

# **Ordinary Council Meeting**

**13 November 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.



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

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



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### 1 OPENING AND ANNOUNCEMENT OF VISITORS

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

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

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

# 2 WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY 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 Michael Brown 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:**

Mayor Peter Feasey

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

Nil

### 5 PUBLIC QUESTION TIME

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

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

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

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

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

### 6 RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

### 6.1 PETITIONS

A petition must –

be addressed to the Mayor;

be made by electors of the district;

state the request on each page of the petition;

contain at least five names, addresses and signatures of electors making the request; contain a summary of the reasons for the request;

state the name of the person to whom, and an address at which, notice to the petitioners can be given; and

be respectful and temperate in its language and not contain language disrespectful to Council.

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

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

### 6.2 PRESENTATIONS

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

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

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

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

### 6.3 DEPUTATIONS

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

the person has requested the right to do so in writing addressed to the Chief Executive Officer by noon on the day of the meeting.

setting out the agenda item to which the deputation relates;

whether the deputation is supporting or opposing the officer's or committee's recommendation; and

include sufficient detail to enable a general understanding of the purpose of the deputation.

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

### 7 CONFIRMATION OF MINUTES

### 7.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 23 OCTOBER 2024

### RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 23 October 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

NIL

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

NIL

### 11 ANY BUSINESS LEFT OVER FROM PREVIOUS MEETING

NIL

### 12 RECOMMENDATIONS OF COMMITTEES

Nil

# 13 ENBLOC REPORTS

Nil

14 REPORTS – COMMUNITY

Nil

15 REPORTS – ECONOMIC

Nil

16 REPORTS – NATURAL ENVIRONMENT

Nil

### 17 REPORTS – BUILT INFRASTRUCTURE

### 17.1 DA10870 - PLACE OF PUBLIC WORSHIP - LOT 164 (7) BORN ROAD CASUARINA

### SUMMARY

The City has received a Development Application for a 'Place of Public Worship' by the Mahamevnawa Buddhist Monastery of Perth at Lot 164 (7) Born Road, Casuarina.

The proposal includes "Public Worship" land use and works to convert the existing buildings on the lot into a monastery.

The works include modifications to existing buildings and additional development of buildings and car parks. Access to the site is proposed using the crossovers on Mortimer Road and Born Road. The development footprint area occupies approximately 22% of the site (approximately 4,452sqm). No trees on site are to be removed.

The proposal includes activities of various sizes throughout the year as follows:

- Monthly meditation program (75 people) on first Saturday of each month (8am 5pm)
- Weekly children's program (25 children and 5 parents) on Sundays (8am 10am)
- Dhamma discussion (20 people) on Saturdays (6pm 9pm)
- Daily dana arrangements with fewer than 10 people
- A maximum of 2 resident monks in the existing dwelling.

All events will be held inside the hall with no outdoor activities, sounds, or external amplified music.

It is noted that the original application also proposed two annual events in May and November to accommodate 100-200 participants each. In response to community concerns and traffic impacts, the applicant has since revised the application to remove these two events from the proposal.

In accordance with the City's Register of Delegated Authority, the application is referred to Council for determination as several objections were received during the public advertising period.

Development plans are provided in Attachment A and supporting information in Attachments B-K, which are referenced throughout the assessment.

The proposal, as revised, is considered compatible with and appropriate for the Rural zone, demonstrating safe traffic flow, noise compliance, and environmental protection. The use is compatible with surrounding land uses and the character of the area.

It is recommended that the application be approved subject to conditions.

### OFFICER RECOMMENDATION

That Council approve the 'Place of Public Worship' at Lot 164 (7) Born Road, Casuarina, in accordance with clause 68(2) of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the following conditions and advice notes:

### **CONDITIONS:**

1. This approval is for a 'Place of Public Worship' as defined in the City of Kwinana Local Planning Scheme No.2 and the subject land may not be used for any other use without the prior approval of the City of Kwinana.

- 2. Existing trees to be retained on site, as shown on the approved plans, must be protected during construction of the development, including any works required by the following conditions, in accordance with Australian Standard AS-4970-2009 Protection of Trees on Development Sites and retained thereafter, to the satisfaction of the City of Kwinana.
- 3. Prior to occupation or use of the development, a Parking Management Strategy is to be submitted to and approved by the City of Kwinana detailing measures to manage parking and traffic during events to prevent street parking and minimise congestion on the local road network. The approved Parking Management Strategy must be implemented at all times to the satisfaction of the City of Kwinana.
- 4. Prior to occupation or use of the development, suitable arrangements being made with the City of Kwinana for the installation of:
  - signage and line-marking to prevent use of the Mortimer Road crossover for vehicle entry; and,
  - b. signage to prevent on-street parking on Born Road;

at the full cost of the landowner and to the satisfaction of, or as otherwise agreed with, the City of Kwinana.

- 5. Prior to occupation or use of the development, the existing vehicle crossover(s) must be upgraded to the satisfaction and specification of the City of Kwinana, including that the crossover(s) is designed and constructed to accommodate the size and weight of all vehicles that will access the site.
- 6. Prior to occupation or use of the development, the first 30 metres of the driveway to Mortimer Road must be constructed of asphalt to the specifications and satisfaction of the City of Kwinana.
- 7. The operational measures contained in the Environmental Acoustic Assessment prepared by Herring Storer Acoustics (Rev.A, dated 9 February 2024) must be implemented in the design, construction and ongoing operation of the development at all times, including but not limited to:
  - a) no chanting, bell ringing or singing to occur on site:
  - b) children's program to occur indoors;
  - c) no outdoor activities or external amplified music or voice; and
  - d) air conditioning condensing unit(s) to be located on the western facades of buildings;

to the satisfaction of the City of Kwinana. Any building or design requirements are to be shown as part of the building permit application.

- 8. The development shall at all times comply with the requirements and recommendations of the Bushfire Management Plan prepared by Ralph Smith (dated 30 August 2024) to the satisfaction of the City of Kwinana.
- 9. Prior to occupation or use of the development, an Emergency Evacuation Plan (EEP) must be prepared by a suitably qualified person in accordance with the *Guidelines for Planning in Bushfire Prone Areas* (as amended). The approved EEP must be implemented on site at all times. The landowner must ensure the EEP is reviewed on an annual basis to ensure it remains valid and relevant.
- 10. A total of 83 vehicle parking bays must be clearly marked on the site in accordance with the approved plans, to the satisfaction of the City of Kwinana. The design of vehicle parking and access must comply with AS2890.1 (as amended). Accessible parking bays must comply with AS2890.6 (as amended).

- 11. Vehicle parking, access and circulation areas must be sealed, drained and maintained in accordance with the approved plans, to the satisfaction of the City of Kwinana.
- 12. The parking of vehicles in association with the approved development must be contained within the subject lot at all times to the satisfaction of the City of Kwinana.
- 13. Prior to occupation or use of the development, the development must be connected to an on-site secondary treatment system with nutrient removal, designed and installed in accordance with the requirements of the Government Sewerage Policy (2019) and/or Department of Health, to the satisfaction of the City of Kwinana.
- 14. Prior to occupation or use of the development, the development must be connected to a potable water supply.
- 15. Prior to occupation or use of the development, a bin storage area/enclosure must be installed on site in a location screened from view of the public road(s), to the satisfaction of the City of Kwinana.
- 16. Prior to occupation or use of the development, or within the first available planting season after initial occupation of the development, the approved Landscaping Plan must be implemented on site, and maintained thereafter, to the satisfaction of the City of Kwinana.
- 17. All outdoor lighting must be designed in accordance with *Australian Standard 4282-1997 Control of the obtrusive effects of outdoor lighting* to the satisfaction of the City of Kwinana.
- 18. All stormwaters must be contained and disposed of on site at all times, to the satisfaction of the City of Kwinana.
- 19. The landowner must implement dust control measures for the duration of site and construction works and for the ongoing operation of the site, to the satisfaction of the City of Kwinana.

### **ADVICE NOTES:**

- 1. If the development the subject of this approval is not substantially commenced within a period of two (2) years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- 2. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
- 3. In relation to Condition 8, the landowner/applicant is advised to submit an application to construct an apparatus for the treatment of sewage to the City of Kwinana and/or Department of Health WA for approval.
- 4. The owner/applicant is advised that this development approval is not a building permit giving authority to commence works. Prior to any building work commencing on site, a building permit must be issued and penalties apply for failing to adhere to this requirement. Fire protection/ separation may be required for development located within 450mm of eaves or 900mm of a lot boundary.

- 5. The applicant is advised that no noisy works may be conducted outside the hours of 7am to 7pm, Monday to Saturday, unless a separate application with an out-of-hours noise management plan addressing particular criteria has been submitted to, and approved by, the City of Kwinana.
- 6. The applicant should ensure that the proposed development complies with all other relevant legislation, including but not limited to the *Environmental Protection Act 1986*, *Health (Miscellaneous Provisions) Act 1911*, *Contaminated Sites Act 2003*, and all associated Regulations, and the National Construction Code.

### **VOTING REQUIREMENT**

Simple majority.

### DISCUSSION

### **Details of Proposal**

The application seeks approval for a 'Place of Public Worship' at Lot 164 (7) Born Road, Casuarina, as shown on the development plans at Attachment A.

Key details of the proposal are as follows:

- Conversion of an existing carport/garage into a hall for public worship
- Construction of a front portico and front car park for accessibility
- Addition of a dining hall, patio, toilets, bin area, and effluent disposal area
- Installation of an additional water tank to support site needs
- Development of an overflow carpark and a caretaker's residence (utilising existing dwelling).

Access to the site is proposed via Born Road, and from an existing crossover to Mortimer Road. Two parking areas are proposed: a main parking area at the front of the lot and an overflow area toward the rear of the lot. The overflow parking is accessible internally from the main carpark and will have no direct access from the surrounding road network.

No trees are proposed to be removed.

The proposal includes activities of various sizes throughout the year as follows:

- Monthly meditation program (75 people) on first Saturday of each month (8am 5pm)
- Weekly children's program (25 children and 5 parents) on Sundays (8am 10am)
- Dhamma discussion (20 people) on Saturdays (6pm 9pm)
- Daily dana arrangements with fewer than 10 people
- A maximum of 2 resident monks in the existing dwelling.

All events will be held inside the hall with no outdoor activities, sounds, or external amplified music.

It is noted that the original application also proposed two annual events in May and November to accommodate 100-200 participants each. In response to community concerns and traffic impacts, the applicant has since revised the application to remove these two events from the proposal.

### **Site Context and Relevant Planning Controls**

The subject site is 2.0408 ha and zoned "Rural A" under the City's Local Planning Scheme No. 2 (LPS2). The land is bound by rural residential properties to the west and north, Born Road to the east, and Mortimer Road to the south. Refer to context images below.

The site is surrounded by various rural and rural residential land uses. Directly opposite on Mortimer Road are the Casuarina Wellard Community Hall and the Kwinana South Volunteer Bushfire

Brigade. Two nearby dwellings are located to the north (adjoining lot) and east, across Born Road. Other uses along Born Road include a large commercial nursery and the Ngulla Training and Community Centre, approximately 220 metres and 550 metres to the north respectively.



### **Public Consultation**

The application was advertised to the public for 21 days (concluding on 14 May 2024) as follows:

- letters to approximately 44 properties within 500m of the site; and,
- publication of the application on the City's website.

20 submissions were received, of which thirteen objected to the proposal and four raised concerns but did not specifically object to the proposal. Three submissions supported the proposal. A Schedule of Submissions is provided in Attachment B.

The key issues raised in the submissions and the assessing officer's comments are summarised below and further detailed in the 'Planning Assessment' section of this report and the attached Schedule of Submissions.

Issue Raised	Officer Comments
Potential for increased traffic congestion on surrounding roads and the impact of the proposed development on traffic safety.	Noted – the revised application has adequately demonstrated that the development will not cause adverse impacts on traffic congestion or safety, as discussed in the 'Planning Assessment' section of this report.
Potential for noise to detract from residential amenity in the area.	Noted – the application has adequately demonstrated that the development will not cause adverse noise impacts on surrounding lots, as discussed in the 'Planning Assessment' section of this report.

Clearing of native vegetation and groundwater pollution.	Not Supported – the application has demonstrated minimal clearing, and minimal risk of groundwater pollution.
Development detracting from the character of area.	Noted – the application has adequately demonstrated that the development will align with the existing character of the area, as discussed in the 'Planning Assessment' section of this report.
Potential for traffic generated to impact emergency vehicle access to the surrounding area.	Not Supported – the application has adequately demonstrated that the development will not cause adverse impacts on traffic congestion or safety, and will not impact emergency vehicle access within the area.

### **Consultation with Government/Service Agencies**

The application was referred to the following public authorities for comment:

- Department of Planning, Lands, and Heritage (DPLH)
- Department of Water and Environmental Regulation (DWER)
- Department of Fire and Emergency Services (DFES)
- Department of Health (DoH)

The key issues raised by the various agencies are discussed in the 'Planning Assessment' section of this report. The most notable submission was made by DPLH in opposition to the continued use of the Mortimer Road crossover.

### **Planning Assessment**

The proposal has been assessed against all the relevant legislative requirements of the City's Local Planning Scheme No.2 (LPS2), and State and Local Planning Policies as outlined in the 'Legal/Policy' implications section of this report. The following matters have been identified as key considerations for the determination of this application as discussed below.

### **Zoning and Use Class Permissibility**

The subject lot is zoned 'Rural A' in the City's Local Planning Scheme No. 2 (LPS2).

The proposed development falls within the use class of 'Place of Public Worship,' which is defined in LPS2 as follows:

**Place of Public Worship** means land or buildings used primarily for the religious activities of a Church but does not include an institution for primary, secondary, or higher education, or a residential training institution.

A 'Place of Public Worship' is an 'AA' use in the Rural A zone, which means the City may exercise its discretionary powers to approve the use, following advertising.

It is noted that the City is currently preparing Local Planning Scheme No. 4 (LPS4) which will replace LPS2. At this stage, the subject lot will be proposed to be zoned 'Rural Residential', with most non-residential land uses becoming 'X' uses (not permitted) within that zone, including a Place of Worship land use. However, LPS4 has not yet been adopted by Council, nor endorsed by the Western Australian Planning Commission for public advertising, and therefore cannot be considered by Council as a 'seriously entertained' planning proposal. The zoning and/or land use permissibility of the subject lot may change as LPS4 progresses towards gazettal over the next 2 years.

For reasons explained further in this report, the Place of Worship land use is considered appropriate for the current 'Rural' zone. Should Council approve the application, the approval will remain valid regardless of the ultimate zoning and land use permissibility of LPS4.

### **Traffic, Access and Parking**

### Vehicle Access

A number of public submissions raised concerns about vehicle access to the site and the impact on traffic safety at Mortimer Road intersections.

There are two access points to the site from existing crossovers on Born Road and Mortimer Road. The initial proposal, which was advertised and referred to the Department of Planning Lands and Heritage (DPLH), showed full access from both crossovers.

Although Mortimer Road is not currently a 'regional road,' DPLH advised that Mortimer Road is designated as a future regional road under the Perth and Peel @3.5 million subregional framework. DPLH advised that a crossover to Mortimer Road was not supported in line with the Western Australian Planning Commission's (WAPC) Development Control Policy 5.1 - Regional Roads (Vehicular Access) (DC 5.1), which seeks to minimize new access points on regional roads.

Notwithstanding DPLH's comments, DC 5.1 does allow for approval of access from regional roads subject to consideration of:

- I. The effects of development on traffic flow, safety, character and function of the road, volume and speed of traffic, and design considerations; and
- II. The volume and type of traffic generated by the development.

Full-movement access to the site from Mortimer Road was not supported by the City due to traffic and safety concerns; however, exit-only access could be supported if justified with a road safety audit and traffic impact assessment.

The applicant revised the application to propose only exit movement to Mortimer Road, removed the two larger events, and submitted a revised Road Safety Audit (RSA) (Attachment I) and Traffic Impact Assessment (TIA) (Attachment J).

The City is satisfied that exit-only access will provide safe egress from the site and that traffic generated by the development will not be detrimental or unsafe to the local road network, in accordance with DC 5.1. The City also notes that the speed limit on Mortimer Road has been recently reduced to 70 km/h. Accordingly, it is recommended that exit-only access to Mortimer Road be approved.

### Traffic on local road network

A number of public submissions raised concerns about increased congestion on the surrounding road network that could result from the proposal.

The TIA provided by the applicant states traffic volumes and wait times at the intersection of Mortimer and Born Roads. The TIA considers a worst-case scenario that accounts for traffic during morning and afternoon peak periods on the weekends when the monthly events will be held.

The City acknowledges that larger events will increase traffic on surrounding roads, particularly at the Born Road and Mortimer Road intersection. However, the increase is not significant, and the road network will not be negatively impacted.

The City recommends approval with conditions that ensure the TIA access restrictions are implemented.

### Vehicle Parking

Several public submissions raised concerns about visitors to the site parking on the Born Road verge and the potential traffic safety issues that may result.

The applicant proposed a total of 83 on-site parking spaces across two carparks, as shown on the Site Plan (Attachment A). The front carpark along Born Road will provide 22 spaces, and the rear overflow carpark will provide 61 spaces. The applicant has amended the proposal to remove the larger annual events that were originally proposed, reducing reliance on the overflow carpark.

The provision of 83 on-site parking spaces is sufficient to accommodate the maximum number of expected attendees on the site, being 75 people during monthly events, without the need for cars to park along the Born Road verge.

Notwithstanding, the City acknowledges that traffic, parking and circulation will need to be managed during these busier monthly events to prevent vehicles queuing onto Born Road during arrival times. Should the application be approved, the City recommends a number of conditions to manage parking and traffic during events, including the preparation of a Parking Management Strategy and the installation of "No Parking" signs along Born Road.

### Noise

A concern noted in public submissions was noise generation from the subject site. Noise concerns primarily relate to amplified speech and music, as well as additional vehicle movements generated by the proposal.

The applicant has provided an acoustic report (see Attachment C) that assesses the noise impacts on the surrounding area. The report indicates that noise generation is compliant with the Environmental Protection (Noise) Regulations 1997.

The acoustic report was referred to DWER. DWER provided a Technical Review Report (Attachment D), which identified the main noise-generating activities as the children's program, monthly Dhamma discussions, and annual events. The report concluded that the noise modelling results appear accurate, based on the quoted sound power levels (SWLs), and that all noise sources would comply with the assigned levels, provided the following points are addressed:

- Whether the existing partial fence near Born Road was included in the model and if it reduces car noise;
- How outdoor children's play was accounted for in the model;
- Whether internal amplified music or voice will be used.

The applicant has since addressed the points raised (Attachment E) and confirms that noise generation complies with the Environmental Protection (Noise) Regulations 1997.

The City accepts that the applicant has addressed the points and recommends an approval condition requiring the parameters and recommendations in the acoustic report to be implemented.

### **Disposal of Wastewater**

A number of public submissions raised concerns about wastewater disposal on the site and the environmental impacts of this.

The applicant proposes a new secondary treatment system to handle sewage generated from the proposal.

The City assessed the risk of wastewater disposal and has determined that the existing onsite wastewater system is inadequate. Since the land is not connected to the sewer system, any future development must comply with State Government Sewage Policies. The proposal was referred to DWER for consideration. DWER advised (Attachment F) that a Site and Soil Evaluation (SSE) is

required to determine the location of the system. The system must also meet Department of Health-approved standards.

The applicant has since provided an SSE (Attachment G), addressing the requirements.

The City is satisfied with the location of the system and recommends an approval condition for the secondary treatment system to be registered with the City and comply with regulatory standards.

### **Built Form and Design**

Public submissions raised concerns about the impacts on the existing character of the area resulting from the built form and design of the proposal.

The applicant has submitted plans demonstrating that the additions to existing buildings on the lot will complement the existing building materials and colours and match the architectural style and character of the surrounding area. The City also acknowledges that vegetation partially screens the buildings on the lot from the Mortimer Road and Born Road perspectives.

The City is satisfied that the proposal will not have negative impacts on the amenity of the area and that the built form and design will match the existing character of the area.

### State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The subject site is designated as bushfire prone and is subject to the requirements of State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7). The applicant provided a Bushfire Management Plan (BMP). The development achieves a BAL-29 (see Attachment H). The proposed use is considered a vulnerable land use under SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas.

City officers are satisfied with the information provided in the BMP; the proposal is considered to be low risk. However, as the use is considered vulnerable, it is recommended that an emergency evacuation plan be prepared, implemented, and maintained for the entirety of the development, as per the SPP 3.7 Guidelines for Planning in Bushfire Prone Areas. This is in conjunction with the requirements of the BMP.

### **On-site Vegetation**

Several significant trees exist on site, though there is little understorey vegetation. The site is partially identified as a 'Local Natural Area' in the City's Local Biodiversity Strategy, along with most properties within the Casuarina rural area.



Figure – Local Natural Areas identified on Subject Lot

The proposed use and development has been designed to retain all trees on site, notably those located within the LNA above. A condition of approval is recommended to reinforce retention of trees on site.

### Conclusion

In conclusion, the planning assessment has addressed key issues raised during public consultation and from government agency advice. The proposed development aligns with the zoning and use class permissibility under LPS2 and demonstrates safe traffic flow, noise compliance, and environmental protection. Furthermore, it is consistent with the character of the surrounding area. City officers are satisfied with the provided information and recommend approval of the proposal, subject to conditions designed to mitigate identified concerns.

### 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	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	The proposed 'Place of Public Worship' will provide a place for the Buddhist 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?	
6 – Vibrant and Celebrated	6.0 – Vibrancy and creativity thrive and our unique identity and achievements are celebrated	6.3 – Support community activation and participation in arts, culture, events and heritage initiatives	The proposed 'Place of Public Worship' will support the Buddhist community to participate in culture.	

### **LEGAL/POLICY IMPLICATIONS**

For the purpose of Councilors considering a financial or impartiality interest only, the applicant is Lorraine Elliot on behalf of Asanka Dissanayake and Thusiba Kannangara, the landowners are Mahamevnawa Buddhist Monastery of Perth Pty Ltd.

### Legislation

Planning and Development Act 2005
Metropolitan Region Scheme
Planning and Development (Local Planning Schemes) Regulation 2015
Environmental Protection (Noise) Regulations 1997
City of Kwinana Local Planning Scheme No. 2

### State Government Policy

State Planning Policy 3.7 – Planning in Bushfire Prone Areas Government Sewage Policy 2019 Draft D.C.5.1 Regional Roads (Vehicular Access) Policy

# Subregional Framework

Perth And PEEL @ 3.5Mil

### FINANCIAL/BUDGET IMPLICATIONS

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

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

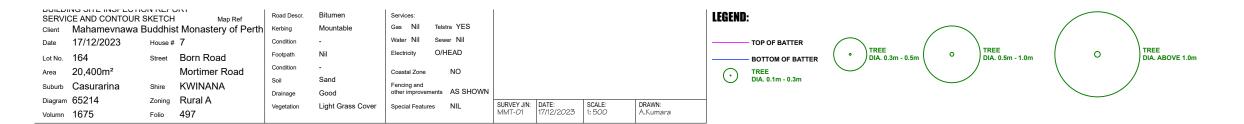
There are no environmental implications as a result of this application. The proposal has potential public health implications in relation to noise. The applicant provided technical documents that seek to minimise impacts of noise on the surrounding area. City officers are satisfied that the impacts will be appropriately managed.

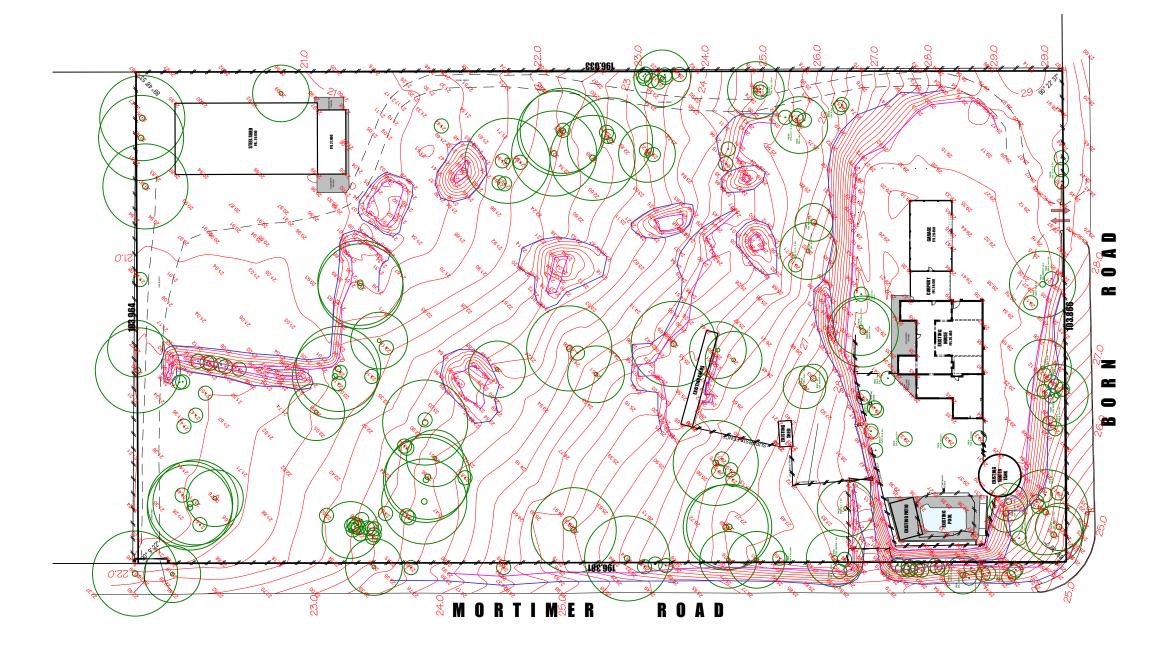
### **COMMUNITY ENGAGEMENT**

The application underwent public consultation. Refer to the 'Planning Assessment' section of this report for details of the key issues raised and the officers' responding comments

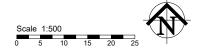
### **ATTACHMENTS**

- A. DA10870 Attachment A Development Plans J.
- B. DA10870 Attachment B Schedule of Submission J.
- C. DA10870 Attachment C Environmental Acoustic Report J.
- D. DA10870 Attachment D DWER Technical Noise Report J.
- E. DA10870 Attachment E Applicant Response to Technical Noise Report 4
- F. DA10870 Attachment F DWER Advice J.
- G. DA10870 Attachment G Site and Soil Evanluation J.
- H. DA10870 Attachment H Bushfire Management Plan J
- I. DA10870 Attachment I Road Safety Audit J.
- J. DA10870 Attachment J Traffic Impact Assessment J
- K. DA10870 Attachment K Submission Map U

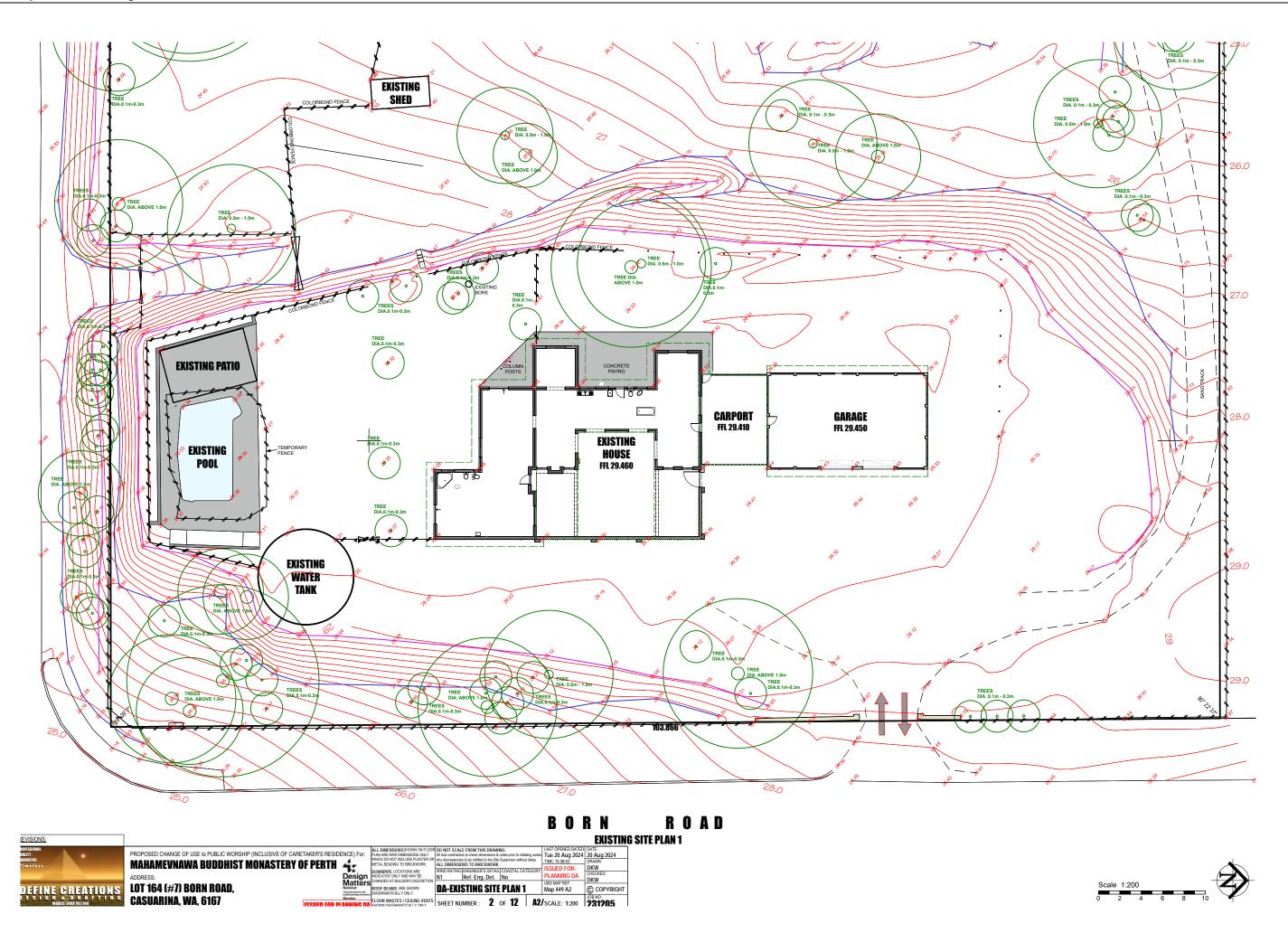




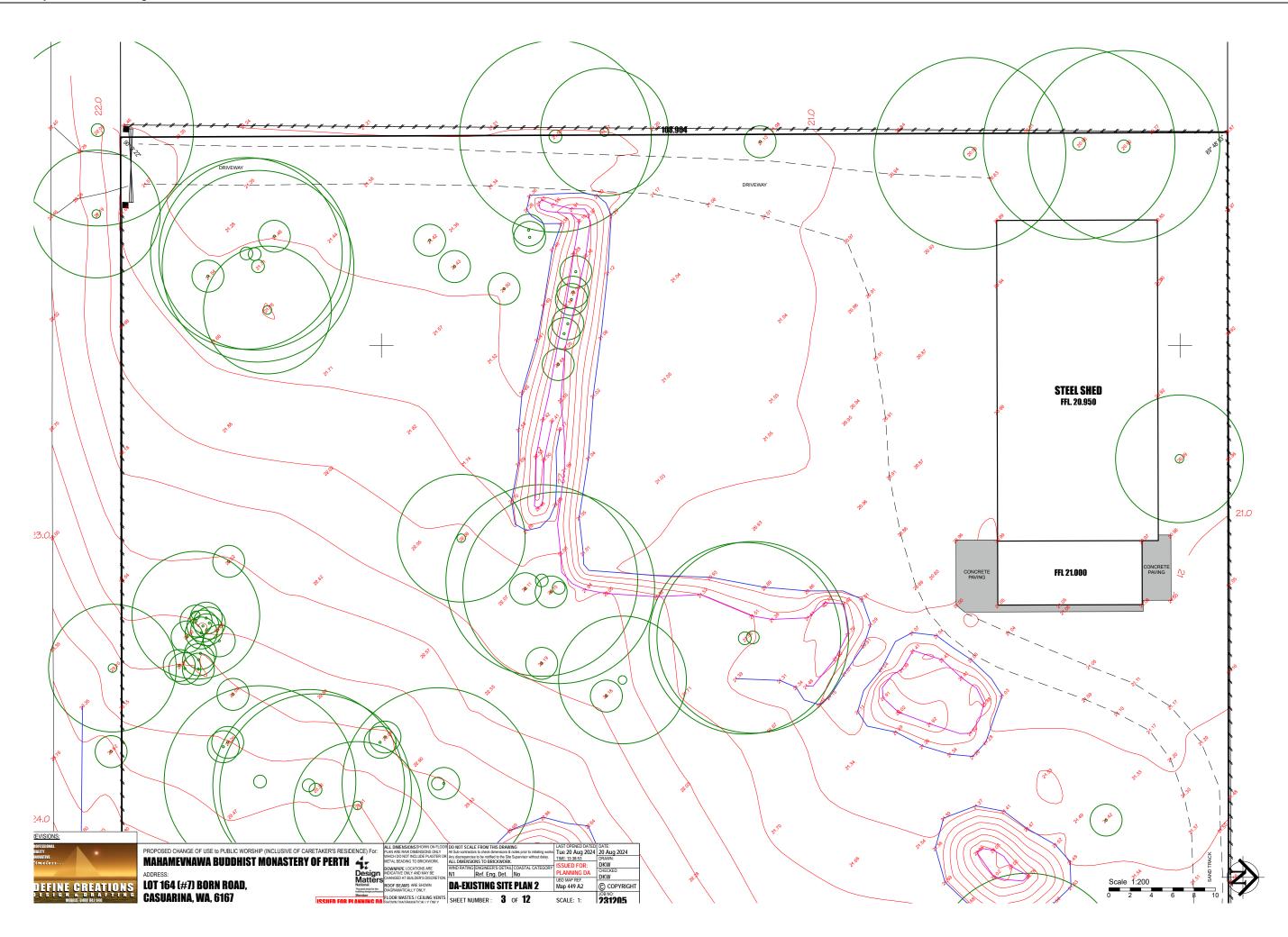




Ordinary Council Meeting



Ordinary Council Meeting



ROOF NOTES

1. ROOF PITCH @ 17°45' COLORBOND ROOF.
2. ALL EAVES 690 WIDE UNLESS OTHERWISE I



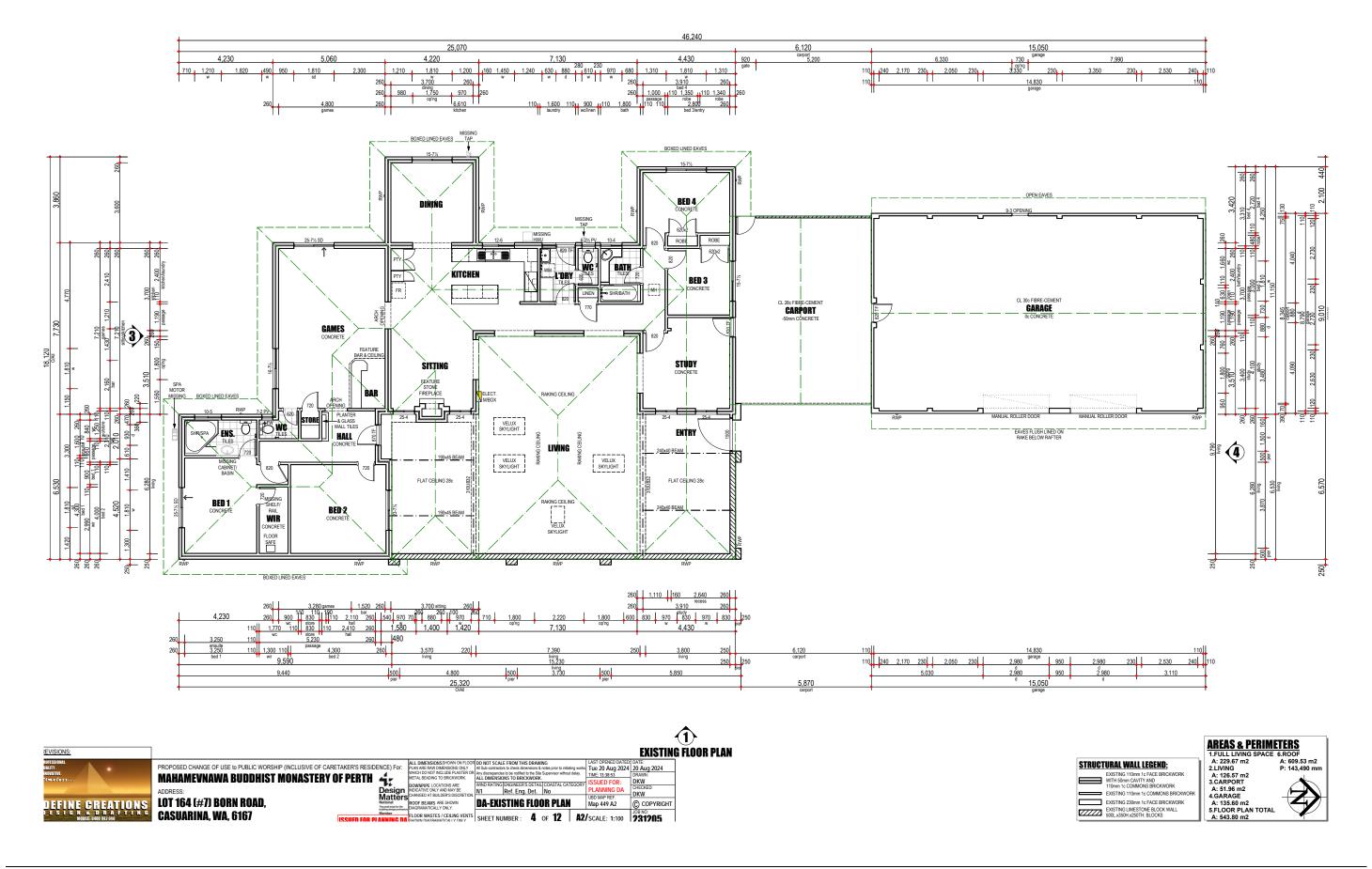
### TERMITE MANAGEMENT NOTE

TERMITE MANAGEMENT TO THE SITE ADDRESS BEI WILL BE ACHIEVED BY USING THE FOLLOWING METHODS AS APPROVED IN AS3660.1-2014 AND THI 1. EXTERNAL PERIMETER TO BE PROTECTED USING

### WINDOW MANUFACTURER NOTE

. GLAZING TO COMPLY WITH BCA 2





ROOF NOTES

1. ROOF PITCH @ 17\*45' COLORBOND ROOF.

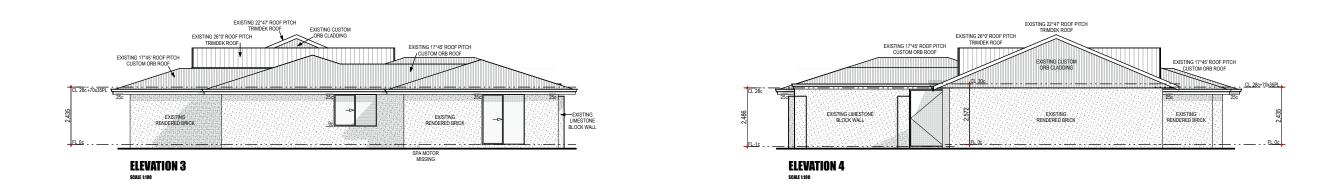
2. ALL EAVES 690 WIDE UNLESS OTHERWISE NOTED.

