,342	(2,920)	93	2,406,515
Improved Commercial & Industrial	1,528	64	619,879	97,792	0	97,792	96,264	(639)	0	95,625
Vacant	1,173	1,040	5,030,620	1,219,920	0	1,219,920	1,218,747	(233,754)	(33,404)	951,589
<b>Unimproved value</b>										
General Industrial	1,528	0	0	0	0	0	0	0	0	0
Mining and Industrial	1,528	14	111,727	21,392	0	21,392	21,392	(664)	0	20,728
Rural	1,173	12	1,069,300	14,076	0	14,076	14,076	(2,737)	(191)	11,148
Sub-total		3,184	32,457,088	3,762,522	0	3,762,522	3,759,821	(240,714)	(33,502)	3,485,605
Total general rates						49,281,787				49,426,472
<b>Ex Gratia Rates</b>										
Dampier to Bunbury Natural Gas Pipeline Corridor						175,000				0
Total Ex Gratia Rates						175,000				0
Total Rates				48,481,781	800,006	49,456,787	47,981,787	1,211,427	233,257	49,426,472



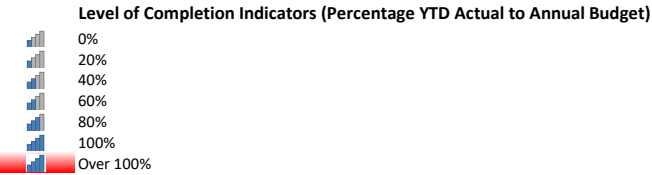
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS

Capital acquisitions	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance
	\$	\$	\$	\$	\$
Land and Buildings	2,485,973	2,367,208	1,751,978	1,550,900	(201,079)
Plant, Furniture and Equipment	1,441,982	1,671,408	1,009,322	785,968	(223,354)
Intangible Assets	789,680	976,083	562,081	453,118	(108,963)
Infrastructure - Roads	4,797,769	5,008,566	3,738,846	2,796,341	(942,505)
Infrastructure - Parks & Reserves	2,128,794	2,213,530	1,047,803	771,717	(276,086)
Infrastructure - Footpaths	791,500	934,224	817,974	494,239	(323,735)
Infrastructure - Car Parks	505,671	775,159	317,453	33,293	(284,161)
Infrastructure - Drainage	67,055	79,104	71,004	6,600	(64,404)
Infrastructure - Bus Shelters	0	12,300	6,000	10,230	4,230
Infrastructure - Street Lights	31,175	13,641	0	6,798	6,798
Infrastructure - Other	190,000	282,889	246,889	194,904	(51,985)
Payments for Capital Acquisitions	13,229,599	14,334,112	9,569,350	7,104,107	(2,465,243)
Total Capital Acquisitions	13,229,599	14,334,112	9,569,350	7,104,107	(2,465,243)
Capital Acquisitions Funded By:					
	\$	\$	\$	\$	\$
Capital grants and contributions	3,890,976	3,647,498	2,511,648	1,993,042	(518,606)
Disposal of Assets	529,500	1,056,500	935,237	821,351	(113,886)
Cash Backed Reserves	7,254,558	4,024,015	0	0	0
Municipal Funds	1,554,565	5,606,099	6,122,465	4,289,713	(1,832,752)
Capital funding total	13,229,599	14,334,112	9,569,350	7,104,107	(2,465,243)

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS (CONTINUED)

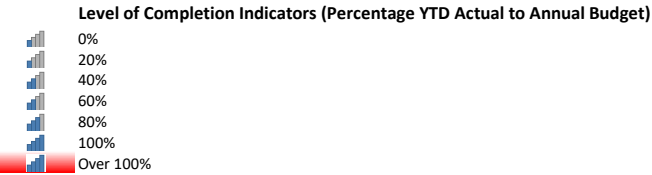


Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Buildings								
	210001	Building Contingency	105,000	85,000	48,400	47,694	(706)	Project works in progress.
	210040	Admin Building Renewals	99,765	126,500	111,500	105,019	(6,481)	Project works in progress.
	210041	Administration Building- Upgrade/New	134,211	0	0	0	0	Project on hold, subject to feasibility study.
	210156	Administration Building - External storerooms re-roof, insulate and waterproof	84,000	0	0	0	0	
	210157	Darius Wells Library and Resource Centre - Creche Play area renewal	31,500	13,464	13,464	52	(13,412)	Works completed. Waiting on invoices from suppliers.
	210158	Darius Wells Library and Resource Centre - Ken Jackman operable wall	21,000	20,000	20,000	0	(20,000)	Works to commence in April 2024.
	210005	Sloan Cottage - Annual conservation works 2023/24	3,150	6,125	3,000	0	(3,000)	Project works in progress.
	210004	Smirk Complex - Annual conservation works 2023/24	5,250	6,125	5,000	0	(5,000)	Project works in progress.
	210159	Leda Hall - External walls Cleaning and repoint mortar	7,350	7,000	0	0	0	Works to commence in April 2024.
	210160	William Bertram Community Centre - Replacement of fencing panels	15,750	15,000	0	3,618	3,618	Project works in progress.
	210161	John Wellard Community Centre - Replacement of fencing panels	15,750	15,000	0	6,650	6,650	Project works in progress.
	210162	John Wellard Community Centre - Replace eaves sheets	26,250	11,700	11,700	11,700	0	Project completed.
	210163	Recquatic Centre - Pool hall north and south translucent sheet replacement	69,300	66,000	0	0	0	
	210164	Thomas Oval Netball Clubrooms - External walls repaint	7,350	0	0	0	0	Project not required.
	210165	Thomas Kelly Pavilion - External walls repaint	12,600	18,584	18,584	18,584	(0)	Project completed.
	210166	Business Incubator - Internal paint excluding tenants	18,900	18,807	18,807	21,807	3,000	Project completed.
	210167	Senior Citizens Centre & Games Room - Internal walls paint requested by Tenants	23,100	23,054	23,054	23,054	0	Project completed.
	210168	William Bertram Community Centre - annual internal painting program	7,350	7,337	7,337	7,337	(1)	Project completed.
	210169	Recquatic Centre - annual internal painting program	10,500	0	0	0	0	
	210170	Recquatic Centre - External wall structure review and paint	21,000	30,000	19,000	19,410	410	Project works in progress.
	210171	Darius Wells Library and Resource Centre - annual internal painting program	10,500	10,000	10,000	13,108	3,108	Project completed.
	210172	Thomas Kelly Pavilion - annual internal painting program	8,400	8,397	8,397	8,397	0	Project completed.
	210173	John Wellard Community Centre - annual internal painting program	8,400	8,000	8,000	6,511	(1,489)	Project completed.
	210174	Recquatic Centre - Replace hydro pool liner & fix water leak in balance tank	315,000	324,750	324,750	324,750	0	Project completed.
	210175	Kwinana Business Incubator - FCU-2 Suite 2 Open Plan & A/C6 HR Office Right	26,250	25,000	0	0	0	Project works in progress.
	210176	Smirk Cottage - Rear Patio Evaporative Cooler Replacement	6,300	8,630	8,630	8,630	0	Project completed.
	210177	Darius Dome - Coolroom/freezer CR-010 & FR-01 - FAIR CONDITION	16,800	16,000	0	0	0	
	210178	Darius Dome - kitchen Evap Cooler EVC-R-01 - FAIR (24/25)	15,750	15,000	0	0	0	
	210179	Darius Wells Library and Resource Centre - C-Bus Lighting Control screens behind the reception desk	5,250	2,370	2,370	2,172	(198)	Project completed.
	210180	Fiona Harris Pavilion - Replace upstairs stove with domestic style	5,775	5,500	5,500	0	(5,500)	Project works in progress.
	210181	John Wellard Community Centre - Replace blinds	12,600	12,000	12,000	0	(12,000)	Project works in progress.
	210182	William Bertram Community Centre - Replace blinds	12,600	12,000	12,000	0	(12,000)	Project works in progress.
	210183	William Bertram Community Centre - Security renewals	26,250	25,000	0	27,015	27,015	Project completed.
	210184	Fiona Harris Pavilion - Security renewals & Upgrade	36,750	35,000	0	38,240	38,240	Project completed.
	210185	William Bertram Community Centre - Carpet/vinyl replacement /audio loop	47,250	45,000	0	0	0	Works to commence in April 2024.
	210186	Recquatic Centre - Stadium annual floor maintenance program	10,500	9,520	9,520	9,520	0	Project completed.
	210187	John Wellard - Foyer carpet replacement	18,900	25,500	13,500	13,327	(173)	Project completed.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