3. ROOF CONSTRUCTED IN ACCORDANCE TO AS 1684 OR AS 36234100.

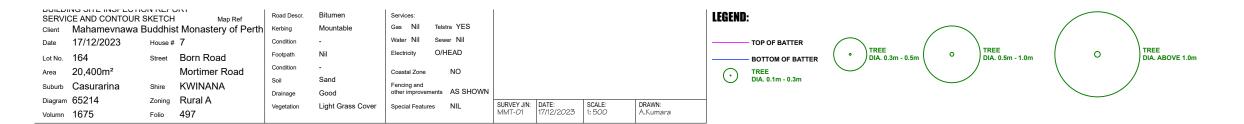
WINDOW SUPPLIER NOTE

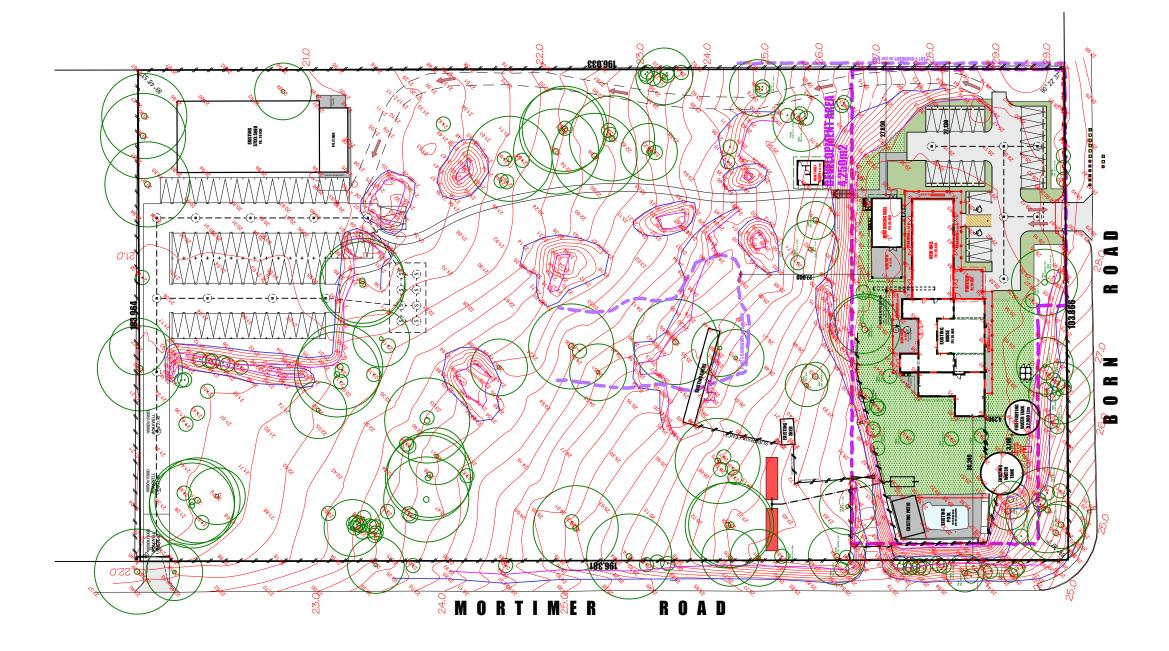




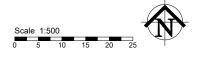


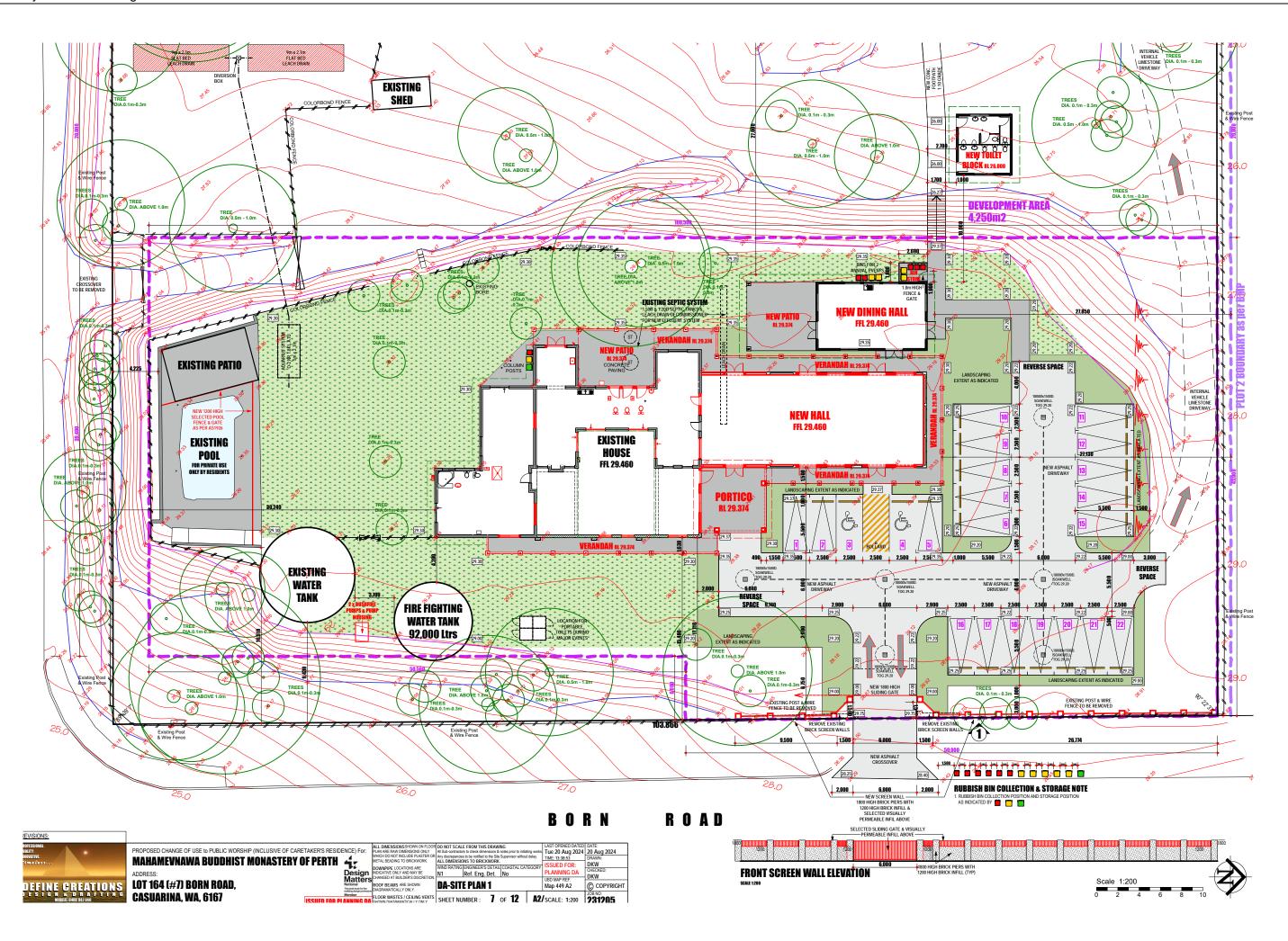


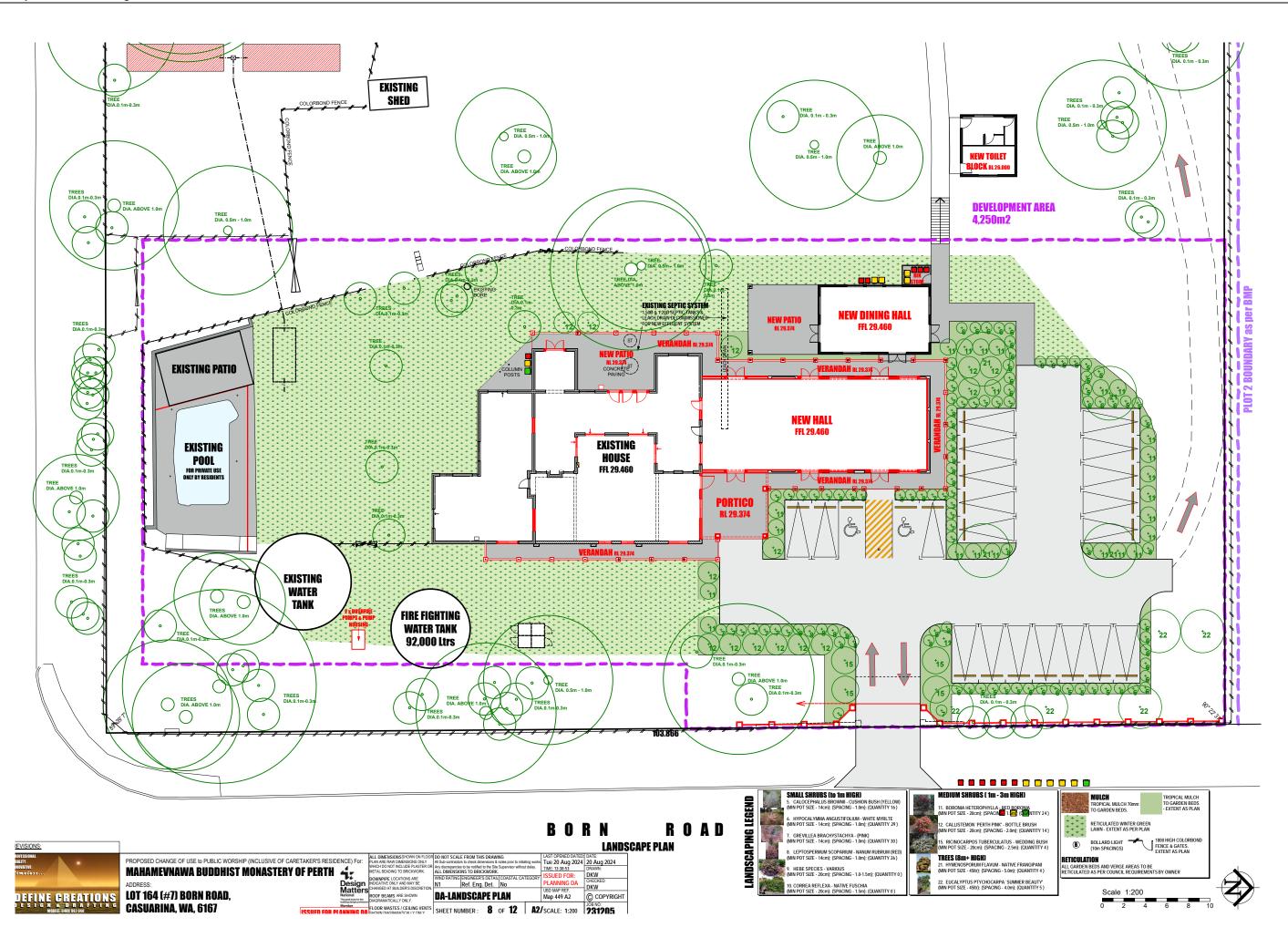


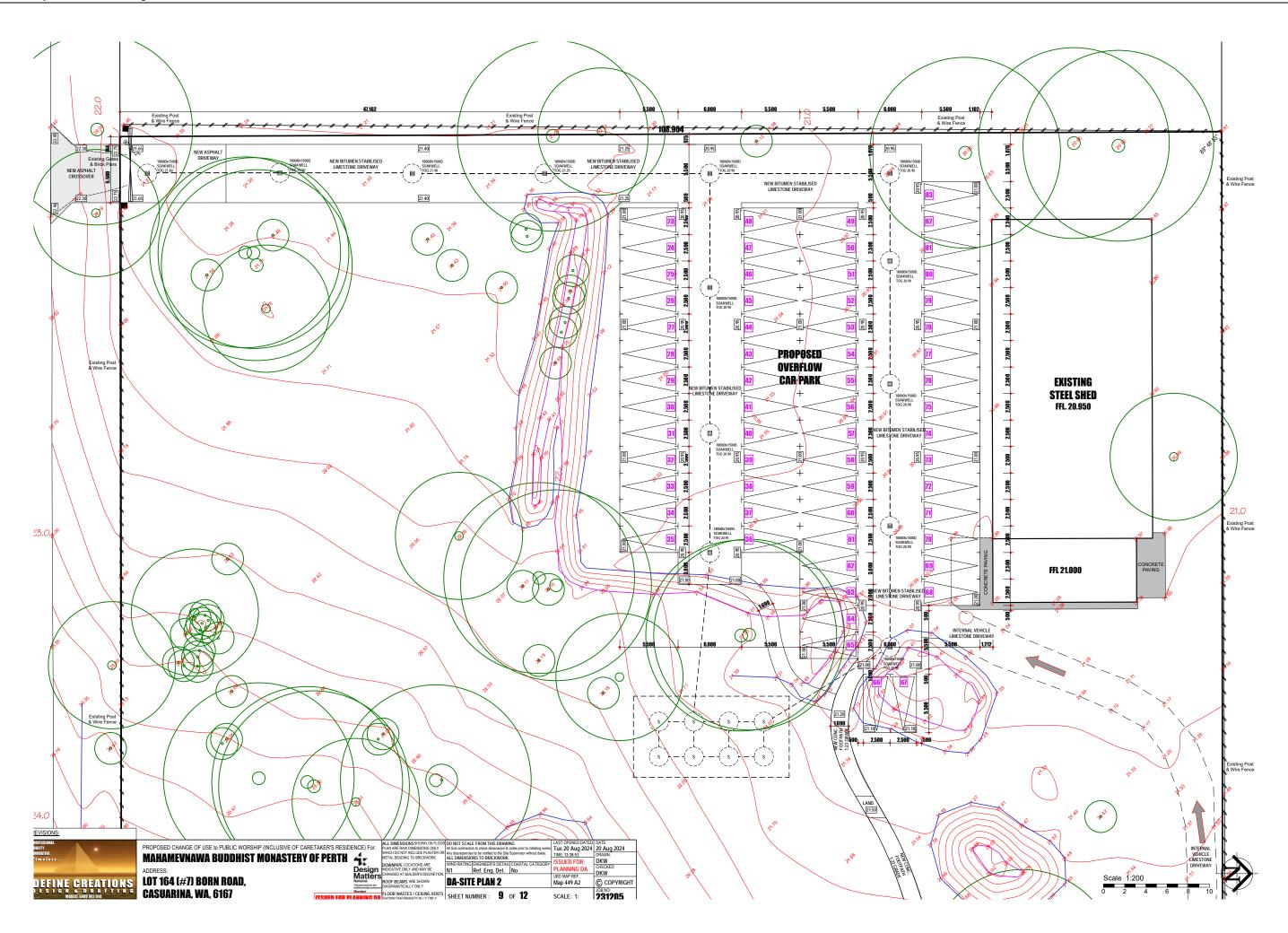


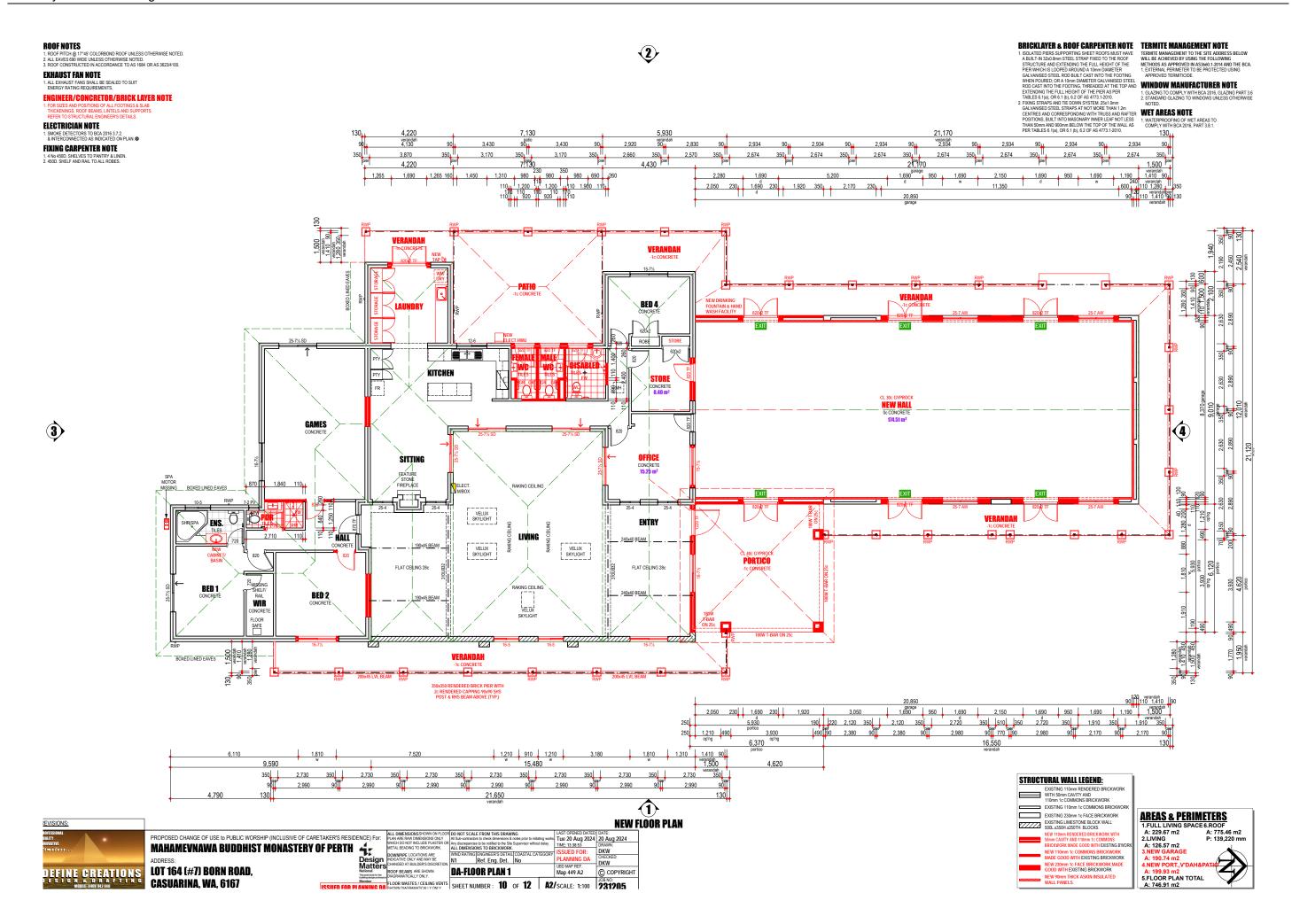






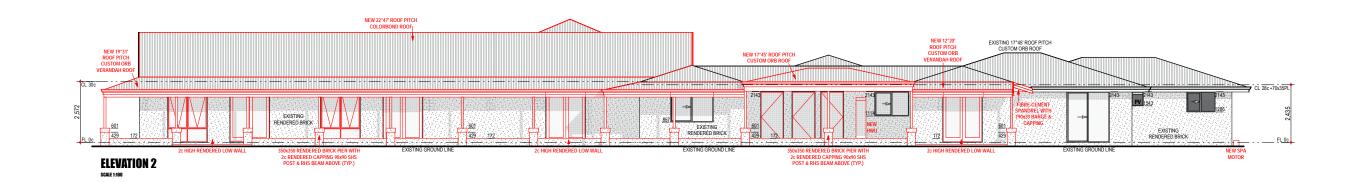


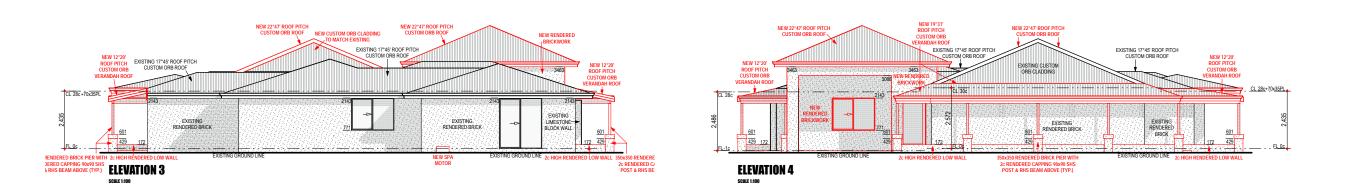




# MICHAELS I ADDITION OF THE OF

EXISTING LIMESTONE BLOCK WALL







**ELEVATION 1** 

### **ROOF NOTES**

INOUT NO IES

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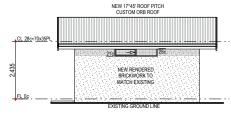
2. ALL EAVES 690 WIDE UNLESS OTHERWISE NOTED.

3. ROOF CONSTRUCTED IN ACCORDANCE TO AS 1684 OR AS 3623/4100.

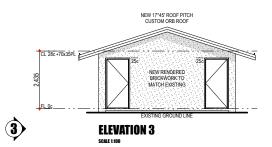
### **EXHAUST FAN NOTE**

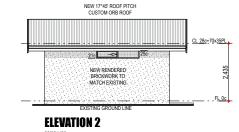
### **ELECTRICIAN NOTE**

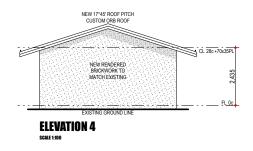
### FIXING CARPENTER NOTE

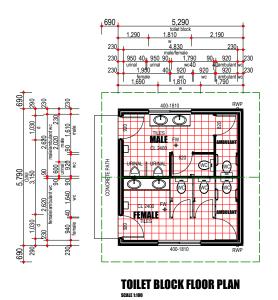


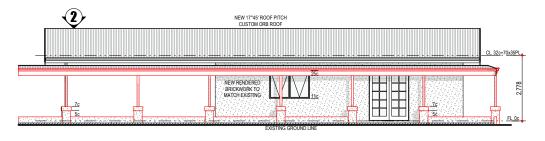




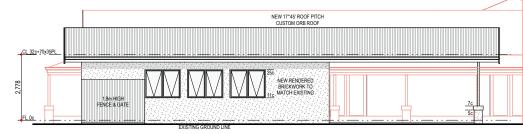






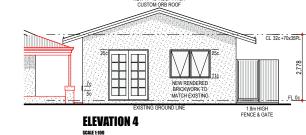


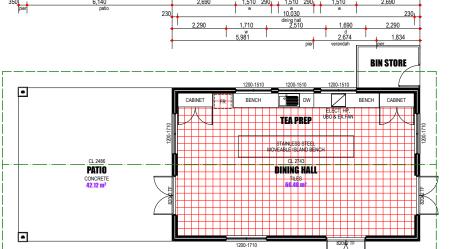
# **ELEVATION 1**



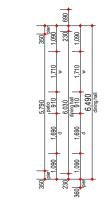
### **ELEVATION 2**







**DINING HALL FLOOR PLAN** 



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TERMITE MANAGEMENT NOTE

TERMITE MANAGEMENT TO THE SITE ADDRESS BELOW WILL BE ACHIEVED BY USING THE FOLLOWING METHODS AS APPROVED IN AS3660.1-2014 AND THE BCA.

1. EXTERNAL PERIMETER TO BE PROTECTED USING

**BRICKLAYER & ROOF CARPENTER NOTE** 

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WINDOW MANUFACTURER NOTE

**WET AREAS NOTE** WATERPROOFING OF WET AREAS TO COMPLY WITH BCA 2016, PART 3.8.1.

> EXTERNAL DOORS: JASONS "WHITE BIRCH" DOWN PIPES: TO MATCH BACK GROUND

> **COLOUR SCHEME:** COLORBOND "CLASSIC CREAM COLORBOND "SURF MIST"

JASONS "WHITE BIRCH"

1 **NEW FLOOR PLAN** 



MAHAMEVNAWA BUDDHIST MONASTERY OF PERTH 42

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EL OND MARCE CONTRO DA-FLOOR PLAN 2 & ELEV. 2 | UBD MAP REF. | Map 449 A2 | © COPYRIGHT FLOOR WASTES / CEILING VENTS SHEET NUMBER: 12 OF 12 A2/SCALE: 1:100 JOB NO: 931205

**STRUCTURAL WALL LEGEND:** 

**AREAS & PERIMETERS** 1.DINING HALL A: 68.08 m2 2.PATIO A: 42.12 m2

3.VERANDAH A: 0.00 m2 4.TOILET BLOCK A: 30.63 m2 5.FLOOR PLAN TOTAL A: 140.86 m2

6.ROOF DINING HALL A: 144.49 m2 7.ROOF TOILET BLOCK A: 47.82 m2

# **Schedule of Submission**

DA10870 - Place of Public Worship Lot 164 (7) Born Road Casuarina

No	Nama	Affected	Submission/Summary	Accessing Officer Comments
NO.	Name	Property	Submission/Summary	Assessing Officer Comments
1 1	Phillip Gorman	318 Nicholas Drive, Casuarina	Submission/Summary  We live very close to 7 Born road my property backs onto Born road and we are concerned and oppose this development application due to the increase in noise levels and street parking in a rural setting. Increased ground pollution through increase sewerage in septic tanks, Clearing of Native bush land (Banksia trees). The house is also earmarked for demolition when main roads widens Mortimer RoadOnce an application is approved like this they increase in size overtime I'm opposed!!!	Noise: City is satisfied that noise mitigation measures identified in Noise Assessment will mitigate this concern. The application refered to DPLH regarding Mortimer Road updades. City is satisfied the proposed works will not implicate future plans for upgrades.  Parking: The city is satisfied the parking requirements of the proposed development have been satisfied. The applicant has provied Plans demonstrating the developmend exceeds parking requirements of LPS2. The city is also recomending the implimentation of no parking signs on Born Road.  Clearing Native Vegetation: The lot is largely void of vegetation and no significant clearing is proposed. The city is satisfied will not impact vegetation on the site.  Contamination to groundwater and Wastewater Management: The applicant has produced a Site and Soil evaluation to ensure the land application area is located and sized appropriately. The city is satisfied that ground water pollution can be
				The applicant has produced a Site and Sevaluation to ensure the land application is located and sized appropriately. The content is sized appropriately.

2	Nicolas Potts	Road, Casuarina	not operating at full capacity yet.  2. Contamination To underground water supply due to over usage of septic On the property.  3. Noisy issues when conducting ceremonies on weekend and public holidays.  4. Seconds water tank HAS ALREADY BEEN INSTALLED.  5. Noise outside until 10 pm all night. We have a young family and this is not fair for our kids.	Traffic Safety & Congestion: City is satisfied that the Traffic Impact Assessment and Road Safety Audit produced by the applicant demonstrate the safety of the surrouding road network will not be comprimised and that there is capacity for the traffic generated from the proposal.  Contamination to groundwater and Wastewater Management: Addressed in submission 1 officer notes.  Noise:
3	Noelene Scott		Having a place of worship on the corner of Born and Mortimer Road is going to cause a lot more road issues. As it is now, the residence of Born Road try to get out of their street without causing close calls to travellers on Mortimer Road and these residence are aware of this danger. Since there is a blind spot exiting Born road I'm afraid that the extra road user using this will be unaware of this danger. As a person who drives along Mortimer Road regularly, I'm afraid of what may lay ahead in disasters.	Addressed in submission 1 officer notes.  Traffic Safety:  Concerns addressed in submission 2 officer notes.

4	Julie Phelps	171 Barker	Thank you for the opportunity to comment, I would like to raise my objection to the	Land Use:
		Road,	proposal on several grounds. The proposed land use is a non-conforming proposal.	Public Place of Worship is 'AA' use under
		Wellard	it will bring upwards of 200 people several times a year into a primarily rural	Local Planning Scheme No.2. (LPS2).
		l r s ii a i a	residential area. There are also more frequent events, which may impact on the	Therefore it is a discretional land use in 'Rural
			neighbours and local community. While the submission states that there will be no	A' Zoned areas.
			singing, chanting or chimes, it should be noted that their website actually refers to	
			the ringing of bells as part of rituals and also chanting. Are we to believe that the	Noise:
			Temple will ignore these worship precepts at this site?Further to this, there are	Addressed in submission 1 officer notes.
			other concerns about the Temples reliability re observations of undertakings	
			regarding ' no chimes' etc. They do not yet have planning permission for the place	Traffic Safety & Congestion:
			of worship usage, yet are advertising the Mahamevnawa Buddhist Monastery of	Concerns addressed in submission 2 officer
			Perth as being at Born Road on their webpage! If they have ignored the planning	notes.
			permit process already, it raises the question of whether they will bother to comply	
			with any conditions of use. As a resident of Barker Road, I am also concerned	Parking:
			, , , , , , , , , , , , , , , , , , , ,	Addressed in submission 1 officer notes.
			almost opposite the Barker Road turn off, and pretty much on a blind crest. As a	
			regular user of that corner, I can attest to the poor visibility and difficulty in seeing	
			what is coming from the east along Mortimer road. There are also concerns that the	
			car numbers will exceed the capacity of the temple car park, and lead to verge	
			parking on Born Road and Barker Road. Thankyou for your consideration of these	
			lissues.	

# **Schedule of Submission**

5	Jill Sheridan	284	My husband and I DO NOT want this change of use for this property 7 Born Road	Traffic Safety & Congestion:
1	and John	Mortimer	Casuarina (Cnr of Mortimer and Born Roads). All of our properties are of Rural or	Concerns addressed in submission 2 officer
1			special rural use and having a place of worship in our area is not in the keeping with	
	Sheridan	Road,	our lifestyle. The extra amount of traffic would be undesirable as we have a lot of	notes.
		Wellard	extra traffic using Mortimer Road when the freeway is backed up (this is on a daily	Noise:
			basis) and traffic uses Mortimer Road as a by pass to get to King and Thomas	Addressed in submission 1 officer notes.
			Roads. The intersection of Born and Mortimer roads has a blind spot with traffic	Addressed in submission 1 officer flotes.
			coming from the right with a crest of a hill and is very dangerous and people coming	Use/Character
			into the property will not be used to this and can see accidents happening. We also	
			have a hall opposite this property on the cnr of Barker and Mortimer Rd, there is	building proposed as a part of the
			again extra traffic especially on weekends when the hall has hirers, this again will	development align with the surrouding area.
			be dangerous. We also have a Fire station and emergency services using this	The plans demonstrate a similar style to the
			intersection and coming into Mortimer Road and would be held up with the extra	existing building being utilised.
			traffic. Mortimer Road is also a Bike route so with this extra traffic and mostly	leviering brinding being dringed.
			double lined again this would be extremely dangerous. The property also has many	l and use has been addressed in submission
				4 officer notes.
			traffic coming in and out of this property on a regular basis (not ideal for a rural	4 Officer flotes.
			area. As we live at the back of the Casuarina Wellard Hall we can hear (especially	
			· · · · · ·	
			on weekends) people using the hall especially when parties are happenning we	
			would then have to contend with extra noise on a weekend especially coming from	
			the hall which is going to be built on the highest point of the block. We have lived in	
			the area for over 40 years and we can hear a lot of conversations coming from this	
			property and the one over the road so when they will have a meeting at the church	
			we will definitely hear anything that is happenning at the church. PLEASE	
			REMEMBER we love living in this are because it is special rural with animals and	
			trees and the peaceful nature by allowing this church to build it will bring extra	
			traffic/people in the area which will be extra noise and not why we love living here.	
			Mortimer Road was resurfaced a few years ago now but was not done well and was	
			not widened enough to carry the extra traffic for cars and bikes with a gravel on the	
			side this will be extra wear and tare on the bitumen road. The main reason to reject	
1			this is the very dangerous intersections that will not take any extra traffic and have	
<u>_</u>	Danias	201	too many blind corners. Thankyou for allowing us to comment on this application.	Traffic Safety & Congestion:
6	Denise	204	I am all for it as long the parking requirements are followed through for 75 people	
	Danks	Mortimer	because there is no public transport out here. Also being very aware of the traffic on	
		Road,	the road and intersection, there is a dip in the road and it's a bit of a blind spot for	notes.
1		Wellard	people coming out of barker road, many drivers exceed the 80km speed limit along	
1			Mortimer road, and with the blind dip it's dangerous. Good luck to them.	
	1	<u> </u>		

# **Schedule of Submission**

	Bradley Aldersea	91 Born Road, Casuarina	I see the rain water tank is already installed, do they have a permit for this?? In my opinion to have possibly between 100-200 people in a small house without a P.A system ??? I am not against the religion but the functionality of the property is not suited for this. There's no hall and unless you are talking about the big shed behind the property the amount of people they expect would not fit in the house garage. Also sound travels far and wide in our rural area and I am not convinced that there will be none. Another problem is the amount of traffic that already uses Mortimer Rd how in the heck are all these extra people not going to affect the locals or the local traffic?? Another thing that is concerning is that they have started advertising their services without even having council and constituent's permission or consent how is that possible??	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes.  Noise: Addressed in submission 1 officer notes.
	Leigh McClennan	12 Cape York Ramble, Bertram	I highly disagree with this development going ahead. It is already starting to get a congested with the amount of traffic that goes through there on the back roads. There are a lot of places that residents like to be able to have access to and there is also a fire station around the corner. It does concern me that they won't have access on days. They have so many cars and won't be able to get through to do emergency issues within the community. I highly highly, do not want this to go ahead. Please feel free to contact me	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes
	Aaron McClennan	12 Cape York Ramble, Bertram	I am highly against this development application in regards to 7 Bourne Road Tina because there's going to congest and already congested busy road. It is going to take up valuable driveway space for houses and it will always block off any emergency ways in and out if there are too many cars there along the street for the fire station. Please do not do this.	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes
10	Thommesen	240 Mortimer Road, Wellard	I completely disagree with this proposal. I live across the road and they will most likely be using the driveway that is directly opposite my property and will ruin our peace and quiet that we purchased our property for. Apart from that the road has already gotten significantly worse in the past 5 years and this is going to make it worse. There is then the fact that the fire station comes in and out on Mortimer and large gatherings are going to possibly cause issues with them getting out for emergencies.	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes
11	Thommesen	240 Mortimer Road, Wellard	I completely disagree with this proposal. I live across the road and they will most likely be using the driveway that is directly opposite my property and will ruin our peace and quiet that we purchased our property for. Apart from that the road has already gotten significantly worse in the past 5 years and this is going to make it worse. There is then the fact that the fire station comes in and out on Mortimer and large gatherings are going to possibly cause issues with them getting out for emergencies	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes

# **Schedule of Submission**

	Thommesen	Road, Wellard	I completely disagree with this proposal. I live across the road and they will most likely be using the driveway that is directly opposite my property and will ruin our peace and quiet that we purchased our property for. Apart from that the road has already gotten significantly worse in the past 5 years and this is going to make it worse. There is then the fact that the fire station comes in and out on Mortimer and large gatherings are going to possibly cause issues with them getting out for emergencies.	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes
13	Dylan Thommesen	240 Mortimer Road, Wellard	I completely disagree with this proposal. I live across the road and they will most likely be using the driveway that is directly opposite my property and will ruin our peace and quiet that we purchased our property for. Apart from that the road has already gotten significantly worse in the past 5 years and this is going to make it worse. There is then the fact that the fire station comes in and out on Mortimer and large gatherings are going to possibly cause issues with them getting out for emergencies.	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes
14	Suman Devi	60 Born Road, Casuarina	We don't have any objections. They can go ahead.	Nil
15	Om Parkash	60 Born Road, Casuarina	Please go ahead, we don't have objections	Nil
	Alison Harkins	20 Born Road, Casuarina	Traffic congestion on the corner of Mortimer & Born Rd (Dangerous with poor visibility pulling out of Born Rd) Neighboring properties being used as turnaround points if main carpark on Born Rd is full. What is to prevent damage to road shoulders on Born Rd and neighboring driveways if used for vehicle turnaround by attendees? Why can't all parking access be from Mortimer Rd? What traffic management would be put in place to advise if the Born Rd Parking is Full? Can the Carpark on Born Rd connect to the Overflow parking to Prevent Turn around and congestion? Can it be done that vehicles only exit onto Mortimer Rd? Regards	Traffic Safety & Congestion: Concerns addressed in submission 2 officer notes

17	Emmarae	24 Bruce	a) It will cause an increase in traffic and congestion with the property being directly	Traffic Safety & Congestion:
''			on the corner of Born Rd and Mortimer Rd. Access to the property will cause an	Concerns addressed in submission 2 officer
	Cole-Darby	Court	influx of traffic turning onto and off of Mortimer Rd which is a single lane, 80km/h	notes
				notes
			road. Mortimer Rd is not designed or safe for any increase in traffic.	
				Land use/Character:
			· ·	issue addressed in submission 4 & 5 officer
			majority of local residents to enjoy or utilise.	notes.
			c) It does not cater for the occupants in immediate and greater proximity to the	
			proposed location. It would be more suited in residential Wellard or Bertram, or	
			closer to Thomas Rd where there is adequate space, appropriate roading and less	
			surrounding rural properties. These locations would be better suited for the potential	
			attendees residing in the aforementioned suburbs, and would blend in with the	
			existing traffic flow and establishments (shops, clinics, petrol stations, schools, fast	
			food chains etc).	
			d) The proposed number of attending personnel is far greater than any other	
			lestablishment and/or small home business in the area.	
			e) The temple is already in operation (to some degree) and advertised as	
			Mahamevnawa Buddhist Temple with the operating hours of 7am-8pm as per	
			Google and on social media. With this there has already been a noticeable increase	
			in traffic, noise and car accidents on Mortimer Rd.	
			f) The temple they have recently opened in Martin is surrounded by a large area of	
			vacant bush land with a smaller area of residential properties to one side. This	
			being a far better balance and location for a temple compared to that on Born Rd,	
			Casuarina.	
			a) There is a strong potential for future tortious legal action (i.e nuisance)	

18	Max and	59 Born Rd,	Can it be guaranteed that at a later date the site and activities will not increase,	Future Expansion:
	Sara	Casuarina	causing a greater number of people and vehicles to access the property. Can it be	Future expansion will require planning
	Jamieson		guaranteed that activities will not occur outside the designated time slots. Will the	approval and will be assessed and controlled
	ourniocorr		overflow car park be locked when not in use. We are concerned if not, it may be	by planning measures governing development
			used for anti-social activity, such as drug dealing which has been a major issue in	in the area.
			this area. We are concerned that the approval of these types of developments are	
			taking away from the Rural lifestyle of the area. Our major concern is traffic impact.	Antisocial behaviour:
			As per previous correspondence with the council the intersection of Born Rd and	The city is satisfied that illegal use of the site
			Mortimer road is very dangerous due to poor visibility to the west and the speed	can be mitigated and is unlikley to occur.
			limit of 80kmh. The rise on Mortimer Rd prior to Born Rd and the dip at the	There is permanent residents at the site and
			intersection of Born Rd make it extremely hard to see oncoming traffic from the	other anti criminogenic design elements to the
			West. Any increase of traffic will add to the existing problem of having to wait a	proposal demonstrated in the plans and as
			while to exit Born Rd. We will now have to wait for people turning right off Mortimer	conditions of approval.
			to Born and queuing on Born to get onto Mortimer, as people will be leaving and	
			going to the place of worship at the same time. The speed limit on Mortimer Road	Traffic Safety & Congestion:
			needs to be decreased (which we have mentioned to council previously) In the	Concerns addressed in submission 2 officer
			Traffic Impact assessment, it states no recorded crashes between 2016-2019,	notes
			however there have been crashes post 2019 one of which involved a red car and a	l
			motorbike. Regardless of if this development progresses the council needs to re	Land use/Character:
			look at this intersection there are elderly people living in the street (including	issue addressed in submission 4 & 5 officer
			ourselves) and so why wait for an accident to happen before doing something about it. In previous correspondence on this issue you mentioned about getting traffic	notes.
			counted on Mortimer road, which we never heard back about. The speed limit	
			needs to be decreased, cars are often travelling faster than the 80kmh speed limit.	
			Another improvement may be to cut the shoulder of the road further back into the	
			embankment so as it will be lower at the point it cuts back into the embankment.	
			This would allow you to see down through the hollow west on Mortimer Rd. This	
			would mean retaining the embankment. If you have trouble understanding what I	
			mean I am happy to have a meeting to explain.	
			Thank you.	

19	Wez and	No Address	See Attachment Below	Land use/Character:
	Kylie Francis	provided.		issue addressed in submission 4 & 5 officer
		[		notes.
				Traffic Safety & Congestion:
				Concerns addressed in submission 2 officer
				notes
				Noise:
				Addressed in submission 1 officer notes.
				Contamination to groundwater and
				Wastewater Management:
				Addressed in submission 1 officer notes.
				Clearing Native Vegetation:
				Addressed in submission 1 officer notes.
				Property Values and Cultural Appropriation:
				No indication of impacts on property values.
				Cultural/religious expression is not restricted
				to a single group withing the City of Kwinana.
				The city is satisfied the proposal will not have
				a negative impact on the community in these
				aspects
20	Vivienne	19 Born	Good day,	Nil
	Bauskis and	Road,	Apologies for the delayed response. I am commenting on behalf of my mother	
	Gabrielle	Casuarina	Gabrielle Bauskis of 19 Born Road Casuarina to say that she has No Objections to	
	Bauskis	2.000	the application for Place of Public Worship at 7 Born Road Casuarina.	
	Dausitis	l		

#### Respondent 19 - Written Submission

I am writing to you with a submission against the planning proposal of 7 Born Road Casuarina for place of Worship, change of use of land and construction of buildings. As a resident in close proximity to the site, I have concerns regarding the planning application. These concerns are the change of use of land, increasing the building envelope and adding a second building envelope to the property at the rear, noise pollution, increased traffic demands within a rural setting, leaching of effluent into the underground water system, clearing of land.

A Sri Lanken Buddhist Monastery does not align with the cultural history of the area of Kwinana and the Traditional Custodians of the land, the Noongar People.

The application seeks permission to change aspects of the dwelling into a hall, build extra toilet blocks inside the main residence and also a toilet block outside of the residence along with a new dining hall, bin area, increase the current effluent disposal area and construct a second water tank to meet the needs of the volume of attendees to the regular meditation meetings to be held at the property. The numbers estimated are at a very conservative 75 people. However with the size of the proposed new buildings and existing buildings, and the application for approximately 83 car bays, this suggests that number will inflate very quickly as the new facilities can accommodate more people. Care must be taken to not allow this many cars entering and parking on the site as groundwater poisoning may occur over time as the property is located in the Peel-Harvey Coastal Plain Catchment.

The existing crossover at Mortimer Road accesses the rear of the property where the application states the overflow carpark will provide

61 car bays. These car bays are stated to be used irregularly, however monthly usage is to be deemed regular use. Also, the facility serves food, so I believe the planning application wrongly states how many car bays are required (as they state they do not serve food, but photos show they do). The existing shed at the rear of the property plus the overflow carpark are not within the building envelope of the property.

Has the construction of the shed previously been approved for the property? The construction of the new hall is proposed to be 174.51 m2 (well above the maximum allowed size for an additional building) as well as a toilet block and bin area and increasing the size and moving the effluent disposal system. The new buildings, leach drains and septic tank, are all proposed outside of the current building envelope which increases it to 4,250 m2 (not including the shed and overflow carpark at the opposite side of the property to the existing dwelling). The building envelope for all other special rural zoned properties in the area is set at 2000 m2 and everything on the property including and not limited to sheds, swimming pools, carparks, water tanks, leach drains, septics, patios and granny flats must be built within the 2000 m2 building envelope without exception. A recent conversation with planning (I spoke with Sharon) about the construction of a granny flat on my property stated I was able to move parts of my building envelope if applicable but not able to extend it at all beyond 2000 m2 due to conservation of natural vegetation and habitats for our local wildlife such as the endangered black cockatoos, Quendas, possums, owls to name a few. Also, the maximum size for any new additional building is 100 m2.

In the application it states that less than 25% of the property is in the development, but this does not factor in the overflow car parks and shed which would easily take that to around 50% of the property being developed.

The application states that all events happen inside the hall with no outside activities, no sounds or speakers, no chanting, no bell ringing, no singing and no amplified music. However, the Mahamevnawa Buddhist Monestery of Perth have a facebook page and a website which displays photographs of current events in Maddington, Gosnells and Martin which display outdoor activities, speaker systems with microphones and regular large gatherings with open doors. Also, there is a children's program plus children attend the meditation program and they will utilise the outdoor spaces. The doors to the premises will need to remain open to ensure the children are safe outside and respecting the rural setting, this noise will travel to neighbouring properties since the existing and proposed buildings are located on the highest ground levels of the property and they do use

microphones and speakers during their services.

Born Road is much higher than the properties across the other side of Mortimer Road and Barker Road. The activities proposed for the property have very conservative attendance numbers (which are speculated and cannot be guaranteed to remain low) and times of use. It is proposed that the additional traffic on Mortimer Road for people travelling to the place of worship will be outside of the peak traffic times, but then states that traffic is expected within an hour either side of opening and closing times which will run into peak travel times on Mortimer Road.

Surrounding the Born Road property is a volunteer bush fire brigade vital to servicing the local community as this area is deemed a bush fire prone area. They have a small car park which is used when the fire fighters attend a fire and vital training sessions. At times it is used as a critical incident base for fire, natural events or missing persons and therefore needs to be accessed easily by emergency services.

Icreased traffic within the area of the station poses a risk to the community. The Casuarina Wellard community hall is across the road from the proposed place of worship and is designed to meet the needs of the community. It is a small hall and is used for local craft groups, TaeKwondo classes and toddler and baby playgroup regularly and has around 10 car bays on site. The nursery on Born Road is wholsale and does not attract the public. The land use is within the special rural zone use of land of faming (horticulture/permaculture). The Ngulla training centre forms part of the wholesale nursery which is not a commercial nursery and offers enviornmental training. It attracts a small number of regular workers.

The area is currently zoned Special Rural and local residents ensure they use the land as appropriately set out. The area is not currently being investigated for urbanisation in the near future as suggested in the application and there is no reason to consider the place of worship being incorporated into future structure plans (which may well be many years even decades away yet) resulting in clearing of the land and tree species needed for the survival of the Black Cockatoos and fragmentation of the area. The existing community facility (the hall) is in no way similar to the proposed place of worship. The hall is designed to service the needs of the local community and be a place we can come together in times of need also. The place of worship has a 'sole intention of benefiting Sri Lankens' as stated on their website (Mahamevnawa Buddhist Meditation Monastery of Perth website) which is unlike any other community facility in the area which is designed for all community members to enjoy and benefit from. The place of worship will operate from Casuarina as a central point attracting crowds from all over Perth, there is not a large Sri Lanken following in rural Wellard/Casuarina and operates all day and into the night every day. It is noted in the application that the caretakers residence for the live in monks (the existing dwelling) is incidental to the main use of the site. I would like to note that the main use of the site is residential dwelling as it was sold as. The proposal of the new buildings, hall, toilet block, bin area, updated sewage and leach drains, additional water tank are all extra amenities and are not incidental to the current main use of the land as a private residential dwelling.

Mortimer Road is already struggling to safely support the local traffic in the area. It is due for an upgrade but it is not owned by Main Roads, it is an asset of the City of Kwinana. The planning application included a traffic survey of Mortimer Road outlining no significant accidents over a four year period but it is extremely outdated with the study ending in 2018. There have been a number of serious accidents on Mortimer Road over the past couple of years at the traffic lights at the freeway resulting in road closures, on the on ramps and off ramps to the freeway. In the past 2 weeks there have been 2 serious accidents, one resulting in a car rolling in to the bush landing on its roof after hitting the transformer knocking out power to the area and closing the road for over 12 hours, the other at the traffic lights, closing the road for a couple of hours. There is a truck still on Mortimer Road where it has been since the weekend, where it has run off the road and become bogged in the soft sandy shoulder of the road. I think the safety of Mortimer Road should be a huge consideration for this application.

Lastly, I would like to question the true intentions of the Mahamevnawa Buddhist Monastery development application. Currently, they breach the Town Planning and Development Act as they are

already currently using the site for gatherings. They held a large gathering on Sunday 24th March 2024 in what they have already named the Ashapu Building (the current house on the property). They already operate out of 7 Born Road in Casuarina and advertise it as their Perth site. See attached photos

I also believe there are a couple of families living at the property as pictured on their facebook page, not just a maximum of 2 monks as stated in the application.

I ask that you please consider carefully the impact this Monastery will have on the local roads and traffic, to the added noise affecting the neighbours in a rural area, to the use of the land affecting natural vegetation and animals living in the area, increase to the bush fire risk with so many people attending the property each week, and pollution to the underground water table.

We purchased our property here in Kwinana to have a peaceful and rural lifetyle away from the constant noise of people and traffic. It is a very quiet area and we wish to have it remain this way and ask that you reject 7 Born Road Wellard to be used as a place of Worship for the Sri Lanken people of Perth. It is not inclusive for the local community, and does not adhere to the land use within the Special Rural zoning. The Monastery will devalue our land as it will be difficult to find anyone who would enjoy living so close to this place of worship and all of the traffic and noise associated with it.

The City of Kwinana are currently conducting a Love My Kwinana survey of what the people want in Kwinana and how to shape the area for the future. This is what I want.



# PROPOSED PLACE OF WORSHIP LOT 164 (# 7) BORN ROAD CASUARINA

### **ENVIRONMENTAL ACOUSTIC ASSESSMENT**

FEBRUARY 2024

OUR REFERENCE: 32242-2-24042

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as: HERRING STORER ACOUSTICS P.O. Box 219, Como, W.A. 6952 (08) 9367 6200 hsa@hsacoustics.com.au



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#### **DOCUMENT CONTROL PAGE**

#### **ENVIRONMENTAL ACOUSTIC ASSESSMENT**

PLACE OF WORSHIP CASUARINA

Job No: 22042

Document Reference: 32242-2-24042

**FOR** 

## MAHAMEVNAWA BUDDHIST MONASTERY OF PERTH

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This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

#### **Herring Storer Acoustics**

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## **APPENDICIES**

A SITE PLAN

1

#### 1. INTRODUCTION

Herring Storer Acoustics were commissioned to undertake an acoustic assessment of noise emissions associated with the proposed place of public worship, to be located at Lot 164 (# 7) Born Road, Casuarina for the Development Application.

The report considers noise received at the neighbouring premises from the proposed development for compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. This report considers noise emissions from:

- Meditation / events held within the hall;
- Mechanical services; and
- Vehicle movements within parking area and includes car starts and doors closing.

It is noted that there will be no chanting, no bell ringing, no singing occurring in the centre.

For reference, a site plan and building plan are attached in Appendix A.

#### 2. SUMMARY

An acoustic assessment of noise emissions associated with the proposed place of public worship, to be located at Lot 164 (#7) Born Road, Casuarina for the Development Application.

With regards to a Place of Worship, it is noted that under Regulation 16 – Community activities of the *Environmental Protection (Noise) Regulations 1997*, noise emission from a Place of Worship is considered as community noise; and under this regulation, Regulation 7 or the assigned noise levels do not apply to Community noise. Even so, an assessment with regards to the requirements of the Environmental Protection (Noise) Regulation 1997 has been undertaken.

Based on the analysis of noise emissions from the proposed place of public worship, noise received at the neighbouring premises would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed usages, provided that:

The air conditioning condensing units are located on the western façade of the buildings. Alternatively, if the unit are located in other locations, they would need to be screened from the neighbours to the north and east; and in this circumstance it is recommended that an acoustical assessment be undertaken of the design to ensure compliance is achieved.

#### 3. CRITERIA

With regards to a Place of Worship, it is noted that under Regulation 16 – Community activities of the *Environmental Protection (Noise) Regulations 1997*, noise emission from a Place of Worship is considered as community noise; and under this regulation, Regulation 7 or the assigned noise levels do not apply to Community noise. However, we believe that noise still needs to be reasonable. Thus, an assessment with regards to compliance with the Regulations has been undertaken.

Herring Storer Acoustics

Our Ref: 32242-2-24042

The allowable noise level for noise sensitive premises in the vicinity of the proposed development are prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 and 8 stipulate maximum allowable external noise levels or assigned noise levels that can be received at a premise from another premises. For residential premises, this noise level is determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. The base noise levels for residential premises are listed in Table 3.1.

**TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVEL** 

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
Fremises neceiving Noise	Time of Day	L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>
	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
Noise sensitive premises:	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
highly sensitive area	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
inginy sensitive dred	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF

Note:

 $L_{A10}$  is the noise level exceeded for 10% of the time.

LA1 is the noise level exceeded for 1% of the time.

 $L_{\mbox{\scriptsize Amax}}$  is the maximum noise level.

IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

#### "impulsiveness"

means a variation in the emission of a noise where the difference between  $L_{Apeak}$  and  $L_{Amax(Slow)}$  is more than 15 dB when determined for a single representative event;

#### "modulation"

means a variation in the emission of noise that -

- (b) is more than 3 dB  $L_{AFast}$  or is more than 3 dB  $L_{AFast}$  in any onethird octave band;
- (c) is present for more at least 10% of the representative assessment period; and
- (d) is regular, cyclic and audible;

#### "tonality"

means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as  $L_{Aeq,T}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{ASlow}$  levels.

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Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

**TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS** 

Where <b>tonality</b> is present	Where <b>modulation</b> is present	Where <b>impulsiveness</b> is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

Where the noise emission is music, if the music is audible, then any measured level is adjusted according to Table 3.3 below.

TABLE 3.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where impulsiveness is not present	Where impulsiveness is present
+10 dB(A)	+15 dB(A)

For this development, the neighbouring residences of concern are located to the north (19 Born Road), east (6 Born Road) and to the south west (240 Mortimer Road) of the proposed development. An aerial showing the neighbouring premises are shown below on Figure 3.1.



FIGURE 3.1 - AERIAL

For the neighbouring residences above, the influencing factor has been determined to be +0 dB. Thus, the assigned noise levels would be as listed in Table 3.3.

TARIF	33-	ASSIGNED	CUITDOOR	NOISE LEVEL

Premises	Time of Day		Assigned Level (dB)		
Receiving Noise	Time of Day	L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>	
	0700 - 1900 hours Monday to Saturday (Day)	45	55	65	
Noise sensitive premises: highly	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40	50	65	
sensitive area	1900 - 2200 hours all days (Evening)	40	50	55	
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35	45	55	

Note:

 $L_{\text{A10}}$  is the noise level exceeded for 10% of the time.

L<sub>A1</sub> is the noise level exceeded for 1% of the time.

L<sub>Amax</sub> is the maximum noise level.

#### PROPOSAL

From information supplied, it is understood that the following activity would occur on site:

- 1. 75 person participation at the monthly meditation program from 8am to 5pm. Every first Saturday of the month.
- 2. 25 kids children program on every Sundays, 8am to 10am.
- 3. 2 major events in a year May & November about 100-200 people.
- 4. 20 person dhamma discussion on Saturdays 6pm-9pm.
- 5. Other than that normal day to day activities for dana arrangement less than 10 people/day.

We note that there would be no chanting, bell ringing or singing occurring in the centre.

With regards to the 2 major event in a year, we provide the following:

- Event 1 occurs in May, Saturday or Sunday between 5pm 8pm, expected 100-150 participants.
- Event 2 occurs in November, Saturday or Sunday 8am 1pm, expected 150-200 participants.
- Activities in May Lantern and lights for celebration of Buddha's birthday and marks his enlightenment.
- Activities in November End of Rain season festival offer lunch for resident and visiting monks.

We understand that the prayers / meditation are basically quiet, with only speaking occurring. Thus, not only would the worship be exempt from the Regulations, but the construction of the build would be sufficient to contain any noise emission associated with prayers / meditation. Thus, although not required, compliance with the regulations would be achieved.

It is also noted that it is understood that 2 major events would also be held within the hall and no music or singing occurs during these events. Thus, compliance would easily be achieved, however, an assessment of breakout, with the doors open has been undertaken, to show compliance in the worst case scenarios. Hence, an assessment was also undertaken of breakout noise from these spaces. We note that the other spaces / facilities would be open on a Sunday and evening periods. Thus, compliance during these times would be required.

For the kids program on Sundays, it is understood that this occurs indoors and does not involve the use of the outdoor (back yard) area. However, as it is likely that some play would occur, noise modelling of the noise emissions from the outdoor area has been undertaken.

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Given the proposed hours of operation, noise received at the neighbouring residences from the place of worship needs to comply with the following assessment periods:

Monthly meditation (Saturday 8am – 5pm) - Day period

• Children's program (Sunday 8am – 10am) - Night period

Dhamma discussion (Saturday 6pm – 9pm) - Evening Period

Normal day to day
 Day period

• Event 1 (Saturday or Sunday 5pm – 8pm) - Saturday : evening period or;

Sunday: day / evening period.

• Event 2 (Saturday or Sunday 8am – 1pm) - Saturday : day period or;

Sunday day/ night period.

#### Notes:

1 With regards to the noise associated with the monthly meditation, children's program, Dhamma discussion and the normal day to day usages, the noise associated with the monthly meditation would represent the worst case noise emissions. Thus, compliance during this usage (ie monthly meditation) would also show compliance for the other usages.

2 For events 1 and 2, the regulatory criteria (assigned noise levels) varies depending on whether the events occur on a Saturday or Sunday.

For reference, a site plan is attached in Appendix A.

#### MODELLING

To assess the noise received at the neighbouring residences from the proposed development, noise modelling was undertaken using the noise modelling program SoundPlan.

By utilising acoustic modelling, the propagation of noise to nearby residences has been determined taking into account attenuation due to distance, ground absorption and any barrier affects due to fences, buildings or the like. Also, modelling was undertaken using DWER worst case weather conditions.

Calculations were based on the sound power levels used in the calculations are listed in Table 5.1.

**TABLE 5.1 - SOUND POWER LEVELS** 

Item	Sound Power Noise Level, dB(A)
Hall	60 /m²
Car Moving in Car Park	76
Door Closing	84
Air conditioning condensing Unit	3 @ 75
Kitchen exhaust	1 @ 76
Toilet Exhaust	1 @ 70

At this stage of the development the mechanical services have not been designed. However, it is recommended that the air conditioning condensing units for the hall and dining room be located on the western facades. Noise associated with the mechanical services does not take into account any diversity of operation. Thus, this is a conservative assessment.

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#### 6. ASSESSMENT

Given the operating times, noise emissions from the hall would need to comply with the acoustic criteria for the Sunday day, which includes evening. However, with the inclusion of the Event 2 that occurs in November (Lantern and lights for celebration of Buddha's birthday) compliance with the night period would be required.

The results of the noise modelling for the air conditioning condensing units and breakout from the hall are shown in Table 6.1.