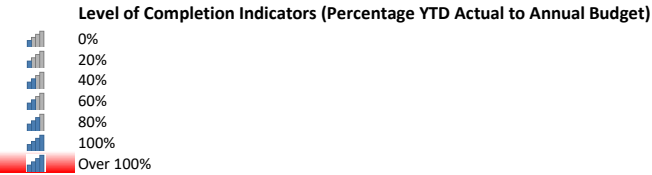
INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS (CONTINUED)



Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
	210188	Fiona Harris Pavilion - Sand and seal first floor wooden floor	4,725	2,924	2,924	2,924	0	Project complete.
	210189	Wellard Pavilion Changerooms - 2 pack paint	10,500	5,332	5,332	5,332	(0)	Project completed.
	210190	Recquatic Creche Outdoor Area Soft Fall	45,000	45,000	45,000	30,525	(14,475)	Project works in progress.
	210191	Kwinana Recquatic studio flooring	45,000	45,000	45,000	43,977	(1,023)	Project completed.
	210192	Recquatic - Minor Upgrades - Changeroom Cubical	14,720	29,440	0	0	0	Works to commence in May 2024.
	210193	Kwinana Senior Citizen Centre - painting/lighting and removal of wall between front entrance and office	25,000	25,000	6,685	123	(6,562)	Project works in progress.
	210194	Sub-Regional Sporting Ground (Thomas Oval/Kelly Park Extension/Upgrade)	157,938	116,650	92,025	41,850	(50,175)	Project works in progress. Estimated completion end of June 2024.
	210042	C/F Rhodes Park Accessible Public Toilet	60,000	61,642	61,642	61,642	0	Project complete.
	210043	C/F DCA12 Wellard West Community Centre/Clubroom design	210,000	232,850	232,850	195,780	(37,070)	Project works in progress.
	210045	C/F Kwinana South VBFB Station Ext	2,079	17,503	17,503	16,232	(1,270)	Works completed. Waiting on invoices from suppliers.
	210046	C/F Kwinana South VBFB	25,000	0	0	0	0	
	210047	C/F DCA9 Honeywood Pavilion	9,750	45,095	45,095	48,487	3,392	Project complete. Waiting for final invoice from supplier.
	210053	C/F Animal Care Facility Refurbishment	60,350	0	0	0	0	
	210056	C/F Mini Golf Course Kiosk and Toilets	270,000	270,000	70,000	0	(70,000)	Project delayed.
	210058	C/F Challenger Beach Ablutions	170,000	178,022	178,022	162,264	(15,757)	Project completed. External surround works to be undertaken. Estimated completion April 2024.
	210051	C/F Recquatic Centre - mechanical renewal	73,560	73,560	73,560	73,560	0	Project completed.
	210262	Darius Wells plantroom roof pest barrier	0	12,875	12,875	12,875	0	Project completed.
	210007	Wells Park Public Toilets - rust treatment	0	12,329	12,329	12,329	0	Project complete.
	210008	Wells Park Public Toilets - roof	0	22,360	22,360	22,360	0	Project complete.
	210017	Darius Wells - painting	0	14,814	14,814	14,814	0	Project complete.
	210021	Recquatic Centre - painting	0	17,487	17,487	17,487	0	Project complete.
	210052	Sloan Cottage - renewal and accessibility	0	0	0	0	0	Works completed June 2023.
	210261	Senior Centre - Upgrade Lighting to LED	0	10,963	10,963	10,963	(0)	Project complete.
	210195	Recquatic Ctr-Roof Replacement (Reception to Group Fitness)	0	61,000	61,000	60,533	(467)	Project complete.
	210269	Recquatic - Hydrotherapy Chiller AC Replacement	0	10,000	10,000	247	(9,753)	Project works in progress.
	Buildings Total		2,485,973	2,367,208	1,751,978	1,550,900	(191,325)	
Plant, Furniture and Equipment								
Furniture and Equipment								
	210074	Furniture and Fittings Renewal	20,400	23,900	22,614	21,863	(751)	Project works in progress.
	210196	Community Resource Centres Equipment Renewal	25,500	50,000	25,000	0	(25,000)	Renewal not required yet.
	210095	Recquatic Plant renewal	0	7,580	7,580	7,580	0	Project complete.
	210075	Recquatic Equipment renewal	0	25,846	25,846	25,846	0	Project complete.
Computing Equipment								
	210197	IT-Server Replacement	100,000	100,000	0	0	0	
	210062	Corporate Business System	689,680	876,083	562,081	453,118	(108,963)	Project works in progress.
Plant and Equipment								
	210096	Plant Replacement Program	846,582	891,582	374,282	365,732	(8,550)	Plant items have been ordered. Awaiting delivery.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

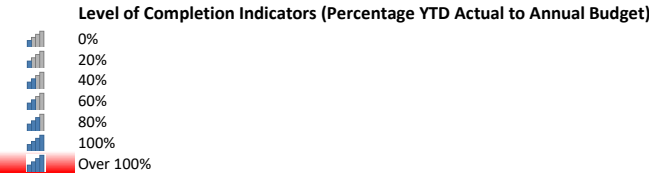
INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS (CONTINUED)



































Capital Expenditure		Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
		\$	\$	\$	\$	\$	
Motor Vehicles							
210077	Plant Replacement Program - Light Fleet	549,500	672,500	554,000	364,947	(189,053)	Plant items have been ordered. Awaiting delivery.
Plant , Furniture and Equipment Total		2,231,662	2,647,491	1,571,403	1,239,086	(332,317)	
Park and Reserves				0	0		
210094	C/F Kwinana Loop Trail Upgrade	216,215	237,319	75,407	45,408	(29,999)	Project works in progress.
210078	C/F Parks & Reserves Renewal works as per forward works program	252,452	40,465	40,465	70,998	30,533	Project works in progress. Actual is higher than budget due to incorrect account used. Correction journal to be processed.
210091	C/F Parks Upgrade Apex Park	136,227	103,500	50,000	0	(50,000)	Works not yet commenced. Possible carry forward to 24/25.
210263	C/F Brandon Mews Playground renewal	0	30,500	0	0	0	Works to commence in April 2024.
210264	C/F Oakfield Park Playground renewal	0	35,452	0	0	0	Works to commence in April 2024.
210086	Streetscape Strategy	153,000	107,400	107,400	107,400	0	Actual incurred for 2022/2023 project. 2023/24 project cancelled due to lack of human resource.
210085	Urban Tree Planting	188,700	167,430	30,000	2,400	(27,600)	Project works in progress.
210199	Parks and Reserves - Wellard Village #2 - Bore Works - Electrical	22,600	0	0	0	0	Works to commence in May 2024.
210200	Parks and Reserves - Recquatic - Bore Works - Electrical	22,600	17,936	17,936	17,936	0	Project completed.
210201	Parks and Reserves - Rutherford Park - Bore Works - Electrical	22,600	16,137	16,137	16,138	1	Project completed.
210202	Parks and Reserves - Centennial Park - Bore Works - Electrical	22,600	22,600	22,600	0	(22,600)	Works estimated to commence in April 2024.
210203	Parks and Reserves - Bertram School Oval - Bore Works - Electrical	22,600	22,600	22,600	0	(22,600)	Works estimated to commence in April 2024.
210204	Parks and Reserves - Berry Park - Bore Works - Electrical	22,600	17,106	17,106	17,106	0	Project completed.
210205	Parks and Reserves - Wellard Village 1 - Bore Works - Electrical	22,600	10,256	10,256	10,257	1	Project completed.
210206	Parks and Reserves - Rutherford Park - Bore Equipment - Bore Hole	32,500	500	0	0	0	
210207	Parks and Reserves - Rutherford Park - Bore Equipment - Pump	14,000	0	0	0	0	
210208	Parks and Reserves - Orelia Oval - Bore Equipment - Pump	14,000	0	0	0	0	
210209	Parks and Reserves - Wellard Oval - WELLARD #1 - Iron Filter	80,000	80,000	80,000	78,850	(1,150)	Project completed.
210210	Parks and Reserves - Abingdon Park - Recirculation System	75,000	75,000	0	0	0	
210211	Parks and Reserves - Chisham Oval - Parson Ave - Fencing	12,000	12,000	12,000	11,198	(803)	Project completed.
210212	Parks and Reserves - Challenger Beach - Fencing	35,000	35,000	35,000	0	(35,000)	Project works in progress.
210213	Parks and Reserves - Challenger Beach - Gate - Heavy Duty - Fencing	8,500	0	0	0	0	
210214	Parks and Reserves - Skottowe Park - Fencing	40,000	40,000	40,000	0	(40,000)	Project works in progress.
210215	Fertigation Orelia Oval - LRCI 4	20,000	15,275	15,275	15,275	0	Project completed.
210216	POS Assets - Mandogalup Fire Station Reserve - Playgrounds	8,000	8,000	0	0	0	
210217	POS Assets - Wandi Reserve - Playgrounds	47,100	47,100	0	46,107	46,107	Project completed.
210218	POS Assets - Robbins Retreat / Riley POS - Playgrounds	30,000	30,000	30,000	32,683	2,683	Project completed.
210219	POS Assets - Sandringham Park - Playgrounds - LRCI 4	200,000	200,000	0	0	0	
210220	POS Assets - Wellard Park Playground 1 - Playgrounds	60,000	60,000	0	0	0	
210221	POS Assets - Wellard Park Playground 2 - Playgrounds	70,000	70,000	0	95	95	Works estimated to commence in May 2024.
210222	POS Assets - Skate Park - Playground Renewal	10,000	0	0	0	0	Project on hold.
210223	POS Assets - Kwinana Adventure Park - Playground Renewal	100,000	158,580	43,647	55,446	11,799	Project works in progress.
210224	POS Assets - The Spectacles - Signage	1,900	0	0	0	0	
210225	POS Assets - Various - Garden Bed Kerbing	10,000	10,000	0	0	0	
210266	Ince Court Playground Edging Renewal	0	10,000	10,000	8,697	(1,303)	Project works in progress.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

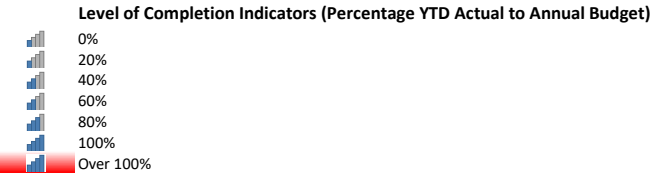
INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS (CONTINUED)




























Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
	210267	Millbrook Playground Renewal	0	43,000	43,000	39,450	(3,550)	Project works in progress.
	210268	Litchfield Playground Renewal	0	50,000	50,000	0	(50,000)	Project works in progress.
	210227	Sandringham Park Upgrade	44,000	39,600	39,600	0	(39,600)	Works not yet commenced. Possible carry forward to 24/25.
	210228	Gamblin Way Island Upgrade	15,000	13,500	13,500	0	(13,500)	Works estimated to commence in May 2024.
	210229	Ince Court Island Upgrade	15,000	0	0	0	0	Project cancelled due to changes of scope.
	210230	Oakfield Park Upgrade	22,000	33,300	0	0	0	
	210231	Honeywood Oval - Pump Track Wandi Youth - LRCI 4	60,000	60,000	30,000	0	(30,000)	Project in planning stage. Works to commence by May 2024.
	210083	Wellard Oval Lighting Installation	0	11,383	11,383	11,383	0	Project complete.
	210093	Calista Oval Bike Track	0	79,583	79,583	79,583	(0)	Project completed.
	210143	Gilmore Oval Cricket Net Lights	0	0	0	0	0	Project complete.
	210265	Wellard 4 Iron Filtration Unit Reallocation	0	65,000	65,000	65,400	400	Project complete.
	210270	Moonstone POS Butterfly Press Replacement	0	7,000	0	0	0	
	210092	Ascot Park	0	3,407	3,407	3,407	(0)	
	210138	C/F The Grove Event Site - upgrade infrastructure	0	36,501	36,501	36,501	(0)	
	210271	Wells Park - Southern Carpark	0	8,500	0	0	0	
	210272	Borthwick - Bore Works - Electrical	0	22,600	0	0	0	
	210273	Chipperton- Bore Electrical	0	20,000	0	0	0	
	210274	Calista Oval - Bore Headworks	0	10,000	0	0	0	
	210275	Gilmore 1 - Bore Headworks	0	10,000	0	0	0	
	210276	Thomas Rd 2 Bore Electrical	0	10,000	0	0	0	
	210277	Orelia Oval - Bore Headworks	0	10,000	0	0	0	
	Parks and Reserves Total		2,128,794	2,213,530	1,047,803	771,717	(276,486)	
Roads								
Road Renewals								
	210115	C/F Road Renewal Chilcott Place	79,500	47,504	47,504	47,504	(0)	Project complete.
	210110	C/F Road Renewal Chilcott Street	155,000	140,352	140,352	140,352	0	Project complete.
	210234	Matson St, Medina - resurfacing - LRCI 4	290,000	425,000	100,000	12,185	(87,815)	Project works in progress.
	210235	Colchester Ave, Orelia - Pavement rehabilitation - LRCI 4	175,000	127,402	101,152	101,152	(0)	Works completed. Waiting on invoices from suppliers.
	210236	Honeywood Ave, Wandi (NB) - Pavement rehabilitation	125,000	98,250	79,500	79,474	(26)	Works completed. Waiting on invoices from suppliers.
	210237	Postans Road, Hope Valley - resurfacing	110,000	16,500	0	0	0	Project works in progress.
	210238	Bodeman Road, Wandi - resurfacing	40,000	96,700	48,350	0	(48,350)	Works estimated to commence in April 2024.
	210239	Leslie Road, Wandi - resurfacing	126,000	141,700	94,600	117,846	23,246	Project works in progress.
	210240	Frayne Place, Wandi - Resurfacing	30,000	33,415	28,915	23,436	(5,479)	Project works in progress.
	210241	Reilly Street, Orelia - resurfacing	100,000	102,073	0	0	0	Works estimated to commence in April 2024.
	210242	Valle Court, Wandi - resurfacing	35,000	36,750	31,500	0	(31,500)	Works estimated to commence in April 2024.
	210243	Melaleuca Cl, Casuarina resurfacing	45,000	47,250	40,500	476	(40,024)	Works estimated to commence in April 2024.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