TABLE 6.1 - ACOUSTIC MODELLING RESULTS FOR LA10 CRITERIA BREAKOUT FROM MAIN HALL AND MECHANICAL PLANT

	Calculated Noise Level (dB(A))			
Neighbouring Residence	Machanical Commissa	Main Hall		
	Mechanical Services	Monthly Meditation	Major Event	
North (19 Born Rd)	28 (33)	15	33	
East (6 Born Rd)	21 (26)	16	34	
South West (240 Mortimer Rd)	26 (31)	2	20	

() Includes +5 dB(A) penalty for tonality

#### Notes

- Noise emissions from the mechanical services would be tonal and a +5 dB(A) penalty would be applicable.
- It is recommended that the air conditioning condensing unit be located on the western facades of the hall and dining rooms.
- The above calculated noise levels for the main hall are with all the doors open. With the doors closed, the above noise level would be reduced by around 15 dB(A).

Based on the definitions of tonality, noise emissions from car movements and car starts, being an  $L_{A1}$  and  $L_{AMax}$  respectively, being present for less than 10% of the time, would not be considered tonal. Thus, no penalties would be applicable, and the assessment would be as listed in Table 6.2 (Car Moving) and Table 6.3 (Car Starting). However, noise emissions from car doors closing could be impulsive, hence the +10dB penalty has been included in the assessment, as indicated in Table 6.3.

TABLE 6.2 - ACOUSTIC MODELLING RESULTS LAI CRITERIA CAR MOVING

Location	Calculated Noise Level (dB(A))			
North (19 Born Rd)	39			
East (6 Born Rd)	37			
South West (240 Mortimer Rd)	27			

TABLE 6.3 - ACOUSTIC MODELLING RESULTS Lamax CRITERIA CAR STARTING / DOOR CLOSING

Location	Calculated Noise Level (dB(A))				
Location	Car Starting	Door Closing			
North (19 Born Rd)	44	43 [53]			
East (6 Born Rd)	45	44 [54]			
South West (240 Mortimer Rd)	33	32 [42]			

[ ] Includes +10 dB(A) penalty for a impulsiveness.

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Based on the calculated noise levels, Tables 6.4 to 6.9 summarise the applicable Assigned Noise Levels, and assessable noise level emissions for each identified noise.

TABLE 6.4 – ASSESSMENT OF LA10 NOISE LEVEL EMISSIONS MECHANCIAL SERVICES

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) L <sub>A10</sub> dB	Exceedance to Assigned Noise Level (dB)
		Day	45	Complies
No alle (40 Book Ball)	22	Sundays	40	Complies
North (19 Born Rd)	33	Evenings	40	Complies
		Night	35	Complies
	26	Day	45	Complies
Fact (C Daws Dd)		Sundays	40	Complies
East (6 Born Rd)		Evenings	40	Complies
		Night	35	Complies
South West (240 Mortimer)	31	Day	45	Complies
		Sundays	40	Complies
		Evenings	40	Complies
		Night	35	Complies

TABLE 6.5 – ASSESSMENT OF LA10 NOISE LEVEL EMISSIONS BREAKOUT FROM MAIN HALL (MONTLY MEDITATION)

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) L <sub>A10</sub> dB	Exceedance to Assigned Noise Level (dB)
		Day	45	Complies
Next (40 Beer Bill)	4.5	Sundays	40	Complies
North (19 Born Rd)	15	Evenings	40	Complies
		Night	35	Complies
	16	Day	45	Complies
Fact (C.Dava Dd)		Sundays	40	Complies
East (6 Born Rd)		Evenings	40	Complies
		Night	35	Complies
South West (240 Mortimer)	2	Day	45	Complies
		Sundays	40	Complies
		Evenings	40	Complies
		Night	35	Complies

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# TABLE 6.6 – ASSESSMENT OF LA10 NOISE LEVEL EMISSIONS BREAKOUT FROM MAIN HALL (MAJOR EVENT)

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) L <sub>A10</sub> dB	Exceedance to Assigned Noise Level (dB)
		Day	45	Complies
Namble (10 Dame Dd)	22	Sundays	40	Complies
North (19 Born Rd)	33	Evenings	40	Complies
		Night	35	Complies
	34	Day	45	Complies
Fact (C Darm Dd)		Sundays	40	Complies
East (6 Born Rd)		Evenings	40	Complies
		Night	35	Complies
South West (240 Mortimer)	20	Day	45	Complies
		Sundays	40	Complies
		Evenings	40	Complies
		Night	35	Complies

# TABLE 6.7 – ASSESSMENT OF $L_{\rm A1}$ NOISE LEVEL EMISSIONS CAR MOVING

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) L <sub>A10</sub> dB	Exceedance to Assigned Noise Level (dB)
		Day	55	Complies
Namble (10 Dame Dd)	20	Sundays	50	Complies
North (19 Born Rd)	39	Evenings	50	Complies
		Night	45	Complies
	37	Day	55	Complies
Fact (C.Dava Dd)		Sundays	50	Complies
East (6 Born Rd)		Evenings	50	Complies
		Night	45	Complies
South West (240 Mortimer)	27	Day	55	Complies
		Sundays	50	Complies
		Evenings	50	Complies
		Night	45	Complies

# TABLE 6.8 – ASSESSMENT OF $L_{AMax}$ NOISE LEVEL EMISSIONS CAR STARTING

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) L <sub>A10</sub> dB	Exceedance to Assigned Noise Level (dB)
		Day	65	Complies
Next (40 Beer Bill)		Sundays	65	Complies
North (19 Born Rd)	44	Evenings	55	Complies
		Night	55	Complies
	45	Day	65	Complies
F (C.D D.1)		Sundays	65	Complies
East (6 Born Rd)		Evenings	55	Complies
		Night	55	Complies
	33	Day	65	Complies
South West (240 Mortimer)		Sundays	65	Complies
		Evenings	55	Complies
		Night	55	Complies

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# TABLE 6.9 – ASSESSMENT OF $L_{AMax}$ NOISE LEVEL EMISSIONS CAR DOOR CLOSING

Noise Source	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned Level (dB) L <sub>A10</sub> dB	Exceedance to Assigned Noise Level (dB)
		Day	65	Complies
Namble (10 Dame Dd)	F2	Sundays	65	Complies
North (19 Born Rd)	53	Evenings	55	Complies
		Night	55	Complies
	54	Day	65	Complies
Fact (C.Dava Dd)		Sundays	65	Complies
East (6 Born Rd)		Evenings	55	Complies
		Night	55	Complies
South West (240 Mortimer)	42	Day	65	Complies
		Sundays	65	Complies
		Evenings	55	Complies
		Night	55	Complies

#### 7. CONCLUSION

Given the proposed hours of operation, noise received at the neighbouring residences from the place of public worship needs to comply with the following assessment periods:

Monthly meditation (Saturday 8am – 5pm) - Day period

Children's program (Sunday 8am – 10am) - Night period

Dhamma discussion (Saturday 6pm – 9pm) - Evening Period

Normal day to day - Day period

Event 1 (Saturday or Sunday 5pm – 8pm) - Saturday : evening period or; Sunday : day / evening period.

Event 2 (Saturday or Sunday 8am – 1pm) - Saturday : day period or; Sunday day/ evening period.

#### Notes:

- With regards to the noise associated with the monthly meditation, children's program, Dhamma discussion and the normal day to day usages, the noise associated with the monthly meditation would represent the worst case noise emissions. Thus, compliance during this usage (ie monthly meditation) would also show compliance for the other usages.
- 2 For events 1 and 2, the regulatory criteria (assigned noise levels) varies depending on whether the events occur on a Saturday or Sunday.

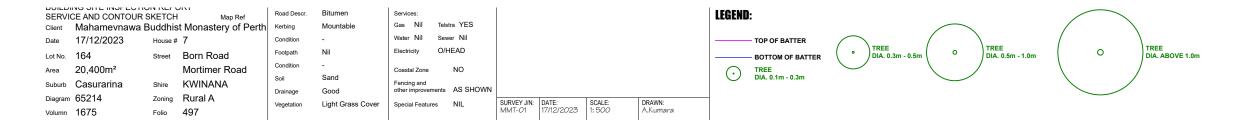
10

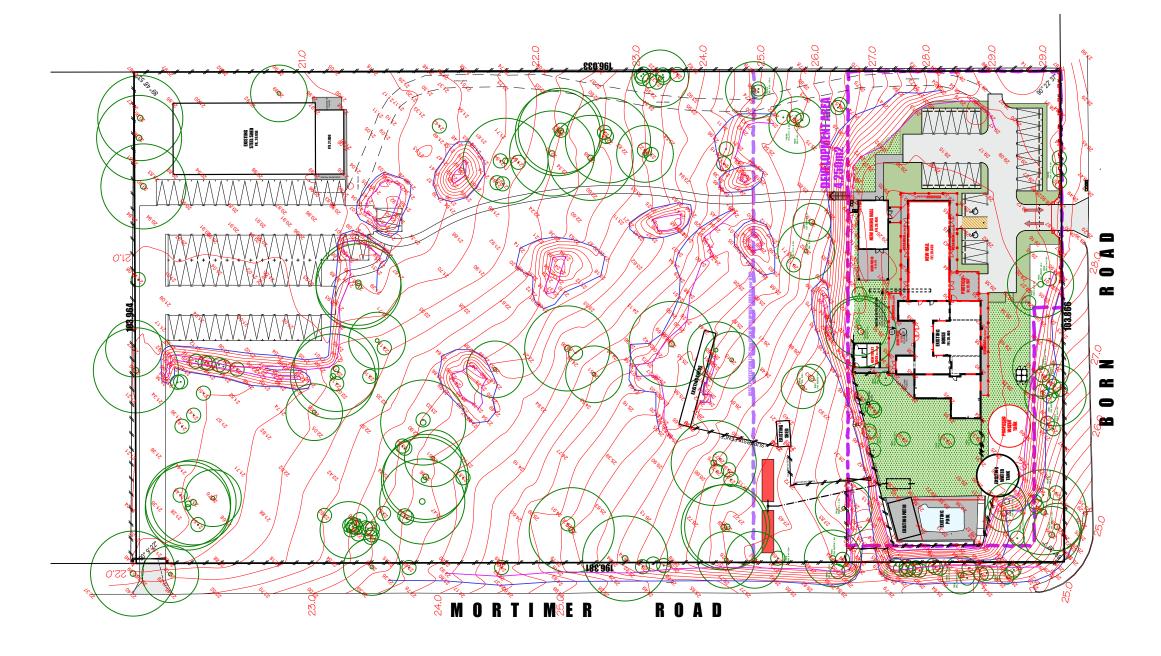
Based on the analysis of noise emissions from the proposed place of public worship, noise received at the neighbouring premises would comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* for the proposed usages. However, it is recommended that:

- The air conditioning condensing units are located on the western façade of the buildings. Alternatively, if the unit are located in other locations, they would need to be screened from the neighbours to the north and east; and in this circumstance it is recommended that an acoustical assessment be undertaken of the design to ensure compliance is achieved.

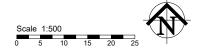
## **APPENDIX A**

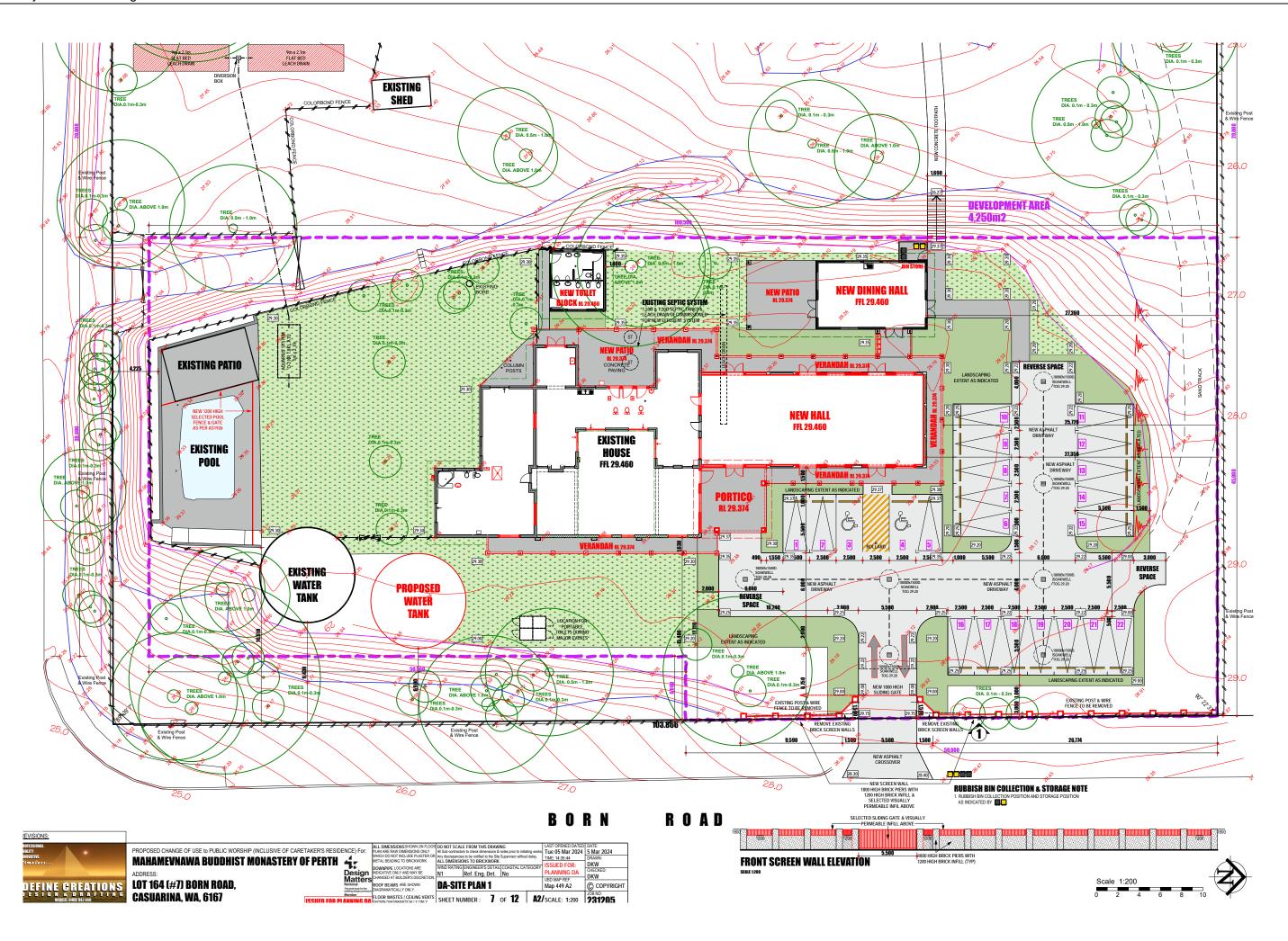
SITE PLAN

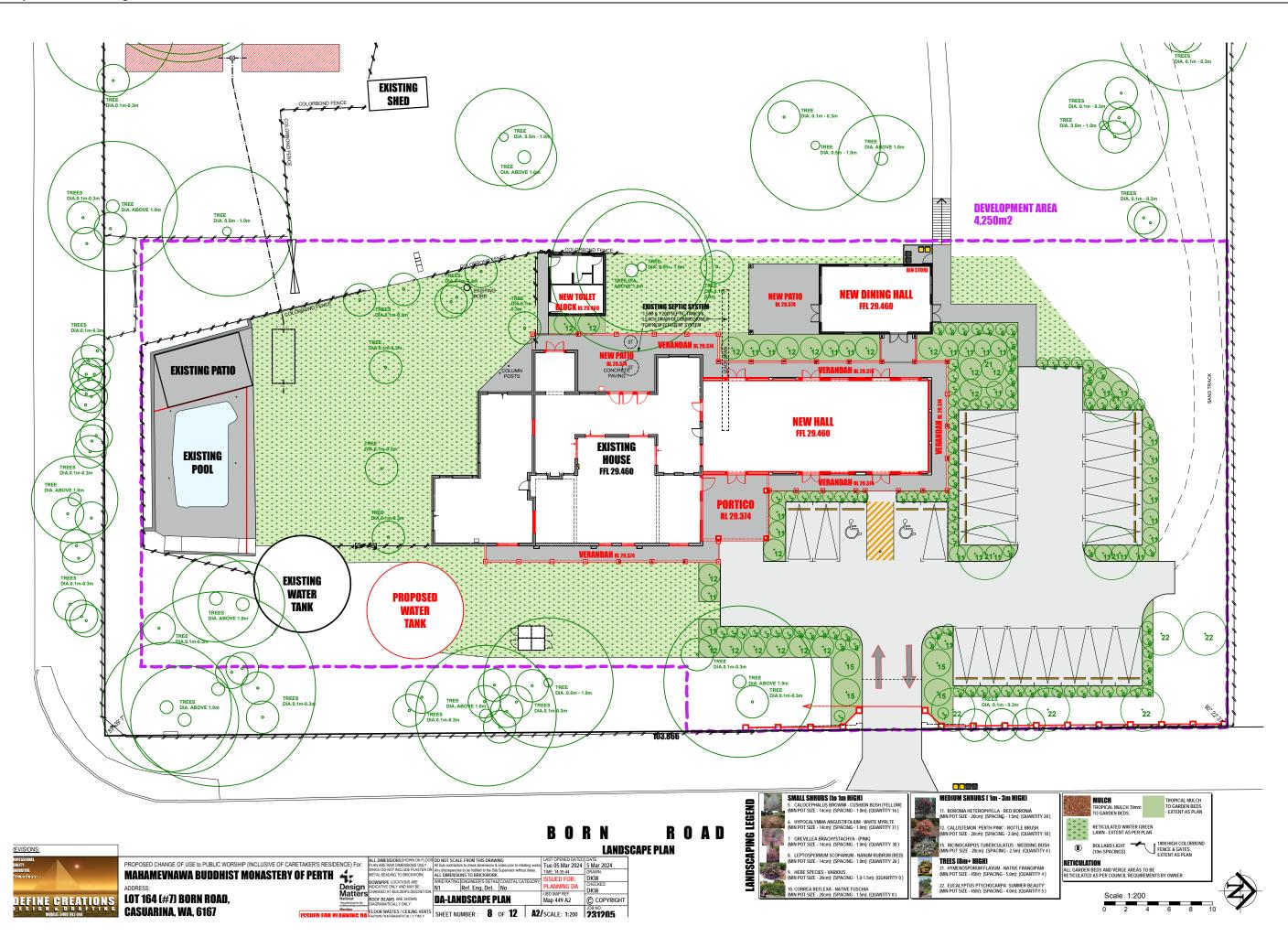


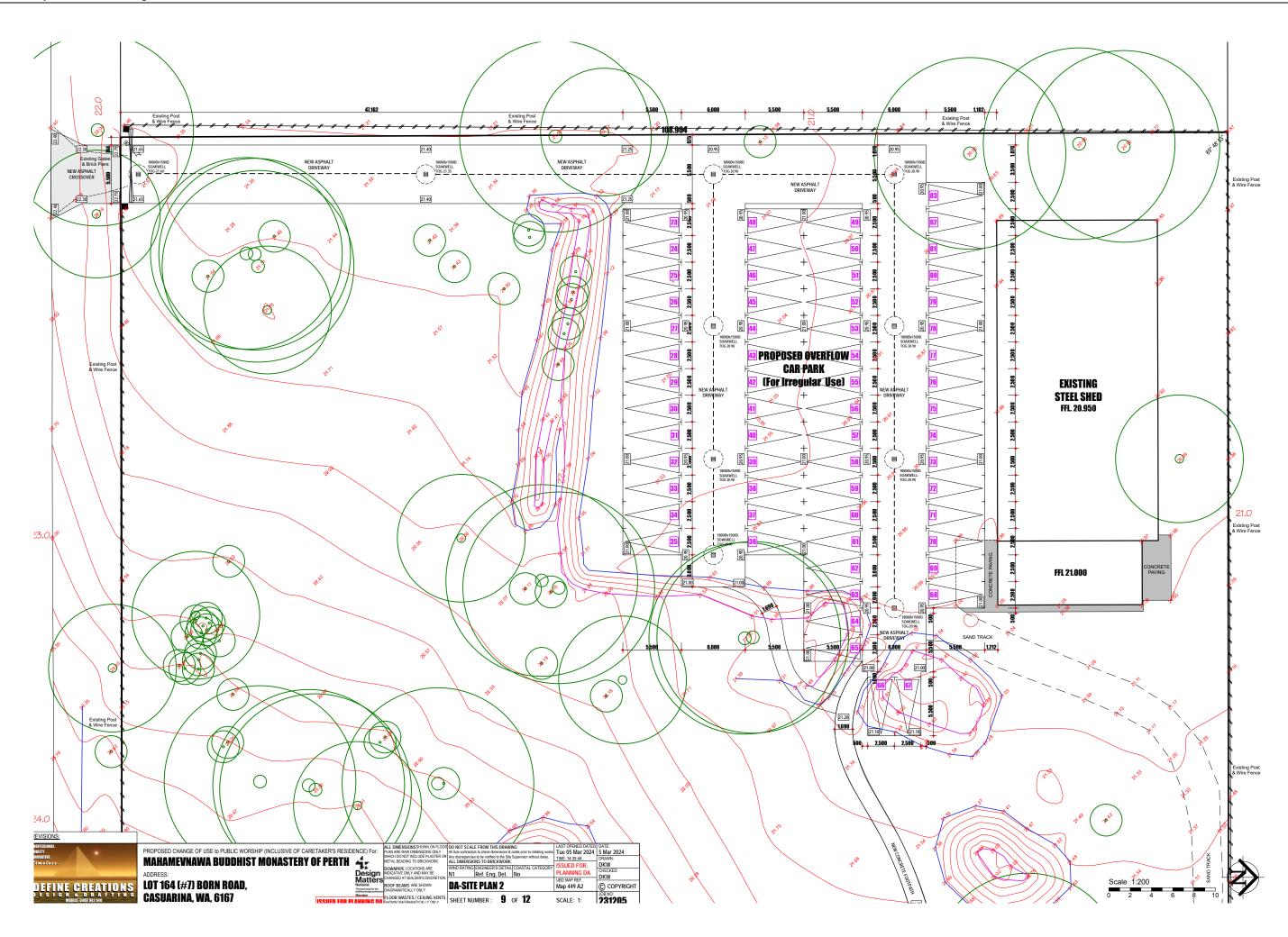


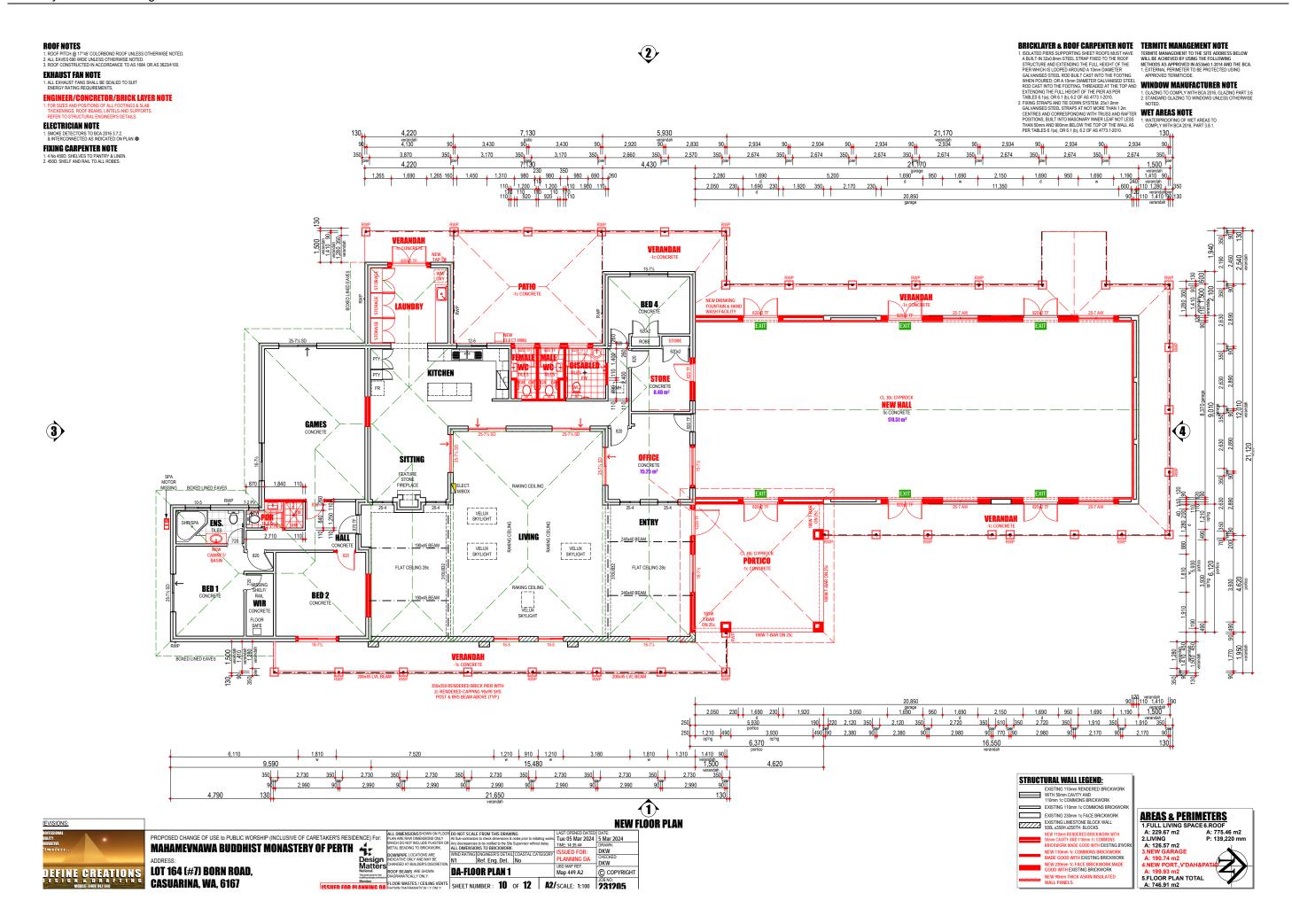








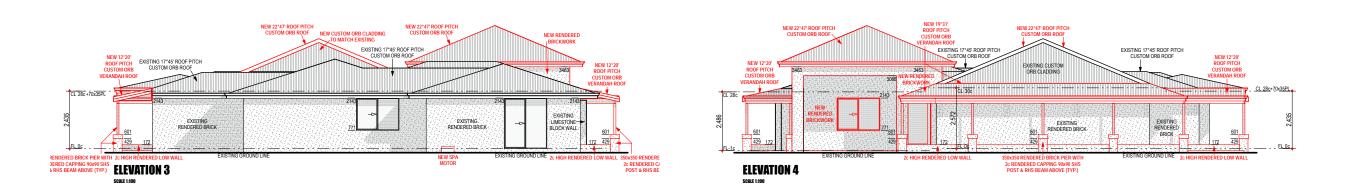




# NATIONAL PROPERTY OF THE CONTROL OF

EXISTING LIMESTONE BLOCK WALL

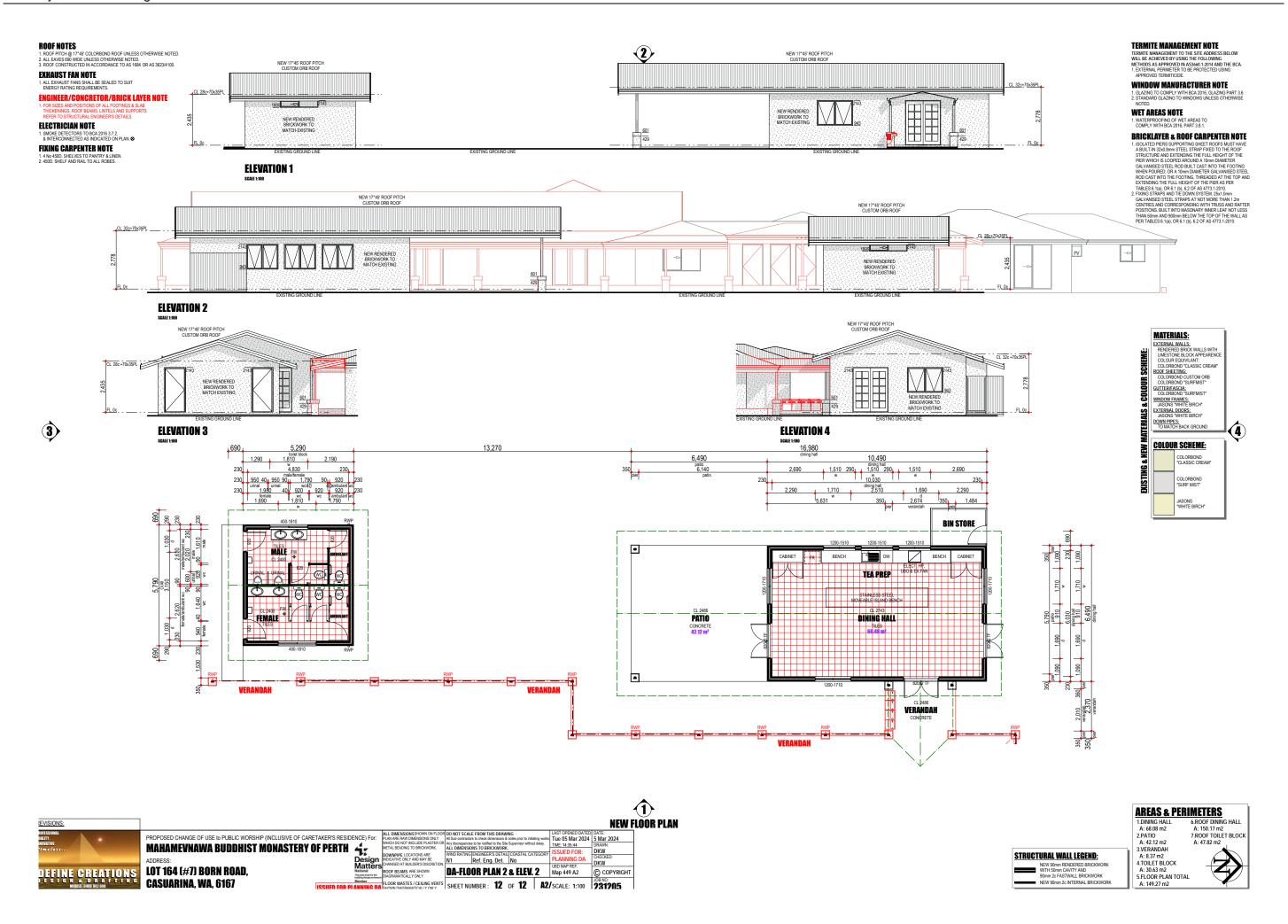






**ELEVATION 1** 

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# Technical (Review) Report

Advice on the acoustic assessment report for the proposed Place of Worship at Lot 164 (7) Born Road, Casuarina, prepared for the City of Kwinana

Department of Water and Environmental Regulation May 2024

Advice on the acoustic assessment report for the proposed Place of Worship at Lot 164 (7) Born Road, Casuarina, prepared for the City of Kwinana

Department of Water and Environmental Regulation

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May 2024

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#### Acknowledgements

For more information about this report, contact

Environmental Noise, Department of Water and Environmental Regulation.

Department of Water and Environmental Regulation

Advice on the acoustic assessment report for the proposed Place of Worship at Lot 164 (7) Born Road, Casuarina, prepared for the City of Kwinana

# Document control

**Document version history** 

Version	Date	Description	Author	Reviewer
0.0	29/04/2024	Draft – internal review	PPA	JG
1.0	01/05/2024	Final - Issued	PPA	JG

**Corporate reference** 

File number and/or name	File owner or custodian
DWERDT930877	Planning advice, Kwinana Peel Region

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Position title	Principal Environmental Noise Officer		
Signature	Date 01/0	5/2024	

#### **Reviewer details**

iteviewei detaiis			
Name	Dr Jingnan Guo BSc (Physics), PhD (Mechanical Engineering)		
Position title	Senior Environmental Noise Officer		
Signature Date 01/05/2024			

Department of Water and Environmental Regulation

Advice on the acoustic assessment report for the proposed Place of Worship at Lot 164 (7) Born Road, Casuarina, prepared for the City of Kwinana

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## 1. Introduction

This advice has been prepared for the City of Kwinana in response to a request for comment made to the Department of Water and Environmental Regulation (DWER) on the acoustic assessment of noise emissions from a proposed place of worship located at Lot 164 (7) Born Road, Casuarina.

## 2. Documentation

The following document was referred to and formed the basis of this technical expert advice.

Material / document name	Author	Date
Environmental Acoustic Assessment: Proposed Place of Worship – Lot 164 (#7) Born Road, Casuarina – prepared for Mahamevnawa Buddhist Monastery of Perth (Ref: 32242-2-24042, Revision 1)	Herring Storer Acoustics	06/03/2024

## 3. Advice

DWER's Environmental Noise Branch (ENB) has reviewed the Environmental Acoustic Assessment report prepared by Herring Storer Acoustics (HSA report) on 6 March 2024 for the proposed place of worship. The closest three nearby noise-sensitive premises are to the north, east and south-west.

Note that while the HSA report states that "noise emission from a Place of Worship is considered as community noise" and hence "Regulation 7 or the assigned noise levels do not apply" under Regulation 16 of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations), this is not strictly true. Under Regulation 16, Regulation 7 does not apply to "Noise emitted from an assembly convened solely for the purpose of divine worship..." and comes with conditions. Hence noise sources from the premises not associated with "an assembly convened solely for the purpose of divine worship" require compliance with the assigned levels.

While the range of activities or events that are to occur on the site is wide, of interest are: the Children's program as it will operate before 9am on Sundays, hence during the night time period under the Noise Regulations; the Dhamma discussion that will be occurring after 7pm, hence during the evening period; Event 1 occurring potentially during the day and evening period on a Sunday; and Event 2 which may potentially occur before 9am on Sundays, hence during the night time period. The HSA report has identified the appropriate assigned levels for these activities. Additional noise sources identified include mechanical services (air conditioners etc) and vehicles operating on the site.

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The sound power levels (SWLs) of the noise sources presented in Table 5.1 appear reasonable, particularly noting that for events with large numbers of people at this location there will be no chanting, bell rigging, or singing. However, as the SWL of car doors closing is in the lower end of the range of SWLs, there is a risk of non-compliance with the L<sub>Amax</sub> assigned levels in the evening and nighttime, should car door closing contain an impulsive characteristic. Noise from vehicles in the car park accessed from Born Road have the most potential to exceed the assigned levels, however there is an opportunity to reduce the noise to the residents to the north and the east with the construction of barriers. Google street view shows an existing partial substantial fence currently in place adjacent to Born Road, as no noise contours have been provided it is unknown if this barrier was included in the model and was already providing a barrier effect.

There is no description of what the children's program entails and no SWLs specifically for children provided. The SWL of children playing may potentially be considerably higher than that for talking adults. While no SWL has been provided for children's activities it has been assumed that some form of children's play would be occurring outside and has been included in the modelling, however no specific resultant noise level for the children's program has been included in the report. HSA have considered that of the potential sources, being monthly meditation, children's program, Dhamma discussion and the normal day to day usages, the noise associated with the monthly meditation would represent the worst-case noise emissions and have modelled only that scenario. Annual events (with larger numbers of people), mechanical services and vehicle noise were modelled separately.

It should be noted that the monthly meditation and event scenarios were both modelled with the main hall doors open and while they are predicting compliance, should noise issues occur, substantial noise attenuation would be achieved by closing the doors (and windows).

Note that while it has been stated that no external amplified music will occur on the site, it is unclear if internal amplified music or amplified voice will be used and there are no sound power values attributed to such sources.

## 4. Conclusion

While the noise modelling results appear correct based on the quoted SWLs and indicate that all noise sources will comply with the appropriate assigned levels, the following needs to be addressed:

- conformation if the existing partial substantial fence currently in place adjacent to Born Road was included in the model and/or the potential reduction of car noise that could be achieved by its inclusion;
- how the outdoor children's play was incorporated into the model; and
- if internal amplified music or amplified voice will be used.

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## 5. Limitations

Technical expert advice in any field is subject to various limitations. Important limitations to the advice include:

• No computer modelling was undertaken to verify HSA's modelled noise results.

Department of Water and Environmental Regulation

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#### **EMAIL TRANSMITTAL**

**REF:** 32887-2-24042

TO: LORRAINE ELLIOTT PLANNING SERVICES

ATTN: Lorraine Elliott

ADDRESS: lelliott@leplanningservices.com.au

FROM: Tim Reynolds

DATE: 18 June 2024

SUBJECT: PLACE OF WORSHIP - LOT 164 (#7) BORN ROAD, CASURINA

**RESPONSE TO COUNCIL'S QUERIES** 

#### Lorraine,

As requested, we provide the following information with regards to the review of the acoustic report undertaken on behalf of Council.

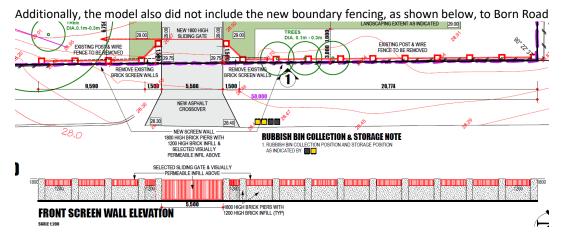
From Email of 13 June 2024, the Councils queries relating to noise are as outlined below:

- 1. Noise Assessment clarification needed for current noise modelling:
  - a) Has existing partial substantial fence currently in place adjacent to born road included in the model and/or the potential reduction of car noise that could be achieved by its inclusion.
  - b) How the outdoor children's play was incorporated into the modelling
  - c) Will internal amplified music or amplified voice be used.

With regards to the above we provide the following responses.

#### **BORN ROAD FENCING**

We confirm, that to be conservative, the fencing to Born Road was not included in the noise modelling.



Thus, the noise modelling would be considered conservative.

Rochdale Holdings Pty Ltd A.B.N. 85 009 049 067 trading as: HERRING STORER ACOUSTICS P.O. Box 219, Como, W.A. 6952 (08) 9367 6200 hsa@hsacoustics.com.au



Herring Storer Acoustics Our Ref: 32887-2-23042

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#### **OUTDOOR CHILDREN PLAY**

In this case children will not be playing outside. During the children's program (2 hours), they learn and practice Buddhism and meditation. Afterwards they will leave the site. The program maintains calm and quiet all the time, which is the Buddhist practice. Notwithstanding this, we have undertaken noise modelling for all 25 children playing within the "back yard".

Based on a Sound Power Level of 87 dB(A) per group of 10 children (ie total SWL of 91 dB(A)), which we believe would be conservative. Noise received at the neighbouring residences was calculated to be as listing below in Table 1.

**TABLE 1 - CHILDREN PLAYING OUTDOORS** 

Location	Calculated Noise Level (dB(A))
North (19 Born Rd)	18
East (6 Born Rd)	34
South West (240 Mortimer Rd)	35

Thus, noise received at the neighbouring residences would comply at all times.

Note: This noise modelling includes the existing boundary fences located around the "back yard".

#### **AMPLIFIED MUSIC / VOICES**

We confirm that no amplified music would be played within the facility. However, an amplified voice would occur. However, we note that the noise level associated with the amplified voice, would be less than for the voices used for a major event. Thus, noise received at the neighbouring residences would comply with the Regulations at all times.

Note: The above is for the doors open.

Yours faithfully, for Herring Storer Acoustics

Tim Reynolds

ULLICIAL



Your ref: DA10870

Our ref: RF3773-02, PA 063337 Enquiries: Jane Sturgess, Ph 9550 4228

City of Kwinana PO Box 21 Kwinana WA 6966

Attention: Liam Robinson

Dear Liam

## DA10870 - LOT 164 (7) BORN ROAD, CASUARINA - PLACE OF WORKSHIP

Thank you for providing the development application received via email on 9 April 2024 for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the proposed place of worship has the potential for impact on environment values and/or management. In principle the Department does not object to the proposal however key issues, recommendations and advice are provided below and these matters should be addressed.

#### Issue

Noise Assessment

#### Advice

Please see Attachment 1 Technical Report provided by the Department's noise branch.

#### Issue

Acid Sulfate Soils

#### Advice

Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to low risk of ASS occurring within 3 metres of the natural soil surface. The Department advises that neither a model ASS related condition nor an advice note is considered necessary in this instance, as there is no indication in the proposal to suggest that dewatering or ground disturbance is proposed.

Kwinana Peel Region

107 Breakwater Parade Mandurah Ocean Marina Mandurah Western Australia 6210 PO Box 332 Mandurah Western Australia 6210

Telephone: 08 9550 4222 Facsimile: 08 9581 4560

OLLICIAL

#### Issue

Sewerage Sensitive Area

#### Advice

In accordance with the *Government Sewerage Policy* (Government of Western Australia, 2019) and draft *State Planning Policy* 2.9 – *Planning for Water* (WAPC, 2021), the subject land is located within a sewage sensitive area. As this land is not connected to the reticulated sewerage infrastructure, future development of the proposed lot must adhere to the Policies including the requirement for a secondary treatment system with nutrient removal as well as setback requirements.

The site and soil evaluation report demonstrates setback requirements. The type and size of system is to be in accordance with the Department of Health's approved systems.

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

Should you require any further information on the comments, please contact the undersigned at the Mandurah office on 9550 4228.

Yours sincerely

Jane Sturgess

A/Program Manager - Planning Advice

Kwinana Peel Region

09 / 05 / 2024



Report on

Site Soil Evaluation

7 Born Road, Casuarina WA

26 July 2024

Project: LG4912024SSE REV\_2

Client:

Mahamevnawa Buddhist Monastery

Geotech Civil Pavement Drainage

12/8 Production Road, Canning Vale WA 6155 PO Box 5050, Canning Vale South, WA 6155 08 9457 3517 (0), 0425 545 508 (M) ABN 61 737 984 867 admin@localgeotechnics.com.au localgeotechnics.com.au



26 July 2024

Τo

#### Mahamevnawa Buddhist Monastery

RE: Site Soil Evaluation for 7 Born Road, Casuarina WA.

This letter presents our report on Site Soil Evaluation carried out at 7 Born Road, Casuarina WA. The report must be thoroughly read and implemented in full, no partial implementation of this report is allowed.

If you have any questions in regards to the Site Soil Evaluation or we can be of further assistance, please do not hesitate to contact Local Geotechnics.

Sincerely yours

Dr. Harun Meer

Ph.D.(Geotech), M. Eng. (Geotech), B. Eng. (Civil) MIEAust, CPEng, EngExec, NER, APEC Engineer, IntPE(Aust)

Director

**Local Geotechnics** 

#### **PROJECT INFORMATION**

Project	LG4912024SSE RE Site Soil Evaluatio	<del>-</del>		
Site Location	7 Born Road, Casu	ıarina WA		
Rev	Description	Date	Prepared by	Approved by
0	Issued to client	19 February 2024	S Sharma	H Meer
1	Issued to client	05 March 2024	S Sharma	H Meer
2	Issued to client	26 July 2024	O Bandara	H Meer

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery



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- Appendix B: Test Hole Logs, Permeability Test Certificates and Table L1
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Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery



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#### **EXECUTIVE SUMMARY**

Mahamevnawa Buddhist Monastery commissioned Local Geotechnics to prepare Site Soil Evaluation (SSE) report for 7 Born Road, Casuarina WA. The objectives of the investigation were to *site soil evaluation as per AS 1547.* 

The proposed construction a septic system or effluent system for a place of worship including the caretaker's resident.

The field investigations were conducted on 02 February 2024 and **15 July 2024**. The weather condition was fine and sunny during field investigations.

The findings of the site classifications are presented in the following sections

#### Site Soil Evaluation as per AS1547

Site soil evaluation was conducted as per AS 1547. *Permeably data can be further assessed for ATU or leach drain by using Table L1 in Australian Standard AS1547. A copy of Table L1 is attached in Appendix B.* The soil category was determined using soil logs, PSD, and permeability results to the soil classification table of the AS/NZS 1547:2012. Summary of site soil evaluations is shown below:

Summary of Site Soil Evaluations

Soils Property	Result
Colour	Light grey/ light brown to orange brown
Texture	Sand
Structure	Poorly sorted
Coarse Fragments	Sand
Permeability	7.0 m/day
Soil Category	1
Resultant Design Loading Rate (DLR) For conventional trenches (mm/day)	Primary Treated effluent 20 (Ref. Note 1, presented below from AS1547, Table L1); Secondary Treated effluent 50 (Ref. Note 1, presented below from AS1547, Table L1); Evapotranspiration Absorption (ETA)/ Evapotranspiration Seepage (ETS) systems are not normally used on soil Categories 1 to 3 (Ref. Note 4, presented below from AS1547, Table L1)

#### NOTES:

- 1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
- To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
- 3 If  $K_{\text{sat}} < 0.06$  m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
- 4 ETA/ETS systems are not normally used on soil Categories 1 to 3.
- 5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

The effluent system must be designed in accordance with Australian Standard AS1547 and as per the requirements of the local council or shire.

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery



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It is recommended that sustainable onsite sewage management systems can be installed to meet the needs of the proposed development.

The site is located within 1 km of significant wetlands area, Estuary catchments on the Swan and Scott Coastal Plains, according to the Department of Planning, Lands and Heritage's Sewerage Sensitive Area Database. As such, based on our site inspection, "Secondary Treatment unit, an Aerobic Treatment Unit (ATU)" is recommended for this site.

As per client's information, proposed activities at the proposed developments will be about 2 persons on regular basis. There will be different religious activities occasionally.

Since the number of people at the site will not in regular basis, rather occasionally. LG assumes that 12 people regular people will be equivalent to the effluent of load of the above actives.

LAA for this site is **360 m**<sup>2</sup>. LAA calculation is shown in Table 4. The proposed location of LAA is shown in Figure 7. However, location of LAA remains at the discretion of the future landowner as long as the total area matches with the calculated LAA.

In considering the Expected Available Area (EAA) for the proposed lot, setback distance from environmental and structural landmarks should be assessed in accordance with the Government Sewerage Policy (GSP) 2019. Which states that any on-site sewerage system is not to be located within:

- A wellhead protection zone or on Crown land within a reservoir protection zone;
- 100 metres of the high-water mark of a reservoir or 100 metres of any bore used for public drinking water supply.
- 30 metres of a private bore used for household/drinking water purposes.
- 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation.
- 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment: or
- Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.

Details recommendations are presented in Sections 7.0 of this report.

**ELOCAL GEOTECHNICS** 

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery

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#### 1.0 INTRODUCTION

Mahamevnawa Buddhist Monastery commissioned Local Geotechnics (LG) to prepare a Site Soil Evaluation report for 7 Born Road, Casuarina WA (the project). The site location is shown in Figure 1. The area of the site is 20,389 m², however, this investigation covered the proposed built area. The site plan is attached in Appendix A.



Figure 1. Aerial view of the site location (Source: Landgate Map)

The objectives of the investigation were to undertake **Site Soil Evaluation (SSE) as per Australian Standard AS 1547.** The field investigations were conducted on 02 February 2024 and 15 July 2024. The weather condition was fine and sunny during field investigations.

The field investigation consisted of field observation, documentation, sub-surface probing and soil profile logging, permeability testing and taking photograph.

The scope of the investigation did not include compaction control, bearing capacity, wind force calculations or classifications, slope stability checking, and settlement calculation. Environmental issues were not considered in this report.

#### 2.0 PROPOSED DEVELOPMENT

The proposed construction a septic system or effluent system for a place of worship including the caretaker's resident.

#### 3.0 SCOPE AND OBJECTIVES

The scope and objectives of the investigation are as follows:

- Conducting of up to six (06) Test Pits by using excavator up to 2.5 m or refusal;
- Conducting of up to two (02) Test Holes by using hand auger up to 2.5 m or refusal
- Logging of site soil profile as per Australian Standard AS1726;
- Groundwater recording as per test pit observation;
- Submit a factual report on findings to classify the site in accordance with the Australian Standard AS2870 - 2011;
- Conducting of laboratory tests at NATA accredited laboratory;

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery



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The objective of this inspection is to determine whether the proposed development is capable of on-site effluent disposal. The scope of the work includes:

- Desktop study and site visit to identify the Expected Available Area (EAA) within the lot;
- Submit a factual report on findings to classify the site in accordance with the Australian Standard AS 1547.
- Providing recommendation on type of effluent system.
- Determining whether this EAA is large enough to accommodate any Land Application Area (LAA);
- An assessment of the GSP 2019 criteria to determine whether any LAA can be established on site; If LAA can be established, provide suggestions on the best treatment and discharge system to dispose effluent into this LAA.

Soil category and soil factors such as slope, groundwater table, and setback distances have been investigated and taken into consideration when assessing the capability of onsite effluent disposal in proposed lot.

#### 4.0 SITE CONDITIONS

#### 4.1 Surface Condition

The site is located at 7 Born Road, Casuarina WA. There are existing single storey structures within the site. There are range of small to large sized trees and tall grass throughout the site. The ground surface consists of loose sand and grass. The surface level is undulating and the overall topography of the surrounding areas is flat. The site has a slope approximately 60 m in length, situated approximately 10 m away from the existing structures. The site is enclosed by wire fence and there are single storey houses at the adjacent properties. Site photos taken during the field investigation are shown in Appendix C. Site assessment desktop study is presented in Table 1.

Table 1. Site Assessment

Site Factor	Result
Date of assessment	2 February 2024
Location	7 Born Road, Casuarina WA
Area	20,389 m <sup>2</sup>
Slope	Yes, 10 m from the existing structures
Drainage Pattern	Looks good
Exposure	Weathering sun wind rain
Erosion and Land Slip	None
Boulders and Rock Outcrops	None
Vegetation	Small to large sized trees, tall grass
Water Course	None
Water Bore	Yes
Water Table	No
Weathered Rock	No
Cut and Fill	None
Climate	Summer hot and dry
Channeled Runoff	No
Soil Surface Condition	Dry and loose sand
Flooding	None
Flood potential	None
Run-on	none
Site drainage	Good
Public Drinking water	Refer section 4.5
Sewage Sensitive area	Refer section 4.6

Project: LG4912024SSE REV\_2

Site Soil Evaluation

Site: 7 Born Road, Casuarina WA

Client: Mahamevnawa Buddhist Monastery



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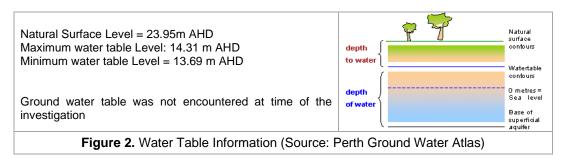
#### 4.2 Subsurface

A review of Environmental Geological Western Australia survey Map of Serpentine 1:50,000 (Part Sheets 2033 II & 2133 III) was conducted before site investigation. Environmental Geological map of Serpentine revealed that the site is consisted of SAND  $(S_{10})$  – as  $S_8$  over sandy clay to clayey sand of the Guildford Formation, of eolian origin.

Environmental Geological map of Serpentine also revealed that the site soil has high permeability, low corrosion potential, moderate slope stability, low shrink swell potential, moderate to high bearing capacity. High water table; thin layer so foundation properties governed largely by underlying Guildford Lithologies.

#### 4.3 Water Table

A review of 'Perth Ground Water Atlas' of the Department of Water was carried out for this site. 'Perth Ground Water Atlas' revealed that the site has a natural elevation of approximately 23.95 to 29.0 m AHD, the maximum water table of 14.31 m AHD and minimum water table of 13.69 m AHD as per Perth Ground Water Atlas, May 2019.



#### 4.4 Land use and Zoning

The site does not fall under any of the protection zones according to the Department of Water and Environmental Regulation.

#### 4.5 Public Drinking Water Source Area

It is approximately 1.67 km from the nearest Public Drinking Water Source – Jandakot Underground Water Pollution Control Area as shown in Figure 3.



Figure 3. PDWSA Information (Source: https://maps.water.wa.gov.au/Groundwater/)

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Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery

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#### 4.6 Sewerage Sensitive Area

The site is located within 1 km of significant wetlands area, Estuary catchments on the Swan and Scott Coastal Plains, according to the Department of Planning, Lands and Heritage's Sewerage Sensitive Area Database. The site Sewerage Sensitive is shown in Figure 4.

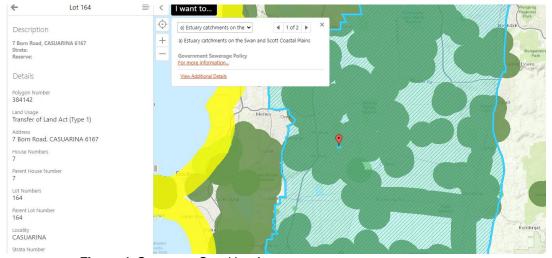


Figure 4. Sewerage Sensitive Area (Source: https://espatial.dplh.wa.gov.au/planwa)

#### 4.7 Flood Plain Mapping

The site is not located within a floodplain according to the Western Australia Flood Plain Mapping database.

#### 4.8 Acid Sulfate Soils (ASS)

The site has moderate to low risk of ASS occurring within 3 m of the natural surface. The site ASS is shown in Figure 5.

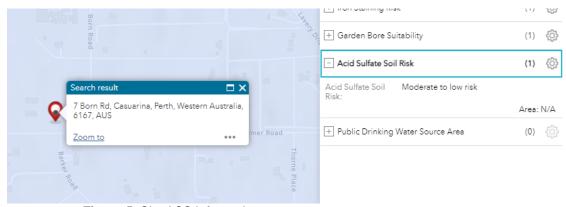


Figure 5. Site ASS Information (Source: https://maps.water.wa.gov.au/Groundwater)

#### 5.0 FIELD INVESTIGATION

The field investigation consists of sub-surface probing by using hand auger at three locations and taking photograph.

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#### 5.1 Test Pit Logs

Six Test Pits (TP1 to TP6) were conducted at the site by using a 6-tonner excavator on 2 July 2024. Test pit and Test hole locations are shown in the site sketch in Appendix A.

All test pits consist of a similar soil profile as described below:

**0.0 – 0.1 m: Topsoil, SAND (SP)** - fine to medium grained, grey to orange, with crushed limestone, silt and roots, moist, very loose to loose; followed by

**0.1 – 2.5 m: SAND (SP)** – fine to medium grained, grey to orange at depths, moist, very loose to very dense, up to the maximum investigated depth.

All the Test Pits were terminated at a target depth of 2.5 m. Water table was not encountered at any of the test pits during the time of investigation. Test pit logs are attached in Appendix B.

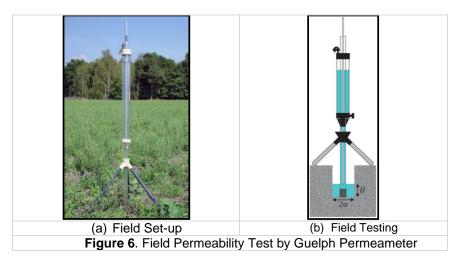
Two Test Holes (TH1 to TH2) were conducted at the site by using a Hand Auger on **15 July 2024**. Test holes locations are shown in the site sketch in Appendix A. Two test holes (TH1 and TH2 consist of a similar soil profile found in six test pits (TP1 to TP6).

#### 5.2 Field Permeability Test

Two (02) Field Permeability Tests (FPT) was conducted as per ASTM D5126 – 90 by using a Guelph Permeameter.

#### 5.2.1 Testing Equipment: Guelph Permeameter

Guelph Permeameter is a constant head device that operates on the Mariotte siphon principle. The method involves measuring the steady-state rate of water recharge into unsaturated soil from a cylindrical well hole, in which a constant head of water is maintained. The Guelph Permeameter is capable of measuring hydraulic conductivity in sands and clays. It consists of a tripod to hold the apparatus vertical, the reservoir tube and the inner air tube. A typical test set-up is shown in Figure 6.



#### 5.2.2 Testing Procedure

The field permeability test was conducted as per ASTM D5126 – 90. The following steps were followed during testing by using the Guelph Permeameter:

- The testing well (radius = a) was prepared using an auger. Rough auger followed by sizing auger were used to make the hole for permeability test as shown in Figure 6 (b).
- The depth of auger was selected based on head depth to be used in the test.

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery



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- Soil around the testing well was saturated by pouring extra water into the test hole. Water pouring was performed a few times to ensure the surrounding area of the hole becomes fully saturated.
- The Guelph Permeameter was then assembled as shown in Figure 6 (a) and both inner and outer reservoirs were filled with water.
- A head (H) was used in the testing by slowly lifting the air tube.
- The outflow from the reservoirs was recorded for a certain time interval. The timing of the reading was determined based on soil type.
- Reading was taken until at least three steady readings were observed during testing.

#### 5.2.3 Test Results

It is assumed that site soil was fully saturated during the field permeability test. Permeability test result is summarised in Table 2 and the test certificate is presented in Appendix B.

Table 2. Summary of Field Permeability Test Data

Test ID	Permeabili Permeabili		Test Depth	Observed Sail type
Test ID	m/sec	m/day	(m)	Observed Soil type
FPT1	7.8*10 <sup>-5</sup>	6.7	0.7	0 1
FPT2	8.4*10 <sup>-5</sup>	7.2	0.5	Sand

#### 6.0 LABORATORY TEST

Laboratory tests were conducted at CSBP laboratory, a NATA accredited testing laboratory in WA. The laboratory test certificates are attached in Appendix D.

#### 7.0 ENGINEERING CONSIDERATIONS AND RECOMMENDATIONS

#### 7.1 Site Soil Evaluation as per AS1547

The land is not located in a Public Drinking Water Source Area. The land is located within a sewerage sensitive area.

Site soil evaluation was conducted as per AS 1547. *Permeably data can be further assessed for ATU or leach drain by using Table L1 in Australian Standard AS1547. A copy of Table L1 is attached in Appendix B.* The soil category was determined using soil logs, PSD, and permeability results to the soil classification table of the AS/NZS 1547:2012. Summary of site soil evaluations is shown below, and the details are presented in Section 4.1.

Table 3. Summary of Site Soil Evaluations

Soils Property	Result
Colour	Light grey/ light brown to orange brown
Texture	Sand
Structure	Poorly sorted
Coarse Fragments	Sand
Permeability	7.0 m/day
Soil Category	1
Resultant Design Loading Rate (DLR) For conventional trenches (mm/day)	Primary Treated effluent 20 (Ref. Note 1, presented below from AS1547, <i>Table L1</i> ); Secondary Treated effluent 50 (Ref. Note 1, presented below from AS1547, Table L1); Evapotranspiration Absorption (ETA)/ Evapotranspiration Seepage (ETS) systems are not normally used on soil Categories 1 to 3 (Ref. Note 4, presented below from AS1547, Table L1)

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA

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NOTES

- 1 The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
- To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
- 3 If K<sub>sat</sub> < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
- ETA/ETS systems are not normally used on soil Categories 1 to 3.
- 5 For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

The effluent system must be designed as per Australian Standard AS1547 and as per the requirements of the local council or shire.

#### 7.2 Recommendation

The effluent system must be designed in accordance with Australian Standard AS1547 and as per the requirements of the local council or shire.

It is recommended that sustainable onsite sewage management systems can be installed to meet the needs of the proposed development.

The site is located within 1 km of significant wetlands area, Estuary catchments on the Swan and Scott Coastal Plains, according to the Department of Planning, Lands and Heritage's Sewerage Sensitive Area Database. As such, based on our site inspection, "Secondary Treatment unit, an Aerobic Treatment Unit (ATU)" is recommended for this site.

Water table was not observed at any of the test pits during the field investigation. As per LG's experience, water table can fluctuate up to 0.5 m to 1.0 m due to seasonal water table variations, in the worst-case scenario it could be up to 3.0 m. It will be prudent to make allowance for water table fluctuation from 1.0 m to 3.0 m. LG recommends conducting a water table determination during the construction phase or during winter (rainy season). If shallow water table determination during winter season at the site or before construction, LG recommends adopting of one of the following options:

- Raise the effluent area to accommodate ATU system, at least 1.5 m clearance from the water table; or,
- Dewatering can be an option to keep the surrounding area of ATU system in dry condition; or,
- Change the dimension (shallower depth) of the ATU system.

#### 7.3 Proposed Land Application Area (LAA)

As per client's information, proposed activities at the proposed developments will be about 2 persons on regular basis. There will be different religious activities occasionally.

Since the number of people at the site will not in regular basis, rather occasionally. LG assumes that 12 people regular people will be equivalent to the effluent of load of the above actives.

Project: LG4912024SSE REV\_2 Site Soil Evaluation Site: 7 Born Road, Casuarina WA Client: Mahamevnawa Buddhist Monastery



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As per the GSP 2019 formula, the LAA for the proposed lot was calculated as follows:

- (1) Estimated hydraulic load (L/day)
  - -Occupancy rate (persons) x design loading rate (L/person/day)
  - -This is estimated by considering the occupancy rate as <u>12 persons</u> and design loading rate being 150 L/person/day.
- (2) Calculated land application area (m<sup>2</sup>)
  - Hydraulic load (L/day) x conversion factor (Primary treatment) from Table 2 of Schedule 2 of the GSP 2019, depending on the soil category

Table 4. Land Application Area (LAA) Calculations

Hydraulic Load (L/day)*	Soil Category	Conversion factor	LAA (m²)
Occupancy rate (persons) x design loading rate (L/person/day) = 12 x 150 = 1,800	1	0.2	360

LAA for this site is **360** m<sup>2</sup>. LAA calculation is shown in Table 4. The proposed location of LAA is shown in Figure 7. However, location of LAA remains at the discretion of the future landowner as long as the total area matches with the calculated LAA.

In considering the Expected Available Area (EAA) for the proposed lot, setback distance from environmental and structural landmarks should be assessed in accordance with the Government Sewerage Policy (GSP) 2019. Which states that any on-site sewerage system is not to be located within:

- A wellhead protection zone or on Crown land within a reservoir protection zone;
- 100 metres of the high-water mark of a reservoir or 100 metres of any bore used for public drinking water supply;
- 30 metres of a private bore used for household/drinking water purposes;
- 100 metres of a waterway or significant wetland and not within a waterway foreshore area or wetland buffer. The separation distance should be measured outwards from the outer edge of riparian or wetland vegetation.
- 100 metres of a drainage system that discharges directly into a waterway or significant wetland without treatment; or
- Any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event.



Figure 7. Proposed Land Application Area (LAA)

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#### 8.0 LIMITATION OF USE

The ground is a product of continuing natural and man-made processes and therefore exhibits characteristics and properties which may vary from place to place and can change with time. Geotechnical site investigation involves gathering and assimilating limited facts about these characteristics and properties in order to better understand or predict the behaviour of the ground at a particular site under certain conditions.

This site investigation has been carried out by inspection, using a limited amount of pit excavations, sampling, testing or other means of investigation. Achieving a full coverage of the site to ensure all variations is not practical and is seldom done due to cost constraints as well as the impracticality.

It should be noted that the subsurface conditions encountered by the limited number of pit excavation as part of this geotechnical site investigation represents the ground conditions at the locations where the samples were taken and where tests have been undertaken and as such are an extremely small proportion of the site to be developed.

The facts reported in this document are directly relevant only to the ground at the place where, and time when, the investigation was carried out and are believed to be reported accurately. Given the limited number of test pits and limited field and laboratory testing carried out with respect to the overall site area, variations between investigation locations is likely and ground conditions different to those presented in this report may be present within the subject site area.

The risk associated with this variability and the impact it will have on the proposed development should be carefully considered.

The level of geotechnical investigation that has been completed to date is considered appropriate for the project objectives. If the above mentioned client, its subcontractors, agents or employees use this factual information for any other purpose for which it was not intended, then the client, its subcontractors, agents or employees does so at its own risk and Local Geotechnics will not and cannot accept liability in respect of the advice, whether under law of contract, tort or otherwise.

Any interpretation or recommendation given in this report is based on judgement and experience and not on greater knowledge of the facts reported. Local Geotechnics does not represent that the information or interpretation contained in this report addresses completely the existing features, subsurface conditions or ground behaviour at the subject site.

#### 9.0 REFERENCES

- Australian Standard AS 1726-1993 "Geotechnical Site Investigations".
- Australian Standard AS 1547-2012, "On-site domestic wastewater management".
- CSIRO publication "Guide to Home Owners on Foundation Maintenance and Footing Performance" in Building Technology File Number 18.
- Geological Survey Map of Western Australia of Serpentine 1:50,000 (Part Sheets 2033 II & 2133 III).
- 'Perth Ground Water Atlas' of the Department of Water.
- AS/NZS 1547:2012 On-site domestic wastewater management
- Department of Water and Environmental Regulations maps and database
- Government of Western Australia Government Sewerage Policy 2019
- The Bureau of Meteorology

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## **APPENDIX A**

SITE SKETCH

Ordinary Council Meeting 13 November 2024



Site Sketch: Test Pit (TP) and Dynamic Cone Penetrometer (DCP) Test Locations (02/02/2024)

Reference:	LG4912024SSE	SECTE LOCAL GEOTECHNICS
Client:	Mahamevnawa Buddhist Monastery	Unit 12, 8 Production Road Canning Vale WA 6155 PO Box 5050, Canning Vale South WA 6155 Phone: 08 9457 3517
Project:	Geotechnical Site Classification 7 Born Road, Casuarina WA	E-mail: admin@localgeotechnics.com.au Web: www.localgeotechnics.com.au

Ordinary Council Meeting 13 November 2024



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AS/NZS 1547:2012

TABLE L1
RECOMMENDED DESIGN LOADING RATES FOR TRENCHES AND BEDS

				Design loading rate (DLR) (mm/d)			d)
Soil	Soil		Indicative	Tre	Trenches and beds		
category		Structure	permeability (K <sub>sat</sub> )(m/d)	Primary treat	ed effluent	Secondary	ETA/ETS beds and
			V Sauv 197	Conservative rate	Maximum rate	treated effluent	trenches
1	Gravels and sands	Structureless (massive)	> 3.0	20 (see Note 1)	35 (see Note 1)	50 (see Note 1)	
2	Sandy Ioams	Weakly structured	> 3.0	20 (see Note 1)	30 (see Note 1)	50 (see Note 1)	
	lounio	Massive	1.4 – 3.0	15	25	50	(see
3	Loomo	High/ moderate structured	1.5 – 3.0	15	25	50	Note 4)
3	Loams	Weakly structured or massive	0.5 – 1.5	10	15	30	
		High/ moderate structured	0.5 – 1.5	10	15	30	12
4	Clay loams	Weakly structured	0.12 - 0.5	6	10	20	8
		Massive	0.06 - 0.12	4	5	10	5
		Strongly structured	0.12 - 0.5	5	8	12	8
5	Light clays	Moderately structured	0.06 – 0.12		5	10	
		Weakly structured or massive	< 0.06	8		8	_
		Strongly structured	0.06 - 0.5				5 (see Notes 2, 3, & 5)
6	Medium to heavy clays	Moderately structured	< 0.06	(se	ee Notes 2 & 3	)	2, 0, 0, 0,
NOTES:	Sear y Slay S	Weakly structured or massive	< 0.06				

#### NOTES:

- The treatment capacity of the soil and not the hydraulic capacity of the soil or the growth of the clogging layer govern the effluent loading rate in Category 1 and weakly structured Category 2 soils. Land application systems in these soils require design by a suitably qualified and experienced person, and distribution techniques to help achieve even distribution of effluent over the full design surface (see L6.2 and Figure L4 for recommended discharge method by discharge control trench). These soils have low nutrient retention capacities, often allowing accession of nutrients to groundwater.
- To enable use of such soils for on-site wastewater land application systems, special design requirements and distribution techniques or soil modification procedures will be necessary. For any system designed for these soils, the effluent absorption rate shall be based upon soil permeability testing. Specialist soils advice and special design techniques will be required for clay dominated soils having dispersive (sodic) or shrink/swell behaviour. Such soils shall be treated as Category 6 soils. In most situations, the design will need to rely on more processes than just absorption by the soil.
- 3 If  $K_{\rm sat}$  < 0.06 m/d, a full water balance for the land application can be used to calculate trench/bed size (see Appendix Q).
- 4 ETA/ETS systems are not normally used on soil Categories 1 to 3.
- For Category 6 soils ETA/ETS systems are suitable only for use with secondary treated effluent.

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## **APPENDIX B**

TEST HOLE LOGS AND DCP TEST CERTIFICATES



ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE

Client : Mahamevnawa Buddhist Monastery

Project : Geotechnical Site Classification

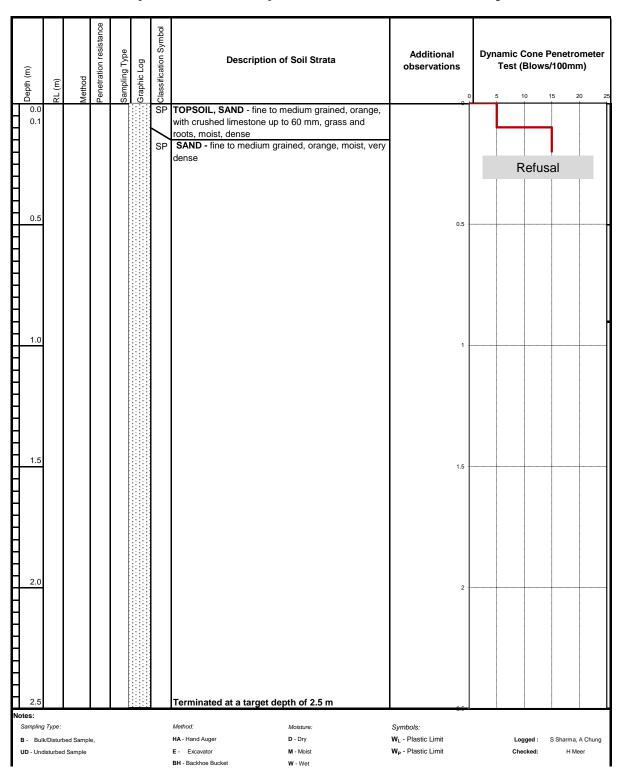
Location : 7 Born Road, Casuarina WA

GPS Zone 50 : Northing: 6 430 771 Easting: 393 827

Test Pit/BH No.: TP1
Date Excavated: 2-Feb-2024
Date completed: 2-Feb-2024

Equipment Type: 6t Excavator, HA, DCP and FPT

Water Table: 0 mbgl





ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE

Client : Mahamevnawa Buddhist Monastery

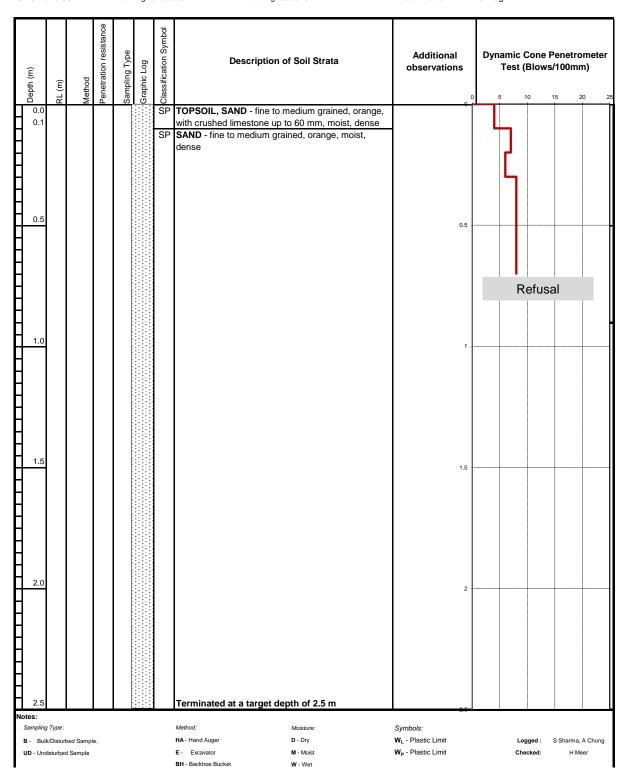
Project : Geotechnical Site Classification

Location : 7 Born Road, Casuarina WA

 Test Pit/BH No.: TP2
Date Excavated: 2-Feb-2024
Date completed: 2-Feb-2024

Equipment Type: 6t Excavator, HA, DCP and FPT

Water Table: 0 mbgl



### LOCAL GEOTECHNICS

TP3

2-Feb-2024

Test Pit/BH No.:

Date Excavated:

ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

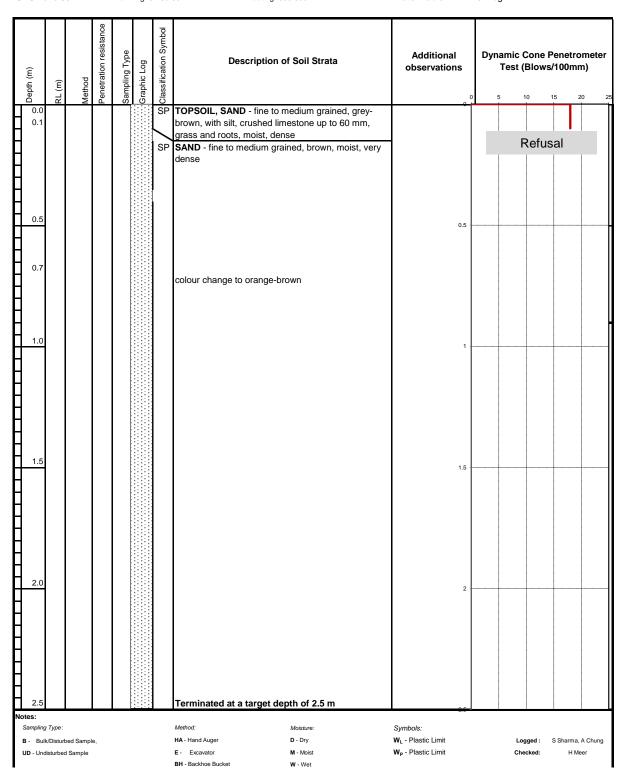
Reference : LG4912024SSE

Client : Mahamevnawa Buddhist Monastery

Project : Geotechnical Site Classification

Project : Geotechnical Site Classification Date completed: 2-Feb-2024

Location : 7 Born Road, Casuarina WA Equipment Type: 6t Excavator, HA, DCP and FPT



## LOCAL GEOTECHNICS

TP4

2-Feb-2024

2-Feb-2024

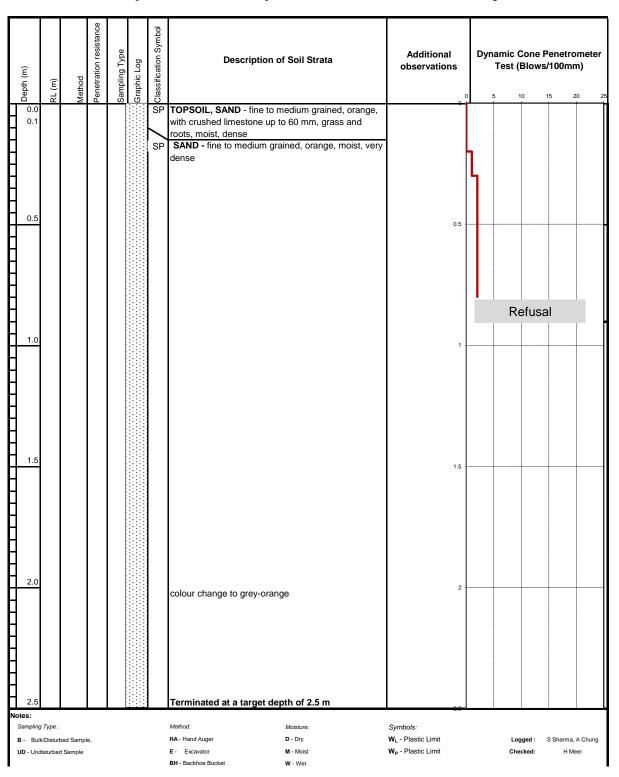
ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE Test Pit/BH No.:
Client : Mahamevnawa Buddhist Monastery Date Excavated:
Project : Geotechnical Site Classification Date completed:

Location : 7 Born Road, Casuarina WA Equipment Type: 6t Excavator, HA, DCP and FPT

GPS Zone 50 : Northing: 6 430 783 Easting: 393 794 Water Table: 0 mbgl



## LOCAL GEOTECHNICS

TP5

2-Feb-2024

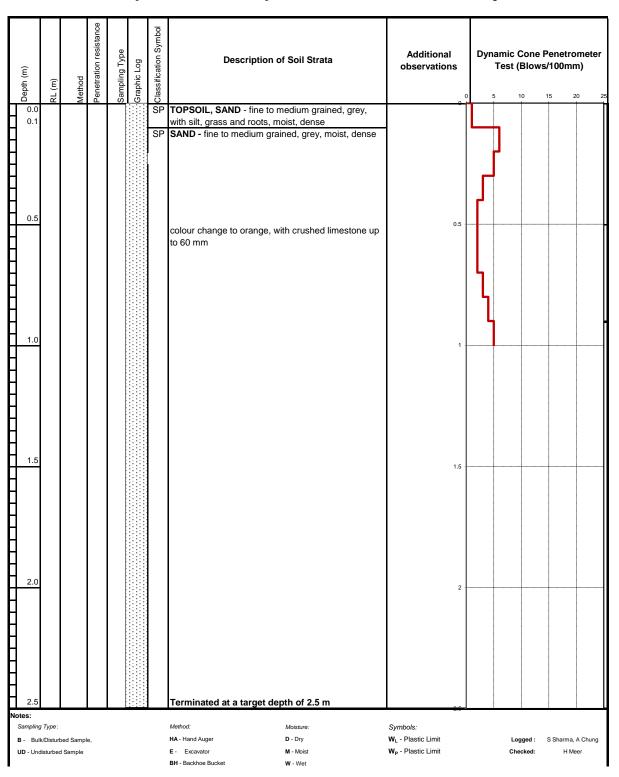
2-Feb-2024

ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE Test Pit/BH No.:
Client : Mahamevnawa Buddhist Monastery Date Excavated:
Project : Geotechnical Site Classification Date completed:

Location : 7 Born Road, Casuarina WA Equipment Type: 6t Excavator, HA, DCP and FPT



## LOCAL GEOTECHNICS

ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE
Client : Mahamevnawa Buddhist Monastery
Project : Geotechnical Site Classification

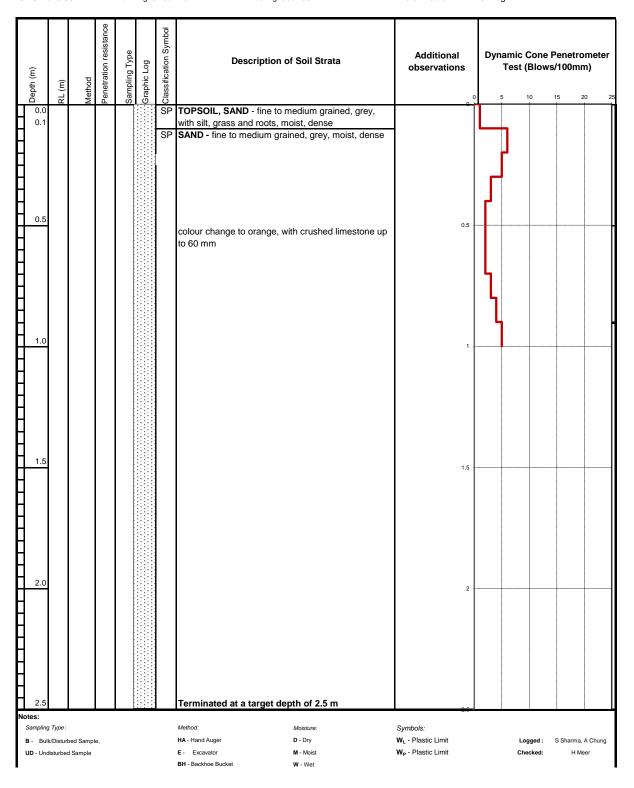
Location : 7 Born Road, Casuarina WA

GPS Zone 50 : Northing: 6 430 746 Easting: 393 788

Test Pit/BH No.: TP6
Date Excavated: 2-Feb-2024
Date completed: 2-Feb-2024

Equipment Type: 6t Excavator, HA, DCP and FPT

Water Table: 0 mbgl





TH1 15-Jul-2024

15-Jul-2024

Test Pit/BH No.:

Date Excavated:

Date completed:

ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

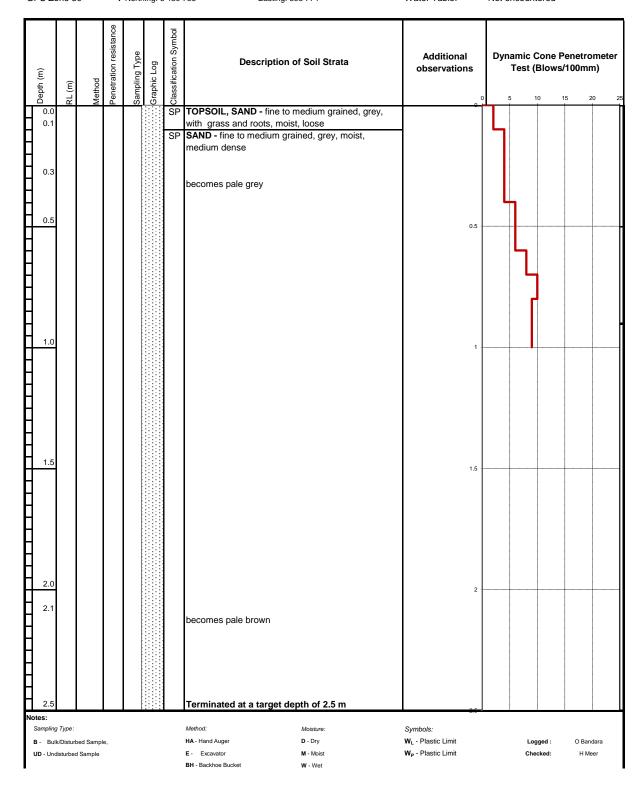
#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE

Client : NKA Quantity Surveyors

Project : Geotechnical Site Classification

Location : 7 Born Road, Casuarina WA





TH2 15-Jul-2024

15-Jul-2024

Test Pit/BH No.:

Date Excavated:

Date completed:

ABN:61 737 984 867 12/8 Production Road, Canning Vale WA 6155 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

#### **RESULT OF TEST HOLES/PITS**

Reference : LG4912024SSE
Client : NKA Quantity Surveyors
Project : Geotechnical Site Classification
Location : 7 Born Road, Casuarina WA

Location : 7 Born Road, Casuarina WA

GPS Zone 50 : Northing: 6 430 753

Easting: 393 774

Equipment Type: Hand Auger and DCP

Water Table: Not encountered

**Dynamic Cone Penetrometer** Additional **Description of Soil Strata** Graphic Log observations Test (Blows/100mm) Depth (m) Ξ TOPSOIL, SAND - fine to medium grained, grey, 0.0 0.1 with grass and roots, moist, loose SAND - fine to medium grained, grey, moist, medium dense 0.3 becomes yellowish brown 0.5 2.0 Terminated at a target depth of 2.5 m lotes: Method: Sampling Type Moisture: Symbols: B - Bulk/Disturbed Sample HA - Hand Auger D - Dry W<sub>L</sub> - Plastic Limit Logged : O Bandara W<sub>P</sub> - Plastic Limit UD - Undisturbed Sample Checked: BH - Backhoe Bucket W - Wet



ABN: 61 737 984 867 PO Box 5050 Canning Vale South, WA 6155

# DYNAMIC CONE PENETROMETER (DCP) TEST CERTIFICATES

(AS 1289.6.3.2)

Density Correlation - Table 6.4.6.1 (A) & (B) HB 160 - 2006

ReferenceLG4912024SSETest IDDCP1-6ClientMahamevnawa Buddhist MonasteryDate Tested2 Feb 2024ProjectGeotechnical Site ClassificationTested byS Sharma, A Chun-

Site 7 Born Road, Casuarina WA Checked by H Meer

DCP No.	DC	DCP1 DCP2			DC	P3		
Depth (mm)	Penetr	Penetration Resistance/Density Classification - Blows/100mm						
0 - 100	5	D	4	D	18	VD		
100 - 200	15	VD	7	D	>25	R		
200 - 300	>25	R	6	D	-	-		
300 - 400	-	-	8	D	-	-		
400 - 500	-	_	8	D	-	-		
500 - 600	-	-	8	D	-	-		
600 - 700	-	-	8	D	-	-		
700 - 800	-	-	>25	R	-	-		
800 - 900	-		-	-	-	-		
900 - 1000	-		_	-	-	-		

DCP No.	DO	CP4	DO	CP5	DC	P6	
Depth (mm)	Peneti	ration Resist	ance/Densit	y Classificat	ion - Blows/	100mm	
0 - 100	0	VL	1	L	1	L	
100 - 200	0	VL	6	D	6	D	
200 - 300	4		5	D	5	D	
300 - 400	2	MD	3	MD	3	MD	
400 - 500	2	MD	2	MD	2	MD	
500 - 600	2	MD	2	MD	2	MD	
600 - 700	2	MD	2	MD	2	MD	
700 - 800	2	MD	3	MD	3	MD	
800 - 900	R	-	4	D	4	D	
900 - 1000			5	D	5	D	

VS = Very Soft to Soft	F = Firm	St = Stiff	VSt = Very Stiff	H = Hard
<1	1 - 2	3 - 4	5 - 10	>10

VL = Very Loose	L = Loose	MD = Medium Dense	<b>D</b> = <b>D</b> ense	VD = Very Dense
<1	1 - 2	2 - 3	4 - 8	>8

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 ${\sf E} \ {\sf admin@localgeotechnics.com.au}$ 



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# DYNAMIC CONE PENETROMETER (DCP) TEST CERTIFICATES

(AS 1289.6.3.2)

Density Correlation - Table 6.4.6.1 (A) & (B) HB 160 - 2006

Reference LG4912024SSE Test ID DCP1-2 Client NKA Quantity Surveyors **Date Tested** 15 July 2024 Geotechnical Site Classification O Bandara Project Tested by Site 7 Born Road, Casuarina WA Checked by H Meer

DCP No.	DC	P1	DC	P2
Depth (mm)	Penetration	Resistance Blows/	•	ssification -
0 - 100	2	MD	2	MD
100 - 200	4	D	3	MD
200 - 300	4	D	2	MD
300 - 400	4	D	2	MD
400 - 500	6	D	4	D
500 - 600	6	D	6	D
600 - 700	8	D	8	D
700 - 800	10	VD	8	D
800 - 900	9	VD	7	D
900 - 1000	9	VD	7	D

<1 1 - 2 3 - 4 5 - 10 > 10	VS = Very Soft to Soft <1	<b>F</b> = <b>F</b> irm 1 - 2	<b>St</b> = <b>St</b> iff 3 - 4	<b>VSt</b> = <b>V</b> ery <b>St</b> iff 5 - 10	<b>H</b> = <b>H</b> ard >10
----------------------------	---------------------------	-------------------------------	---------------------------------	--	-----------------------------

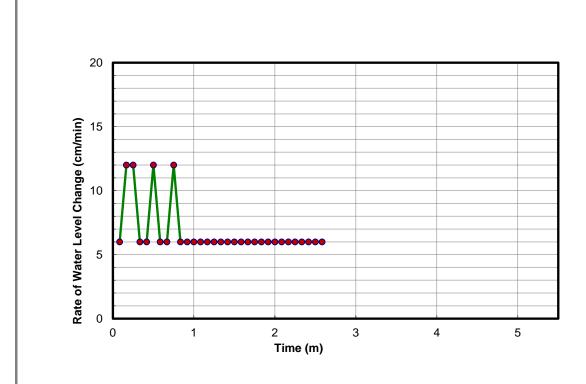
VL = Very Loose	L = Loose	MD = Medium Dense	D = Dense	VD = Very Dense
<1	1 - 2	2 - 3	4 - 8	>8



### **INFILTRATION TEST CERTIFICATES** (AS1547)

ABN: 61 737 984 867 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

GEOTECHNICS				
Reference	LG4912024SC & SSE		Test ID	FPT1
Client	Mahamevnawa Buddhist Mona	stery	Date Tested	2 February 2024
Project	Geotechnical Site Classification	n	Date Completed	2 February 2024
Location	7 Born Road, Casuarina WA		Instrument Type	Guelph Permeameter
Position	Northing: 6 430 753 Eas	sting: 393 766	Tested by	S Sharma



Notes: Test was conducted at a depth of 0.7 m from the existing surface level

> Water Hydraulic conductivity  $K_{fs}$ : 7.8E-05 m/sec

6.7E+00 m/day

Signatory:

Date: 02 February 2024

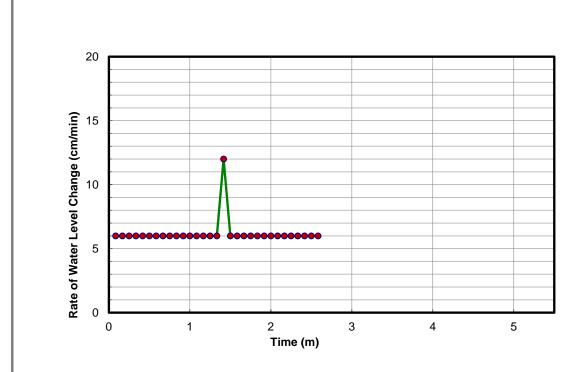
Page 1 of 1



# INFILTRATION TEST CERTIFICATES (AS1547)

ABN: 61 737 984 867 PO Box 5050 Canning Vale South WA 6155 admin@localgeotechnics.com.au

GEOTECHNICS				
Reference	LG4912024SC & SSE		Test ID	FPT2
Client	Mahamevnawa Buddhist Mon	nastery	Date Tested	2 February 2024
Project	Geotechnical Site Classificati	on	Date Completed	2 February 2024
Location	7 Born Road, Casuarina WA		Instrument Type	Guelph Permeameter
Position	Northing: 6 430 753 E	asting: 393 766	Tested by	S Sharma



Notes: Test was conducted at a depth of 0.5 m from the existing surface level

Water Hydraulic conductivity K<sub>fs</sub>: 8.4E-05 m/sec

7.2E+00 m/day

Signatory:

Dr. Harun Meer

Date: 02 February 2024

Page 1 of 1



# **APPENDIX C**

**SITE PHOTOS** 



Photo 1. General Site Condition



Photo 2. General Site Condition



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Photo 3. Test Location 01 (TP1), Spoil



Photo 4. Test Location 01 (DCP1), Testing by using a Dynamic Cone Penetrometer



ii



Photo 5. Test Location 03 (TP3), Soil Profile



Photo 6. Test Location 04 (TP4), Soil Profile



iii



Photo 5. Test Location 06 (TP6), Spoil



Photo 6. Test Location 02 (FPT2), Conducting Field Permeability Test



iv



# APPENDIX D

LABORATORY TEST CERTIFICATE

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Ordinary Council Meeting 13 November 2024

# **Analysis Results**

SBP Soil and Plant Laboratory



3717 ocal Geotechnics

	Lab No	1LCS24174	1LCS24175
	Name	TP5 - 0.5m	TP6 - 2.0M
	Code	LG4912024SSE	LG4912024SSE
	Customer	7 Born Road, Casuarina WA	7 Born Road, Casuarina WA
	Depth	0-10	0-10
ulfur	mg/kg	0.6	< 0.5
onductivity	dS/m	0.020	0.038
H Level (CaCl2)		5.7	7.9
H Level (H2O)		6.4	9.0
hloride	mg/kg	6.9	6.5
hosphorus Retention Index		0.5	0.9

SBP Lab. Extract Value.

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# **BUSHFIRE MANAGEMENT PLAN**

# **7 Born Road, Casuarina**City of Kwinana



Prepared by Ralph Smith BPAD27541 smith.consulting@bigpond.com 0458 292 280

Site visited 31 December 2023; Report completed 30 August 2024

Item 17.1 - Attachment H Page 115

# Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

	arina				
Site visit: Yes 🗸 No					
Date of site visit (if applicable): D	ay 31	Month	December	Year 2	2024
Report author: Ralph Smith					
WA BPAD accreditation level (ple	ease circle):				
Not accredited Level 1 B	AL assessor Level 2 pro	ctitioner	✓ Level 3 practition	ner 🗍	
If accredited please provide the	following.				
BPAD accreditation number: 275	Accreditation expir	: Month	August	Year 2	2024
Bushfire management plan version	on number: 1.5				
Bushfire management plan date:	Day 30	Month	August	Year	2024
Client/business name: Lorraine El	liott Planning Service				
				Yes	No
Has the BAL been calculated by (tick no if AS3959 method 1 has b	a method other than method 1 leen used to calculate the BAL)	as outline	d in AS3959		1
Have any of the bushfire protection performance principle (tick no if bushfire protection criteria elementaria)	only acceptable solutions have	been use	ugh the use of a d to address all of the		<b>V</b>
Is the proposal any of the following				Yes	No
Unavoidable development (in BA					1
Strategic planning proposal (including development (in RAL 40 and					1 1
Minor development (in BAL-40 or High risk land-use	BAL-F2)				-
					1
					√ √
Vulnerable land-use  None of the above				<b>✓</b>	1
Vulnerable land-use  None of the above   Note: Only if one (or more) of the	e above answers in the tables is	s yes shoul	d the decision maker (e.;	g. local gove	- V
Vulnerable land-use  None of the above   Note: Only if one (or more) of the	above listed classifications (E.g.				ernmer
Vulnerable land-use  None of the above   Note: Only if one (or more) of the or the WAPC) refer the pro  Why has it been given one of the	above listed classifications (E.g.				ernmer
Note: Only if one (or more) of the or the WAPC) refer the pro	above listed classifications (E.g. on of the elderly, etc.)?	Considere	d vulnerable land-use as	the	V

Item 17.1 - Attachment H Page 116

#### **NOTE**

This Bushfire Management Plan has been developed by Smith Bushfire Consultants Pty Ltd for the exclusive use of the client, Mahameunawa Buddhist Monastery and their agents.

The plan has been compiled using the standard methodologies required by Western Australian government departments and agencies. It is based on the following:

- State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7), December 2015
- Guidelines for Planning in Bushfire Prone Areas, December 2021
- Standards Australia. (2018). Australian Standard 3959 Construction of buildings in bushfire-prone areas (Incorporating amendments No 1 and 2). Standards Australia, Sydney, NSW.

The techniques described in the above publications have been applied in the appropriate areas and circumstances for the development of this document.

Where there was no public access the interpretation is based on photographic and satellite imagery, and a laser distance meter was used to measure distances and effective slope.

It is recommended that this Bushfire Management Plan be revised every five years to ensure that it remains relevant and in-line with current requirements. This will optimise protection. It is proposed that the property owners undertake the review.

The City of Kwinana has advised that as it is a mixed use building the following classification can apply. "The Caretakers section Class 3 and the rest of the building as a 9b, please also note that they will need to consider compliance with Disability access and all other NCC requirements. If they choose this option they will also need to consider installing a fire wall between the Class 3 and 9b section."

#### **DISCLAIMER**

This Bushfire Management Plan has been prepared in good faith. It is derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, this plan is distributed on the terms and understanding that the author is not responsible for results of any actions taken based on information in this publication or for any error or omission from this publication.

Smith Bushfire Consultants Pty Ltd has exercised due and customary care in the preparation of this Bushfire Management Plan and has not, unless specifically stated, independently verified information provided by others

Any recommendations, opinions or findings stated in this report are based on circumstances and facts as they existed at the time Smith Bushfire Consultants Pty Ltd performed the work. Any changes in such circumstances and facts upon which this document is based may adversely affect any recommendations, opinions or findings contained in this plan.

#### Document control

Report Version	Purpose	Author/reviewer and accreditation details	Date Submitted
1	BMP to support the change of land use	Ralph Smith	15/02/2024
1.1	Revised maps and text	Ralph Smith	15/03/2024
1.2	Revised text	Ralph Smith	20/03/2024
1.3	Response to DFES comments	Ralph Smith	24/06/2024
1.4	Modified maps and text	Ralph Smith	29/08/2024
1.5	Modified maps and text	Ralph Smith	30/08/2024

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# Section 1: Proposal Details

This bushfire management plan (BMP) has been developed to support the change of land use to a place of worship and the additional meeting hall, dining hall and patios.



Figure 1. A copy of the site plan.

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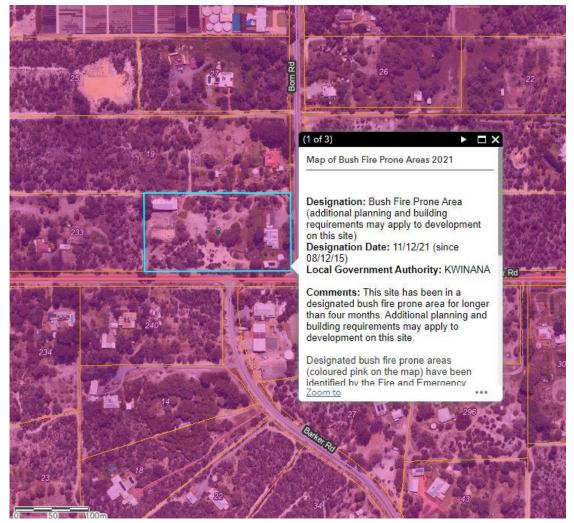


Figure 2. Aerial photo of the bushfire prone area for the subject site.

# **Section 2: Environmental Considerations**

### Subsection 2.1: Native Vegetation - modification and clearing

The site has been cleared of much of the natural vegetation with only small remnant pockets remaining. The majority of the site is under a form of grass or weeds that have not been watered or tended for some time. There is currently a dwelling with a patio, a number of sheds, and a swimming pool

### Subsection 2.2: Re-vegetation/Landscape Plans

There is no plan for significant revegetation on the site at this stage.