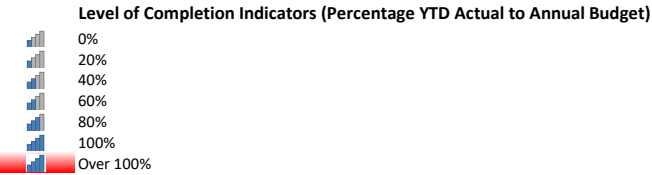
INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS (CONTINUED)



Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
MRRG Road Renewals								
	210244	MRRG - Mandurah Rd (A) - Butcher St to Richardson St - NB	275,000	307,036	265,786	262,502	(3,284)	Works completed. Waiting on invoices from suppliers.
	210245	MRRG - Johnson Rd - Heathcote Way & Britannia Way	425,000	514,111	382,500	424,912	42,412	Works completed. Waiting on invoices from suppliers.
	210246	MRRG - Gilmore Ave - Whitebread Way & Dalrymple Drive	205,622	276,220	245,377	243,661	(1,716)	Works completed. Waiting on invoices from suppliers.
	210247	MRRG - Mandurah Rd (C) - Beach Rd & Wellard Rd	536,593	444,924	364,435	281,686	(82,749)	Works completed. Waiting on invoices from suppliers.
Blackspot Program								
	210248	Blackspot - Challenger Ave - Challenger Ave & Parmelia Ave	183,000	192,150	164,700	32,673	(132,027)	Project works in progress.
	210249	Blackspot - Challenger Ave - Challenger Ave & Warmer Rd & Amherst St	153,000	160,650	137,700	61,397	(76,303)	Project works in progress.
	210250	Blackspot - Gilmore Avenue - Wellard Rd/Henley Bvd Roundabout	265,000	278,250	238,500	179,396	(59,104)	Works completed. Waiting on invoices from suppliers.
	210101	C/F Blackspot Parmelia Avenue	641,472	638,703	638,703	158,245	(480,458)	Project works in progress.
Road Reseal Renewals - Roads to Recovery								
	210252	R2R - Westbrook St, Medina (From Summerton Road to Wellard Road)	420,000	382,500	319,500	300,973	(18,527)	Works completed. Waiting on invoices from suppliers.
	210253	R2R - Harley Way, Medina	265,000	371,210	218,000	328,471	110,471	Works completed. Waiting on invoices from suppliers.
Traffic Management								
	210126	C/F Traffic Mgt Abingdon Crescent	8,636	8,636	4,000	0	(4,000)	Project works in progress.
	210124	C/F Traffic Mgt Feilman Dr	1,136	1,136	1,136	0	(1,136)	Project complete.
	210125	C/F Traffic Mgt Leda Primary	11,136	11,136	11,136	0	(11,136)	Works not required. Budget to be reviewed at May budget review.
	210254	Traffic Mgt Marri Park Drive-Intersection improvement	50,000	7,500	0	0	0	Project on hold.
	210255	Traffic Mgt Djilba View-Safety improvement	20,000	73,500	35,000	0	(35,000)	Project works in progress.
	210256	Minor traffic improvement	26,674	28,008	0	0	0	Project delayed. Will be completed by June 2024.
	Roads Total		4,797,769	5,008,566	3,738,846	2,796,341	(942,505)	
Street Lighting								
	210128	Street Lighting New	31,175	13,641	0	6,798	6,798	Project works in progress.
	Street Lighting Total		31,175	13,641	0	6,798	6,798	
Bus Shelter Construction								
	210060	Bus Shelters - Renewal	0	12,300	6,000	10,230	4,230	Project works in progress.
	Bus Shelter Construction Total		0	12,300	6,000	10,230	4,230	
Footpath Construction								
	210072	C/F Footpaths Chilcott Place	16,500	13,173	13,173	13,173	(0)	Project complete.
	210232	Footpath -Nannup Street-Laneway Between Nannup Street and Medina Carpark	25,000	26,250	22,500	0	(22,500)	Project works in progress.
	210233	Footpath - Gilmore Ave Shared path Construction - Chisham Ave to Wellard Rd	750,000	894,801	782,301	481,066	(301,235)	Project works in progress.
	Footpath Construction Total		791,500	934,224	817,974	494,239	(323,735)	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

INVESTING ACTIVITIES  
NOTE 6  
CAPITAL ACQUISITIONS (CONTINUED)



Capital Expenditure			Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
			\$	\$	\$	\$	\$	
Drainage Construction								
	210141	C/F DCA 1 Stormwater Management Infrastructure	6,600	6,600	4,500	6,600	2,100	Project completed.
	210066	C/F Drainage Chilcott Street - from Harlow Rd to Gilm	20,455	30,504	30,504	0	(30,504)	Project completed.
	210257	Pace Road car park drainage upgrade	40,000	42,000	36,000	0	(36,000)	Project works in progress.
	Drainage Construction Total		67,055	79,104	71,004	6,600	(64,404)	
Car Park Construction								
	210061	C/F Carpark - Pace Road LRCI 4	438,653	736,306	288,653	4,493	(284,161)	Project works in progress.
	210260	Smirk Cottage - Extra Parking Bays at Smirk Cottage LRCI 4	67,018	38,853	28,800	28,800	0	Project completed.
	Car Park Construction Total		505,671	775,159	317,453	33,293	(284,161)	
Other Infrastructure								
	210059	C/F Revitalising the Strand in Wellard	50,000	50,000	50,000	0	(50,000)	Project works in progress.
	210148	C/F Mural Arts Program	20,000	20,000	20,000	20,566	566	Project completed.
	210149	C/F Enhance CCTV network/Purchase a Mobile CCTV Unit	50,000	86,000	50,000	44,926	(5,074)	Project works in progress.
	210151	C/F Ascot Park (Bertram) Mural	10,000	10,000	10,000	10,000	0	Project completed.
	210152	C/F Mortimer Road Entry Statement	25,000	5,590	5,590	5,590	0	Project complete.
	210150	Procurement of EV charging points	25,000	25,000	25,000	21,816	(3,184)	Project completed.
	210259	Wandi Sporting Facility - Baseball diamond and net	10,000	61,271	61,271	66,978	5,707	Project completed.
	210153	Homestead Ridge Water Fountain for dogs and kids	0	25,028	25,028	25,028	0	Project complete.
	Other Infrastructure Total		190,000	282,889	246,889	194,904	(51,985)	
	Capital Expenditure Total		13,229,599	14,334,112	9,569,350	7,104,107	(2,460,566)	