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Ordinary Council Meeting 13 November 2024

### Section 3: Bushfire assessment results

# **Subsection 3.1: Assessment Inputs**

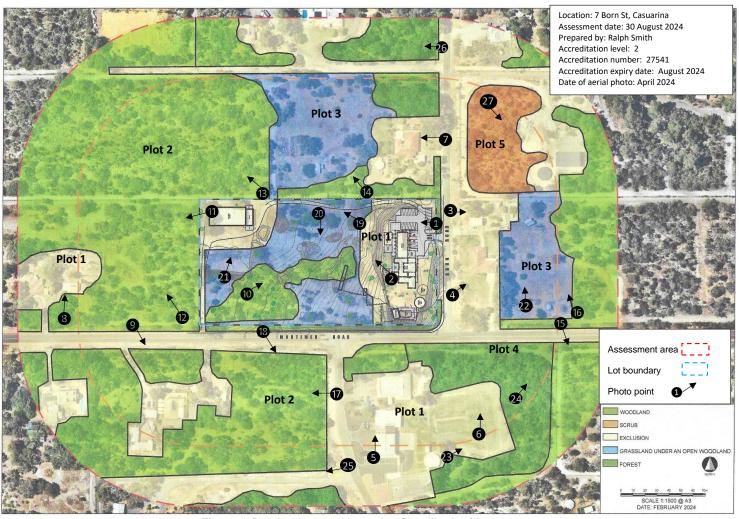


Figure 3. Pre-development Vegetation Classification Map.

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**Ordinary Council Meeting** 13 November 2024



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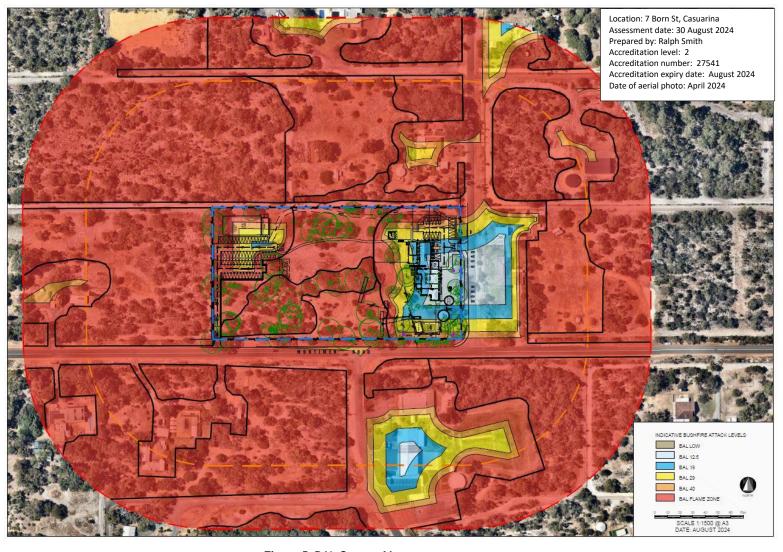


Figure 5. BAL Contour Map.

Q

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# Plot 1 Exclusion Clause 2.2.3.3 (e) and (f) including the State Government Guidelines asset protection zone (APZ) and the City's firebreak notice vegetation management requirements.



**Photo ID: Photo 1** Looking at the established dwelling, APZ and parking area.



Photo ID: Photo 2 Looking at the dwelling and APZ.



**Photo ID: Photo 3** Looking at the neighbouring shed, driveway and lawn.



**Photo ID: Photo 4** Looking at the neighbouring dwelling and APZ.



**Photo ID: Photo 5** Looking at the fire brigade building, driveway and parking area.



**Photo ID: Photo 6** Looking at the reserve with the mown grass adjacent to the fire brigade building.



Photo ID: Photo 7 Looking at the neighbouring dwelling



Photo ID: Photo 8 Looking at the dwelling and APZ on a neighbouring property.



**Photo ID: Photo 9** Looking at the dwelling and APZ on a neighbouring property.

# Class A – Forest (AS 3959 classification – A–03)



development lot.



development lot.



Photo ID: Photo 12 Looking at the woodland on the neighbouring lot.



Photo ID: Photo 13 Looking at the woodland on the neighbouring lot.



Photo ID: Photo 14 Looking at the woodland on the neighbouring lot.



Photo ID: Photo 15 The woodland vegetation on the neighbouring lot.



Photo ID: Photo 16 The woodland vegetation.



Photo ID: Photo 17 The woodland vegetation.

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**Photo ID: Photo 18** The woodland vegetation on a neighbouring lot.

Plot 3
Class G – Grassland under an open woodland (AS 3959 classification – G–06)



**Photo ID: Photo 19** The grassland vegetation near the dwelling on the development lot.



**Photo ID: Photo 20** The grassland vegetation on the development lot



Photo ID: Photo 21 The grassland vegetation, driveway and large shed.



Photo ID: Photo 22 The grassland vegetation on a neighbouring lot.

**Plot 4** Class A – Forest (AS 3959 classification – A–03)



Photo ID: Photo 23 The forest vegetation near the fire brigade building.



Photo ID: Photo 24 The forest vegetation near the fire brigade building.



Photo ID: Photo 25 The forest vegetation south-west of the development lot.



Photo ID: Photo 26 The forest vegetation.

Plot 5 Class D – Scrub (AS 3959 classification – D–13)



Photo ID: Photo 27 The scrub vegetation on a neighbouring lot.

#### **Notes to Accompany Vegetation Classification**

#### 1. Plot 1

Exclusion – Low threat vegetation and non-vegetated areas Clause 2.2.3.2 (e) and (f)

This plot comprises the development site which has the dwelling, sheds and other infrastructure. It also includes the neighbouring houses, other built assets, driveways, and the road infrastructure adjacent to and supporting the development site.

This plot also includes the hall, fire station, tennis courts, oval and parking areas within the vegetation assessment zone

#### 2. Plot 2

Class A – Forest (AS 3959 classification – A–03)

This plot has been assessed as a forest as the vegetation that could be assessed (access to the neighbouring lots was not available) was identified to have more than 10 % of the tallest Banksia vegetation to be greater than six metres. The precautionary principle has been applied as these properties are all fenced and access into the properties was not available. The vegetation assessment was undertaken from the development lot boundary and from public access areas such the roads.

DFES claims that this has a crown cover greater than 30% and should be classified as a forest, yet offer no evidence. The Commonwealth Government (with input from the State) has classified and listed the Banksia on the Swan Coastal Plain as a woodland and a protected ecological community under the Environmental Protection and Biodiversity Conservation Act. The Banksia covered by this BMP is on the Swan Coastal Plain and now classified as forest to meet the requirements of DFES.

#### 3. Plot 3

Class G – Grassland under an open woodland (AS 3959 classification – G–06)

This plot includes the grassland on this and the neighbouring properties that appear to have been managed in the past but are currently less so.

#### 4. Plot 4

Class A – Forest (AS 3959 classification – A–03)

This is the area of vegetation with tall trees, many of which appear to be introduced species associated with tall *Melaleuca spp* in a moisture gaining site.

#### 5. Plot 5

Class D - Scrub (AS 3959 classification - D-13)

This plot has been classified as scrub as there was a previous opportunity to enter the property and assess the height of the majority of the Banksia vegetation which is below the six metre height mark. There is a minority of Banksia plants taller than six metres.

# Slope



Figure 6. Aerial photo with two-metre contour lines. (Source: DPIRD website).

The land slopes from the west uphill to the east.

#### Other environmental values

A desktop search of the State Government websites was conducted and found to contain no significant environmental assets within or adjacent to the development site, including:

- Threatened and priority rare flora;
- · Threatened and priority rare fauna;
- Threatened ecological community;
- Contaminated site register;
- · Carnaby Cockatoo confirmed roost sites; and
- Environmentally sensitive areas are close by, but separated by 110 metres.

The Carnaby Cockatoo confirmed roost sites buffered by six kilometres and Black Cockatoo Roosting Sites buffered by one kilometre covers the development site.

## Subsection 3.2: Assessment outputs

	Metho	d 1 BAL Determination	n	
Vegetation Area/Plot	Applied Vegetation Classification	Effective Slope Under the Classified Vegetation (degrees)	Separation Distance to the Classified Vegetation (metres)	Bushfire Attack Level
1	Exclusion s 2.2.3.2 (e) and (f)	Not applicable	Not applicable	LOW
2	Class A – Forest	>0-5°	27	29
3	Class G – Grassland under an open woodland	>0-5°	20	12.5
4	Class A – Forest	>0-5°	178	LOW
5	Class D – Scrub	Upslope /Level	64	12.5

These distances are from the dwelling to the vegetation.

# Section 4: Identification of bushfire hazard issues

The principle bushfire hazard is the extensive area of tall Banksia, which has been classified as a forest vegetation as required by DFES.

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Ordinary Council Meeting 13 November 2024

# Section 5: Assessment against the Bushfire Protection Criteria

# Section 5.1: Compliance

Bushfire	Method of Compliance		
protection criteria	Acceptable solutions	Proposed bushfire management strategies	
Element 1: Location	A1.1 Development location	This development will be developed in such a manner that on completion the BAL rating is BAL–29 or lower.	
Element 2: Siting and design	A2.1 Asset Protection Zone (APZ)	There is a requirement for 27 m APZ around all buildings and other assets within the development as required by the State's Government policies to achieve BAL–29.	
Element 3:	A3.1 Public road	All public access is constructed to the appropriate standards as required in the Guidelines.	
Vehicular access	A3.2a Multiple access routes	There are multiple access options that facilitate movement to a range of alternative locations and directions of travel. Access will be primarily along Mortimer Road and then through other bitumen roads to multiple destinations	
	A3.2b Emergency access way	Not applicable.	
	A3.3 Through roads	Mortimer Road is a through road and is constructed and links to multiple other through roads in the area.	
	A3.4a Perimeter roads	There are no perimeter roads with this development.	
	A3.4b Fire service access routes	There are fire service access routes with this development. The internal boundary firebreaks will continue to be maintained in accordance with the firebreak notice.	
	A3.5 Battle-axe access legs	There are no battle-axe legs with this development.	
	A3.6 Private driveways	The overflow parking area will have a driveway over 50 m in length.	
Element 4: Water	A4.1 Identification of future water supply	The site will be serviced by a tank water supply.	
	A4.2 Provision of water for firefighting purposes	Firefighting water will be provided through the tank being developed. Appendix 5 provides the water content and technical requirements.	

It must be noted that this is a public worship where worshippers cannot use public transport (as it is not available) and must travel to and from the monastery with a car or other vehicle. It must also be noted that the Guidelines, section 5.5.1 (page 33) considers "large community purpose centres or large places of worship" as a vulnerable land use. This is a place of worship servicing a relatively small community with the following events:

- 1. 75 person participation at the monthly meditation program from 8 am to 5pm. Every first Saturday of the month
- 2. 25 children children program on every Sundays, 8 am to 10 am
- 3. 2 major event in a year May & November about 100–200 people (refer below)
- 4. 20 person dhamma discussion on Saturdays 6 pm–9 pm
- 5. Other than that normal day to day activities for dana arrangement less than 10 people/day.

There will also be major events, (major events happen inside the hall and the large shed at the rear of the property):

- 1. Event 1 in May, Saturday or Sunday 5 pm 8 pm, expected 100-150 participants
- 2. Event 2 in November, Saturday or Sunday 8 am 1 pm, expected 150–200 participants
- 3. Activities in May Lantern and lights for celebration of Buddha's birthday and marks his enlightenment
- 4. Activities in November End of Rain season festival offer lunch for resident and visiting monks.

The overflow car park will mainly be accessed via Mortimer Road. There will also be a driveway to the main hall and dining area and a second or alternative access onto Born Road.

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# Subsection 5.2: Additional management strategies

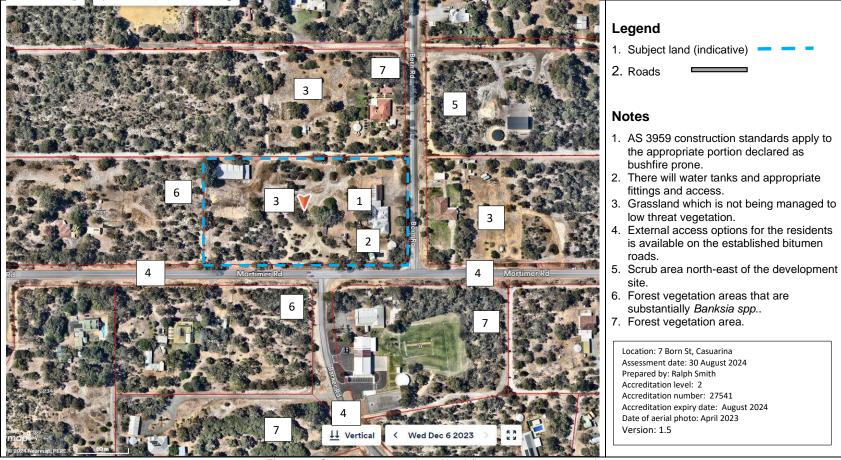


Figure 7. Spatial representation of bushfire management strategies.

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# Section 6: Responsibilities for Implementation and Management of the Bushfire Measures

DEVELOPER/LANDOWNER – PRIOR TO OCCUPANCY		
No.	Implementation Action	
1	Establish and maintain the firebreaks and fuel loads in accordance with	
	s33 of the Bush Fires Act 1954.	
2	Establish the tank water supply to comply with the State Government's	
	requirements.	
3	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> is to be placed on the certificate(s) of title of the proposed lot(s) that are declared as bushfire prone, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:	
	"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land".  (Western Australian Planning Commission)	
4	Construct the dwelling to the required standard as described in AS 3959 in the appropriate BAL rating area.	
5	Establish and maintain the APZ to meet the BMP stated separation distance between the vegetation and the building.	

LANDO	LANDOWNER/OCCUPIER - ONGOING MANAGEMENT		
No.	Management Action		
1	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.		
2	Maintain the dwelling to the appropriate AS 3959 construction standard.		
3	Maintain the firefighting water tank, fittings and access.		

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Appendix 1

Access external to the development site that shows there are numerous alternative access options to alternative destinations.



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#### Appendix 2

Copy of the City of Kwinana Fire Hazard Compliance Notice.



This Fire-Break/Hazard Compliance Notice is issued by the City of Kwinana pursuant to section 33 of the Bush Fires Act 1954 to assist with the prevention, control and extinguishment of bush fires or to prevent the spread or extension of a bush fire to any

All property owners and/or occupiers of land within the City of Kwinana are hereby served with a first and final Fire-Break/ Hazard Compliance Notice (the Notice) and are required to comply with the requirements in full.

Failure or neglect to comply with this notice is an offence and may result in a penalty of up to \$5,000.

#### Land with a total area of 3,501m2 (0.35ha) or greater

#### Fire Breaks

adjoining land.

Owners and/or occupiers of land that is 3,501m<sup>2</sup> or greater are required to construct and maintain a 3-metre-wide mineral earth, by 4-metre-high vertical clearance, continuous (no dead ends) trafficable fire break as close as possible inside and along all boundaries of the entire perimeter of the land.

#### Asset Protection Zone

Maintain a reduced fuel zone around all buildings and assets which extends 20 metres from the outermost point of all buildings and assets.

#### Flammable Material

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

Land with a total area of 1,500m<sup>2</sup> (0.15ha) up to 3,500m<sup>2</sup> (0.35ha) The works outlined in this category must be maintained all year round

#### Asset Protection Zone

Maintain a reduced fuel zone around all buildings and assets which extends 20 metres from the outermost point of all buildings and assets.

#### Flammable Material

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

Ensure that all long grass and weeds are slashed, mowed or trimmed down to a height no greater than 50mm across your entire property.

#### Land with a total area up to 1,500m2 (0.15ha)

The works outlined in this category must be maintained all year round.

#### Flammable Material

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

Ensure that all long grass and weeds are slashed, mowed or trimmed down to a height no greater than 50mm across your entire property.

#### Variations to Notice

If it is impractical for you to install a firebreak as specified in this Notice, you may apply to vary the location of your firebreak within your property by completing and submitting an 'Application to Vary Location and Type of Firebreaks' form available on the City's Fire Permits and Burn Offs page.

Submit completed forms to customer@kwinana.wa.gov.au marked for the attention of the Chief Bush Fire Control Officer no later than 31 October 2023.

#### Additional Works

Regardless of land size and location, the City or its Bush Fire Control Officers may require additional work to be undertaken on a property to improve access, and/or undertake further works to reduce a hazard that may be conducive to preventing an outbreak and/or the spread or extension of a bush fire.

'Industrial Zoned' areas may require additional works as identified by the Bush Fire Control Officer during fire hazard inspections.

Where a property is affected by an approved bushfire management plan, property owner and/or occupier must still comply with all requirements in this notice and with ALL additional requirements outlined within that plan.

Owners and/or occupiers of land should note that emergency access ways, if any, are for emergency service vehicles only and are not to be considered as an escape route unless declared as such by the Incident Controller during an

#### Engagement of contractors by owner and/or occupier to carry out works

Any owner and/or occupier who engages a contractor to undertake works on their behalf is responsible for ensuring that such works when completed meet the requirements of

#### Firebreak/fire hazard compliance inspections

To promote community safety and education, property inspections will be carried out by the City's Bush Fire Control Officers to identify non-compliant properties.

In addition, Drones (Unmanned Remotely Piloted Aircraft) may also be used at times to conduct firebreak/fire hazard inspections. Drones are required to be operated in accordance with the guidelines of the Civil Aviation Safety Authority (CASA).

#### No burning in areas defined as Urban

Pursuant to section, 24G (2) of the Bush Fires Act 1954, no burning of garden refuse is to be undertaken in areas defined as "Urban" without written approval by the City of Kwinana.

Wayne Jack, Chief Executive Officer

> If you do not meet your fire prevention responsibilities as a property owner, you could be liable for a maximum penalty of \$5,000 plus costs. The City may also access a property and undertake the required work at the expense of the owner.

Firebreak A strip of land 3 metres wide of mineral earth, effectively creating a 3-metre by 4-metre area that is clear of all vegetation allowing unrestricted access for fire and emergency vehicles. Living green lawn may be accepted instead of mineral earth.

Flammable Material Any bush, plant, tree, grass, vegetation, object, or material that may or is likely to catch fire and burn.

Asset protection zone An area with radius of 20 metres measured from any building/s or as stated in your approved Bushfire Attack Level (BAL) assessment, within the boundaries of the lot. Fuel loads in this zone shall be maintained to 2 tonnes per hectare or less.

Bush Fire Control Officer An officer appointed by the City to exercise the powers and duties of a Bush Fire Control Officer appointed under s38(1) of the Bush Fires Act 1954.

Industrial zoned areas Land on which manufacturing. processing, warehousing and related activities are undertaken, as defined in Metropolitan Region Schemes

Mineral earth Land clear of flammable material, consisting of ploughed or cleared soil, stone, hardstand or any mixture of these.

Trafficable To be able to travel from one point to another in a fire vehicle on a firm and stable surface, unhindered without any obstruction that may endanger resources. A fire-break must not terminate without provision for egress or a cleared turn around area of not less than a 21-metre radius.





For further information, please contact the City of Kwinana, view the included brochure or the City of Kwinana website <a href="https://www.kwinana.wa.gov.au/fires">www.kwinana.wa.gov.au/fires</a>

more Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966 Mon-Fri 8:30am-4:30pm | **Telephone** Mon-Fri 8:00am-5:00pm 08 9439 0200 ler@kwinana.wa.gov.au | **www.kwinana.wa.gov.au** 



# Appendix 3

The Carnaby Cockatoo confirmed roost sites buffered by six kilometres covers the development site.



Appendix 4

The Black Cockatoo roosting sites buffered by one kilometres covers the development site



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#### Appendix 5

The water supply requirements for firefighting water tanks.



#### **ELEMENT 4: WATER**

Intent: To ensure that water is available to enable people, property and infrastructure to be defended from bushfire

# PERFORMANCE PRINCIPLE

# The intent may be achieved where:

#### **ACCEPTABLE SOLUTIONS**

To achieve the intent, all applicable 'acceptable solutions' must be addressed:

 Strategic planning proposal and structure plan where the lot layout is not known

5b - Structure plan where the lot layout is known and subdivision application

 Dd – Development application for a single dwelling, ancillary dwelling or minor development

 Do - Development application for any other development that is not a single dwelling, ancillary dwelling or minor development

No performance principle applies

#### A4.1 Identification of future water supply

SP

Sb Dd Do

Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.

Where the provision of a strategic water tank(s) is required a suitable area within a road reserve or a dedicated lot the location should be identified, should be identified on the structure plan, to the satisfaction of the local government.

#### P4

Provide a permanent water supply that is:

- sufficient and available for firefighting purposes;
- constructed from noncombustible materials (e.g. steel), or able to maintain its integrity throughout a bushfire; and
- accessible, with legal access for maintenance and re-filling by tankers and emergency service vehicles.

#### A4.2 Provision of water for firefighting purposes

Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority. Where these specifications cannot be met, then the following applies:

- The provision of a water tank(s), in accordance with the requirements of Schedule 2: and
- Where the provision of a strategic water tank(s) is applicable, then the following requirements apply:
- land to be ceded free of cost to the local government for the placement of the tank(s):
- the lot or road reserve where the tank is to be located is identified on the plan of subdivision;
- tank capacity, construction, and fittings, provided in accordance with the requirements of Schedule 2; and
- a strategic water tank is to be located no more than 10 minutes from the subject site (at legal road speeds).

Where a subdivision includes an existing habitable building(s) that is to be retained, a water supply should be provided to this existing habitable building(s), in accordance with the requirements listed above.



### SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

#### 2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

 Table 7:
 Water supply dedicated for bushfire firefighting purposes

LANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot or 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

#### 2.2 Technical requirements

#### 2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

#### 2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

#### 2.2.2.1 Fittings for above-ground water tanks:

- · Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard
  household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing
  minor fires.

# 2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.



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Contour map from

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# Proposed Public Worship Development

Lot 164 (7) 7 Born Rd, Casuarina (City of Kwinana)

Road Safety Audit
Stage 3 - Detailed Design

Audit Ref: i3c19114 F

Prepared for:

#### Nilan Kellapatha

By:

#### i3 consultants WA

Inspection Date: Friday, 2 August 2024 Report Issue Date: Friday, 9 August 2024

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Digitally signed by David Wilkins Date: 2024.08.09 16:52:10 +08'00'

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#### 1. INTRODUCTION

#### 1.1 Scope of Audit

A Road Safety Audit is a formal, systematic, assessment of the potential road safety risks associated with a new road project or road improvement project conducted by an independent qualified audit team. The assessment considers all road users and suggests measures to eliminate or mitigate any risks identified by the audit team.

This Road Safety Audit has been conducted following the principles detailed in Austroads Guide to Road Safety Part 6: Road Safety Audit (AGRS06-22) (1), and in accordance with the requirements contained in the Main Roads Western Australia Policy and Guidelines for Road Safety Audit.

This report results from a Stage 3 - Detailed Design Road Safety Audit carried out on Proposed Public Worship Development in Lot 164 (7) 7 Born Rd, Casuarina.

The Audit was undertaken by an audit team led by David Wilkins of i3 consultants WA. Initial discussions with the developers representative identified that the Transport Impact Assessment prepared for the proposed development did not provide sufficient details of the proposal and its forecast trip generation and distribution to inform the audit. This TIS was revised and reissued in July 2024 and forms the basis of the background information for this audit (as described in **Appendix C**).

The extent of the audit is the frontage roads to the proposed development, the intersection of these roads and the two access driveways to the development site, as shown in Figure 1 on the following page (Figure 5 from the TIA report).

The audit team inspected the site on Friday, 2 August 2024 between 4.30 PM and 6.20 PM to allow for the site to be inspected during daylight and night hours (sunset at 5.41 PM).

The audit was undertaken using the Prompt List in Appendix H of AGRS06-22 (1), a day and night time inspection of the roads and intersection (walking and driving) and the Transport Impact Assessment (TIS) report, including Design Drawings, as listed in **Appendix C**.

All the findings described in **Section 2** of this report are considered by the audit team to require action in order to improve the safety of the proposed project and to minimise the risk of crash occurrence and reduce potential crash severity.

The audit team has examined and reported only on the road safety implications of the project as presented and has not examined or verified the compliance of the design to any other criteria unless it relates to safety performance.

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# Overflow car park **Existing vehicle** access point off **Mortimer Road** ROAD M O R T I MHE R

Figure 1 – Extract from TIA showing extent of proposed development and frontage roads (audit area) with main access off Born Rd and Overflow Car Park access off Mortimer Rd

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i3 consultants WA



#### 1.2 The Audit Team

Auditor No.	Name	Role	Organisation
101 (S)	David Wilkins	Audit Team Leader	i3 consultants WA
514 (A)	Marina Kleyweg	Audit Team Member	KC Traffic and Transport

The audit team visited, drove, and walked the site on Friday, 2 August 2024 between 4.30 and 6.20 PM when the weather was overcast and dry, and the pavement was dry. The night inspection was completed on the same day (sunset at 5.41 PM).

Drive-thru videos with GPS tracking compatible with Main Roads WA Road View software were recorded during day and night conditions using two forward facing and 1 rear facing dashcams.

The audit team leader installed a high level video camera looking east on Mortimer Rd at the Born Rd intersection to record all road user movements between 4.40 and 6.20 PM on the day of the inspection. In car cameras were used to record vehicle approach times in each direction to the Mason Rd intersection and access driveway to the development site off Mortimer Rd by parking or stopping the vehicle at these locations.

All photographs, videos and background information collected before, during and after the site inspection, were shared with the audit team member using a shared on-line folder.

A Safe Work Method Statement (*SWMS*) for the site visit was prepared by the audit team leader and read, understood and signed by both audit team members immediately prior to the inspection.

The audit team leader is an accredited Roadwork Traffic Manager (*RTM*) with knowledge and experience of safe work practices and risk assessment when working on, or close to, roads.

#### 1.3 Specialist Advisors

There were no specialist advisors present during this audit.

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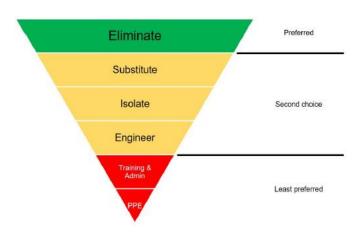
#### 1.4 Safe System Findings

The aim of Safe System Findings is to focus the Road Safety Audit process on considering safe speeds and by providing forgiving roads and roadsides. This is to be delivered through the Road Safety Audit process by accepting that people will always make mistakes and by considering the known limits to crash forces the human body can tolerate. This is to be achieved by focusing the Road Safety Audit on particular crash types that are known to result in higher severity outcomes at relatively lower speed environments to reduce the risk of fatal and serious injury crashes.

The additional annotation "**IMPORTANT**" has been used to provide emphasis to any road safety audit finding that has the potential to result in fatal or serious injury or findings that are likely to result in the following crash types above the related speed environment: head-on (>70 km/h), right angle (>50 km/h), run off road impact object (>40 km/h), and crashes involving vulnerable road users (>30 km/h), as these crash types are known to result in higher severity outcomes at relatively lower speed environments.

The exposure and likelihood of crash occurrence has been considered for all findings deemed "IMPORTANT" and evaluated based on an auditor's professional judgement. Auditors should consider factors such as, traffic volumes and movements, speed environment, crash history and the road environment, and have applied road safety engineering and crash investigation experience to determine the likelihood of crash occurrence. The likelihood of crash occurrence has been considered either "VERY HIGH", "HIGH", "MODERATE" or "LOW" and this additional annotation has been displayed following the "IMPORTANT" annotation on applicable findings.

The Risk Management Hierarchy of control is as follows:



Elimination – remove the risk in its totality from the road and traffic environment.

Substitution – replace a higher level of risk with one less severe and more controllable.

Engineering controls/ isolation – apply design modifications to minimise road user interaction.

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#### 1.5 Risk Assessment Process

Good practice is that each of the risks and hazards identified undergo a risk assessment.

As shown below, likelihood and severity have been considered for the crash type/s associated with each risk or hazard.

The risk assessment has then been completed with the assignment of a priority for action.

Risk parameters and a risk matrix are defined below as good practice with reference to related Austroads guidance.

The two risk parameters and their categories to be considered are **likelihood** and **severity** as follows:

#### Likelihood

- ► Almost certain occurrence once per quarter
- ▶ Likely occurrence once per quarter to once per year
- Possible occurrence once per year to once every three years
- ▶ Unlikely occurrence once every three years to once every seven years
- ▶ Rare occurrence less than once every seven years.

#### ▶

#### Severity

- Insignificant property damage
- ► Minor minor first aid
- ► Moderate major first aid and/or presents to hospital (not admitted)
- ► Serious admitted to hospital
- ► Fatal at scene or within 30 days of the crash.

Figure 2 on the following page was developed by the Austroads Project Working Group (PWG) to show how likelihood and severity are considered within a standard risk matrix to give a 'priority' for risk mitigation. This version has been modified by the audit team leader to show the Main Roads WA/ IPWEA RSA severity terms of 'Very High' and 'Moderate' instead of 'Extreme' and 'Medium'.

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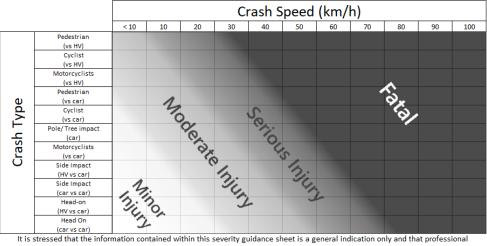


#### Severity

(to be used with Crash Severity Guidance Sheet)

			Insignificant	Minor	Moderate	Serious	Fatal
			Property Damage	Minor first aid	Major first aid and/ or presents to hospital (not admitted)	Admitted to hospital	Death within 30 days of the crash
	Almost Certain	One per quarter	Moderate	High	High	Very High	Very High
ihood exposure)	Likely	Quarter to 1-year	Moderate	Moderate	High	Very High	Very High
	Possible	1 to 3 years	Low	Moderate	High	High	Very High
Likel (includes	Unlikely	3 to 7 years	Negligible	Low	Moderate	High	Very High
	Rare	7 years +	Negligible	Negligible	Low	Moderate	High
					Safe System crash	outcome threshold	! !

Figure 2 – Modified Austroads RSA Risk Matrix (to match MRWA/ IPWEA terminology)



engineering judgement is required with its usage

Figure 3 - Crash Severity Guidance Sheet used for this audit

The corresponding priorities for mitigation have been categorised as:

- Negligible: no action required.
- Low: should be corrected or the risk reduced if the treatment cost is low.
- Moderate: should be corrected or the risk significantly reduced, if the treatment cost is moderate, but not high.
- High: should be corrected or the risk significantly reduced, even if the treatment
- Very High: must be corrected regardless of cost.

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#### 1.6 Previous Safety Audits

There are no known previous road safety audits for this intersection, and none recorded on the Main Roads WA/ IPWEA portal.

#### 1.7 Background Data

#### 1.7.1 Crash History

A study of the crash history has been conducted for the Mortimer Road and Born Rd frontage roads and intersection for the five-year period to the end of December 2023. This has revealed there has been 1 reported crash at the intersection, as described below.

12 noon on Thursday 4 November 2021. A motorcyclist travelling east on Mortimer Rd impacted with the front driver's panel of a westbound station wagon that was turning right into Born Rd, resulting in injuries that required admission to hospital.

The Collision Diagram and location of this reported crash, along with details, is shown in Figure 6 and Figure 7 in **Appendix B**.

#### 1.7.2 Traffic and Speed Data

A summary of the most recent traffic data is provided below:

Location	Vehicles per weekday (% heavy vehicles)	Date	Source
Mortimer Rd, east of Kwinana Fwy.	6,746 (6.1%)	2023/24	Traffic Map (8229)
Born Rd/ Mortimer Rd intersection.	Hourly Saturday survey volumes – refer below	20 Jul 2024	TIA

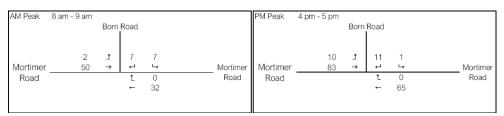


Figure 4 – Peak Hour Saturday Turning Volumes at Mortimer Rd/ Born Rd intersection (20 July 2024)

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A summary of the most recent speed data is provided below:

Location	Speed Limit (km/h)	Mean Speed (km/h)	85%ile Speed (km/h)	Date	Source
Mortimer Rd, east of Kwinana Fwy (SLK 0.80)	70	59.9	77.0	2023/24	Traffic Map

Refer Findings 2.1 and 2.2 for onsite assessments of approach speeds.

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#### 1.7.3 Context

Mortimer Rd is a Regional Distributor (Local) Road. It comprises of a 6.8 m wide sealed unkerbed road with gravel shoulders on both side and kerbs at its intersections with Born Rd and Barker Rd. There are 'no overtaking' double white lines on Mortimer Rd that extend from 250 m east of Born Rd to the Kwinana Fwy west of Born Rd, i.e. through the Born Rd intersection.

Born Rd is an Access (Local) Road. It comprises of a 6.2 m wide seal with kerbs on both sides between Mortimer Rd and the existing access to the development site off Born Rd. Beyond this, it is has no kerbs and ends in a cul-de-sac 1.04 kms north of Mortimer Rd. As such, it is signed NO THROUGH ROAD.

An aerial photograph of the Mortimer Rd/ Born Rd intersection is provided as Figure 5 below.



Figure 5 – Annotated aerial photograph of development site and audit area (Base: 15 July 2024)

#### 1.7.4 Proposal

The City of Kwinana has received an application to develop a Place of Public Worship by the Mahamevnawa Buddhist Monastery of Perth.

The development includes:

- ► Conversion of existing carport/ garage into a hall for public worship.
- ► Construction of a front portico and front car park for accessibility.
- ▶ Addition of dining hall and patio, toilets, bin area, and effluent disposal area.
- ▶ Installation of an additional water tank to support site needs.
- Development of an overflow car park (rear) and caretaker's residence (utilizing existing dwelling).

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The primary access point will be from Born Road, retaining the existing crossover. The layout utilises existing buildings towards the eastern end of the site. Limited use of the existing crossover on Mortimer Road is proposed for accessing the overflow car park. The development area occupies less than 25% of the site, preserving the rural natural state and vegetation.

#### **Proposed Activities:**

- ► Monthly meditation program for 75 people on the first Saturday of each month (8am-5pm).
- Weekly children's program (25 children plus 5 parents) on Sundays (8am-10am).
- Two annual events in May and November, accommodating 100-200 participants each.
- ▶ Dhamma discussion on Saturdays (20 people, 6pm-9pm).
- Daily dana arrangements with less than 10 people.
- Maximum of 2 resident monks in the existing dwelling.

#### **Annual Activities:**

- ▶ May Event: Celebration of Buddha's birthday with lanterns and lights (Saturday or Sunday, 5pm-8pm).
- ▶ November Event: End of Rain Season Festival, offering lunch for resident and visiting monks (Saturday or Sunday, 8am-1pm).

All events will be held inside the hall with no outdoor activities, sounds, or external amplified music.

#### 1.7.5 Appendices

Appendix A – Audit Findings Location Plan

Appendix B - Crash Reports

Appendix C - List of Drawings and Documents provided and used for the Audit

Appendix D – Corrective Action Report (CAR)

Audit Reference i3c19114 F



#### 2. ITEMS RAISED IN THIS STAGE 3 - DETAILED DESIGN AUDIT

#### 2.1 Finding – Born Rd/ Mortimer Rd intersection sight lines.

The sight lines at the Born Rd/ Mortimer Rd are restricted by horizontal and vertical curves on Mortimer Rd either side of Born Rd and requires detailed assessment to determine if the available sight lines are sufficient for safe operation of this intersection.

#### Justification of the finding:

While intersections are points of conflict, they are required in a road network unless grade separation is provided. To provide intersections in a Safe System environment, careful consideration needs to be given to the location in relation to the road geometry and in relation to each other. This is so the appropriate layouts and controls for priority are provided.

A poorly located intersection in relation to the road geometry, such as a minor road intersecting a major road over a crest, can cause sight distance problems for road users. Appropriate intersection sight distances, as discussed in Austroads Guide to Road Design Part 4 (2) and Part 4A (3) are required.

Signposting the presence of the intersection to warn and inform traffic on the through road is only partly helpful. A driver on the through road may be alerted to the intersection by suitable warning signs but may not have enough distance available to avoid a collision if the sight distance is too short.

Section 6.2.5 (Intersections and Crossings) of Austroads Guide to Traffic Management Part 13: Safe System Approach to Transport Management (4) states:

'In rural areas, it is important to ensure that road users on main roads are aware of side roads, by relocating them where they can be seen (not over a crest or around the back of a curve), and by providing signs and markings to warn and inform road users of their presence. The safe intersection sight distance for the operating speed of the main road must be provided as a minimum'.

The assessed required Safe Intersection Sight Distance (SISD) at this intersection is 195 m for cars and 235 m for trucks, based on an 85%ile approach speed of 90 km/h and a 5 second reaction time (3 seconds observation + 2 seconds reaction). (This 85%ile speed is based on the 80 km/h posted speed limit. Refer later comments in this **Finding**, and in **Finding 2.2**, regarding observed recorded speeds on site).

The onsite inspection indicated that SISD for eastbound vehicles approaching the intersection, measured in accordance with Figure 3.2 in AGRD04A (3) is restricted by a crest to 70 m. The crest is shown in Photograph 1 on the following page.

The crest on Mortimer Rd is located between the Barker Rd intersection on the south side and Born Rd intersection on the south side. As such, it restricts SISD at both intersections.

SISD for westbound vehicles approaching Born Rd is available on site.

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Photograph 1 – Looking west 5 m back from the centre of the Mortimer Rd eastbound lane at a height of 1.1 m (measured as per Figure 3.2 of AGRD04A)



Dashcam Photograph 2 – Driving east on Mortimer Rd towards crest that blocks vision to Born Rd intersection (on left)

The assessed approach speed to meet the available SISD of 70 m for eastbound vehicles approaching Born Rd is 40 km/h.

Observations on site were that most eastbound drivers were travelling at speeds close to the  $80\,$  km/h posted speed limit on the approach to, and through the two intersections, i.e., Barker Rd and then Born Rd. This was assessed through timing how long it took for vehicles to travel  $520\,$ m from the bend west of Born Rd to Born Rd, i.e., around  $24\,$  seconds, which equates to  $78\,$ km/h.

There is a staggered intersection warning sign on the westbound approach (as shown in Dashcam Photograph 3 below) but not on the eastbound approach where it is warranted due to the crest.



Dashcam Photograph 3 - Driving west on Mortimer Rd approach to Born Rd

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#### Safe System risk assessment

Drivers turning right into Born Rd or right out of Born Rd are impacted by eastbound vehicles on Mortimer Rd (right angle crash) due to the crest restricting sight lines between these.

Drivers turning left into Born Rd are impacted from behind by following vehicles on Mortimer Rd (rear-end) due to the crest restricting sight lines between these.

(Drivers turning left out of Born Rd will have time to accelerate, and eastbound Mortimer Rd drivers will have time to decelerate, to avoid impacting each other).

Speed = 80 km/h (posted speed limit on through road).

Safe System Speed: 50 km/h (Intersection right-angle) & 40 km/h (Rear-End: Differential)

Frequency = **Unlikley** (1 'Hospital' crash in 5 years)

Severity = **Serious** (1 'Hospital' crash in 5 years)

Risk = **High** (Safe System Risk)

Hierarchy of Control							
Elimination Substitution Eng Control/ Isolation							
remove the risk in its totality from the road and traffic environment.	replace a higher level of risk with one less severe and more controllable.	apply design modifications to minimise road user interaction					
Not possible with at-grade intersection.	Remove the crest by reprofiling the road.	Reduce turning movements into and out of Born Rd by providing access off Mortimer Rd where the required sight distance is available.					

Process (signs, education, enforcement, procedures)

Provide an advance warning sign of the Born Rd side road intersection for eastbound drivers on Mortimer Rd.

#### Recommendation 2.1.1

Reduce turning movements into and out of Born Rd by providing access off Mortimer Rd where the required sight distance is available.

#### Recommendation 2.1.2

Request City to install intersection warning sign on westbound approach to Born Rd.

#### **IMPORTANT | HIGH**

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#### 2.2 Finding – Mortimer Rd access at SLK 2.24 (Overflow Car Park Access).

The sight lines at the proposed Overflow Car Park Access off Mortimer Rd at the western boundary of Lot 164 require detailed assessment to determine if they are sufficient for safe operation of this access, including as an alternative to using the Born Rd/ Mortimer Rd intersection, as described in **Finding 2.1**.

#### Justification of the finding:

Commercial access driveways are assessed in accordance with the sight line requirements of AS 2890.2 (5). This indicates that for a frontage road speed of 90 km/h, the sight distance required to and from the access driveway in each direction (Y) is 125 m.

The assessed available sight distance at this Access Driveway is 300 m for eastbound vehicles on Mortimer Rd and 125 m for westbound vehicles on Mortimer Rd, with the latter restricted by the same crest shown in Photograph 1 and Dashcam Photograph 2 on page 14 and Photograph 4 below.



Photograph 4 - Looking east from proposed Overflow Car Park Access along Mortimer Rd

Onsite timing of approaching vehicles from both directions to the proposed Overflow Car Park Access Driveway are shown in Table 1 below.

Eastbound to Access			Available Sight Distance	Speed	West	bound to A	Access	Available Sight Distance	Speed
17:11:14	17:11:26	00:00:12	300	90	17:11:11	17:11:17	00:00:06	125	75
17:11:16	17:11:29	00:00:13	300	83	17:11:44	17:11:50	00:00:06	125	75
17:11:19	17:11:36	00:00:17	300	64	17:12:36	17:12:43	00:00:07	125	64
17:11:35	17:11:49	00:00:14	300	77	17:12:41	17:12:47	00:00:06	125	75
17:12:37	17:12:49	00:00:12	300	90	17:13:15	17:13:24	00:00:09	125	50
17:12:38	17:12:52	00:00:14	300	77	17:13:17	17:13:24	00:00:07	125	64
17:13:59	17:14:11	00:00:12	300	90	17:14:07	17:14:15	00:00:08	125	56
17:14:06	17:14:20	00:00:14	300	77	17:14:16	17:14:24	00:00:08	125	56
17:14:28	17:14:42	00:00:14	300	77	17:14:18	17:14:26	00:00:08	125	56
17:15:04	17:15:16	00:00:12	300	90	17:14:26	17:14:34	00:00:08	125	56
	Ave	00:00:13		81.5		Ave	00:00:07		62.9
	85%ile	00:00:14		90.0		85%ile	00:00:08		75.0

Table 1 – Recorded times for first observation (Available Sight Distance) and assessed approach speeds to the Overflow Car Park Access location from each direction

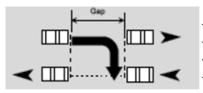
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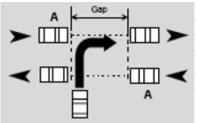
Table 1 on the previous page indicates that 85%ile speeds on the westbound approach are 15 km/h less than on the eastbound approach. This may reflect improved readability of the two intersections for westbound drivers, including the provision of a staggered intersection warning sign, as shown in Dashcam Photograph 3 on page 14.

Reduced approach speeds on the westbound approach reduces the required sight distance to 105 m. The available sight distance in this direction is 125 m.

A check of the Minimum Gap Sight Distance requirements in AGRD04A (3) indicates this is met, or exceeded, for all movements into and out of the proposed Overflow Car Park Access driveway, as shown in Table 2 below.



Right Turn IN to Access	
Approach speed	90 km/h
Critical Gap Time	4 s
Minimum Gap Sight Distance	100 m
Available Sight Distance	125 m



Right Turn OUT of Access	From Right	From Left
Approach speed from Right	90 km/h	75 km/h
Critical Gap Time	5 s	5 s
Minimum Gap Sight Distance	125 m	125 m
Available Sight Distance	300 m	125 m

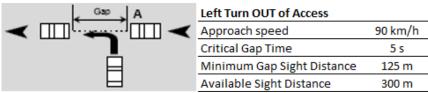


Table 2 – Assessment of Minimum Gap Sight Distance Requirements at Overflow Car Park Access

#### Recommendation 2.2

Review the development access proposals in the context of **Finding 2.1** and **Finding 2.2** of this report which indicates that access to and from the site via the Overflow Car Park Access has higher safety performance potential than traffic accessing the site via Born Rd and its intersection with Mortimer Rd, due to the crest restricting sight lines at this intersection.

#### HIGH

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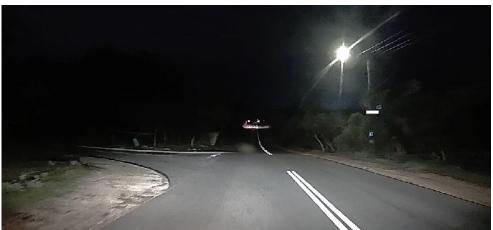


#### 2.3 Finding - Night Inspection.

The night inspection did not identify any issues with street lighting or reflectivity of pavement markings and signs.

#### Justification of the finding:

All observed intersections along Mortimer Road have a single working street light to highlight these, as shown in Dashcam Photograph 5 below.



Dashcam Photograph 5 - Driving east on Mortimer Rd approach to Born Rd at night time

There were no recorded crashes at night time. In the event that the development proposal is assessed as likely to generate trips during the hours of darkness, it is recommended that lighting is also provided at the Overflow Car Park Access discussed in **Finding 2.2**.

#### Recommendation 2.3

In the event that the development proposal is assessed as likely to generate trips during the hours of darkness, it is recommended that lighting is also provided at the Overflow Car Park Access discussed in **Finding 2.2**.

#### HIGH

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#### 3. AUDIT TEAM STATEMENT

I hereby certify that the audit team have examined the documents listed in **Appendix C** and have inspected the site in undertaking this Road Safety Audit. I also confirm that this audit has been carried out independently of the design team following the general principles detailed in *Austroads Guide to Road Safety Part 6: Road Safety Audit* and in accordance with Main Roads Policy and Guidelines for Road Safety Audit.

The audit has been carried out for the sole purpose of identifying any features of the design which could be altered or removed to improve the safety of the proposal. The identified issues have been noted in this report. The accompanying findings and recommendations are put forward for consideration by the Client for implementation.

#### **Audit Team Leader**

**David Wilkins** 

Principal & Senior Road Safety Auditor i3 consultants WA

(08) 9467 7848 | 0407 440 327 dwilkins@i3consultants.com



Date: 09/08/2024

#### **Disclaimer**

Item 17.1 - Attachment I

This report contains findings and recommendations based on examination of the site and/or relevant documentation. The report is based on the conditions viewed on the day of inspection and is relevant at the time of production of the report. Information and data contained within this report is prepared with due care by the Road Safety Audit Team. While the Road Safety Audit Team seeks to ensure accuracy of the data, it cannot guarantee its accuracy.

Readers should not solely rely on the contents of this report or draw inferences to other sites. Users must seek appropriate expert advice in relation to their own particular circumstances.

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# APPENDIX A AUDIT FINDINGS LOCATION PLAN

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Ordinary Council Meeting 13 November 2024

#### i3 consultants WA





**Audit Findings Location Plan** 

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# APPENDIX B CRASH REPORTS

(No standard crash reports included due to single reported crash – as described on the following page)

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#### i3 consultants WA



Figure 6 - Crash Report Extent and reported crash details and location (all reported crashes in 5 years ending 31 Dec 2023)

Refer next page for crash details.

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Ordinary Council Meeting 13 November 2024



#### i3 consultants WA

Road Alignment Curve

Deta	ils Vehicles	Details	Vehicles		
Field Name	Value	Field Name	Value	Field Name	Value
Date	Thu 04/11/21 12:00	Unit	TARGET	Unit	COLLIDING
Severity	Hospital	Unit Type	Station Wagon	Unit Type	Motor Cycle
Number of Vehicles	2	From Direction	N - BORN RD	From Direction	W - MORTIMER RD
Road	1050210 (MORTIMER RD) (SLK: 2.45) S	To Direction	W - MORTIMER RD	To Direction	E - MORTIMER RD
Location Description	Mortimer Rd at Born Rd	Veh/Ped Movement	Turning: To Make Right Turn	Veh/Ped Movement	Straight Ahead: Not Out Of Control
Crash Description	Motorbike impacted the front quarter panel of the car, just in front of the front wheel.	Target Impact Point	Side	Target Impact Point	
Crash Nature	Right Angle	First Object Hit		First Object Hit	
RUM	14:Intx: Thru - Right	Second Object Hit		Second Object Hit	
Light Condition	Daylight	Third Object Hit		Third Object Hit	
Road Condition	Dry				

Figure 7 – Single reported crash details

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# APPENDIX C LIST OF DOCUMENTS PROVIDED FOR THE AUDIT (including reference documents)

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Document Ref.	Document Title	Date
TIA	Fernway Engineering   Traffic Impact Assessment   7 Born Road, Casuarina WA 6107	July 2024

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#### References and other background documents

- 1. **Austroads.** *Austroads Guide to Road Safety Part 6 | Road Safety Audit.* Sydney : Austroads Ltd, 2022. p. 165, Guide to Road Safety. ISBN 978-1-922700-22-3.
- 2. . Guide to Road Design Part 4: Intersections and Crossings General. 2.2. Sydney: Austroads Ltd, May 2023. p. 157. Vol. 4. ISBN 978-1-925451-74-0.
- 3. Guide to Road Design Part 4A: Unsignalised and Signalised Intersections. 3.2 May 2023. Sydney: Austroads Ltd, 2023. p. 203. Vol. 4A. ISBN 978-1-925451-73-3.
- 4. Guide to Traffic Management Part 13: Safe System Approach to Transport Management. Sydney: Austroads Ltd, 2020. p. 94, Guide to Traffic Management. ISBN 978-1-925854-87-9.
- 5. **Standards Australia.** *AS 2890.2-2002 Parking facilities Part 2: Off-street commercial vehicle facilities.* Second. Sydney: Standards Australia International, 2002. p. 49. Vol. 2. ISBN 0 7337 4870 8.

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# APPENDIX D CORRECTIVE ACTION REPORT

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Ordinary Council Meeting 13 November 2024

## Corrective Action Report – Proposed Public Worship Development Lot 164 (7) 7 Born Rd, Casuarina | Stage 3 - Detailed Design Road Safety Audit



Audit	Audit finding (risk/ hazard, Safe System risk level		risk level	Recommendation/s	Client response		
Finding # and issue	extent, crash type)				Accept	Action/ comments	
2.1 – Born Rd/ Mortimer Rd intersection sight lines.	Drivers turning right into Born Rd or right out of Born Rd are impacted by eastbound vehicles on Mortimer Rd (right angle crash) due to the crest restricting sight lines between these.	Likelihood: Severity: Risk:	Unlikley Serious <b>HIGH</b>	2.1.1: Reduce turning movements into and out of Born Rd by providing access off Mortimer Rd where the required sight distance is available.	Select		
	Drivers turning left into Born Rd are impacted from behind by following vehicles on Mortimer Rd (rear-end) due to the crest restricting sight lines between these.	pacted from behind by following hicles on Mortimer Rd (rear-end) e to the crest restricting sight  (Should be corrected or the risk significantly reduced, even if the treatment cost is high).		2.1.2: Request City to install intersection warning sign on westbound approach to Born Rd.	Select		
2.2 – Mortimer Rd access at SLK 2.24 (Overflow Car Park Access).	The Overflow Car Park Access has been assessed as having a higher safety performance potential than traffic accessing the site via Born Rd and its intersection with Mortimer Rd, due to the crest restricting sight lines at this intersection.  Risk of right angle and rear end crashes at impact speeds greater than 50 km/h.	Not a Safe System Risk		2.2: Review the development access proposals in the context of Finding 2.1 and Finding 2.2 of this report. HIGH	Select		

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Ordinary Council Meeting 13 November 2024

## Corrective Action Report – Proposed Public Worship Development Lot 164 (7) 7 Born Rd, Casuarina | Stage 3 - Detailed Design Road Safety Audit



Audit	Audit finding (risk/ hazard,	Safe System risk level	Recommendation/s	Client response	
Finding # and issue	extent, crash type)			Accept	Action/ comments
2.3 – Night Inspection.	All observed intersections along Mortimer Road have a single working street light to highlight these.	Not a Safe System Risk	2.3:In the event that the development proposal is assessed as likely to generate trips during the hours of darkness, it is recommended that lighting is also provided at the Overflow Car Park Access discussed in Finding 2.2.  HIGH	Select	

#### NOTE:

- ▶ This Corrective Action Report is to be read in conjunction with the full Road Safety Audit Report and its findings and recommendations.
- ▶ The asset owners (MRWA and/or LGA) **must** be informed of these findings, recommendations, and proposed actions.
- ▶ Items not under the responsibility of this project representative must be forwarded to the persons / agencies who are responsible.

These findings and recommendations have been considered, and the actions listed will be taken accordingly.

Responsible Project Representative	Company / Agency / Division	Position	Date
Asset Owner Representative	Company / Agency / Division	Position	Date

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## Traffic Impact Assessment

7 Born Road, Casuarina WA 6167

August 2024





Type of Report: Traffic Impact Assessment Site Location: 7 Born Road, Casuarina WA 6167

Prepared for: Nilan Kellapatha
Prepared by: Fernway Engineering

ACN 642 585 546 www.fernway.net.au

#### **Document Control**

Version	Author	Position	Release Date
2	Dr. Supun Perera BE (Hons), MS, PhD, M.AITPM, RPEQ, NER (EA ID: 4787402)	Principal Transportation Engineer	30 <sup>th</sup> August 2024

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#### 1. Introduction

Fernway Engineering has been engaged by Nilan Kellapatha to provide a Traffic Impact Assessment for the proposed public worship development at 7 Born Road in Casuarina ('subject site').

The scope of this report is as follows:

- Review the characteristics of the subject site along with the existing transport conditions in the locality;
- Describe the public transport services and active transport infrastructure available to access the subject site;
- Assess the suitability of proposed on-site parking provisions based on the statutory parking provision requirement and the peak parking demand estimated from first principles.
- Provide a design review of the proposed on-site car parking spaces;
- Review the sight distance availability at the proposed site access points;
- Outline measures for managing the use of the formal and informal car parking areas at the site;
- Estimate the anticipated additional traffic likely to be generated as a result of the proposal;
- Carry out a survey of the existing traffic levels at the intersection of Born Road and Mortimer Road during the expected regular peak operational period of the proposal;
- Develop a SIDRA intersection model to assess the post-development scenario performance of the above intersection and discuss the implications of the additional traffic on the existing local conditions; and
- Make a conclusion based on the above findings.

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#### 2. Background

#### 2.1 Site Description and Local Road Network

The subject site is located at 7 Born Road in Casuarina and includes 20,400 sqm of land area. It is currently occupied by a residential dwelling (with three steel sheds at the rear) which obtains vehicular access off Born Road. Since the site is located at the north-western corner of the Born Road/Mortimer Road intersection, in addition to the vehicle access point on Born Road, the site also includes two informal vehicle access points on Mortimer Road leading to the sheds.

At the site frontage, both Mortimer Road and Born Road include 6.5 m wide bitumen-sealed carriageways that provide one traffic lane in each direction. The locality of the site is characterised by rural undeveloped land, with a community centre and bushfire brigade located diagonally opposite the site.

**Figure 1** provides an aerial view of the subject site while **Figure 2** shows the existing site layout plan. **Figure 3** shows the intersection of Mortimer Road and Born Road, as seen at the site frontage.

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Figure 1: Location of the Subject Site

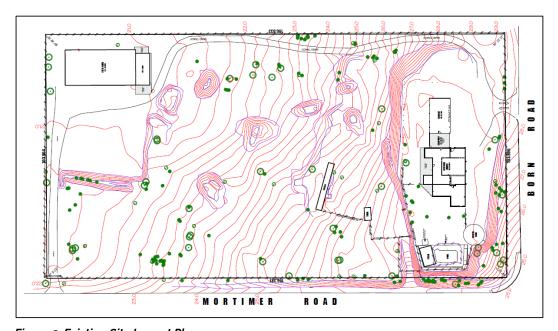


Figure 2: Existing Site Layout Plan

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Figure 3: Mortimer Road / Born Road Intersection as seen at the Frontage of the Subject Site

## 2.2 Crash History

The 5-year crash history (for the period ending 31st December 2023) for the local road network at the site frontage has been investigated as a part of the Road Safety Audit (RSA) undertaken for this proposal (refer to the full RSA prepared by i3 consultants WA). This investigation indicated that there was one crash in November 2021 where a motorbike collided with the front panel of a car resulting in a hospitalisation (see **Figure 4**). Beyond this single crash, there were no other crashes within the 5 year period considered. As such, there are no recurring crash themes in the locality that could point to a significant systemic road safety issue.

The relevant road safety matters and recommendations for this proposal are outlined in the RSA prepared by i3 consultants WA.

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Figure 4: Historic Incidents Map for the Site Locality

Source: i3 consultants WA

# 2.3 Public and Active Transport Service Accessibility

Given the rural/undeveloped nature of the site locality, there are no public transport services that can be used to access the site. The local road network does not provide any continuous footpaths or cycleways that could cater for walking and cycling trips.

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# 3. Proposal Details

The current proposal seeks to change the use of the site from existing residential to a public worship development (Mahamevnawa Buddhist Monastery of Perth). **Figure 5** shows the proposed site layout plan.

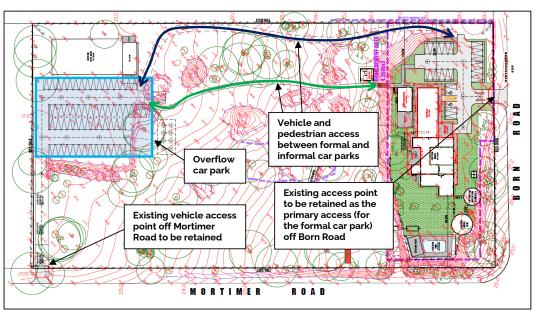


Figure 5: Proposed Site Layout Plan

The proposal will formalise the existing vehicular access point to the site off Born Road and provide a total of 22 on-site car parking spaces (including 2 disability-accessible car spaces). In addition to these formal on-site car parking spaces that will be accessed off Born Road, the site will also provide an overflow car parking area adjacent to the steel shed at the rear of the site, accessed off the existing informal driveway on Mortimer Road. This overflow car parking area provides a total of 61 car parking spaces.

The formal and informal car parking areas will be provided with both vehicle and pedestrian access links that are internal to the site, as illustrated in **Figure 5**.

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The operational details of the proposal are as follows:

- Regular daily activities will involve visits by less than 10 people/day.
- 20 person dhamma discussion on Saturdays 6pm-9pm.
- 25 kids children program on every Sunday, 8am to 10am.
- 75 person participation at the monthly meditation program from 8am to 5pm. Every first Saturday of the month.
- 2 major events in a year May & November about 150-200 people.





# 4. Parking Provision Assessment

## 4.1 Statutory Requirements

The statutory car parking requirement for the proposed development was determined in accordance with the parking rates presented in Table 3 (Car Parking Requirements), Part 6 (Car Parking) of the Kwinana Local Planning Scheme No. 2. It provides the following car parking requirement in relation to places of public assembly (see **Figure 6**).

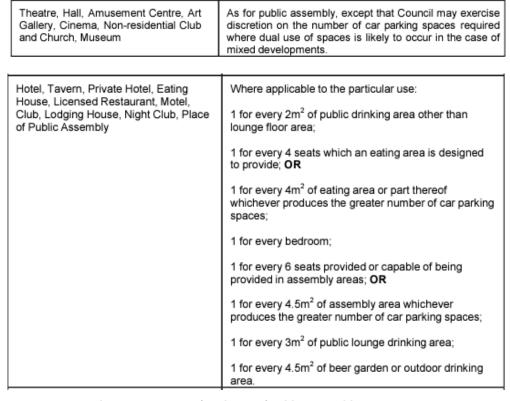


Figure 6: Car Parking Requirement for Places of Public Assembly

Based on the above parking requirements, the following parking rates were deemed suitable for adoption in relation to the current proposal (since the proposal is not related to eating and drinking):

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- 1 for every 6 seats provided or capable of being provided in assembly areas; OR
- 1 for every 4.5 sqm of assembly area;

Whichever produces the greater number of car parking spaces.

It is noted that the number of seats in this instance has been assumed to be equivalent to the maximum number of patrons expected on-site (which is 200 patrons, based on the operational details as outlined in the earlier section). Furthermore, the new hall (shown below in **Figure 7**) provides a total area of 175 sqm.

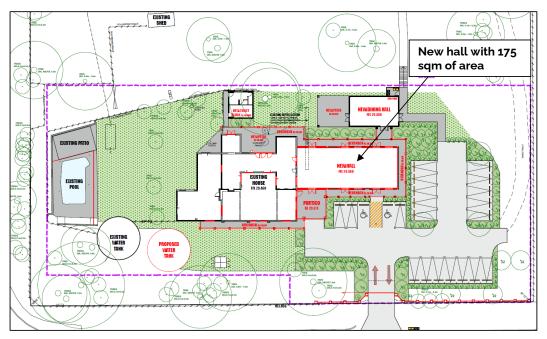


Figure 7: GFA of the New Hall

Based on the above information, on the basis of the maximum patron capacity of 200, the proposal should provide a total of 34 on-site car spaces. On the basis of the assembly area of 175 sqm, the proposal should provide 39 car spaces. Since

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the parking requirement based on the assembly area is higher, the statutory parking requirement for the proposal is 39 car spaces.

The proposal provides a total of 22 formal car parking spaces accessed off Born Road with 61 car spaces within the informal overflow car parking area that can be accessed internally within the site from the Born Road car park (additionally, this overflow car parking area has access off Mortimer Road). As such, the proposal is capable of complying with the minimum parking requirement of 39 car spaces.

## 4.2 First Principles-Based Assessment

Given the variable nature of the operations at the proposed public worship development, the statutory parking requirement determined above on the basis of the assembly area floor area may not reflect the realistic parking demands.

It is noted that the proposed public worship development will accommodate different levels of patrons at different times (as outlined in the operational details within **Section 3**). As such, the likely peak parking demand for each distinct activity can be estimated on the basis of the maximum number of patrons.

As places of worship (such as the subject proposal) typically attract members of a specific community, families (including children), friends, and relatives are expected to have shared rides. Therefore, the typical car occupancy level would be at least 2.5 patrons per car (this is a reasonable assumption and reflects families where both parents and children travel in the same vehicle and friends and relatives who share rides in the same vehicle)\*.

\*The RMS Guide to Traffic Generating Developments (2002) stipulates a mean car occupancy level of 2.2 for restaurants and 2.3 for markets, which is comparable to the adopted occupancy rate in this instance.





**Table 1** provides a summary of the parking requirements based on the above details.

Table 1: Estimated Parking Requirement

Proposed activities	Max. number of patrons expected	Car occupancy level	Parking requirement
Daily (regular daily activities)	10 patrons		4 spaces
Weekly (dhamma discussions/children's program)	25 patrons	2.5 patrons per car	10 spaces
Monthly (meditation program)	75 patrons		30 spaces
Yearly (2 major events per year)	200 patrons		80 spaces

As per the estimates in **Table 1**, it is evident that the maximum parking demand generated by the regular daily and weekly activities at the proposed development (which are well below 22 car spaces) can be accommodated fully within the formal on-site car parking area without relying on the overflow car park.

Use of the overflow car park is only expected during the monthly meetings and twice-a-year events. It is noted that the overall site is capable of providing 83 car spaces (22 spaces within the formal car parking area + 61 spaces within the informal car parking area). The worst-case peak parking demand (which occurs for the twice-a-year events) is estimated to be 80 car spaces. As such, the worst-case peak parking demand generated by the proposal can be sufficiently accommodated within the overflow car parking area at the site.

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# 5. Parking Design Review

This section provides a summary of design compliance for the proposed car parking areas (the formal car park and the overflow car park) with reference to the minimum requirements outlined in the Local Planning Scheme and Australian Standards AS 2890 series.

**Figure 8** shows the proposed on-site car parking layout while **Figure 9** shows the overflow car park, with the key dimensions outlined.

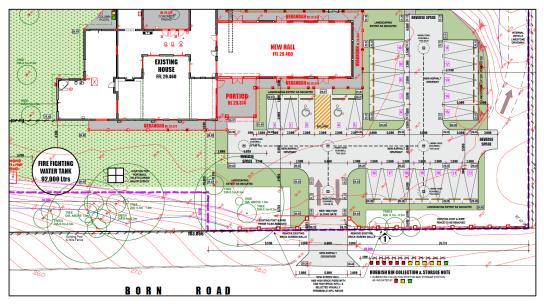


Figure 8: Key Dimensions of the Proposed Formal Parking Area





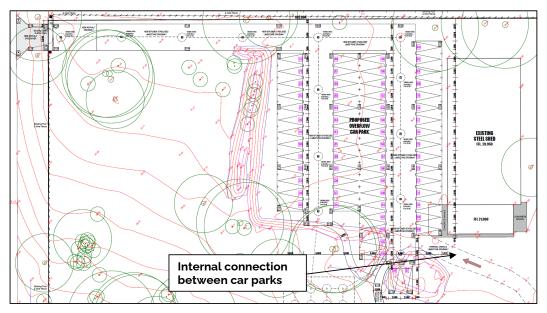


Figure 9: Key Dimensions of the Proposed Overflow Parking Area

## 5.1 Regular Car Spaces

All regular car spaces are designed at 2.5 m width and 5.5 m length with 6 m wide aisles. These dimensions comply with the minimum requirements under the local planning scheme.

## 5.2 Disability-Accessible Car Space

The two disability-accessible parking spaces provided within the formal car parking area are designed in accordance with AS 2890.6:2009, as follows:

- The disability-accessible car parking space should be designed at 2.4 m width and 5.4 m length (with 5.8 m of aisle width);
- A shared space of equal dimensions shall be provided adjacent to the car parking space; and
- Both the car parking space and the shared space should include appropriate line markings. The shared space should include a bollard in order to prevent motorists from parking at this location.

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The proposed two disability-accessible car spaces and the shared space comply with the above requirements. Further, AS 2890.6 states that the disability-accessible car parking spaces and the shared areas shall not exceed the grade of 1:40 in any direction. The proposed disability access car parking spaces and the shared area are at grade and therefore comply with the above-identified limit.

## 5.3 Circulation / Vehicle Conflicts

AS 2890.1 requires two-way driveways to be designed at a minimum width of 5.5 m. Accordingly, both proposed two-way driveways (off Born Road to the formal parking area and off Mortimer Road to the overflow car parking area) have been designed to satisfy the minimum 5.5 m width.

## 5.4 Blind Aisles

AS 2890.1 requires the end of the aisle to be extended by an additional 1 m. This requirement is satisfied within the proposed designs which include aisle extensions of at least 2 m beyond the last car space of each aisle.

#### 5.5 Gradient of Access Driveway

In relation to the gradient of the access driveway, AS 2890.1 requires the first 6m into the car park to include a maximum grade of 5% (1 in 20). The first 6m into the proposed car parks (off Born Road to the formal parking area and off Mortimer Road to the overflow car parking area) are generally at grade and therefore capable of meeting the above grade limit requirement.

## 5.6 Gradient of Internal Car Park Connection

The internal limestone link that connects the formal car park with the informal car park (as shown in **Figure 9**) has a level drop of ~8m across a length of ~26om. As such, the gradient of this internal link is ~3% which is well below the maximum allowable gradient for vehicle access.

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# 6. Access Design Review

A desktop assessment of the sight distance available from the site access points has been undertaken using aerial imagery and Google Street View (where available).

## 6.1 Sight Distance Assessment

AS 2890.1:2004 provides safe sight distances (SSD) for vehicles entering traffic from driveways other than domestic. These requirements have been extracted in **Figure 10**.

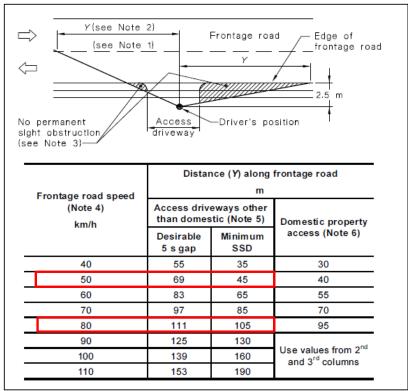


Figure 10: Sight Distance Requirements for Driveways other than Domestic (Source: AS 2890.1:2004)

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For the sight distance assessment, speed limits of 80 km/h (along Mortimer Road) and 50 km/h (along Born Road) have been adopted. The speed limits were confirmed based on Legal Speed Limits open data<sup>1</sup>. The distance between the kerb line and the position of the driver has been taken as 2.5m as stated in the AS 2890.1 as shown in **Figure 10**.

**Figure 11** and **Figure 12** illustrate the results of the sight distance assessments on high-resolution aerial images.

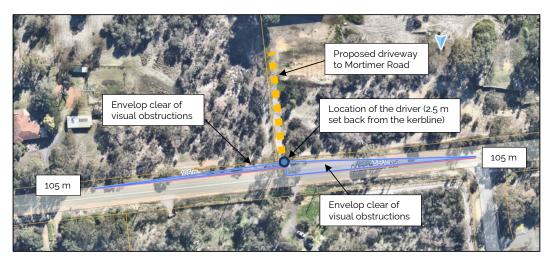


Figure 11: Sight Distance Availability along Mortimer Road for Vehicles Exiting the Site

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<sup>&</sup>lt;sup>1</sup> https://portal-mainroads.opendata.arcgis.com/datasets/legal-speed-limits/explore?location=-32.254730%2C115.871890%2C18.75





Figure 12: Sight Distance Availability along Born Road for Vehicles Exiting the Site

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Based on the sight distance assessment results presented in **Figures 11** and **12**, it is evident that drivers exiting the site onto Born Road and Mortimer Road can have access to obstruction-free sight lines on both sides. The road gradient-related issues at the proposed site access points and the relevant ameliorative measures are discussed in the RSA (prepared by i3 consultants WA) that accompanies this application.





# 7. Parking Management Plan

#### 7.1 Access Control

During regular daily operations, the sliding gate to the formal on-site car parking area should be kept open, so that vehicles can enter the site without waiting on Born Road.

During the monthly and twice-a-year events where the overflow car park will be used, the patrons should be informed of the availability/location of these additional car parking spaces and how they are accessed – i.e. via the internal limestone driveway link that connects the two parking areas (so that impacts on Mortimer Road are minimised).

Signage should be provided on-site at the formal car park that is accessed off Born Road and at the entrance to the overflow car parking area accessed internally via the formal parking area.

## 7.2 Site Servicing

Servicing and delivery activities for the site will be carried out by private contractors. The largest vehicle expected to access the on-site car park is a 6.4 m long small rigid vehicle (no large trucks are expected to access the car park). These activities should be scheduled outside any peak operational periods to minimise conflicts with other vehicles using the car park.

**Figure 13** shows the swept path of a 6.4 m small rigid vehicle accessing the formal car park. It can reverse into the reverse space in front of the portico and exit the site in forward gear without requiring any additional correctional manoeuvres.

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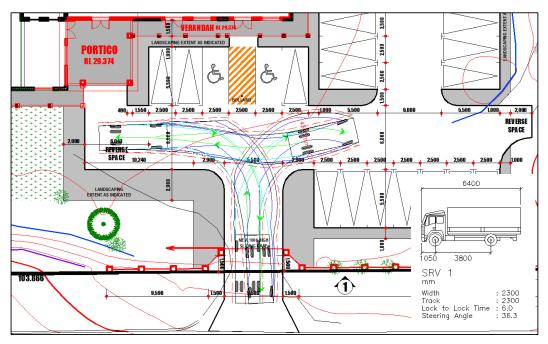


Figure 13: A Small Rigid Vehicle Turning Around within the Formal Car Park





# 8. Traffic Impact Assessment

## 8.1 Traffic Generation

The likely net traffic volume increase resulting from the subject proposal during its operations has been determined based on a first-principles approach using site-specific operational information at hand (since the RMS Guide to Traffic Generating Developments (2002) does not provide specific trip rates for public worship developments).

Since the subject site has limited access via public and active transport as has been discussed in **Section 2.3**, a modal split of 0% has been adopted for modes of travel other than car. As outlined in **Section 4.2**, assuming a car occupancy rate of 2.5 patrons per car, the number of vehicle movements associated with each activity can be estimated as outlined in **Table 2**.

Table 2: Estimated Vehicle Trip Generation Levels

Proposed activities	Max. number of patrons expected	Car occupancy level	Vehicle Trips		
Daily (regular daily activities)	10 patrons		8 trips (4 entries + 4 exits)		
Weekly (dhamma discussions/children's program)	25 patrons	2.5 patrons per	20 trips (10 entries + 10 exits)		
Monthly (meditation program)	75 patrons	car	60 trips (30 entries + 30 exits)		
Yearly (2 major events per year)	200 patrons		160 trips (80 entries + 80 exits)		

As per the estimates provided in **Table 2**, the following can be concluded:

 During daily and weekly operations, the proposal will generate minimal levels of traffic. The traffic generated by daily activities will likely be scattered with no well-defined peak hour. The weekly dhamma

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discussions/children's program will generate traffic within the hour leading up to and the hour immediately after the pre-scheduled meeting times. In any case, the maximum level of traffic generated in a one-hour period is estimated to be some 10 vehicles.

During monthly and twice-a-year events, the proposal will generate
moderate levels of traffic. In particular, these activities will generate traffic
within the hour leading up to and the hour immediately after the prescheduled meeting times. In the worst-case scenario (i.e. during a twice-ayear event), there will be some 80 vehicle trips generated in a one-hour
window. However, these activities will occur during weekends and as
such are not expected to overlap with the commuter peak periods (which
occur on weekdays).

Based on the above, the peak operations of the proposed development will not overlap with the typical commuter peak period for the local road network. As such, the additional traffic generated by the proposal is not considered to have any material impact on the existing local traffic operations.

#### 8.2 Intersection Assessment

To gain an understanding of the existing traffic volumes in the vicinity of the site, traffic surveys were commissioned on Saturday, 20<sup>th</sup> July 2024 between 8-9am and 4-5pm at the Mortimer Road / Born Road intersection.

**Figures 14** and **15** illustrate the AM (9-10am) and PM (4-5pm) peak hour vehicular trips recorded.

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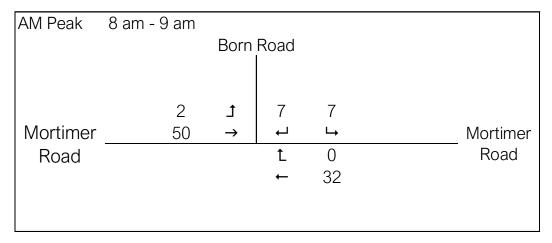


Figure 14: Traffic Volumes Recorded in the AM Peak Hour Period (8-9am)

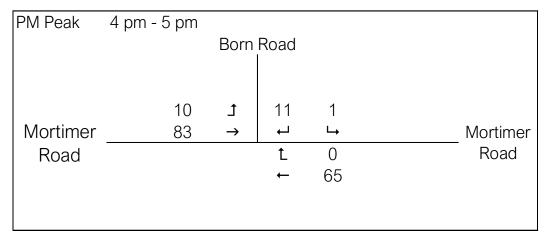


Figure 15: Traffic Volumes Recorded in the PM Peak Hour Period (4-5pm)

## 8.3 Traffic Distribution

The directional distribution of traffic generated by the proposal will be influenced by a number of factors, including the:

- Configuration of the arterial road network in the immediate vicinity of the site.
- Existing operation of intersections providing access between the local and arterial road network
- Distribution of households in the vicinity of the site.

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- Surrounding employment centres, retail centres and schools in relation to the site; and
- Configuration of access points to the site.

Having considered the above, the anticipated traffic distribution for patron vehicles for each peak hour period is shown in **Figures 16** and **17**.

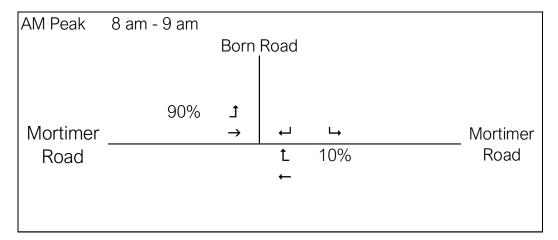


Figure 16: Traffic Volume Distribution in the AM Peak Hour Period (8-9am)

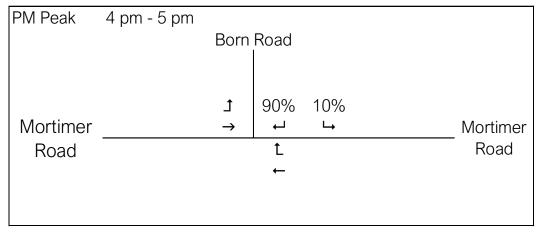


Figure 17: Traffic Volume Distribution in the PM Peak Hour Period (4-5pm)

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## 8.4 Future Operations and Traffic Generation

Based on the discussions with the applicant/operator, it is expected that some 2/3<sup>rd</sup> of the patrons (50 out of 75 patrons) will arrive and depart the site during each peak hour period on Saturday for the monthly meditation program. The anticipated patron numbers are as follows:

- 8-9am 50 patrons will arrive
- 4-5pm 50 patrons will depart

Applying the vehicle occupancy values established in **Table 2** to the above patron numbers, the following number of vehicle trips can be derived:

- 8-9am 50 patrons will arrive vehicle occupancy level of 2.5 patrons per vehicle - 20 vehicles.
- 4-5pm 50 patrons will depart vehicle occupancy level of 2.5 patrons per vehicle – 20 vehicles.

**Figure 18** and **Figure 19** outline the distribution of the post-development scenario traffic movements (along with baseline traffic) at the Mortimer Road and Born Road intersection during each peak hour period.

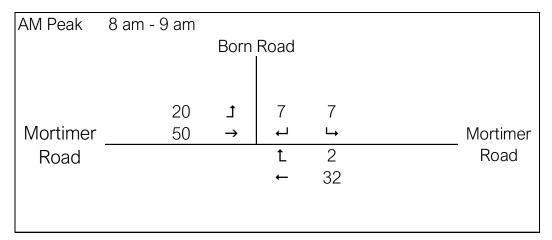


Figure 18: Traffic Volume Forecast for the Post-Development Scenario - AM Peak Hour (8-9am)

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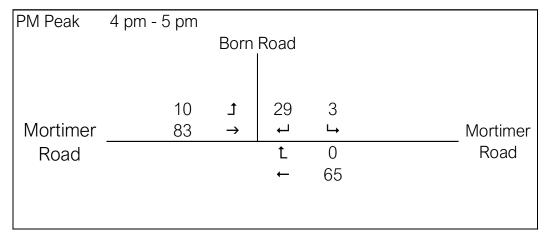


Figure 19: Traffic Volume Forecast for the Post-Development Scenario PM Peak Hour (4-5pm)

## 8.5 Intersection Model Results

The current and future expected performance of the Mortimer Road / Born Road intersection was assessed using the SIDRA Intersection software.

The key indicator of intersection performance is Level of Service (LoS), where results are placed on a scale from 'A' to 'F', as summarised in **Table 3**.

Table 3: Intersection Level of Service (LoS) Criteria

LOS	Operation Level for Give Way Intersections
Α	Good operation
В	Acceptable delays and spare capacity
С	Satisfactory, but accident study required
D	Near capacity and accident study required
E	At capacity, requires other control mode
F	Unsatisfactory operation

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Further to the LoS, the Average Vehicle Delay (AVD) provides a measure of the operational performance of an intersection, as outlined in **Table 4** below which relates AVD to LOS. For priority control intersections (such as the one considered here), the critical movement for LoS assessment is the movement with the highest AVD.

Table 4: Relationship between LoS and AVD

LOS	Average Delay per Vehicle (s/veh)
Α	< 14
В	15 to 28
С	29 to 42
D	43 to 56
E	57 to 70
F	> 70

The Degree of Saturation (DoS) is another measure of the operational performance of individual intersections. DoS up to 0.8 generally represents satisfactory intersection operation; when DoS exceeds 0.9 the intersection is considered to be approaching capacity, queues usually occur, and mitigation measures may be required.

Figure 20 illustrates the layout of the subject intersection as modelled in SIDRA.

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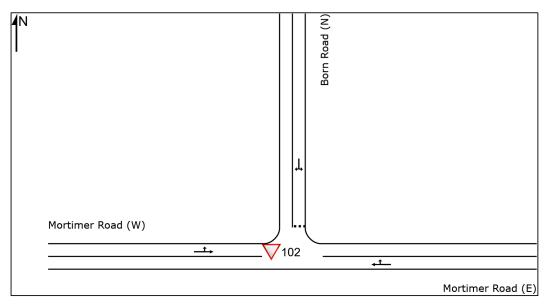


Figure 20: Mortimer Road / Born Road Intersection Layout as Modelled In SIDRA

**Table 5** summarises the SIDRA modelling results obtained for the subject intersection for each peak hour period for existing and post-development scenarios. **Appendix A** provides the detailed SIDRA model outputs.

Table 5: Existing and Post-development SIDRA outputs

Period	DoS	AVD (s)	LoS	95 <sup>th</sup> Pecentile Queue (m)			
	Existing: Mortimer Road – Born Road intersection						
AM	0.028	1 S	А	0.3 m			
PM	0.051	1 S	А	0.3 m			
	Post-development: Mortimer Road – Born Road intersection						
AM	0.039	2 S	А	0.3 m			
PM	0.051	2 S	A	0.7 m			

The existing and post-development SIDRA results indicate that the Mortimer Road / Born Road intersection is operating and will continue to operate satisfactorily at a Level of Service A, with minimal queues and delays across both peak-hour periods.

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## 9. Conclusions

Based on this assessment, the following can be concluded:

- The subject site is not located in an area that is served by public transport or active transport infrastructure. Therefore, public and active transport modes are not considered viable travel options for those accessing the site.
- The 5-year crash history (ending in 2023) for the local road network indicates that there was one crash in November 2021 where a motorbike collided with the front panel of a car resulting in hospitalisation. Beyond this single crash, there were no other crashes within the 5 year period considered. As such, there are no recurring crash themes in the locality that could point to a significant systemic road safety issue.
- The relevant road safety matters and recommendations for this proposal are outlined in the RSA prepared by i3 consultants WA.
- On the basis of the maximum patron capacity of 200, the proposal should provide a total of 34 on-site car spaces. On the basis of the assembly area of 175 sqm, the proposal should provide 39 car spaces. Since the parking requirement based on the assembly area is higher, the statutory parking requirement for the proposal is 39 car spaces.
- The proposal provides a total of 83 car spaces this consists of the 22 formal car parking spaces accessed off Born Road and the 61 car spaces within the informal overflow car parking area that can be accessed internally via the formal car park, thus minimising impacts on Mortimer Road. On this basis, the proposal is capable of complying with the minimum statutory parking requirement of 39 car spaces.
- Based on the first principles analysis, the maximum parking demand generated by the regular daily and weekly activities at the proposed development (which are well below 22 car spaces) can be accommodated fully within the formal on-site car parking area without relying on the overflow car park.

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- Use of the overspill car park is only expected during the monthly meetings and twice-a-year events. It is noted that the overall site is capable of providing some 83 car spaces (22 spaces within the formal car parking area + 61 spaces within the informal car parking area). The worst-case peak parking demand (which occurs for the twice-a-year events) is estimated to be 80 car spaces. As such, the worst-case peak parking demand generated by the proposal can be sufficiently accommodated within the overflow car parking area at the site.
- The proposed on-site car parking design complies with the relevant minimum requirements outlined in the Local Planning Scheme and Australian Standards AS 2890 series.
- The proposed site access points can achieve the minimum required sight envelopes clear of obstructions for both sides of a driver exiting the site.
- The peak operations of the proposed development will not overlap with the typical commuter peak period for the local road network. As such, the additional traffic generated by the proposal is not considered to have any material impact on the existing local traffic operations.
- The post-development scenario intersection modelling results for the Mortimer Road / Born Road intersection indicate that it will continue to operate satisfactorily at a Level of Service A, with minimal queues and delays across both peak-hour periods.

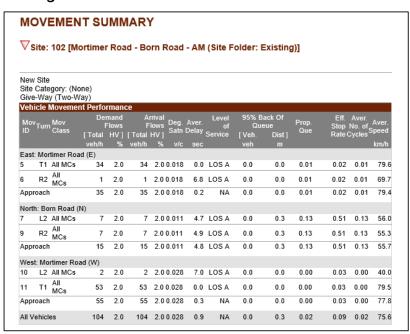
**Appendix B** of this report provides the Western Australian Planning Commission's (WAPC) checklist.

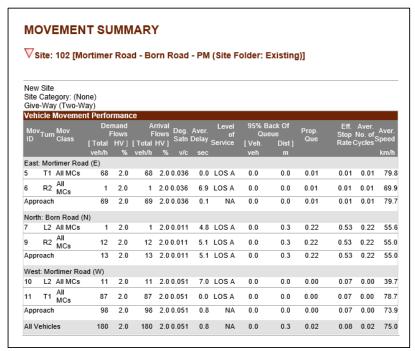
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# **Appendix A: Detailed SIDRA Model Outputs**

#### **Existing Scenario**

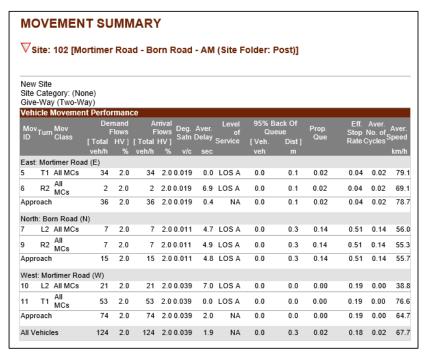








## **Post Development Scenario**



M	MOVEMENT SUMMARY													
∇9	abla Site: 102 [Mortimer Road - Born Road - PM (Site Folder: Post)]													
Site Give	-Wa	egory: (No y (Two-V	/ay)											
Veh	icle I	Moveme	nt Perfo	rmano	ce									
Mov	Turr	Mov Class	F			IUWS Satn	Aver. Delay sec	Level of Service		ack Of eue Dist] m	Prop. Que		Aver. No. of Sycles	Aver. Speed km/h
East	: Moi	rtimer Roa	ad (E)											
5	T1	All MCs	68	2.0	68	2.0 0.036	0.0	LOS A	0.0	0.0	0.01	0.01	0.01	79.
6	R2	All MCs	1	2.0	1	2.0 0.036	6.9	LOS A	0.0	0.0	0.01	0.01	0.01	69.
App	roach	1	69	2.0	69	2.0 0.036	0.1	NA	0.0	0.0	0.01	0.01	0.01	79.
Nort	h: Bo	rn Road (	N)											
7		All MCs	3	2.0	3	2.0 0.030	4.8	LOS A	0.1	0.7	0.22	0.54	0.22	55.
9	R2	All MCs	31	2.0	31	2.0 0.030	5.1	LOS A	0.1	0.7	0.22	0.54	0.22	55.
App	roach	1	34	2.0	34	2.0 0.030	5.1	LOS A	0.1	0.7	0.22	0.54	0.22	55.
Wes	West: Mortimer Road (W)													
10		All MCs	11	2.0	11	2.0 0.051	7.0	LOS A	0.0	0.0	0.00	0.07	0.00	39.
11	T1	All MCs	87	2.0	87	2.0 0.051	0.0	LOS A	0.0	0.0	0.00	0.07	0.00	78.
App	roach	1	98	2.0	98	2.0 0.051	0.8	NA	0.0	0.0	0.00	0.07	0.00	73.
All V	ehicl	es	201	2.0	201	2.0 0.051	1.3	NA	0.1	0.7	0.04	0.13	0.04	73.





# **Appendix B: WAPC Transport Impact Statement Guidelines**

ITEM	PROVIDED	COMMENTS/PROPOSALS
Proposed development		
existing land uses		
proposed land use	Yes	
context with surrounds		
Vehicular access and parking		
access arrangements	Vas	
public, private, disabled parking set down/pick up	Yes	
Service vehicles (non-residential)		
access arrangements	Yes	
on/off-site loading facilities	163	
Service vehicles (residential)		
rubbish collection and emergency vehicle access	N/A	
Hours of operation (non-residential only)	Yes	
Traffic volumes		
daily or peak traffic volumes		
type of vehicles (for example, cars, trucks)	Yes	
Traffic management on frontage streets		
Public transport access		
nearest bus/train routes		
nearest bus stops/train stations	Yes	
pedestrian/cycle links to bus stops/ train station		





ITEM	PROVIDED	COMMENTS/PROPOSALS
Pedestrian access/facilities		
existing pedestrian facilities within the development (if any)	Yes	
proposed pedestrian facilities within development		
existing pedestrian facilities on surrounding roads	Yes	
proposals to improve pedestrian access	N/A	
Cycle access/facilities		
existing cycle facilities within the development (if any)	N/A	
proposed cycle facilities within development		
existing cycle facilities on surrounding roads	Yes	
proposals to improve cycle access	N/A	
Site specific issues		
Safety issues	Yes	
identify issues	N/A	
remedial measures	IN/ A	
Proponent's name	lan Kellapatha	
Company		Date 30/08/2024
,,,		
Transport assessor's name	r. Supun (Sam) F	Perera
Company Fernway Eng	ineering	Date 30/08/2024

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ABN 38 475 511 899

PO Box 75 Artarmon NSW 1570 1300 651 258 info@fernway.net.au www.fernway.net.au traffic engineering and planning



Ordinary Council Meeting 13 November 2024



Item 17.1 - Attachment K

## 17.2 DA10969 - BREWERY (USE NOT LISTED) - LOT 107 (14) SEABROOK WAY MEDINA

#### **SUMMARY**

The City of Kwinana has received a development application to operate a Brewery at Lot 107 (14) Seabrook Way, Medina.

The proposal involves the following:

- Proposed Brewery with a tasting room and serving of ancillary food and beverages.
- Hours of operation: Monday to Sunday 9am to 9pm, except Good Friday, ANZAC Day and Christmas Day.
- Maximum 50 patrons on the site with 3 staff operating the Brewery.
- Parking of 13 verge car bays.

The subject land is zoned Light Industrial under the Local Planning Scheme No.2 ("LPS2"). 'Brewery' is not a land use defined by LPS2, so the proposal is assessed as a 'Use Not Listed'. The delegation arrangements of LPS 2 and the City's Register of Delegated Authority require Council's determination of a 'Use Not Listed'.

The development plans can be found in Attachment A and supporting information in Attachments B – D which are referenced throughout the assessment.

It is recommended the application be approved subject to conditions.

#### OFFICER RECOMMENDATION

That Council approve the 'Brewery' at Lot 107 (14) Seabrook Way, Medina, in accordance with clause 68(2) of Schedule 2 (Deemed Provisions) of the *Planning and Development* (Local Planning Schemes) Regulations 2015, subject to the following conditions and advice notes:

## **CONDITIONS:**

- 1. The use and development as shown on the approved plan must not be altered unless otherwise approved in writing by the City of Kwinana.
- 2. No more than 50 patrons may be present on the premises at any one time, unless otherwise approved in writing by the City of Kwinana.
- 3. The use of land for Brewery and incidental food premises must only be open to the public between the hours of 9am to 9pm from Monday to Sunday, except Good Friday, ANZAC Day and Christmas Day, unless otherwise approved in writing by the City of Kwinana.
- 4. Live or amplified music can only take place as follows:
  - a) Indoors only (live and amplified music);
  - b) Between 12 noon and 4pm on Sunday only (live music),
  - c) Noise must not exceed the background level at any time during the ordinary trading hours (amplified music).
  - unless otherwise approved in writing by the City of Kwinana.
- 5. Prior to an Occupancy Permit being issued, landscaping shall be installed within the verge parking area at a rate of one (1) tree per four (4) bays to the satisfaction of the City of Kwinana.

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- 6. Prior to a building permit being issued, detailed civil drawings for the on-street parking bays, including details of signage, pram ramp(s) and any service(s) as required, must be submitted to and approved by the City of Kwinana. Construction works in accordance with the approved civil drawings must be completed at the owner/applicant's full expense prior to occupation or use of the development, to the satisfaction of the City of Kwinana.
- 7. Prior to an Occupancy Permit being issued, the signage wall must be relocated and the existing vehicle crossing on Stanyford Way must be widened to at least 3.5m as shown on the approved plan, to the satisfaction of the City of Kwinana.
- 8. Prior to an Occupancy Permit being issued, vehicle crossover on Seabrook Way, as shown on the approved plan, shall be located and constructed to the specifications and satisfaction of the City of Kwinana.
- 9. Areas shown on the approved plans designated for vehicle parking, access and landscaping must not be used for the storage, display, or sale of any goods, equipment, plant, materials, refuse or the like.
- 10. Stormwater drainage from roofed and paved areas shall be contained and disposed of on site at all times to the satisfaction of the City of Kwinana.
- 11. Prior to the lodgement of a building permit application, a Waste Management Plan (WMP) shall be submitted to the City of Kwinana for approval. The approved Waste Management Plan shall be implemented thereafter to the satisfaction of the City of Kwinana.
- 12. Deliveries to the site must only occur between 7am and 7pm, Monday to Saturday, and 9am and 7pm, on Sunday and public holidays, unless otherwise approved in writing by the City of Kwinana.
- 13. All outdoor lighting must be designed in accordance with *Australian Standard 4282-1997 Control of the obtrusive effects of outdoor lighting* to the satisfaction of the City of Kwinana.

#### **ADVICE NOTES:**

- 1. If the development the subject of this approval is not substantially commenced within a period of two (2) years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- 2. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
- 3. In relation to Condition 5, the applicant is advised that the trees in verge parking are required to provide shade for parked cars and to soften the impact of the paved car parking when viewed from adjacent sites and roads.
- 4. The applicant is advised that this is not a building approval certificate the City of Kwinana issues to acknowledge unauthorized building works. A building approval certificate is a separate legislative requirement under the Building Act 2011 and penalties may apply for failing to comply with this requirement.
- 5. At the same time as lodgement of a building permit application, an 'Application for Approval to Construct or Alter a Food Business' and 'Application for Certificate of Approval' as a public building shall be submitted to the City of Kwinana's Environmental Health Team for assessment.

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- 6. The proposed development shall comply with the *Health (Miscellaneous Provisions) Act* 1911 and *Health (Public Buildings) Regulations* 1992.
- 7. The proposed development shall comply with the *Environmental Protection (Noise)* Regulations 1997 at all times.

#### **VOTING REQUIREMENT**

Simple majority.

#### DISCUSSION

#### **Background**

There has been two Development Approvals issued for the subject site in the last 10 years. One was for Additions to Light Industry (Tile Manufacturing) & Caretaker's Flat (DA9621). This was a retrospective approval for the caretakers flat and tile manufacturing use and proposed 4 onsite parking bays, along with verge parking for an unspecified possible future use. The second application was for the use of the site for the purposes of a Health Studio (DA9860), which did not commence its use following the approval and has now expired. The Health Studio were to use the 13 verge parking bays, however, the application did not proceed.

Figure 1 below is an extract from the submitted development plans showing the location of the existing tile manufacturing business to the East (left side on the image below) and the previously approved Health Studio to the West (highlighted in yellow) now vacant. The current proposal for a 'Brewery' is located within the area highlighted yellow.

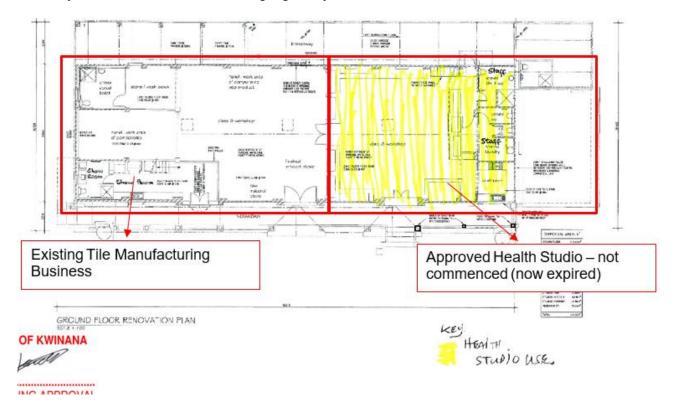


Fig. 1 – Use approved as part of DA9860

#### **Details of the proposal**

The details of the proposal are:

- To utilise a section of the existing building on the subject site, where the Health Studio was approved, to operate a Brewery with a tasting room. This will reduce the existing tile business (Light Industry) land use from approximately 380sqm to 220 sqm floor area.
- Serving of ancillary food and beverages, mostly outdoors.
- Hours of operation between 9am and 9pm, Monday to Sunday, and closed on Christmas Day, Good Friday and ANZAC Day.
- Total of 50 patrons at any time with 3 staff operating the Brewery.
- Remainder of site not used as a Brewery would continue for workshop purposes.
- An external alfresco with some cosmetic external changes and some minor internal changes are proposed which includes a new service bar to the tasting room, handbasins and sinks for food preparation areas.

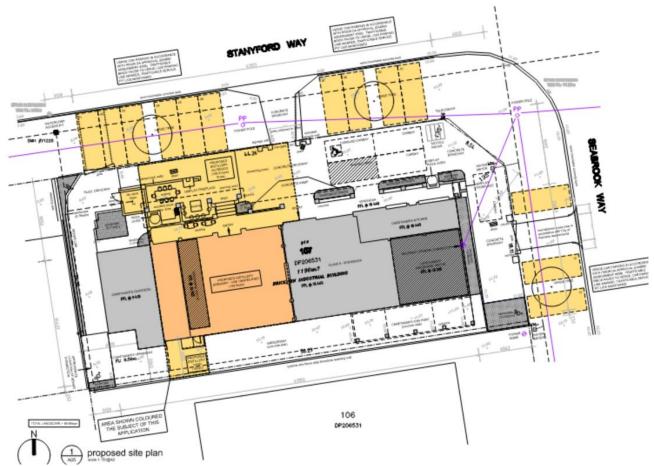


Fig. 2 – Proposed floor plan

#### **Site Context**

The subject site is located on the corner of Seabrook Way and Stanyford Way and has an area of 1196sqm. The subject land is zoned Light Industrial under LPS2. The site currently consists of a tile manufacturing workshop on the eastern side of the existing building (approx. 380sqm floor area) with caretaker's residence on the western side. The existing access to the subject site is from Stanyford Way via an existing vehicle crossing.