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

FINANCING ACTIVITIES  
NOTE 7  
BORROWINGS

Repayments - borrowings			Principal				Interest			
Information on borrowings			New Loans		Repayments		Outstanding		Repayments	
Particulars	Finalisation of Loan	1 July 2023	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
<b>Governance</b>										
Loan 99 - Administration Building I	2024/25	251,990	0	0	60,120	122,119	191,869	129,871	8,993	15,914
<b>Education and welfare</b>										
Loan 100 - Youth Specific Space	2027/28	848,054	0	0	76,271	154,323	771,782	693,731	22,904	43,763
<b>Recreation and culture</b>										
Loan 97 - Orelia Oval Pavilion Exter	2024/25	557,581	0	0	133,029	270,214	424,552	287,367	19,899	35,214
Loan 102 - Library & Resource Cen	2028/29	4,845,195	0	0	355,805	719,686	4,489,390	4,125,509	127,259	245,182
Loan 104 - Recquatic Refurbishme	2029/30	2,481,887	0	0	155,111	313,364	2,326,775	2,168,523	59,001	114,225
Loan 105 - Bertram Community Ce	2029/30	920,455	0	0	92,626	124,005	827,829	796,450	24,874	34,566
Loan 106 - Destination Park - Calist	2030/31	1,004,580	0	0	55,719	112,313	948,861	892,267	19,311	37,513
<b>Transport</b>										
Loan 98 - Streetscape Beautificatic	2024/25	340,186	0	0	81,162	164,861	259,024	175,325	12,141	21,484
Loan 101B - City Centre Redevelop	2031/32	2,145,800	0	0	240,078	240,078	1,905,722	1,905,722	35,102	41,954
		13,395,727	0	0	1,249,922	2,220,963	12,145,805	11,174,764	329,485	589,815
<b>Self supporting loans</b>										
<b>Recreation and culture</b>										
Loan 103B - Golf Club Refurbishme	2031/32	196,413	0	0	9,452	19,062	186,961	177,351	3,949	7,701
		196,413	0	0	9,452	19,062	186,961	177,351	3,949	7,701
<b>Total</b>		13,592,140	0	0	1,259,374	2,240,025	12,332,766	11,352,115	333,434	597,516
Current borrowings		2,240,025					949,525			
Non-current borrowings		11,352,115					11,383,241			
		13,592,140					12,332,766			

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

OPERATING ACTIVITIES  
NOTE 8  
RESERVE ACCOUNTS

Cash backed reserve									
	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
Reserve name									
Municipal Reserves	\$	\$	\$	\$	\$	\$	\$	\$	\$
Aged Persons Units Reserve	821,481	41,942	10,073	55,118	0	0	0	918,541	831,553
Asset Management Reserve	2,966,020	144,731	53,316	2,609,275	0	(1,383,266)	0	4,336,760	3,019,336
Banksia Park Reserve	331,297	15,676	2,911	0	10,494	(47,608)	0	299,365	344,703
City Infrastructure Reserve	981,731	44,727	29,092	0	0	(909,122)	0	117,336	1,010,823
Community Services & Emergency Relief Reserve	344,018	15,327	4,252	0	0	0	0	359,345	348,270
Contiguous Local Authorities Group Reserve	266,110	12,793	8,321	31,207	0	(39,795)	0	270,315	274,431
Employee Leave Reserve	2,955,674	132,509	37,625	0	0	0	0	3,088,183	2,993,299
Employee Vacancy Reserve	876,683	34,428	6,427	0	0	(353,244)	0	557,867	883,110
Family Day Care Reserve	0	0	0	0	0	0	0	0	0
Golf Course Cottage Reserve	30,779	1,369	378	0	0	0	0	32,148	31,157
Golf Club Maintenance Reserve	31,198	1,347	345	5,082	0	(5,082)	0	32,545	31,543
Information Technology Reserve	409,658	16,833	1,228	820,000	0	(689,680)	0	556,811	410,886
Plant and Equipment Replacement Reserve	992,589	37,021	6,851	1,314,500	0	(1,571,662)	0	772,448	999,440
Public Art Reserve	366,712	14,224	9,252	0	0	(250,000)	0	130,936	375,964
Public Open Space	332,381	14,758	4,094	0	0	(103,500)	0	243,639	336,475
Refuse Reserve	5,241,137	285,960	101,702	84,639	0	0	0	5,611,736	5,342,839
Renewable Energy Efficiency Reserve	87,480	3,968	609	0	0	(23,000)	0	68,448	88,089
Restricted Grants & Contributions Reserve	1,386,297	0	0	50,000	0	(969,261)	(49,646)	467,036	1,336,650
Settlement Agreement Reserve	307,428	8,018	5,215	0	0	0	0	315,446	312,643
Strategic Property Reserve	474,039	16,967	11,993	471,375	0	(270,000)	0	692,381	486,032
Workers Compensation Reserve	473,288	26,158	17,013	168,183	0	0	0	667,629	490,301
Councillor's Initiative Reserve	0	455	0	449,735	0	0	0	450,190	0
Election Expense Reserve	0	0	0	82,500	0	0	0	82,500	0
Valuation Expense Reserve	0	0	0	80,000	0	0	0	80,000	0
Sub-Total Municipal Reserves	19,676,000	869,211	310,696	6,221,614	10,494	(6,615,220)	(49,646)	20,151,605	19,947,543
Developer Contribution Reserves									
DCA 1 - Hard Infrastructure - Bertram	1,957,278	73,692	53,223	60,533	948,418	(36,399)	0	2,055,104	2,958,920
DCA 2 - Hard Infrastructure - Wellard	1,792,021	83,035	59,972	60,533	0	(23,199)	0	1,912,390	1,851,993
DCA 3 - Hard Infrastructure - Casuarina	93,041	3,127	2,210	60,533	0	(33,885)	0	122,816	95,251
DCA 4 - Hard Infrastructure - Anketell	2,762,855	123,824	94,117	60,533	643,622	(434,456)	0	2,512,756	3,500,594
DCA 5 - Hard Infrastructure - Wandi	2,220,211	96,854	72,947	60,533	0	(23,199)	0	2,354,399	2,293,158
DCA 6 - Hard Infrastructure - Mandogalup	5,868,791	265,843	192,893	60,533	4,535,977	(23,199)	0	6,171,968	10,597,661
DCA 7 - Hard Infrastructure - Wellard West	105,059	4,724	3,666	60,533	253,319	(23,199)	0	147,117	362,044
DCA 8 - Soft Infrastructure - Mandogalup	4,161,796	164,099	147,776	60,533	561,278	(2,833,199)	(2,002,649)	1,553,229	2,868,201
DCA 9 - Soft Infrastructure - Wandii/Anketell	11,489,949	493,604	424,568	152,533	33,709	(5,838,277)	(5,267,134)	6,297,809	6,681,092
DCA 10 - Soft Infrastructure - Casuarina/Anketell	176,830	8,103	6,604	60,533	4,389	(62,700)	(39,402)	182,766	148,421
DCA 11 - Soft Infrastructure - Wellard East	6,060,056	226,364	198,447	60,533	0	(4,495,504)	(3,924,447)	1,851,449	2,334,056
DCA 12 - Soft Infrastructure - Wellard West	11,312,966	475,451	364,846	60,533	366,407	(2,898,520)	(2,636,721)	8,950,430	9,407,499
DCA 13 - Soft Infrastructure - Bertram	251,563	11,990	9,262	60,533	0	(23,199)	0	300,887	260,825
DCA 14 - Soft Infrastructure - Wellard/Leda	998,968	44,682	35,814	60,533	64,152	(21,213)	(425,056)	1,082,970	673,877
DCA 15 - Soft Infrastructure - City Site	333,576	13,234	11,508	60,533	93,894	(200,865)	(84,179)	206,478	354,798
Sub-Total Developer Contribution Reserves	49,584,960	2,088,627	1,677,851	999,995	7,505,164	(16,971,013)	(14,379,588)	35,702,569	44,388,389
Total Reserves	69,260,960	2,957,838	1,988,547	7,221,609	7,515,659	(23,586,233)	(14,429,234)	55,854,174	64,335,932