The subject site is surrounded by a timber manufacturing business to the south, a public reserve to the east on the other side of Seabrook Way, an educational establishment (trading as SMYL Community College) to the north and light industrial zoned land to the west. Further to the north, west and south of the properties are all zoned light industrial zoned land and beyond the reserve land to the east are residential zoned properties on Beacham Crescent.



Fig. 3 – Subject site and surrounds

#### Consultation

#### Public Consultation

The application underwent the following public consultation process for 14 days between 16 August 2024 to 30 August 2024:

- Letters sent to 37 properties (see image below, subject site marked by blue dot); and
- Publication of the application on the City's website.



Fig. 4 – Properties advertised (with subject site in blue)

During the advertising period, the City received a total of 13 submissions, 11 of which provided support to the proposal while 2 submissions raised concerns regarding the proposal. These 2 submissions stated their 'in-principle' agreement with the proposed use, however requested their concerns be addressed. The key issues raised in the submissions are in relation to:

- Clarification on hours of operation.
- Clarification if the venue is 'Smokefree'.
- Clarification whether approval for caretaker residence has been obtained.
- Removal of shift structure attached to the common boundary.
- Clarification whether security guards will be required.
- Concerns on making a complaint about surrounding timber production business.

These issues have been forwarded to the applicant who provided the below response.

Submitters Concern	Applicant Response
Clarification on hours of operation	Operating hours would be between 9am and 9pm, Monday to Sunday except Christmas Day, ANZAC Day and Good Friday.
Clarification if the venue is 'Smokefree'	The venue does not allow smoking.
Clarification whether approval for caretaker residence has been obtained	The caretaker's use is a previously approved use and allows for 24-hour shift work and monitoring of kilns that are in constant operation as part of the existing business operated out of the workshop portion of the site.
Removal of shift structure attached to the common boundary	The property owner is in the process of removing the shed and lean to structures referred to along the Southern boundary of the site.
Clarification whether security guards will be required	Given that the proposed outlet is not a tavern or pub with only a small number of patrons trying samples at the tasting room at any given time, it is not viable or deemed necessary to provide security as the main point of focus on the venue is for production, not hospitality.
Concerns on making a complaint about surrounding timber production business	The property owner does not have any intentions of disputing or making any complaint about the existing surrounding timber production businesses.

It should be noted that there have been no concerns raised by any of the residential properties located on Beacham Crescent.

#### Consultation with Government/Services Agencies

The application was referred to the following public authorities for comment:

Department of Fire and Emergency Services (DFES)

The key issues raised by DFES is discussed in the 'Planning Assessment' section of this report.

#### **Planning Assessment**

The below assessment provides an understanding of the zoning and use class permissibility and discuss the key planning issues that would arise from the proposed use.

#### **Zoning and Use Class Permissibility**

The subject site is zoned 'Light Industrial' under the LPS2. The proposed land use is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use classes defined in LPS2. In this circumstance, clause 3.6 of LPS2 allows Council to approve the use by absolute majority, following a period of public advertising, where it is consistent with the objectives and purpose of the zone.

Whilst a 'Brewery' use is not specifically listed in the LPS2, it has been defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* as

"Brewery" means premises the subject of a producer's licence authorising the production of beer, cider or spirits granted under the Liquor Control Act 1988.

The City is preparing Local Planning Scheme No. 4 (to replace LPS 2) and it is likely that the above definition will be included in the new scheme (LPS 4). The City's Local Planning Strategy retains the Medina light industrial area for this purpose, and draft LPS 4 (not yet adopted by Council or approved for public advertising) therefore retains a 'Light Industry' zoning for the subject site. A 'Brewery' use will be proposed as a permissible use within the Light Industry zone (either 'D' or 'P').

LPS 2 does not provide objectives for the 'Light Industrial' zone, however several matters are to be considered in determining an application in accordance with the Deemed Provisions, and the City's Local Planning Policy No. 11 (LPP11) – Site Requirements and Standards for Development within Industrial Zones. These matters are discussed as follows.

The small-scale alcohol production proposed by the Brewery is not anticipated to result in any material adverse impacts on the surrounding area through the transport of materials, goods or commodities to or from the land. All the components relating to the manufacturing process would be located inside the building and as such it is not considered that the proposed use would present an unacceptable appearance to the streetscape.

Whilst there are residential dwellings in the vicinity of the subject site, they are located approximately 200m from the subject site. As such, any associated impacts arising from the proposal would not be significant.

The City's Environmental Health team considered this application and no objection was raised subject to conditions being included to ensure residential amenity is protected. Waste collection and rubbish bins would be stored within service areas as indicated and would be collected from the street.

The proposed works associated with the use would assist with restoring an existing building and ensuring that it makes a positive contribution to the streetscape. It is considered that the proposed works would maintain and enhance the existing facade.

The proposed 'Brewery' land use is considered suitable for the Light Industrial zone for the reasons stated above.

#### **Bushfire**

The subject site is affected by a Bushfire Prone Area as per *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)*. The intent of the state planning policy is to ensure planning processes consider bushfire risk and aim to preserve life and protect infrastructure.

The applicant has provided a BAL Assessment Report (see Attachment D) which has been referred for comments to DFES. DFES provided initial comments stating that the vegetation classification is acceptable but requested bushfire risk and hazard reduction measures. Special Operations team at DFES also requested some information on Hazmat (Chemical, Biological and Radiological) emergency response during an incident. DFES has reviewed the response from the applicant and did not raise any concerns with regards to the proposal.

With regards to the BAL rating, the applicant has determined the site to be BAL-19, which is consistent with the rating provided in the previous application, DA9860, for a Health Studio. No additional changes to the building are recommended to accommodate the proposed use.

Based on the above, the City is satisfied that the proposed development meets SPP 3.7.

#### **Traffic and Parking**

The applicant has provided a Traffic Impact Statement (TIS) (see Attachment B) for the proposed use as Brewery. The key issues addressed in the report include traffic generation and distribution of the proposed development, parking and access to the site. The report concludes that the traffic generation from the proposed use would be moderate (less than 100vph on any lane) and as such would have moderate impact on the surrounding road network. The City's Infrastructure team has reviewed the TIS and did not raise concerns regarding traffic generation from the proposed development.

With regards to parking, 4 bays exist on site for the Light Industry (tile manufacturing) and Caretaker's Dwelling, as per DA9621 approval. These bays are constructed on site and are to remain. Should this application be approved, the Light Industry land use will reduce in floor area from 380sqm to 220sqm, meaning the required car bays reduce from 4 to 3.

The DA9621 approval contemplated a future additional land uses (unspecified and subject to a further approval) to occur on the site and conditioned an additional 13 bays to be provided within the verge. These bays are constructed and are to remain.

There is no parking ratio for a Brewery in LPS2. Cl. 6.1(b) of LPS 2 enables Council to determine the required parking for a land use where LPS 2 does not prescribe a parking ratio, as is the case with this application. Council is to consider the nature of the development, number of employees on site, orderly and proper planning of the locality and the preservation of its amenities.

The proposed use is considered consistent with a 'Restaurant' given the focus on 'tasting' boutique beverages, the provision of seating, the serving of ancillary food, and the lack of other features that may also be found in a Tavern or pub setting (eg. sports televisions, pool tables, and betting facilities). A 'Restaurant' land use requires 1 car bay per 4 seats under LPS 2, meaning the application would require 5 bays for the 18 seats (rounded up). The Cities of Cockburn and Rockingham local planning schemes adopt a parking ratio of 1 car bay per 4 patrons. There is no separate ratio for employee parking. The parking ratio of the Cities of Cockburn and Rockingham is considered more appropriate to the proposed use, meaning that 13 bays are required for the proposed maximum 50 patrons.

The application proposes to use the 13 bays located on the verge, and previously approved, therefore complying with the LPS 2 parking requirements. One 'surplus' on-site car bay will result due to the reduction in floor area of the Light Industry use (tiling business). A condition has been recommended for the applicant to provide detailed drawings of the parking on the verge to ensure compliance with current standards, including the installation of shade trees.

#### **Noise**

One of the key concerns arising from the proposal is in relation to noise generation from the subject site. Noise concerns primarily relate to patron conversations and amplified music in addition to proposed vehicle movements.

The applicant has provided an acoustic report (see Attachment C) that assesses the noise impacts that would arise from the proposal on the surrounding area. The report created an acoustic model that tested five operational scenarios.

Scenario 1: the worst-case operation of mechanical plant.

Scenario 2: the worst-case patron conversations.

Scenario 3: live music (solo) performances.

Scenario 4: the short events of delivery activities.

Scenario 5: the short events of closing a car door.

In modelling the above scenarios, the acoustic report has considered certain assumptions which includes the Brewery operating at full capacity of 50 patrons, operating hours between 10am and 10pm, Monday to Sunday, amplified music played indoors only, live music to be played indoors between 12pm and 10pm on Friday to Sunday and deliveries for food and distillery to happen certain times of the day. The acoustic report models the noise generation from the proposed use to be compliant with the *Environmental Protection (Noise) Regulations 1997*.

Following a request for further information, the applicant has proposed operating hours as Monday to Sunday, 9am to 9pm with live music only between 12noon and 4pm on Sunday only. Whilst the hours of operation is slightly outside the assumption above, this is considered acceptable as the assigned noise levels are the same from 9am - 7pm on Sundays and Public Holidays, so the change from 10am to 9am on Sunday should be inconsequential. The City's Environmental Health team have reviewed the acoustic report and did not raise any concerns subject to conditions.

#### **Waste Management**

The proposed development plans show an area of 5sqm for bin storage located to the west of outdoor seating area. This area would be located in close vicinity to a driveway where utility vehicles can get access. The applicant advised that the proposed Brewery would be connected to reticulated sewerage and grease trap to be emptied monthly to ensure maximum efficiency is achieved. The applicant also advised that a trade waste application has been submitted to Watercorp. No further information about the status of this application has been received from the applicant at the time of writing this report.

With regards to the solid waste, all the solid waste would be collected by a private company engaged by the applicant. All the solid and recyclable waste generated from the Brewery would be placed in two 1100L bins (red and yellow) which would be emptied once a week.

The City's Waste Management team has reviewed the proposed development and advised that a Waste Management Plan would be required prior to a building permit being issued. A condition to this effect has been recommended.

#### Conclusion

The application for the proposed Brewery use is considered appropriate for this light industrial area and would not have a negative impact on the amenity of the area and/or the existing streetscape. The proposed business would be of benefit to the community and would activate the site. As such, the application is recommended for approval subject to conditions.

#### 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,	4.3 – Enhance opportunities for community to meet,	N/A – There is no specific action in the CBP, yet this report will help achieve the	The proposal would ensure there is a place for the community to socialise and build		

connected and socially diverse socially diverse socially diverse socialise, recreate and build local connections	indicated outcomes and strategic objectives	local connections. The proposal will result in a new use being established within the City contributing to the diversity of options in the City.
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#### **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?		
6 – Vibrant and Celebrated	6.0 – Vibrancy and creativity thrive and our unique identity and achievements are celebrated	6.6 – Provide opportunities to establish a thriving creative economy	The proposal would rejuvenate the current space which was only used occasionally by the existing business. A brewery is a new use within the City and will contribute to the diversity of local businesses within the area.		

#### **LEGAL/POLICY IMPLICATIONS**

For the purpose of Councilor's considering a financial or impartiality interest only, the applicant is Dave Hayes on behalf of Billy Stitch Pty Ltd and the landowners are Sarah Jane Cripwell and Robert Terence Cripwell.

#### Legislation

Planning and Development Act 2005

Metropolitan Region Scheme

Planning and Development (Local Planning Schemes) Regulation 2015

Environmental Protection (Noise) Regulations 1997

City of Kwinana Local Planning Scheme No. 2

#### State Government Policy

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

#### **Local Policy**

Local Planning Policy No. 11 – Site Requirements and Standards for Development within Industrial Zones.

#### FINANCIAL/BUDGET IMPLICATIONS

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

#### **ASSET MANAGEMENT IMPLICATIONS**

The applicant proposes to use to the already constructed verge parking developed as part of a previous Development Approval (DA9860). The owner has signed a deed of indemnity to maintain the car parking spaces on the verge. As such, there are no asset management implications as a result of this application.

#### **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

The proposal has potential environment and public health implications in relation to noise. The applicant provided technical documents demonstrating potential noise impacts on the surrounding area. City Officers are satisfied the impacts will be appropriately managed through conditions of approval.

#### **COMMUNITY ENGAGEMENT**

The application underwent public consultation. Refer to the 'Public Consultation' section of this report for details of the key issues raised and the responding comments.

#### **ATTACHMENTS**

- A. DA10969 Attachment A Development Plans U
- B. DA10969 Attachment B Traffic Impact Statement J.
- C. DA10969 Attachment C Acoustic Report J.
- D. DA10969 Attachment D BAL Assessment J

**Ordinary Council Meeting** 13 November 2024



INFORMATION ONLY AND IS TO BE READ IN

MILLIMETERS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL

REV	NOTE	DRAWN	DATE
b a	general revisions general revisions	MJ	14.10.2024 04.06.2024

WORKSHOP AND DISTILLERY

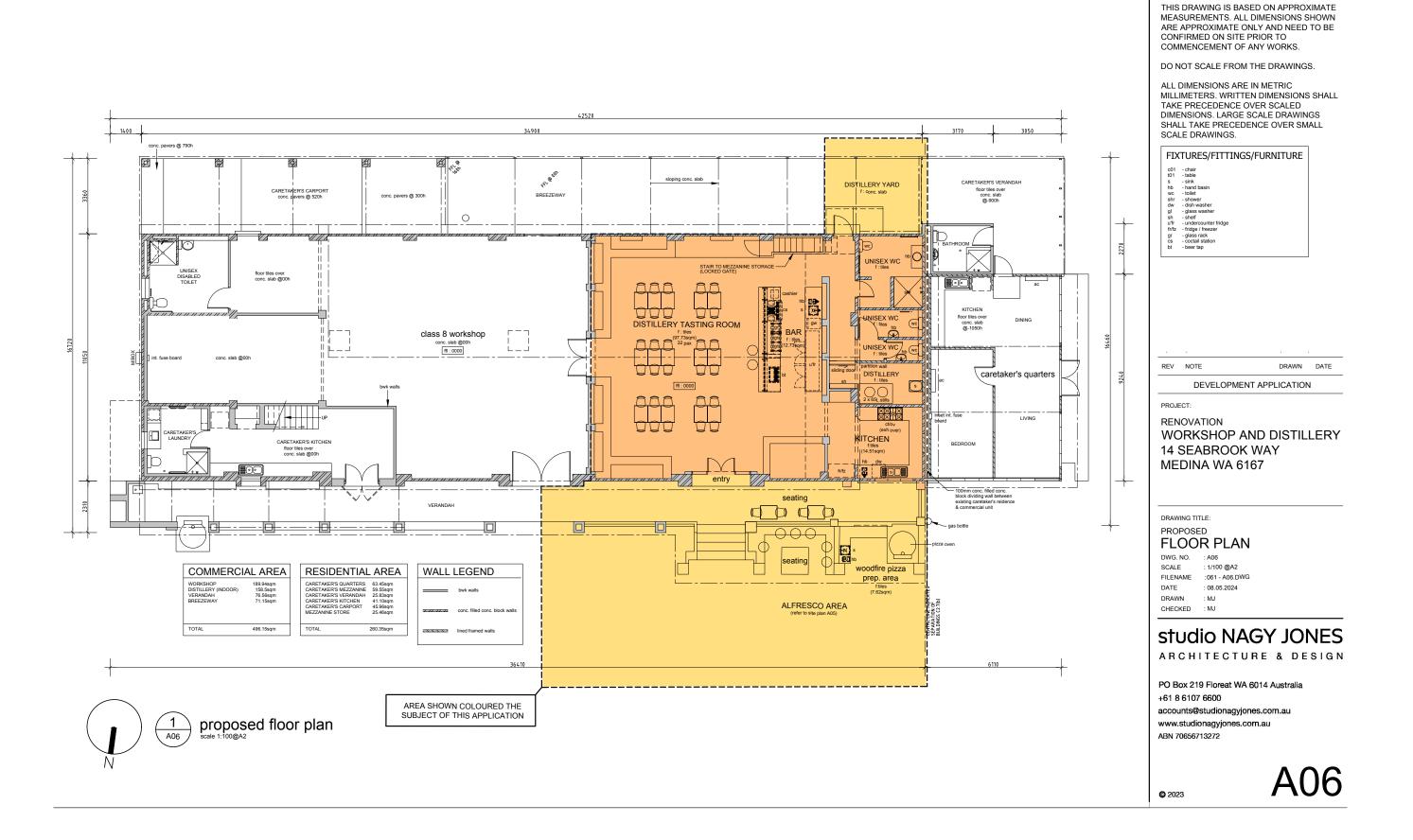
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Ordinary Council Meeting 13 November 2024

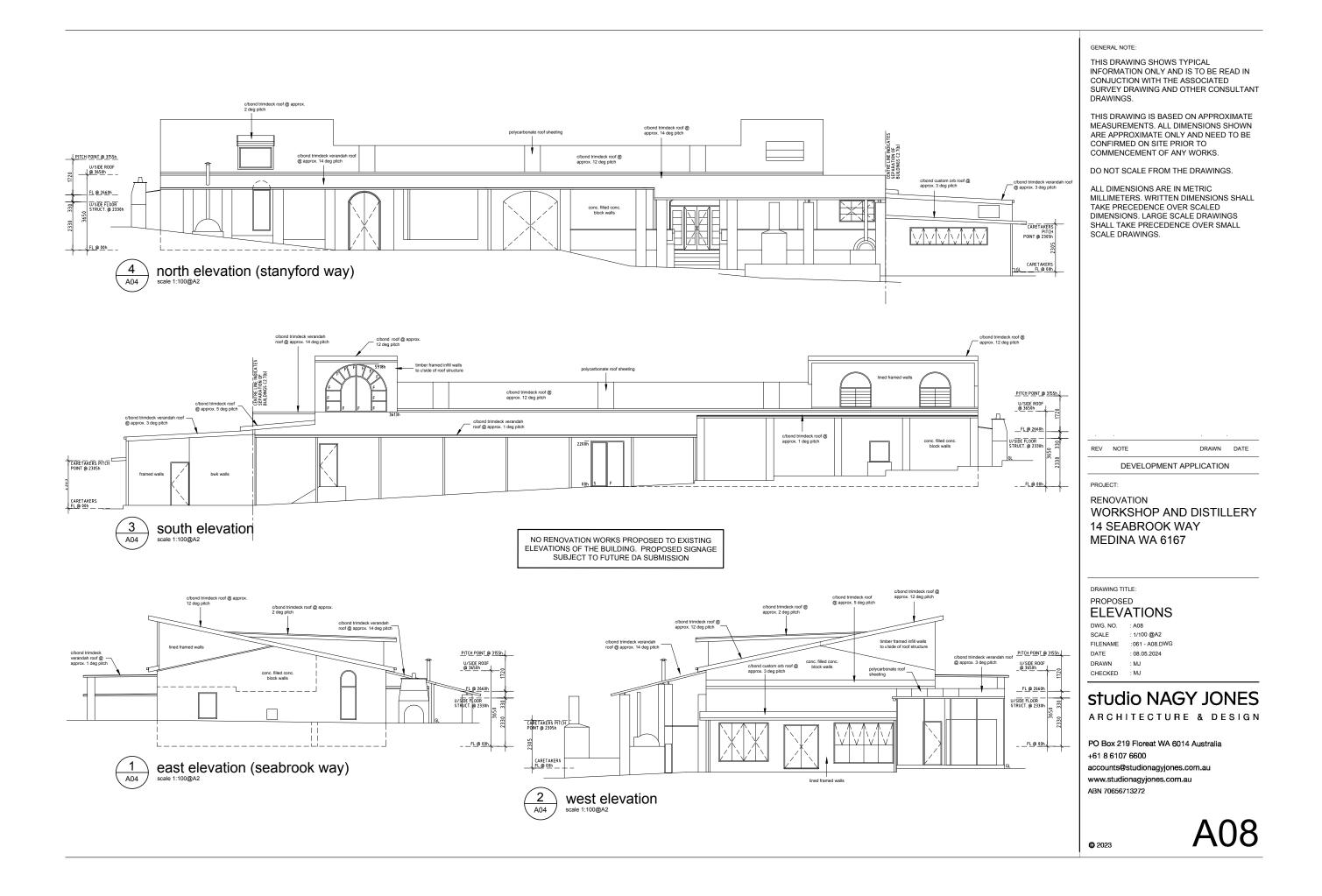
GENERAL NOTE:

THIS DRAWING SHOWS TYPICAL INFORMATION ONLY AND IS TO BE READ IN CONJUCTION WITH THE ASSOCIATED SURVEY DRAWING AND OTHER CONSULTANT DRAWINGS.



Item 17.2 - Attachment A

Ordinary Council Meeting 13 November 2024



Item 17.2 - Attachment A



# 14 Seabrook Way, Medina Proposed Change of Use

### TRANSPORT IMPACT STATEMENT









repared for:

Billy Stitch Pty Ltd

une 2024

### 14 Seabrook Way, Medina

Prepared for: Billy Stitch Pty Ltd
Prepared by: Paul Ghantous
Date: 6 June 2024
Project number: U24.061

#### **Version control**

Version No.	Date	Prepared by	Revision description	Issued to
U24.061.r01	06/06/24	Paul Ghantous	FINAL	Studio Nagy Jones



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### 1 Introduction

This Transport Impact Statement has been prepared by Urbii on behalf of Billy Stitch Pty Ltd with regards to the proposed change of use from a workshop to a microbrewery, located at 14 Seabrook Way, Medina

The subject site is situated on the corner of Seabrook Way and Stanyford Way, as shown in Figure 1. The site is in a predominantly industrial area, with automotive, fabrication and other commercial type uses. The existing site building accommodates workshop uses with caretaker quarters and amenities.

A change of use is proposed for the western portion of the building from workshop to a microbrewery.

The key issues that will be addressed in this report include the traffic generation and distribution of the proposed development, access and egress movement patterns, truck circulation, parking and access to the site for alternative modes of transport.



Figure 1: Subject site

### 2 Scope of work

The WAPC *Transport Assessment Guidelines 2016* identifies the proposed development as being "Moderate Impact" (Figure 2). Accordingly, a Transport Impact Statement (TIS) has been prepared to support a robust Development Application and to assist the City with demonstration of traffic impact.

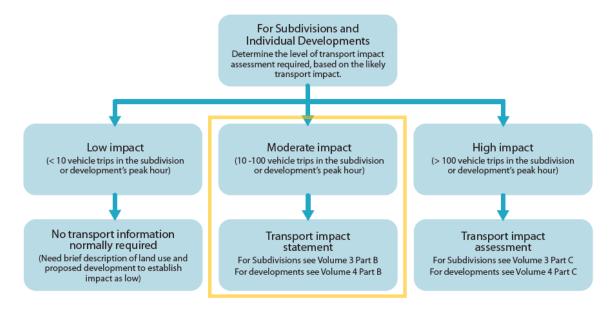


Figure 2: WAPC Transport Assessment Guidelines – reporting requirements

### 3 Proposed change of use

The existing use of the building is a workshop and caretaker's quarters. Approximately 160m<sup>2</sup> of existing workshop space will be converted to a proposed distillery brewery. An 18m<sup>2</sup> yard will be provided at the rear of the building and an alfresco area will be provided at the front of the building (around 155m<sup>2</sup> in area).

The development will be limited to a maximum 50 people at the premises.

13 car parking bays will be formally constructed as 90-degree parking on the verge abutting the site. The construction of 13 verge parking bays has been approved in a previous Development Application for the site.

4 car parking bays will be provided onsite (including 1 x ACROD bay) and parking for 4 bicycles will also be provided.

The proposed development plans are included for reference in Appendix A.

### 4 Vehicle access and parking

#### 4.1 Vehicle access

The proposed vehicular access arrangements have been reviewed for efficient and safe traffic circulation.

There are two vehicle access gates presently provided onsite (Figure 3). The vehicle access gate on Stanyford Way is serviced by a formalised concrete crossover. No formal crossover is constructed in the Seabrook Way verge (Figure 4).

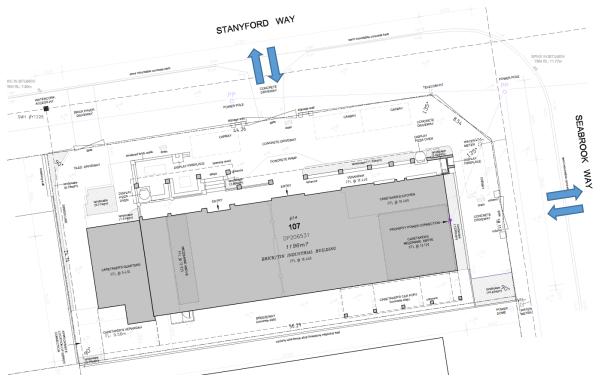


Figure 3: Existing vehicle access

As detailed in the proposed development plans and Figure 5, it is proposed to retain the existing vehicle access arrangements. The verge will be brick paved with formal 90-degree verge parking provided. The Seabrook Way access gate provides secondary access, with brick paving proposed in the verge in front of the gate.

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Figure 4: Existing informal site vehicle access from Seabrook Way

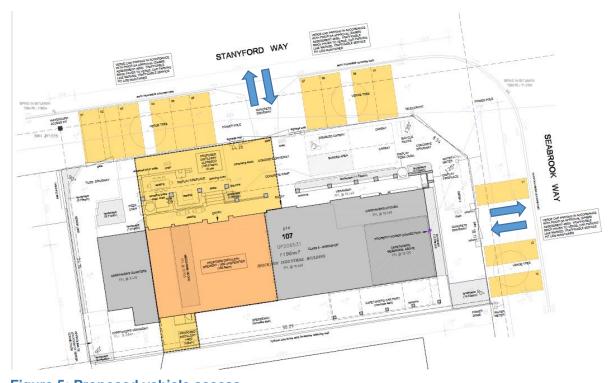


Figure 5: Proposed vehicle access

### 4.2 Parking supply

Four car parking bays will be provided onsite, which will be allocated for staff and tenant use only, this includes 1 ACROD bay. Thirteen visitor parking bays are proposed to be provided on the verge.

### 5 Provision for service vehicles

No loading bays are provided for the development. It is recommended that small utility vehicles or vans be used for deliveries. These vehicles can park on the verge during 'off-peak' periods. It is assumed that waste collection will be facilitated via kerbside service.

# 6 Hours of operation

The cellar door will be open Monday to Friday 10am to 10pm. A maximum of 50 guests are permitted on the premises at any time.

### 7 Daily traffic volumes and vehicle types

#### 7.1 Traffic generation

The traffic volume that will be generated by the proposed development has been estimated using trip generation rates derived with reference to the following sources:

- ITE Trip Generation Manual;
- Roads and Traffic Authority of New South Wales *Guide to Traffic Generating Developments* (2002); and
- RTA TDT 2013/ 04a.

The trip generation rates adopted are detailed in Table 1.

Table 1: Adopted trip rates for traffic generation

Land use	Land use Trip rate source		PM-in	PM-out	
Factory	RTA NSW	0.01	50%	50%	
Drinking Place	ITE	0.167	68%	32%	

Notes: Rates apply to floor area measured in m2

The estimated traffic generation of the proposed development is detailed in Table 2. The proposed development is estimated to generate 56 vehicles per hour (vph) during the road network PM peak hour.

These trips include both inbound and outbound vehicle movements. It is anticipated that most of the vehicle types would be passenger cars and SUVs.

Table 2: Traffic generation – Weekday PM peak hour

Land use	Quantity PM Trips	·	PM Peak Trips		
		PM Trips	IN	OUT	
Existing	333	3	1	2	
Proposed	333	56	38	18	
Net Increase		+53	+37	+16	

### 7.2 Impact on surrounding roads

The WAPC Transport Impact Assessment Guidelines for Developments (2016) provides the following guidance on the assessment of traffic impacts:

"As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis."

The proposed development will not increase traffic flows on any roads adjacent to the site by the quoted WAPC threshold of +100vph to warrant further analysis. Therefore, the impact on the surrounding road network is minor.

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## 8 Traffic management on the frontage roads

Information from online mapping services, Main Roads WA, Local Government, and/or site visits was collected to assess the existing traffic management on frontage roads.

#### 8.1.1 Seabrook Way

Seabrook Way near the subject site is an approximately 6m wide, two-lane undivided road. No footpaths are provided within the road reserve.

Seabrook Way is classified as an Access road – *Special use industrial* in the Main Roads WA road hierarchy (Figure 6) and operates under a default speed limit of 50km/h (Figure 7). Access roads are the responsibility of Local Government and are for the provision of vehicle access to abutting properties (Figure 8).

No traffic or speed data was available at the time this report was prepared. The road is estimated to carry below 3,000 vehicles per day.

#### 8.1.2 Stanyford Way

Stanyford Way near the subject site is an approximately 6m wide, two-lane undivided road. No footpaths are provided within the road reserve.

Stanyford Way is classified as an Access road – *Special use industrial* in the Main Roads WA road hierarchy (Figure 6) and operates under a default speed limit of 50km/h (Figure 7). Access roads are the responsibility of Local Government and are for the provision of vehicle access to abutting properties (Figure 8).

No traffic or speed data was available at the time this report was prepared. The road is estimated to carry below 3,000 vehicles per day.

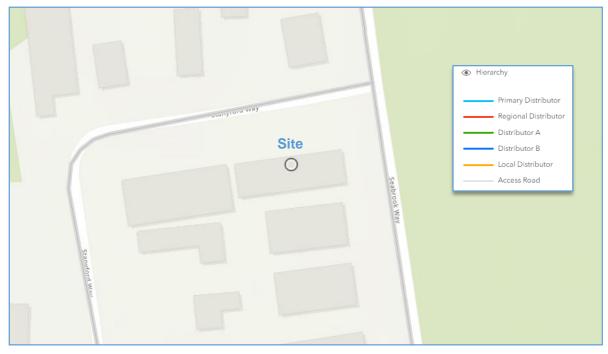


Figure 6: Main Roads WA road hierarchy plan

Source: Main Roads WA Road Information Mapping System (RIM)



Figure 7: Main Roads WA road speed zoning plan

Source: Main Roads WA Road Information Mapping System (RIM)

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ROAD HIERARCHY FOR WESTERN AUSTRALIA ROAD TYPES AND CRITERIA (see Note 1)

			TYPES AND CRITERIA (See			
CRITERIA	PRIMARY DISTRIBUTOR (PD) (see Note 2)	DISTRICT DISTRIBUTOR A (DA)	DISTRICT DISTRIBUTOR B (DB)	REGIONAL DISTRIBUTOR (RD)	LOCAL DISTRIBUTOR (LD)	ACCESS ROAD (A)
Primary Criteria						
Location     (see Note 3)	All of WA incl. BUA	Only Built Up Area.	Only Built Up Area.	Only Non Built Up Area. (see Note 4)	All of WA incl. BUA	All of WA incl. BUA
2. Responsibility	Main Roads Western Australia.	Local Government.	Local Government.	Local Government.	Local Government.	Local Government.
Degree of Connectivity	High. Connects to other Primary and Distributor roads.	High. Connects to Primary and/or other Distributor roads.	High. Connects to Primary and/or other Distributor roads.	High. Connects to Primary and/or other Distributor roads.	Medium. Minor Network Role Connects to Distributors and Access Roads.	Low. Provides mainly for property access.
Predominant Purpose	Movement of inter regional and/or cross town/city traffic, e.g. freeways, highways and main roads.	High capacity traffic movements between industrial, commercial and residential areas.	Reduced capacity but high traffic volumes travelling between industrial, commercial and residential areas.	Roads linking significant destinations and designed for efficient movement of people and goods between and within regions.	Movement of traffic within local areas and connect access roads to higher order Distributors.	Provision of vehicle access to abutting properties
Secondary Criteria						
Indicative Traffic Volume     (AADT)	In accordance with Classification Assessment Guidelines.	Above 8 000 vpd	Above 6 000 vpd.	Greater than 100 vpd	Built Up Area - Maximum desirable volume 6 000 vpd. Non Built Up Area - up to 100 vpd.	Built Up Area - Maximum desirable volume 3 000 vpd. Non Built Up Area - up to 75 vpd.
Recommended Operating     Speed	60 – 110 km/h (depending on design characteristics).	60 – 80 km/h.	60 – 70 km/h.	50 – 110 km/h (depending on design characteristics).	Built Up Area 50 - 60 km/h (desired speed) Non Built Up Area 60 – 110 km/h (depending on design characteristics).	Built Up Area 50 km/h (desired speed). Non Built Up Area 50 – 110 km/h (depending on design characteristics).
7. Heavy Vehicles permitted	Yes.	Yes.	Yes.	Yes.	Yes, but preferably only to service properties.	Only to service properties.
Intersection treatments	Controlled with appropriate measures e.g. high speed traffic management, signing, line marking, grade separation.	Controlled with appropriate measures e.g. traffic signals.	Controlled with appropriate Local Area Traffic Management.	Controlled with measures such as signing and line marking of intersections.	Controlled with minor Local Area Traffic Management or measures such as signing.	Self controlling with minor measures.
9. Frontage Access	None on Controlled Access Roads. On other routes, preferably none, but limited access is acceptable to service individual properties.	Prefer not to have residential access. Limited commercial access, generally via service roads.	Residential and commercial access due to its historic status Prefer to limit when and where possible.	Prefer not to have property access. Limited commercial access, generally via lesser roads.	Yes, for property and commercial access due to its historic status.  Prefer to limit whenever possible. Side entry is preferred.	Yes.
10. Pedestrians	Preferably none. Crossing should be controlled where possible.	With positive measures for control and safety e.g. pedestrian signals.	With appropriate measures for control and safety e.g. median/islands refuges.	Measures for control and safety such as careful siteing of school bus stops and rest areas.	Yes, with minor safety measures where necessary.	Yes.
11. Buses	Yes.	Yes.	Yes.	Yes.	Yes.	If necessary (see Note 5)
12. On-Road Parking	No (emergency parking on shoulders only).	Generally no. Clearways where necessary.	Not preferred. Clearways where necessary.	No – emergency parking on shoulders – encourage parking in off road rest areas where possible.	Built Up Area – yes, where sufficient width and sight distance allow safe passing. Non Built Up Area – no. Emergency parking on shoulders.	Yes, where sufficient width and sight distance allow safe passing.
13. Signs & Linemarking	Centrelines, speed signs, guide and service signs to highway standard.	Centrelines, speed signs, guide and service signs.	Centrelines, speed signs, guide and service signs.	Centrelines, speed signs and guide signs.	Speed and guide signs.	Urban areas – generally not applicable. Rural areas - Guide signs.
14. Rest Areas/Parking Bays	In accordance with Main Roads' Roadside Stopping Places Policy.	Not Applicable.	Not Applicable.	Parking Bays/Rest Areas. Desired at 60km spacing.	Not Applicable.	Not Applicable.

Figure 8: Road types and criteria for Western Australia

Source: Main Roads Western Australia D10#10992

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### 9 Public transport access

Information was collected from Transperth and the Public Transport Authority to assess the existing public transport access to and from the site.

The subject site has access to the following bus services within walking distance:

• Bus Route 540: Kwinana Stn - Kwinana Bus Stn via Orelia Av & Medina Av.

The closest bus stop to the subject site is located on Medina Avenue, approximately 800m walk from the subject site.

The public transport network plan is shown in Figure 9.

4 4 O - - I- -- - I- \A/-- - | N/-- - | N/-- - | N/--- | N/---- | N/--- | N/---- | N/---- | N/---- | N/---- | N/---- | N/---- | N/----

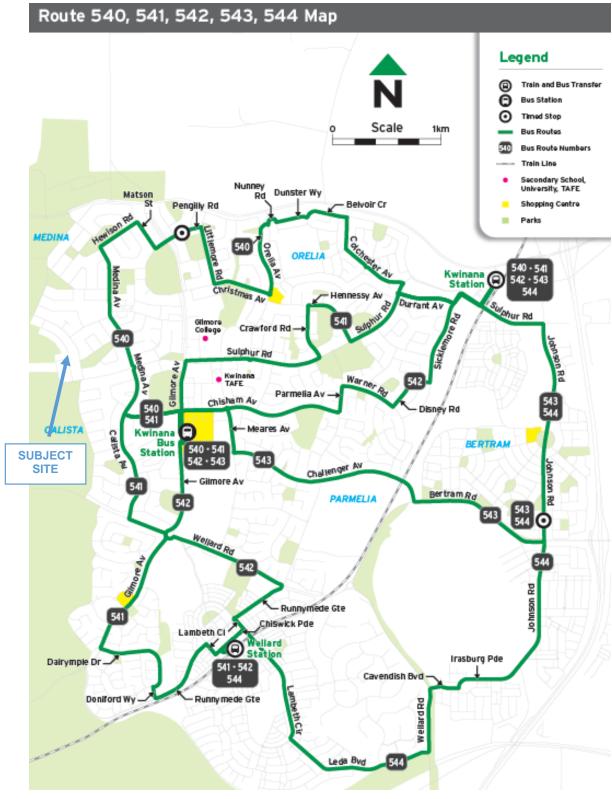


Figure 9: Transperth public transport plan

Source: Transperth



### 10 Pedestrian access

Information from online mapping services, Main Roads WA, Local Government, and site visits was collected to assess the pedestrian access for the proposed development.

#### 10.1 Pedestrian facilities and level of service

No footpaths or crossing facilities are provided on roads near the subject site. A geospatial analysis was undertaken to assess the 5-minute walking catchment of the site. As depicted in Figure 10, there are some local businesses and people working within the 5-minute catchment. The distillery can benefit from attracting local customers who are within a short walking distance of the site, which will reduce reliance on car parking.



Figure 10: 5-minute walking catchment to the site

### 11 Bicycle access

Information from online mapping services, Department of Transport, Local Government, and/or site visits was collected to assess bicycle access for the proposed development.

#### 11.1 Bicycle network

The Department of Transport Perth Bicycle Network Map (see Figure 11) shows the existing cycling connectivity to the subject site. No cycling specific infrastructure is provided adjacent to the site. People will need to cycle on the road until reaching higher order facilities.



Figure 11: Perth bicycle network plan

#### 11.2 Bicycle parking and end of trip facilities

Parking for 4 bicycles is provided for the development. Consideration can be given to providing an end of trip facility for the brewery staff, including a staff shower, lockers and change room. This can be designed at subsequent project stages.

#### 11.3 Sustainable transport catchment

As detailed in Figure 12, the subject site is well placed for workers and visitors to travel by sustainable modes of transport. A comfortable 8km or 20-25min cycle will provide the development with a large catchment.

This range can be further increased through a combination of micro-mobility and train travel with close access to train stations.

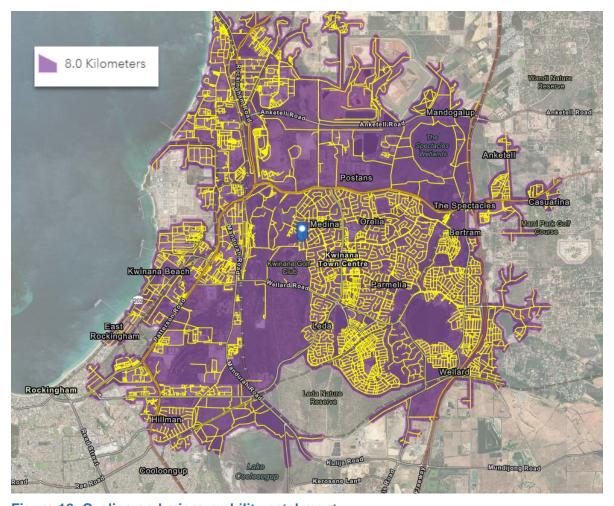


Figure 12: Cycling and micro-mobility catchment

# 12 Site specific issues

No additional site-specific issues were identified within the scope of this assessment.

# 13 Safety issues

The five-year crash history in the vicinity of the site was obtained from Main Roads WA. As detailed in Figure 13, there were no crashes recorded adjacent to the site.

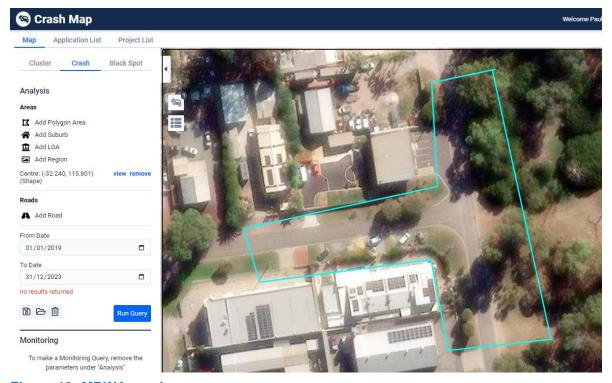


Figure 13: MRWA crash map

## 14 Conclusion

This Transport Impact Statement has been prepared by Urbii on behalf of Billy Stitch Pty Ltd with regards to the proposed change of use from a workshop to a microbrewery, located at 14 Seabrook Way, Medina

The subject site is situated on the corner of Seabrook Way and Stanyford Way. The site is in a predominantly industrial area, with automotive, fabrication and other commercial type uses. The existing site building accommodates workshop uses with caretaker quarters and amenities.

A change of use is proposed for the western portion of the building from workshop to a microbrewery.

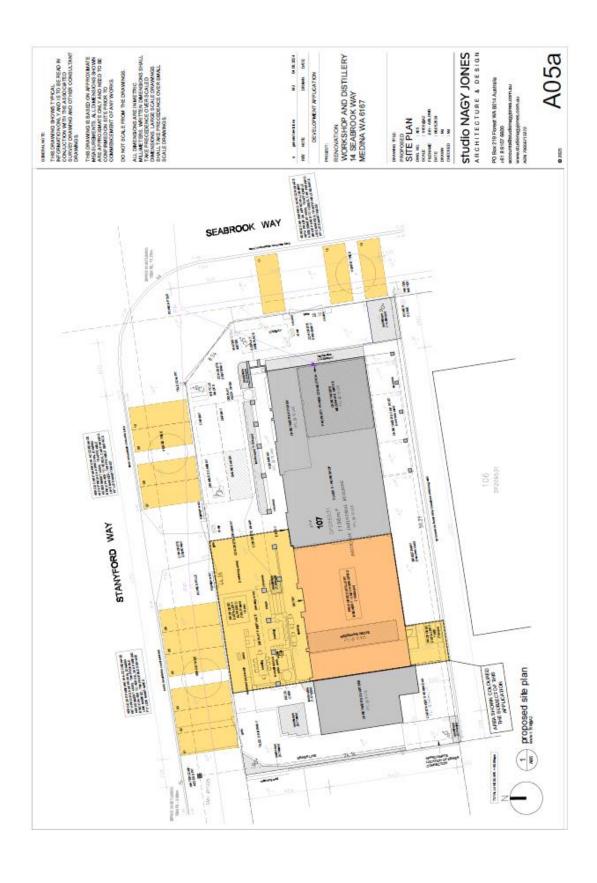
The site features good connectivity with the existing road network. There is good public transport coverage through nearby bus services and access to the rail network.

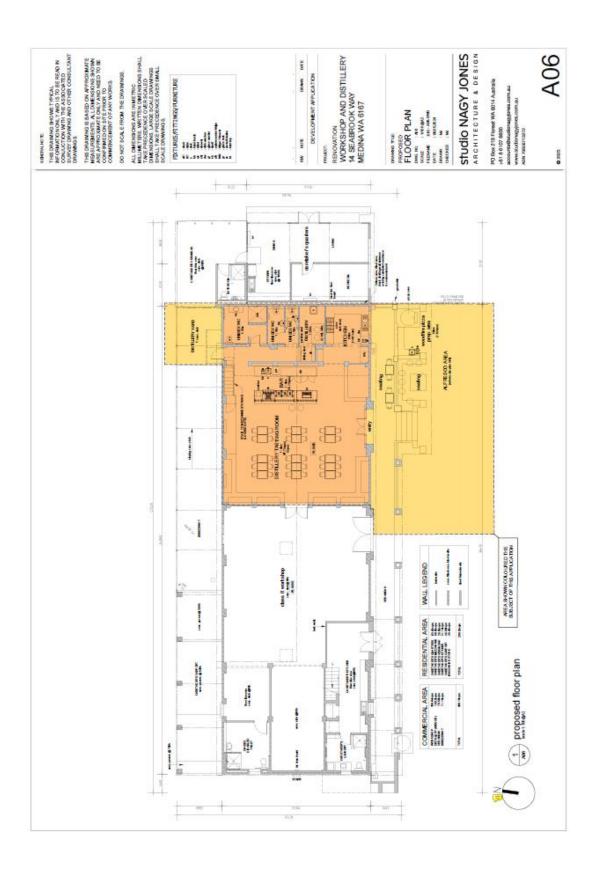
The traffic analysis undertaken in this report shows that the traffic generation of the proposed development is moderate (less than 100vph on any lane) and as such would have moderate impact on the surrounding road network.

It is concluded that the findings of this Transport Impact Statement are supportive of the proposed development.

# **Appendices**

**Appendix A: Proposed development plans** 





#### **Appendix B: Swept path diagrams**

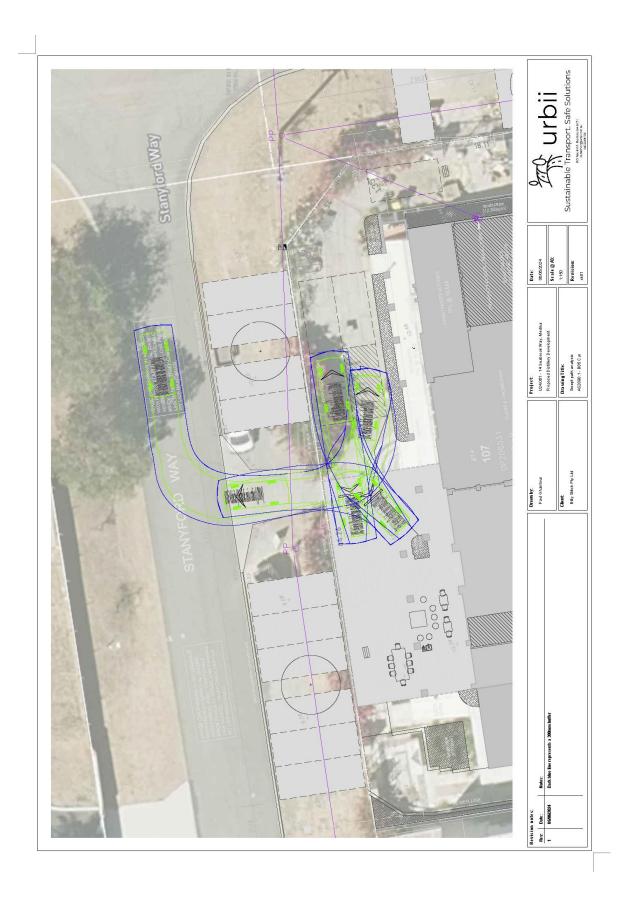
Swept path diagrams are included in this section of the report. Different coloured lines are employed to represent the various envelopes of the vehicle swept path, as described below:

**Cyan** represents the wheel path of the vehicle

**Green** represents the vehicle body envelope

Blue represents a 300mm safety buffer line, offset from the vehicle swept path

The swept path diagrams are also provided separately in high-quality, A3 PDF format.



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# **ACOUSTIC REPORT**

# FOR DISTILLERY

**14 SEABROOK WAY MEDINA WA 6167** 

5 July 2024

AES-890380-R01-0-05072024

**Acoustic Engineering Solutions** 

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# **EXECUTIVE SUMMARY**

Acoustic Engineering Solutions (AES) has been commissioned by Billy Stitch Distillery to undertake an environmental noise assessment of the proposed Distillery at 14 Seabrook Way Medina. The Distillery will have a maximum capacity of 50 patrons and will operate 7 days a week. The aim of this assessment is to determine whether or not the proposed Distillery would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

An acoustic model is created and five worst-case operational scenarios are modelled:

Scenario 1: represents the worst-case operation of mechanical plant.

Scenario 2: represents the worst-case patron conversations.

Scenario 3: represents live music (solo) performances.

Scenario 4: represents the short events of delivery activities.

Scenario 5: represents the short events of closing a car door.