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY		NOTE 9			
FOR THE PERIOD ENDED 31 MARCH 2024		GRANTS, SUBSIDIES AND CONTRIBUTIONS			
Grants, subsidies and contributions	Contract	Current Budget	Budget	Actual	Comments
Provider	Liability	Revenue	YTD Revenue	YTD Revenue	
	\$	\$		\$	
<b>General purpose funding</b>					
Local Government General Purpose Grant	0	52,503	39,378	39,377	
Local Government General Purpose Grant - Roads	0	49,178	36,884	36,884	
<b>Law, order, public safety</b>					
Department Fire and Emergency Services - ESL - Kwinana South Brigade	0	101,146	75,408	75,408	
Department Fire and Emergency Services - ESL - Mandogalup Brigade	0	101,144	75,407	75,407	
Department Fire and Emergency Services - ESL - 22/23 Underspend	30,703	0	0		0 Funds held as Contract Liability to be utilised in 2024/2025.
DFES Mitigation Activity Fund Grant	34,768	34,768	0		0 Funds held as Contract Liability to be utilised in 2024/2025.
DFES - All WA's Reducing Emergencies Grant - Open Day Event		14,154	14,154	14,154	
<b>Health</b>					
Mosquito Management Contributions (CLAG)	0	31,207	24,807	29,176	
<b>Education and welfare</b>					
Aboriginal Resource Worker - Subsidy - Department of Communities	0	30,514	30,514	31,498	Slight increase per new funding agreement.
NGALA My Time Program	0	11,704	9,196	9,196	
Youth Social Justice Program	0	195,932	146,949	146,949	
Youth Leadership and Development LYRIK (Alcoa Grant)	0	10,000	10,000	10,000	
Youth Leadership and Development LYRIK (Coogee Chemical Sponsorship)	0	20,000	20,000	20,000	
ArcLight Initiative - Federal Grant via Curtin University	75,000	150,000	150,000	75,000	\$75k held as Contract liability; will be recognised upon meeting performance obligations.
<b>Community amenities</b>					
PTA Bus Shelter Subsidy	0	11,000	0	0	
RAC WA-Calista Oval Bike Program	10,000	10,000	0	0	
Depart of Transport - Active Travel Officer	0	56,250	56,250	56,250	
<b>Recreation and culture</b>					
Shared Use Agreement - Sportsgrounds	0	90,514	65,514	75,884	Funds received for cost sharing of unforeseen major maintenance.
Shared Use Agreement - Wellard Oval	0	28,154	28,154	28,154	
Koorliny Arts Centre Management - Misc Grants	0	20,000	9,999	0	
Koorliny Arts Centre Management - Sponsorships	0	12,000	6,000	0	Funding not expected for 23/24. Budget will be removed in May review.
Koorliny Arts Centre Management - Contributions	0	1,800	900	0	
Koorliny Arts Centre Management - Other donations	0	581	521	482	
Community Centre sundry grants	0	0	0	0	
Event Sponsorship	0	40,000	0	10,000	Sponsorship received earlier than expected.
Event Sponsorship - Lolly Run	0	10,000	10,000	10,000	
Community Development Fund - Kwinana Community Chest	0	20,000	6,500	6,500	
Main Roads WA - Maximising indigenous Participation as per City's Reconciliation Action Plan	0	100,000	50,000	100,000	
Kwinana Trails Network Master Plan - Dept of Local Government	25,000	25,000	25,000		0 Funds held as Contract Liability to be utilised in 2024/2025. Budget phasing to be adjusted in Mav review.
Kwinana Club Network Scheme - Dept of Local Government	0	10,000	10,000	10,000	
Recquatic- Royal Lifesavings Sponsorship	0	10,400	7,800	7,592	
Dept Communities - Thank a Volunteer Day - Voices of Volunteering	0	1,000	1,000	1,000	
<b>Transport</b>					
Main Roads Annual Direct Grant	0	241,487	241,487	241,487	
Main Roads Street Light Subsidy	0	6,200	0	0	
Main Roads Verge Maintenance Contribution	0	138,238	69,119	69,119	
TOTALS	175,471	2,005,772	1,498,749	1,456,931	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

NOTE 10  
CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Capital grants, subsidies and contributions Provider	Unspent Funding Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
	\$	\$		\$	
Recreation and culture					
Calista Oval Jnr Bike Rd Safety Track - Dept. Local Government	0	64,258	64,258	64,258	
Local Roads and Community Infrastructure Program (Phase 4)	505,895	0	0	0	
POS Assets - Sandringham Park - Playgrounds		139,720	0	0	Revenue is recognised upon
Honeywood Oval - Pump Track Wandl Youth		60,000	0	0	meeting performance obligations;
Fertigation Orelia Oval	0	15,275	15,275	0	on project completion.
Dept of Infr & Reg Dev - Thomas Oval Facilities Upgrade	0	116,650	0	0	
Cash in lieu of Public Art	370,000	0	0	0	
Transport					
Local Roads and Community Infrastructure Program (Phase 4)					
Matson St, Medina - resurfacing	0	200,000	0	0	Revenue is recognised upon
Colchester Ave, Orelia - Pavement rehabilitation	0	108,438	108,438	0	meeting performance obligations;
					on project completion.
Pace Road Carpark	0	290,925	0	0	
Smirk Cottage - Extra Parking Bays at Smirk Cottage	0	28,800	0	0	
Department of Transport					
Footpath - Gilmore Ave Shared path Construction - Chisham Ave to Wellard Rd	0	447,400	335,200	225,000	Milestone obligation not achieved. Budget phasing to be adjusted in May review.
Main Roads MRRG Funding					
MRRG - Mandurah Rd (A) - Butcher St to Richardson St - NB	0	166,657	133,326	133,326	2nd 40% claimed.
MRRG - Johnson Rd - Heathcote Way & Britannia Way	0	263,514	162,066	162,066	2nd 40% claimed.
MRRG - Gilmore Ave - Whitebread Way & Dalrymple Drive	0	163,584	130,868	130,868	2nd 40% claimed.
MRRG - Mandurah Rd (C) - Beach Rd & Wellard Rd	0	209,899	167,920	167,920	2nd 40% claimed.
Roads to Recovery					
R2R - Westbrook St, Medina (From Summerton Road to Wellard Road)	0	300,000	300,000	300,000	Project complete.
R2R - Harley Way, Medina	0	197,972	150,000	197,972	Project complete.
Blackspot					
Blackspot - Challenger Ave - Challenger Ave & Parmelia Ave	0	122,000	48,800	97,600	2nd 40% claimed. Budget phasing to be adjusted in May review.
Blackspot - Challenger Ave - Challenger Ave & Warner Rd & Amherst St		102,000	40,800	81,600	2nd 40% claimed. Budget phasing to be adjusted in May review.
Blackspot - Gilmore Avenue - Wellard Rd/Henley Bvd Roundabout	0	176,667	87,156	87,156	
Black Spot Parmelia Ave	0	464,025	335,884	335,884	
WA Government Grants for workplace electric vehicle charging infrastructure					
Electric Vehicle charging point at Adventure Park		9,714	9,714	9,393	Project complete.
Community amenities					
DCA 1 - Hard Infrastructure - Bertram	1,013,699	29,799	0	0	
DCA 2 - Hard Infrastructure - Wellard	1,427,235	23,199	0	0	
DCA 3 - Hard Infrastructure - Casuarina	92,035	33,885	0	0	
DCA 4 - Hard Infrastructure - Anketell	2,752,253	434,456	0	0	
DCA 5 - Hard Infrastructure - Wandl	1,763,304	23,199	0	0	
DCA 6 - Hard Infrastructure - Mandogalup	8,491,079	23,199	0	0	Revenue is recognised upon
DCA 7 - Hard Infrastructure - Mandogalup (west)	144,418	23,199	0	0	meeting performance obligations
DCA 8 - Soft Infrastructure - Mandogalup	4,758,093	23,199	0	0	(in-line with expenditure on DCA
DCA 9 - Soft Infrastructure - Wandl / Anketell	9,059,088	34,994	0	0	infrastructure).
DCA 10 - Soft Infrastructure - Casuarina/Anketell	360,647	23,199	0	0	
DCA 11 - Soft Infrastructure - Wellard East	5,060,583	23,199	0	0	
DCA 12 - Soft Infrastructure - Wellard West	10,031,180	256,049	0	0	
DCA 13 - Soft Infrastructure - Bertram	146,471	23,199	0	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	864,229	23,213	0	0	
DCA 15 - Soft Infrastructure - Townsite	433,901	23,199	0	0	
TOTALS	47,274,111	4,668,685	2,089,705	1,993,042	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NOTE 11  
TRUST FUND**

Funds held at balance date which are required by legislation to be credited to the trust fund and which are not included in this financial statement are as follows:

Description	Opening Balance 1 July 2023	Amount Received	Amount Paid	Closing Balance 31 Mar 2024
	\$	\$	\$	\$
APU Security Bonds	21,394	0	(580)	20,814
Contiguous Local Authorities Group CLAG	7,680	0	0	7,680
Uncollected Vehicles	20,790	147	0	20,937
	<b>49,864</b>	<b>147</b>	<b>(580)</b>	<b>49,431</b>



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

NOTE 12  
BUDGET VARIATIONS

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

Date	Description	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
		\$	\$
28/06/2023	Annual Budget adoption	0	0
1/07/2023	Nat Env - Bushcare Program Parks & Streetscapes Waste - Recycling/Dog Bags	(3,000)	
1/07/2023	Nat Env - Bushcare Program Promotion & Education	3,000	0
1/07/2023	Nat Env - Environment Education Strategy Parks & Streetscapes Waste - Recycling/Dog Bags	(4,000)	
1/07/2023	Nat Env - Environment Education Strategy Promotion & Education	4,000	0
1/07/2023	Community Engagement - Koorliny Arts Centre Management Expenses	(355,498)	
1/07/2023	Koorliny Arts Centre - Other - Sponsorships	(12,000)	
1/07/2023	Koorliny Arts Centre - Other - Other Revenue	(500)	
1/07/2023	Koorliny Arts Centre - Grants - Miscellaneous - Operating Grant	(20,000)	
1/07/2023	Koorliny Arts Centre - Contributions - Operating Other	(1,800)	
1/07/2023	Koorliny Arts Centre - Salary - Salaries & Wages	384,887	
1/07/2023	Koorliny Arts Centre - Salary - Superannuation	41,208	
1/07/2023	Koorliny Arts Centre - Salary - Workers Compensation Premium	6,300	
1/07/2023	Koorliny Arts Centre - Salary - Professional Development (Conferences)	2,000	
1/07/2023	Koorliny Arts Centre - Salary - Other Employee Costs	9,000	
1/07/2023	Koorliny Arts Centre - R&M - Other	16,800	
1/07/2023	Koorliny Arts Centre - Minor Equip/Furniture-Under \$5000	7,200	
1/07/2023	Koorliny Arts Centre - Financial - Audit Services	7,000	
1/07/2023	Koorliny Arts Centre - Financial - Bank Fees & Charges	300	
1/07/2023	Koorliny Arts Centre - Financial - Bank Charges - EFTPOS Trans Fee and Terminal Fee	6,000	
1/07/2023	Koorliny Arts Centre - Property - Electricity Charges	27,000	
1/07/2023	Koorliny Arts Centre - Property - Cleaning - Contract Fee	35,800	
1/07/2023	Koorliny Arts Centre - Property - Cleaning - Materials	3,000	
1/07/2023	Koorliny Arts Centre - Property - Property - Leasing Expenses	100	
1/07/2023	Koorliny Arts Centre - Property - Waste & Recycling Charges	4,000	
1/07/2023	Koorliny Arts Centre - Communication - Telephony	9,000	
1/07/2023	Koorliny Arts Centre - Insurance - Public Liability	3,300	
1/07/2023	Koorliny Arts Centre - Insurance - Other	7,700	
1/07/2023	Koorliny Arts Centre - Marketing - Events, Exhibitions, Receptions & Festivals	16,000	
1/07/2023	Koorliny Arts Centre - Marketing - Advertising Costs	5,000	
1/07/2023	Koorliny Arts Centre - General - Membership to Associations	1,800	
1/07/2023	Koorliny Arts Centre - General - Other Operating Expenses	600	
1/07/2023	Koorliny Arts Centre - General - Postage Costs	1,000	
1/07/2023	Koorliny Arts Centre - General - Stationery & Office Supplies	2,200	
1/07/2023	Koorliny Arts Centre - General - Licence Fees	3,500	
1/07/2023	Koorliny Arts Centre - General - Printing	4,250	
1/07/2023	Koorliny Arts Centre - Catering - Refreshments and Beverage supplies - not food	2,500	
1/07/2023	Koorliny Arts Centre - Hire Fees	500	
1/07/2023	Koorliny Arts Centre - Other - Merchandise Sales Income	(32,000)	
1/07/2023	Koorliny Arts Centre - Materials - Stock	28,650	
1/07/2023	Koorliny Arts Centre - General - Licence Fees	1,500	
1/07/2023	Koorliny Arts Centre - Fees - Staff Hire	(15,000)	
1/07/2023	Koorliny Arts Centre - Fees - Ticket Sales	(206,696)	
1/07/2023	Koorliny Arts Centre - Fees - Administration	(200)	
1/07/2023	Koorliny Arts Centre - Fees - Equipment Hire	(10,000)	
1/07/2023	Koorliny Arts Centre - Commission - Income	(5,000)	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - Fees - Other (Fees & Charges)	(8,000)	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - Financial - Commissions / Rebates	6,000	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop Contractor - Miscellaneous	36,000	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - Contractor - Professional Services	16,000	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - Marketing - Advertising Costs	2,000	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - General - Other Operating Expenses	6,600	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - General - Licence Fees	20,000	
1/07/2023	Koorliny Arts Centre - Art Centre - Workshop - Hire Fees	10,000	
1/07/2023	Koorliny Arts Centre - Art Centre - Venue - Fees - Facility Hire	(68,000)	0
19/07/2023	Kwinana South Contributions - Other	5,000	
19/07/2023	Mandogalup Contributions - Other	5,000	
19/07/2023	Events & Engagement - Civic events Catering - External	(10,000)	0

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NOTE 12  
BUDGET VARIATIONS**

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

Date	Description	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
		\$	\$
19/07/2023	Carpark - Pace Road Grants - Federal Govt - Capital	(50,000)	
19/07/2023	Community Engagement Grants - Federal Govt - Capital	50,000	0
25/07/2023	Finance (Others) - Insurance - Public Liability	253,571	
25/07/2023	Finance (Others) - Insurance - Other	95,953	
25/07/2023	Finance (Others) - Insurance - Marine Hull	275	
25/07/2023	Finance (Others) - Insurance - Personal Accident	517	
25/07/2023	Finance (Others) - General - Stationery & Office Supplies	12,000	
25/07/2023	Finance (Others) - General - Postage	17,000	
25/07/2023	Finance (Others) - Financial - Audit Services	110,000	
25/07/2023	Financial Services - Insurance - Public Liability	(253,571)	
25/07/2023	Financial Services - Insurance - Other	(95,953)	
25/07/2023	Financial Services - Insurance - Marine Hull	(275)	
25/07/2023	Financial Services - Insurance - Personal Accident	(517)	
25/07/2023	Financial Services - General - Stationery & Office Supplies	(12,000)	
25/07/2023	Financial Services - General - Postage	(17,000)	
25/07/2023	Financial Services - Financial - Audit Services	(110,000)	0
14/08/2023	Building Contingency - Contractor - Miscellaneous	(15,000)	
14/08/2023	Darius Wells Plantroom Roof Pest Barrier - Contractor - Miscellaneous	15,000	0
5/10/2023	Thomas Oval Netball Clubrooms - External Walls Repaint	(6,000)	
5/10/2023	Thomas Kelly Pavilion - External Walls Repaint	6,000	0
6/10/2023	Recquatic Centre - Roof Replacement Reception	(80,000)	
6/10/2023	Admin Building - External Storerooms Re-roof	80,000	0
9/10/2023	Exec Management Consultants - Other	(10,000)	
9/10/2023	Library Services - Expendable Equipment	10,000	0
	Additional funds for Toy Library equipment		
19/10/2023	Community Facilities Materials - Consumables	1,510	
19/10/2023	Community Facilities General - Courier/Freight	(500)	
19/10/2023	Darius Wells Exhibitions - General Expenditure	(1,010)	0
8/11/2023	Wellard 4 Iron Filtration Unit Reallocation	60,000	
8/11/2023	Parks & Reserves Renewal	(31,035)	
8/11/2023	Parks and Reserves - Recquatic - Bore Works - Electrical	(4,664)	
8/11/2023	Parks - Rutherford Park - Bore Works - Electrical	(6,463)	
8/11/2023	Parks - Centennial Park - Bore Works - Electrical	0	
8/11/2023	Parks - Bertram School Oval - Bore Works - Electrical	0	
8/11/2023	Parks and Reserves - Berry Park - Bore Works - Electrical	(5,494)	
8/11/2023	Parks - Wellard Village 1 - Bore Works - Electrical	(12,344)	0
29/11/2023	Asset Management Consultants	25,885	
29/11/2023	23/24 Building Contingency	(25,885)	0
19/12/2023	Banksia Park - Sundry Sales Other	(140,000)	
19/12/2023	Banksia Park DMF - Sundry Sales Other	140,000	0
4/01/2024	Parks & Reserves Renewal	(110,000)	
4/01/2024	Ince Court Playground Edging Renewal	10,000	
4/01/2024	Millbrook Playground Renewal	50,000	
4/01/2024	Litchfield Playground Renewal	50,000	0
8/02/2024	Recquatic Hydrotherapy Chiller Replacement	10,000	
8/02/2024	Building Contingency	(10,000)	0

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 MARCH 2024

NOTE 12  
BUDGET VARIATIONS

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

Date	Description	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
		\$	\$
22/01/2024	Pace Road Carpark	236,300	
22/01/2024	Kwinana South VBFB Station Ext CFWD Meeting/Training Room	(25,000)	
22/01/2024	Exec Management Consultants - Other	(130,000)	
22/01/2024	Streetscape Strategy Challenger Avenue – Parmelia Avenue to Bertram Road	(30,300)	
22/01/2024	Reilly Street, Orelia - resurfacing	(51,000)	0
28/03/2024	Governance & Legal Contractors - Misc	45,000	
28/03/2024	Exec Management Consultants - Other	(45,000)	0
28/03/2024	Recquatic Consultants - Other	70,000	
28/03/2024	Exec Management Consultants - Other	(70,000)	0
28/03/2024	Challenger Beach - Gate	(8,500)	
28/03/2024	Wells Park - Southern Carpark	8,500	0
28/03/2024	Wellard Village #2 - Bore Works - Electrical	(22,600)	
28/03/2024	Borthwick - Bore Works - Electrical	22,600	0
28/03/2024	Parks and Reserves - Chipperton- Bore Electrical	20,000	
28/03/2024	Parks and Reserves - Calista Oval - Bore Headworks	10,000	
28/03/2024	Parks and Reserves - Gilmore 1 - Bore Headworks	10,000	
28/03/2024	Parks and Reserves - Thomas Rd 2 Bore Electrical	10,000	
28/03/2024	Parks and Reserves - Orelia Oval - Bore Headworks	10,000	
28/03/2024	Parks and Reserves - Rutherford Park - Bore Equipment - Bore Hole	(32,000)	
28/03/2024	Parks and Reserves - Rutherford Park - Bore Equipment - Pump	(14,000)	
28/03/2024	Parks and Reserves - Orelia Oval - Bore Equipment - Pump	(14,000)	0
		0	0

**KEY TERMS AND DESCRIPTIONS  
FOR THE PERIOD ENDED 31 MARCH 2024**

**NATURE DESCRIPTIONS**

**REVENUE**

**GENERAL RATES**

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

**GRANTS, SUBSIDIES AND CONTRIBUTIONS**

Refers to all amounts received as grants, subsidies and contributions that are not capital grants.

**CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS**

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

**REVENUE FROM CONTRACTS WITH CUSTOMERS**

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

**FEES AND CHARGES**

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

**SERVICE CHARGES**

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

**INTEREST REVENUE**

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

**OTHER REVENUE / INCOME**

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

**PROFIT ON ASSET DISPOSALS**

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

**EXPENSES**

**EMPLOYEE COSTS**

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

**MATERIALS AND CONTRACTS**

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

**UTILITY CHARGES**

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 DISPOSALS**

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

**DEPRECIATION**

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.

**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**

**24 MAYORAL ANNOUNCEMENTS**

**25 CONFIDENTIAL ITEMS****12.1 CHIEF EXECUTIVE OFFICER PERFORMANCE AND RENUMERATION REVIEW  
2023/2024 - 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**