The Distillery is located within the "Light industry" zone. The four closest residential and industrial receivers are selected for the detailed assessment of noise impacts. Noise levels are predicted for the worst-case meteorological conditions. The predicted worst-case noise levels are adjusted to account for their dominant characteristics, and then assessed against the criteria set by the Regulations. The compliance assessment concludes that full compliance is achieved for the proposed Distillery.

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#### 1.0 INTRODUCTION

The Distillery is proposed to operate at 14 Seabrook Way Medina. An acoustic report is required for undertaking an environmental noise impact assessment to determine whether or not the proposed Distillery would comply with the Environmental Protection (Noise) Regulations 1997 (the Regulations).

Acoustic Engineering Solutions (AES) has been requested by Billy Stitch Distillery to prepare the acoustic report.

#### 1.1 THE DISTILLERY

Figure 1 in APPENDIX A presents an aerial view of the subject site and surrounding area including the closest receivers. The Distillery is located within the "Light industry" zone and at more than 120m from the closest residence.

Figure 2 to Figure 4 in APPENDIX A present the site layout, floor plan and elevation views. The building is a one-storey building of external double-brick walls and Tin roofing. Only the west part of the building is used by the Distillery. The Distillery has an indoor tasting area and alfresco (outdoor) area. The indoor area is accessed via the alfresco. The double entry doors face Stanyford Way under the alfresco.

A small kitchen and two toilets/shower are located inside the building and a woodfire pizza oven is located in the alfresco area. A distillery room is fully enclosed and located between kitchen and toilets. Two Fujistu split air-conditioning units (AC) will be installed with their outdoor units sitting on the backyard ground.

Low level amplified (background) music will be played indoors only via 3 wall-mounted speakers during service hours to provide relaxed low level background music. The music level will be set to low enough volume to allow patrons to converse easily.

Live music (single amp acoustic guitar musician) may play indoors sometimes between 12pm and 10pm on Friday to Sunday.

The Distillery is proposed to have a maximum capacity of 50 patrons (32 indoors and 18 outdoors) and 2 to 3 staff. It will operate 7 days a week between 10am and 10pm.

Regular food delivery will be planned once a week and Van delivery for distillery materials once a day. All deliveries occur between 10am and 5pm on Monday to Saturday excluding public holidays.

Multiple customer car-park bays are available onsite.

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#### 2.0 NOISE CRITERIA

Noise management in Western Australia is implemented through the Environmental Protection (Noise) Regulations 1997 (the Regulations). The Regulations set noise limits which are the highest noise levels that can be received at noise-sensitive (residential), commercial and industrial premises. These noise limits are defined as 'assigned noise levels' at receiver locations. Regulation 7 requires that "noise emitted from any premises or public place when received at other premises must not cause, or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind".

Table 2-1 presents the assigned noise levels at various premises.

Table 2-1: Assigned noise levels in dB(A)

Type of Premises	Time of	Assigned Noise Levels in dB(A) <sup>1</sup>				
Receiving Noise	Day	L <sub>A 10</sub>	L <sub>A1</sub>	L <sub>A max</sub>		
	0700 to 1900 hours Monday to Saturday	45 + Influencing factor	55 + Influencing factor	65 + Influencing factor		
	0900 to 1900 hours Sunday and public holidays	40 + Influencing factor	50 + Influencing factor	65 + Influencing factor		
Noise sensitive premises: highly	1900 to 2200 hours all days	40 + Influencing factor	50 + Influencing factor	55 + Influencing factor		
sensitive area	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + Influencing factor	45 + Influencing factor	55 + Influencing factor		
Noise sensitive premises: any area other than highly sensitive area	All hours	60	75	80		
Commercial premises	All hours	60	75	80		
Industrial and utility premises other than those in the Kwinana Industrial Area	All hours	65	80	90		

 $<sup>^1</sup>$  Assigned level  $L_{\rm A1}$  is the A-weighted noise level not to be exceeded for 1% of a delegated assessment period. Assigned level  $L_{\rm A10}$  is the A-weighted noise level not to be exceeded for 10% of a delegated assessment period. Assigned level  $L_{\rm Amax}$  is the A-weighted noise level not to be exceeded at any time.

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For highly noise sensitive premises, an "influencing factor" is incorporated into the assigned noise levels. The influencing factor depends on road classification and land use zonings within circles of 100 metres and 450 metres radius from the noise receiver locations.

#### 2.1 CORRECTIONS FOR CHARACTERISTICS OF NOISE

Regulation 7 requires that that "noise emitted from any premises or public place when received at other premises must be free of:

- (i) tonality;
- (ii) impulsiveness; and
- (iii) modulation.

when assessed under Regulation 9".

If the noise exhibits intrusive or dominant characteristics, i.e. if the noise is impulsive, tonal, or modulating, noise levels at noise-sensitive premises must be adjusted. Table 2-2 presents the adjustments incurred for noise exhibiting dominant characteristics. That is, if the noise is assessed as having tonal, modulating or impulsive characteristics, the measured or predicted noise levels have to be adjusted by the amounts given in Table 2-2. Then the adjusted noise levels must comply with the assigned noise levels. Regulation 9 sets out objective tests to assess whether the noise is taken to be free of these characteristics.

Table 2-2: Adjustments for dominant noise characteristics

	e noise emission is cumulative to a ma	Adjustment where noise emission is music		
Where tonality is present	Where Modulation is present	Where Impulsiveness is present	Where Impulsiveness is not present	Where Impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

#### 2.2 VEHICLE NOISE

Regulation 3(a) states that *nothing in these regulations applies to the following noise emissions* —

(a) Noise emissions from the propulsion and braking systems of motor vehicles operating on a road.

If it is open to public, a car park is considered to be a road and therefore vehicle noise (propulsion and braking) is not strictly assessed. However, noise from car door closing still requires assessment, as this does not form part of the propulsion or braking systems.

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#### 2.3 INFLUENCING FACTORS

The four (4) closest residential and industrial receivers are selected for detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A.

Influencing factors vary from residence to residence depending on the surrounding land use. Traffic flows on roads in the vicinity ( $\leq$ 450m) of the selected receivers are insufficient for any of the roads to be classified as either major or secondary roads. Therefore, transport factor is zero for R1 and R2.

Figure 5 in APPENDIX A presents the planning scheme zone map of the City of Kwinana. The Distillery and R3/R4 are located within the "Light industry" zone. No commercial zone is located with 450m to the selected receivers. Table 2-3 presents the calculation of influencing factors while Table 2-4 presents the assigned noise levels for the selected receivers.

Table 2-3: Calculation of influencing factors.

	Transport	Industri	al Land	_	Influencing	
Receivers	Factor in dB	Within 100m Radius	Within 450m Radius	dB	Factor in d(B)	
R1	0	0	10%	1	1	
R2	0	0	11%	1	1	

Table 2-4: Assigned noise levels in dB(A)

Receivers	Assigned Noise Levels in dB(A)							
	L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>					
Day <sup>2</sup> of Monday to Saturday								
R1 and R2	46	56	66					
R3 and R4	65	80	90					
Day <sup>3</sup> of Sunday and Public Holidays								

<sup>&</sup>lt;sup>2</sup>0700 to 1900 hours for Monday to Saturday.

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 $<sup>^3</sup>$ 0900 to 1900 hours for Sunday and Public Holidays.



Receivers	Assigned Noise Levels in dB(A)								
	L <sub>A10</sub>	L <sub>A1</sub>	L <sub>Amax</sub>						
R1 and R2	41	51	66						
R3 and R4	65	80	90						
Evening⁴									
R1 and R2	41	51	56						
R3 and R4	65	80	90						

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<sup>&</sup>lt;sup>4</sup>1900 to 2200 hours for all days.



#### 3.0 NOISE MODELLING

#### 3.1 METHODOLOGY

An acoustic model is developed using the SoundPlan v8.0 program, and the ISO 9613 prediction algorithms are selected for this study. The acoustic model is used to predict noise levels at the selected receivers and generate noise contours for the area surrounding the subject site.

The acoustic model does not include noise emissions from any sources other than from the proposed Distillery. Therefore, noise emissions from road traffic, aircraft, neighbouring industrial premises and birds, etc are excluded from the modelling.

#### 3.2 INPUT DATA

#### 3.2.1 Topography

The ground elevation contours for the subject site and surrounding area are obtained from Landgate. The parkland is absorptive while the other area is assumed to have averaged absorption of 0.6.

The subject building and its surrounding (existing) buildings are digitised into the acoustic model. The existing (1.8m) solid boundary fences of the closest properties are also considered.

#### 3.2.2 Noise Sensitive Premises

The four closest residential and industrial premises are selected for the detailed assessment of noise impacts, as shown in Figure 1 in APPENDIX A. R1 and R2 are the closest residences while R3 and R4 are the closest industrial receivers. All of them are ground receivers (1.5m above the ground).

#### 3.2.3 Source Sound Power Levels

Table 3-1 presents the source sound power levels. The sound power levels of pumps and air-conditioners are provided by Billy Stitch Distillery. The sound power level of patron conversations with raised voices was calculated from published data $^5$ . The amplified music level is assumed to be 65 dB(A) at 1m from the centre of a speaker. The sound power levels of the other sources are obtained from the AES database for similar equipment. The sound power level of car-door closing is presented in  $L_{Amax}$  level.

<sup>&</sup>lt;sup>5</sup> Lazarus, H 1986, "Prediction of verbal communication in noise – a review: Part 1", *Applied Acoustics*, vol. 19, pp. 439-464.



Table 3-1: Source sound power levels.

Equipment	Number	Overall Sound Power Levels in dB(A)
Kitchen Exhaust Outlet	1	74
Toilet Vent	2	62
Speaker	3	73
Air Conditioner	2	68
Pump	2	74
Kitchen Exhaust Inlet	1	76
Dishwasher	1	78
Freezer	1	60
Fridge	1	60
Oven	2	55
Live Music (Solo Performance)		95
Patron Conversation in Normal Voice		66
Patron Conversation with Raised Voice		74
Delivery Truck Refrigeration Unit		88
Car Door Closing L <sub>Amax</sub>		88

#### 3.3 METEOROLOGY

SoundPlan calculates noise levels for defined meteorological conditions. In particular, temperature, relative humidity, wind speed and direction data are required as input to the model. For this study the default "worst-case" meteorological conditions<sup>6</sup> are assumed, as shown in Table 3-2.

<sup>&</sup>lt;sup>6</sup> Guideline: Assessment of Environmental Noise Emissions, Draft for Consultation, May 2021.



Table 3-2: Worst-case meteorological conditions.

Time of day	Temperature Celsius	Relative Humidity	Wind speed	Wind Direction
Day (0700 1900)	20° Celsius	50%	≤5 m/s	All
Evening (1900 2200)	15º Celsius	50%	≤5 m/s	All

#### 3.4 OPERATIONAL SCENARIOS

Billy Stitch Distillery advised:

- The Distillery has a full capacity of 50 patrons: 32 indoors and 18 outdoors (alfresco area).
- The Distillery operates between 10am and 10pm on Monday to Sunday.
- During service hours, the front entry door is open.
- The kitchen is a small kitchen and its exhaust is located above the roof.
- Two toilet vents are located above the roof.
- Two Fujistu split air-conditioning units will be installed with their outdoor units sitting on the backyard ground.
- During service hours, amplified (background) music plays indoors only. The music volume will be low enough to allow easy conversations among patrons.
- Live music (artist musician) may play indoors between 12pm and 10pm on Friday to Sunday.
- Regular food delivery will be planned once a week and Van delivery for distillery materials once a day. All deliveries occur between 10am and 5pm on Monday to Saturday excluding public holidays.
- Multiple customer car-park bays are available onsite.

Based on the proposed activities, five worst-case operational scenarios are modelled:

Scenario 1: Low level amplified music plays indoors via three speakers simultaneously with the operation of all items of the mechanical plant:

- Two Air-conditioners;
- Two toilet vents;
- Two pumps;
- A Woodfire Pizza Oven;
- One Kitchen Exhaust (inlet and outlet); and
- All kitchen equipment (Dishwasher, Oven, Freezer and Fridge).

Scenario 2: 40% of patrons converse simultaneously (20 patron conversations):

> 13 indoor patron conversations; and

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7 outdoor (alfresco) patron conversations.

50% of the above conversations are assumed to be at raised voices.

Scenario 3: Live music plays indoors.

Scenario 4: Scenario 1 plus a food delivery truck onsite. The delivery truck engine is

switched off during its unloading but its refrigeration unit operates. This scenario occurs in a short period (less than 10% of any 4 hour interval) on

Monday to Saturday excluding public holidays.

Scenario 5: A car door is closed at the worst-case car-park bay to R1 and R2.

For all of the scenarios, the double entry doors are assumed to be fully opened.

Scenario 1 represents the worst-case operation of mechanical plant. All items of the mechanical plant operate simultaneously with amplified (background) music.

Scenario 2 represents the worst-case patron conversations. 40% of the maximum number (50) of patrons is assumed to converse simultaneously and 50% of the conversations are assumed to be in raised voices. This is an extreme worst-case assumption and happens rarely in practice. For most times patrons talk in normal voices (8dB below raise voices) and the patron number is less than the maximum capacity of 50. This scenario will predict the highest noise emission from patron conversations.

Scenario 3 represents live (solo) music playing inside the building.

Scenario 4 represents food deliveries, which are assumed to occur during the worst-case operation of mechanical plant. For the other delivery activities, no noise source is present in the delivery truck because the truck engine is switched off during its unloading.

Scenario 5 represents short events of closing a car door at the worst-case car-park bay to R1 and R2. The car-door closing is modelled as a point source. The barrier effect of car bodies is not considered in the model and the predicted noise levels will be higher than the actual levels in the car body shadow areas.

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## 4.0 MODELLING RESULTS

#### 4.1 POINT MODELLING RESULTS

Table 4-1 presents the predicted worst-case noise levels in dB(A). Scenario 4 occurs during the day only. For scenario 5, the predicted noise levels are in  $L_{AMax}$  levels. The highest noise level is predicted at R4 for all of the scenarios.

Table 4-1: Predicted worst-case noise levels in dB(A).

Deschare	Scenario 1		Scenario 2		Scenario 3		Scenario 4	Scenario 5	
Receivers	Day	Evening	Day	Evening	Day	Evening	Day	Day	Evening
R1	13.3	13.3	7.3	7.3	13.1	13.1	23.8	28.4	28.4
R2	17.4	17.4	20.2	20.3	26.2	26.3	29.5	28.4	28.4
R3	29.9	29.9	36.8	36.7	38.3	38.3	45.4	37.7	37.7
R4	34.5	34.5	43.8	43.8	43.4	43.4	50.1	38.7	38.7

The noise in scenarios 1 and 4 consists of two components: mechanical noise and amplified music. For both the scenarios, the amplified music levels are the same. Table 4-2 presents the predicted noise contributions for scenarios 1 and 4. It is shown that the mechanical noise is dominant at all of the receivers. Amplified music is much below the mechanical noise.

Table 4-2: Predicted noise contributions in dB(A).

Receivers	Music	Mechanical Noise			
Receivers	Scenarios 1 & 4	Scenario 1	Scenario 4		
R1	0	13.3	23.8		
R2	9.9	16.5	29.5		
R3	22.5	29.0	45.4		
R4	27.5	33.5	50.1		

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#### 4.2 NOISE CONTOURS

Figure 6 to Figure 10 in APPENDIX B present the worst-case noise contours at 1.5m above the ground. These noise contours represent the worst-case noise propagation envelopes, i.e., worst-case propagation (from sources to a receiver) in all directions simultaneously. Since the predicted day and evening-time worst-case noise levels are the same, the noise contours represent the worst-case day and evening-time noise emission envelopes from the proposed Billy Stitch Distillery.

Figure 10 shows the worst-case noise  $L_{AMax}$  contours.

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#### 5.0 COMPLIANCE ASSESSMENT

#### 5.1 ADJUSTED NOISE LEVELS

According to Table 2-2, the predicted noise levels shown in Table 4-1 should be adjusted by:

- 5 dB if the noise received exhibits tonality;
- 10 dB if the noise received is music; or
- 10 dB if the noise received is impulsive.

Mechanical plant may radiate tonal components while patron conversations are broadband noise.

Table 4-2 shows that for scenarios 1 and 4 amplified music is much below the mechanical noise, and will be masked and inaudible at all of the receivers. Therefore, a 5dB tonality adjustment applies to the predicted noise levels for scenarios 1 and 4.

Scenario 3 considers live music only. Therefore, a 10dB music adjustment applies to the predicted noise levels for scenario 3.

Scenario 5 considers the car-door closing noise only. The car-door closing noise may exhibit implusiveness. Therefore, a 10dB adjustment applies to the predicted noise levels for scenario 5.

Table 5-1 presents the adjusted A-weighted noise levels. The adjusted noise levels are expressed in **Bold Italic**.

Table 5-1: Adjusted noise levels in dB(A).

Dessivers	Scenario 1		Scenario 2		Scenario 3		Scenario 4 Scenario 5		nario 5
Receivers	Day	Evening	Day	Evening	Day	Evening	Day	Day	Evening
R1	18.3	18.3	7.3	7.3	23.1	23.1	28.8	38.4	38.4
R2	22.4	22.4	20.2	20.3	36.2	36.3	34.5	38.4	38.4
R3	34.9	34.9	36.8	36.7	48.3	48.3	50.4	47.7	47.7
R4	39.5	39.5	43.8	43.8	53.4	53.4	55.1	48.7	48.7

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#### 5.2 COMPLIANCE ASSESSMENT

Scenarios 1 to 3 generate continuous noise emission and are assessed against the assigned noise levels  $L_{A10}$ . Delivery trucks visit the site in short periods (less than 10% of any 4-hour period), therefore scenario 4 is assessed against the assigned noise levels  $L_{A1}$ . Car door closing is a very short event. The noise from a car door closing is predicted in  $L_{Amax}$  level and the assigned noise levels  $L_{Amax}$  apply to scenario 5.

Scenario 4 happens only for the day of Monday to Saturday excluding public holidays. Therefore, no assessment is required for the evening and for the day of Sunday and public holidays.

#### **5.2.1** Monday to Saturday

Table 5-2 presents the day-time compliance assessment for Monday to Saturday. It is shown that the adjusted noise levels are much below the assigned noise levels at all of the receivers for all of the scenarios. This demonstrates that day-time compliance is achieved for Monday to Saturday.

 Table 5-2: Day-time compliance assessment for Monday to Saturday.

Receivers	Assigned L <sub>A10</sub> in	Adjusted Noise Levels in dB(A)			Assigned L <sub>A1</sub> in	Noise in dB(A)	Assigned L <sub>AMax</sub> in	L <sub>AMax</sub> in dB(A)
	dB(A)	S1	S2	<b>S</b> 3	dB(A)	<b>S4</b>	dB(A)	<b>S</b> 5
R1	46	18.3	7.3	23.1	56	28.8	66	38.4
R2	46	22.4	20.2	36.2	56	34.5	66	38.4
R3	65	34.9	36.8	48.3	80	50.4	90	47.7
R4	65	39.5	43.8	53.4	80	55.1	90	48.7

#### **5.2.2 Sunday**

Table 5-3 presents the day-time compliance assessment for Sunday and public holidays. It is shown that the adjusted noise levels are much below the assigned noise levels at all of the receivers for all of the scenarios. This demonstrates that day-time compliance is achieved for Sunday and public holidays.

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Table 5-3: Day-time compliance assessment for Sunday.

Receivers	Assigned L <sub>A10</sub> in dB(A)	Adjust	ted Levels in	Assigned	L <sub>AMax</sub> in dB(A)	
		<b>S1</b>	S2	S3	L <sub>AMax</sub> in dB(A)	<b>S</b> 5
R1	41	18.3	7.3	23.1	66	38.4
R2	41	22.4	20.2	36.2	66	38.4
R3	65	34.9	36.8	48.3	90	47.7
R4	65	39.5	43.8	53.4	90	48.7

#### 5.2.3 Evening

Table 5-4 presents the evening-time compliance assessment. It is shown that the adjusted noise levels are well below the assigned noise levels at all of the receivers for all of the scenarios. This demonstrates that evening-time compliance is achieved.

Table 5-4: Evening-time compliance assessment.

Receivers	Assigned L <sub>A10</sub> in dB(A)	Adjust	ted Levels in	Assigned L <sub>AMax</sub> in	L <sub>AMax</sub> in dB(A)	
		S1	S2	S3	dB(A)	<b>S</b> 5
R1	41	18.3	7.3	23.1	56	38.4
R2	41	22.4	20.3	36.2	56	38.4
R3	65	34.9	36.7	48.3	90	47.7
R4	65	39.5	43.8	53.4	90	48.7

The above assessments conclude that full compliance is achieved for the proposed operations of the Distillery.

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## APPENDIX A AERIAL VIEW

AES-890380-R01-0-05072024

Client: Billy Stitch Distillery Project: Acoustic Report





Figure 1: Aerial view of the subject site and surrounding area.

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Client: Billy Stitch Distillery Project: Acoustic Report



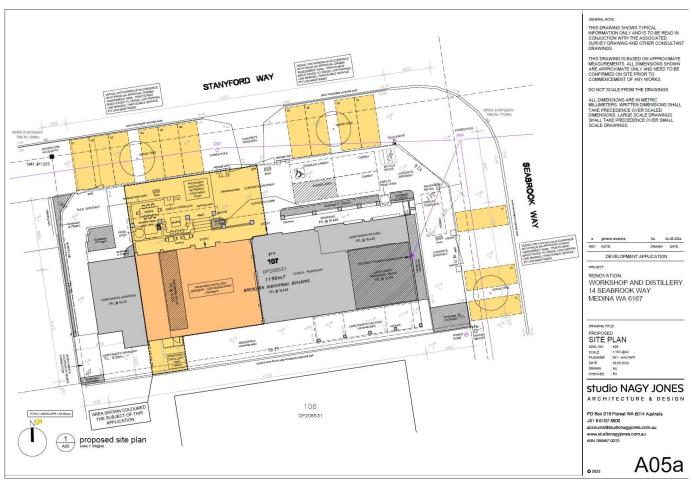


Figure 2: Site plan.

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Client: Billy Stitch Distillery Project: Acoustic Report



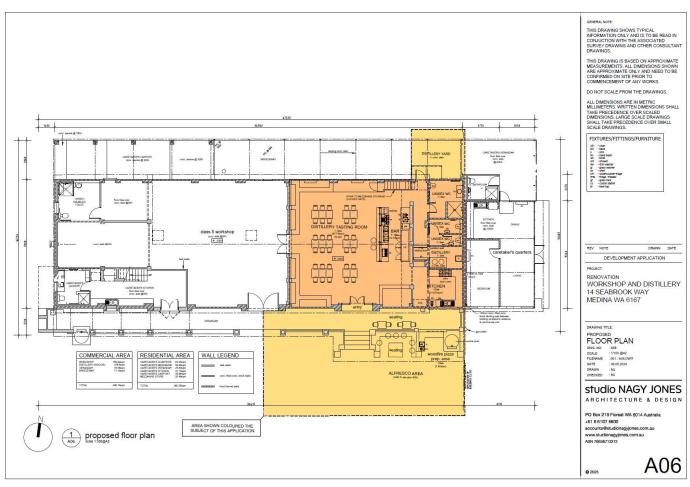


Figure 3: Floor plan.

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Client: Billy Stitch Distillery Project: Acoustic Report



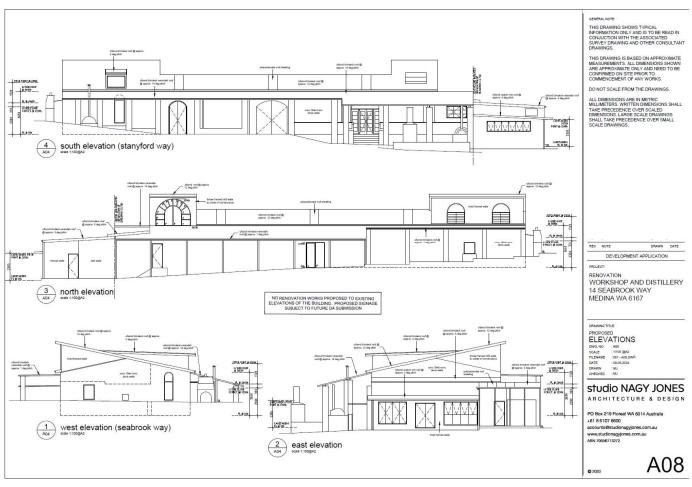


Figure 4: Elevation views.

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Client: Billy Stitch Distillery Project: Acoustic Report



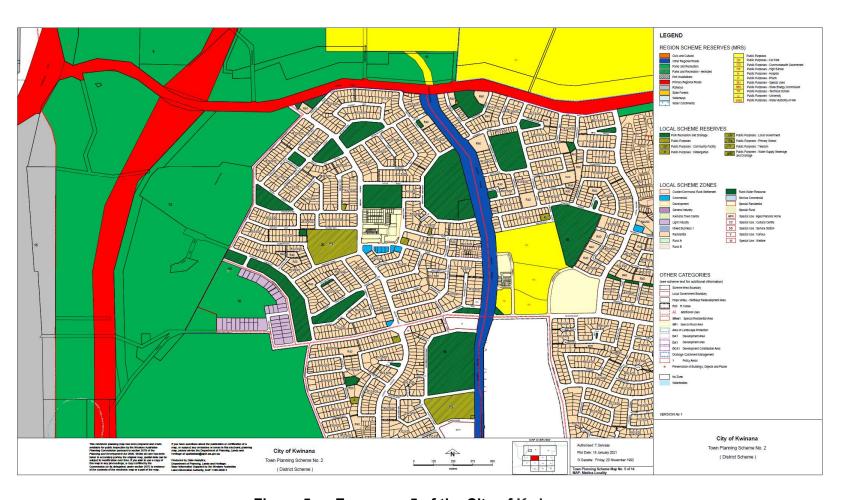


Figure 5: Zone map 5 of the City of Kwinana.

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## APPENDIX B NOISE CONTOURS

AES-890380-R01-0-05072024

Client: Billy Stitch Distillery Project: Acoustic Report





Figure 6: Worst-case noise contours for scenario 1.

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Client: Billy Stitch Distillery Project: Acoustic Report





Figure 7: Worst-case noise contours for scenario 2.

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Client: Billy Stitch Distillery Project: Acoustic Report





Figure 8: Worst-case noise contours for scenario 3.

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Client: Billy Stitch Distillery Project: Acoustic Report



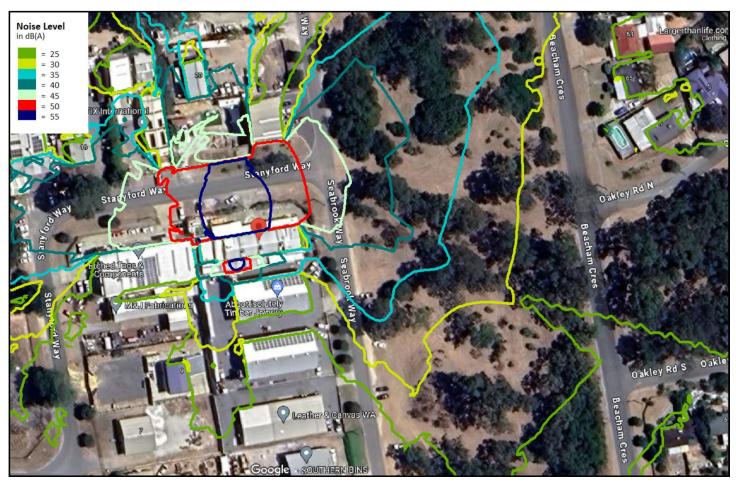


Figure 9: Worst-case noise contours for scenario 4.

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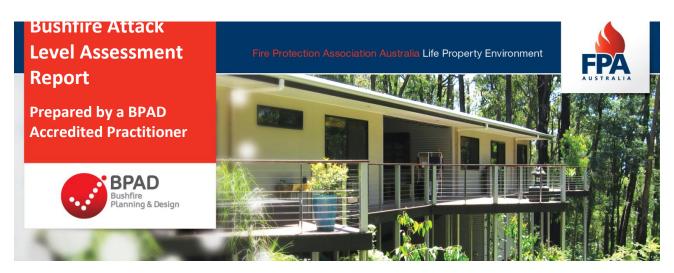
Client: Billy Stitch Distillery Project: Acoustic Report





Figure 10: Worst-case noise contours for scenario 5.

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# **AS 3959 BAL Assessment Report**

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. Consideration has been given to the conditions and factors evident on the date of the assessment, including vegetation and slope.

FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

Property Details and Description of Works						
Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
		14	107	Seabrook Way		
Suburb	Medina				State	Postcode
Subuib	Medina			WA	6167	
Local government area	Kwinana					
Main BCA class of the building	Class 8 Use(s) of the building Distillery.					
Description of the building or works	Modificat	Modifications to existing building / conversion to distillery.				

Report Details					
Report / Job Number	Report Version	Assessment Date	Report Date		
240409 BAL	Α	22 May 2024	28 May 2024		

### **BPAD Accredited Practitioner Statement and Details**

I have taken all reasonable steps to ensure that the information provided is correct and reflects the conditions of the site on the date of the assessment.

# Name

Jeremy Durston BPAD-36525

#### **Company Details**

Bushfire West Pty Ltd jeremy@bushfirewest.com.au 040 332 8835 I hereby declare that I am a BPAD accredited bushfire practitioner.



Signature

Date 28-May-2024

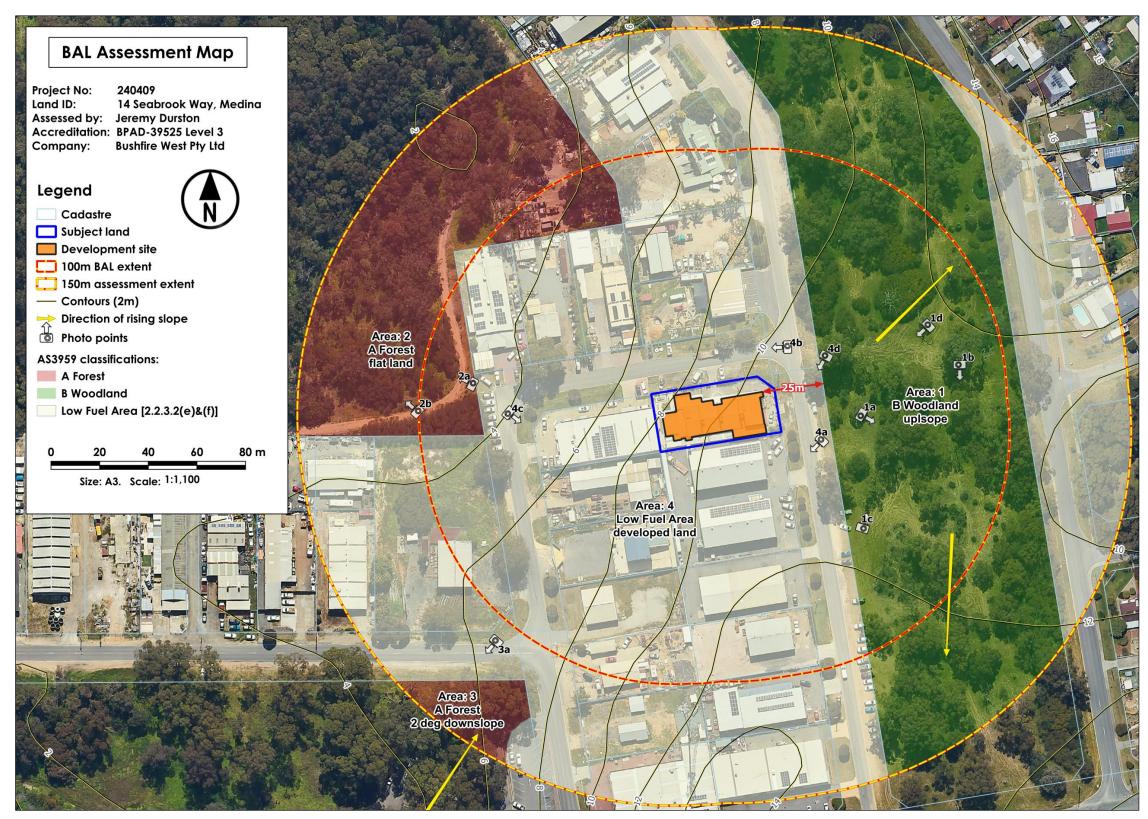
Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.

# **BAL Assessment Report**

Fire Protection Association Australia Life Property Environment

### Site Assessment & Site Plans

The assessment of this site / development was undertaken on 22 May 2024 by a BPAD Accredited Practitioner to determine the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).



Ver. 1.3 Page | 2

Fire Protection Association Australia Life Property Environment

# **Vegetation Classification**

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Vegetation Area:	Vegetation Classification or Exclusion Clause:
1	Class B Woodland - Woodland B-05

# **Description / Justification for Classification**

### Vegetation/plot description:

Area of parkland dominated by trees having canopy cover less than 30%, with maintained ground fuel loads.

**Effective slope:** Upslope. **Separation distance:** 25m





1b

Photo ID:

1c

Photo ID:

1d





Ver. 1.3

Fire Protection Association Australia Life Property Environment

Vegetation Area:	Vegetation Classification or Exclusion Clause:
2	Class A Forest - Open forest A-03

# Description / Justification for Classification

Vegetation/plot description: area of unmanaged vegetation with emerging eucalypts and scrub understorey.

**Effective slope:** Flat land. **Separation distance:** 73m

Photo ID: 2a Photo ID: 2b





Vegetation Area:	Vegetation Classification or Exclusion Clause:
3	Class A Forest - Open forest A-03

# **Description / Justification for Classification**

Vegetation/plot description: Eucalypts with unmanaged understorey of shrubs and grass.

**Effective slope:** 2 deg downslope. **Separation distance:** 107m

Photo ID: Photo ID: n/a



Ver. 1.3

Fire Protection Association Australia Life Property Environment

Vegetation Area:	Vegetation Classification or Exclusion Clause:	
4	Excludable - 2.2.3.2(e) Non Vegetated Areas	
	Excludable - 2.2.3.2(f) Low Threat Vegetation	

# **Description / Justification for Classification**

Vegetation/plot description: Developed urban land and road reserves including low threat vegetation..

Photo ID: 4a Photo ID: 4b





Photo ID: 4c Photo ID: 4d





Ver. 1.3 Page | 5

Fire Protection Association Australia Life Property Environment

# **Relevant Fire Danger Index**

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index			
FDI 40 🗌	FDI 50 🗌	FDI 80 🔀	FDI 100 🗌
Table 2.7	Table 2.6	Table 2.5	Table 2.4

# **Potential Bushfire Impacts**

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class B Woodland	Upslope/flat	25m	BAL – 19
2	Class A - Forest	Upslope/flat	73m	BAL – 12.5
3	Class A - Forest	Downslope >0-5 degrees	>100m	BAL – LOW
4	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW

Table 1: BAL Analysis

### **Determined Bushfire Attack Level (BAL)**

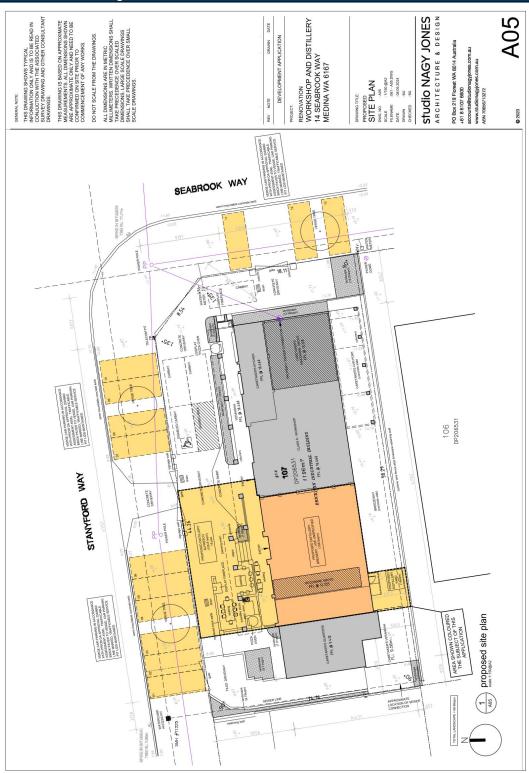
The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level BAL – 1	9
--	---

Ver. 1.3

Fire Protection Association Australia Life Property Environment

# Appendix 1: Plans and Drawings



Ver. 1.3





# **Bushfire Attack Level (BAL) Certificate**

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

•	•	State WA	Postcode 6167
			0107
		1	ľ
Use(s) of the building	Distillery.		
	building	building Distillery.	l Distillery

Determination of High	est Bushfire Attack Level			
AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	upslope	25m	BAL – 19

BPAD Accredited Practitioner Details	
Name: Jeremy Durston (BPAD36525, Level 3)	I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.
Company Details:	
Bushfire West Pty Ltd jeremy@bushfirewest.com.au 0403328835  BPAD Bushfire Planning & Design Accredited Practitioner Level 3	I hereby declare that I am a BPAD accredited bushfire practitioner.  Accreditation No. BPAD-36525  Signature  Date 28-May-2024

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

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### 18 REPORTS – CIVIC LEADERSHIP

### 18.1 MONTHLY FINANCIAL REPORT SEPTEMBER 2024

### **SUMMARY**

The Monthly Financial Reports has been prepared and includes the monthly financial variance between actual and budget for the period ending 30 September 2024.

### OFFICER RECOMMENDATION

### That Council:

- 1. Accepts the Monthly Statements of Financial Activity for the period ended 30 September 2024, as detailed at Attachment A; and
- 2. Accepts the explanations for material variances for the period ended 30 September 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 30 June 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 September 2024 is \$60,006,000 compared to a budget position of \$47,553,178. This is considered a satisfactory result for the City as it is maintaining a healthy budget surplus position.

End of year processing and adjustments have since been processed which will impact the carry forward surplus. The final 2023/2024 result will be determined after completion of annual financial statements audit and any impact on 2024/2025 annual budget will be presented to Council for consideration.

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### **Revenue Summary for September 2024**

Year-to-date income for the period ending September 2024 is \$65,613,578, compared to the current budgeted income of \$64,504,153, resulting in a variance of \$1,109,425. This income includes revenue from capital grants, subsidies, and contributions.

# **Expenditure Summary for September 2024**

The total expenditure for September 2024 was \$13,059,276, which is \$3918,149 less than the current budget of \$16,977,425. This amount includes both operating and capital expenses, detailed as follows:

Operating expenses: \$12,145,794Capital acquisitions: \$918,483

For detailed information on significant variances on operating and capital expenditure against the current budget, refer to Note 1 and Note 6 in the Monthly Financial Report attached as Attachment A.

### **Rates Receivables**

For the 2024/2025 financial year, the due date for rates was 6 September 2024, whereas the previous year's due date was 10 August 2023. As a result, 47.59% of the rates are still pending this year, compared to 38.01% at the same time last year, due to the timing difference.

### **Investment Summary**

In February 2024 the City engaged Curve to assist with the investment process and to expand investment opportunities. As a result, the City's percentage in fossil fuel-free investments is 18.66% in September 2024, aligning with the City's Sustainability Framework initiatives. Further details on the City's investment portfolio are provided in Note 3 of the Monthly Financial Report attachment.

### 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.

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.

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# **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 September 2024 U

Item 18.1 Page 299



# **CITY OF KWINANA**

# **MONTHLY FINANCIAL REPORT**

(Containing the Statement of Financial Activity)
For the period ending 30 September 2024

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

# **TABLE OF CONTENTS**

Statement of Financial Activity by Nature or Type 2			
Statement of Financial Position			
Note 1	Explanation of Material Variances	4	
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Note 11	Budget Amendments	23	

# CITY OF KWINANA STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

	Note	Adopted Budget Estimates (a)	Current Budget Estimates	YTD Budget Estimates (b)	YTD Actual (c)	Variance* \$ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		\$	\$	\$	\$	\$	%	
OPERATING ACTIVITIES								
Revenue from operating activities								
General rates		52,862,845	52,862,845	52,125,345	51,834,764	(290,581)	(1%)	
Grants, subsidies and contributions	Note 8	3,247,733	3,409,657	796,842	755,900	(40,942)	(5%)	
Fees and charges Interest revenue		14,781,629 3,336,708	14,943,384	9,729,358	10,355,516	626,158	6%	<b>A</b>
Other revenue			3,336,708 1,047,479	773,229 87,657	1,828,937	1,055,708	137% 84%	
Profit on asset disposals		1,209,234 196,291	196,291	15,644	161,703 0	74,046 (15,644)	(100%)	•
Front on asset disposals		75,634,440	75,796,364	63,528,075	64,936,821	1,408,746	2%	•
Expenditure from operating activities		7 3,034,440	73,730,304	03,320,073	04,330,021	1,400,740	270	
Employee costs		(32,335,160)	(32,368,546)	(7,071,980)	(7,048,098)	23,882	0%	_
Materials and contracts		(30,073,881)	(30,273,420)	(6,057,288)	(4,190,676)	1,866,613	31%	
Utility charges		(2,787,943)	(2,787,943)	(579,088)	(499,347)	79,741	14%	
Depreciation		(22,431,400)	(22,431,400)	(226,239)	Ó	226,239	100%	•
Finance costs		(806,656)	(806,656)	(170,043)	(19,180)	150,864	89%	
Insurance		(826,314)	(826,314)	(401,907)	(380,597)	21,310	5%	
Other expenditure		(79,200)	(58,200)	(13,125)	(7,897)	5,228	40%	
Loss on asset disposals		(25,771)	(25,771)	0	0	0	0%	
		(89,366,325)	(89,578,249)	(14,519,670)	(12,145,794)	2,373,876	16%	
New cools are contact, and office a constitution								
Non-cash amounts excluded from operating activities	Note 2	22.260.000	22.260.000	244 002	(24.670)	(266 FE2)	(1100/)	
		22,260,880 <b>8,528,995</b>	22,260,880 <b>8,478,995</b>	241,883 <b>49,250,287</b>	(24,670) 52,766,357	(266,553) 3,516,069	(110%) 7%	
Amount attributable to operating activities		0,520,995	0,470,995	49,250,267	52,766,357	3,510,009	1 70	
INVESTING ACTIVITIES								
Inflows from investing activities								
Proceeds from capital grants, subsidies and	Ni-t- O							
contributions	Note 9	11,347,884	11,347,884	976,078	676,757	(299,321)	(31%)	•
Proceeds from disposal of assets		687,750	687,750	58,500	59,280	780	1%	•
Proceeds from financial assets at amortised cost -								
self supporting loans		19,700	19,700	4,925	24,584	19,659	399%	
		12,055,334	12,055,334	1,039,503	760,621	(278,882)	(27%)	
Outflows from investing activities		(15 100 000)	(45 400 000)	(4.040.050)	(100.000)	4 0 4 7 7 0 4	<b>-0</b> 0/	
Payments for property, plant and equipment	Note 5	(15,403,602)	(15,403,602)	(1,648,050)	(400,259)	1,247,791	76%	<u> </u>
Payments for construction of infrastructure		(11,323,707)	(11,273,707)	(435,800)	(294,653)	141,147	32%	<b>A</b>
Payments for intangible assets		(895,810) ( <b>27,623,119</b> )	(895,810) ( <b>27,573,119</b> )	(373,905) <b>(2,457,755)</b>	(218,570) (913,483)	155,335 1,544,272	42% 63%	
		(27,623,119)	(21,313,119)	(2,457,755)	(913,463)	1,544,272	03 /0	
Non-cash amounts excluded from investing								
activities	Note 2	(1,899,633)	(1,899,633)	(1,899,633)	4,286,234	6,185,867	326%	
Amount attributable to investing activities		(17,467,418)	(17,417,418)	(3,317,885)	4,133,372	7,451,257	225%	
•		, , , ,	,	, , ,	, ,			
FINANCING ACTIVITIES								
Inflows from financing activities								
Proceeds from new debentures	Note 6	6,800,000	6,800,000	0	0	0	0%	
Transfer from reserves	Note 7	10,995,573	10,995,573	0	30,703	30,703	0%	•
Outflows from flower to a state of		17,795,573	17,795,573	0	30,703	30,703	0%	
Outflows from financing activities	Ni-t- O	(0.050.400)	(0.050.400)	(240.470)	(450.074)	457.000	F40/	_
Repayment of borrowings Payments for principal portion of lease liabilities	Note 6	(2,658,422)	(2,658,422) (103,811)	(310,179)	(152,871)	157,308 24,254	51% 93%	•
Transfer to reserves	Note 7	(103,811) (8,661,177)	(8,661,177)	(25,953) (609,353)	(1,699) (1,482,433)	(873,080)	(143%)	•
Transier to reserves	NOIE 1	(11,423,410)	(11,423,410)	<b>(945,485)</b>	(1,637,004)	(691,519)	(73%)	•
		(11,420,410)	(11,420,410)	(340,400)	(1,001,004)	(001,010)	(1070)	
Amount attributable to financing activities		6,372,163	6,372,163	(945,485)	(1,606,301)	(660,816)	(70%)	
•		, , , , ,	, , ,	. , ,	, , , , ,	( ,,= -)	()	
MOVEMENT IN SURPLUS OR DEFICIT								
Surplus or deficit at the start of the financial year		2,566,260	2,566,260	2,566,260	4,712,572	2,146,312	84%	
Amount attributable to operating activities		8,528,995	8,478,995	49,250,287	52,766,357	3,516,069	7%	
Amount attributable to investing activities		(17,467,418)	(17,417,418)	(3,317,885)	4,133,372	7,451,257	225%	
Amount attributable to financing activities		6,372,163	6,372,163	(945,485)	(1,606,301)	(660,816)	(70%)	. 🔻
Surplus or deficit after imposition of general rates		0	0	47,553,178	60,006,000	12,452,822	26%	

# KEY INFORMATION

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

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

<sup>\*</sup> Refer to Note 1 for an explanation of the reasons for the variance.

# STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 30 SEPTEMBER 2024

FOR THE PERIOD ENDED 30 SEPTEMBER 2024				
		Closing	Current Month	This Time Last Year
	NOTE	30 June 2024	30 September 2024	30 September 2023
		\$	\$	\$
Current Assets	2	15 405 220	0.022.072	14.742.046
Cash and cash equivalents	3 3	15,495,320	8,932,972	14,743,046
Other financial assets - Term Deposits	3	62,701,039	97,092,779	87,090,898
Other financial assets - Banksia Park Deferred Mgmt Fees		276,305	276,305	276,305
Other financial assets - Self Supporting Loans		19,062	19,062	19,062
Rates receivable	4	2,233,663	34,024,788	25,006,264
Other receivables (incl. allowance for impairment)	4	1,149,874	3,264,930	1,966,198
Other assets		1,160,184	1,673,139	665,636
TOTAL CURRENT ASSETS		83,035,446	145,283,973	129,767,408
NON-CURRENT ASSETS				
Trade and other receivables		990,991	990,991	949,304
Other financial assets - Banksia Park Deferred Mgmt Fees		3,280,749	3,280,749	3,280,749
Other financial assets - Local Govt House Trust		142,607	145,549	142,607
Other financial assets - Self Supporting Loans		158,237	153,353	172,625
Property, plant and equipment		171,901,726	172,260,949	177,917,428
Infrastructure		606,616,557	607,470,076	613,288,903
Investment property		1,012,000	1,012,000	1,012,000
Intangible assets		964,422	1,157,064	384,850
Right of use assets		126,616	126,616	267,889
TOTAL NON-CURRENT ASSETS		785,193,904	786,597,347	797,416,354
TOTAL ASSETS		868,229,351	931,881,320	927,183,761
CURRENT LIABILITIES				
Trade and other payables		10,678,414	16,436,934	8,652,774
Banksia Park Unit Contributions		18,279,975	18,279,975	18,279,975
Contract and other liabilities		1,711,377	1,407,021	1,900,376
Lease liabilities		33,211	31,512	144,484
Borrowings	6	(31,126)	(152,871)	2,058,632
Employee related provisions		4,837,173	4,845,128	4,815,582
TOTAL CURRENT LIABILITIES		35,509,025	40,847,699	35,851,823
NON-CURRENT LIABILITIES				
Other liabilities (Developer Contributions)		48,081,930	38,395,672	41,076,542
Lease liabilities		105,667	105,667	105,667
Borrowings	6	11,383,240	11,352,116	11,383,241
Employee related provisions		618,902	618,902	618,902
TOTAL NON-CURRENT LIABILITIES		60,189,739	50,472,357	53,184,353
TOTAL LIABILITIES		95,698,764	91,320,055	89,036,176
NET ASSETS		772,530,587	840,561,265	838,147,586
EQUITY				
Retained surplus		200,435,223	267,363,641	262,874,958
Reserves - cash/financial asset backed	8	67,305,417	68,407,677	70,482,681
Revaluation surplus	O	504,789,947	504,789,947	504,789,947
TOTAL EQUITY		772,530,587		838,147,586
TOTAL EQUIT		//2,530,58/	840,561,265	038,147,386

This statement is to be read in conjunction with the accompanying notes.  $\label{eq:conjunction}$ 

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# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 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 2024-25 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
General Rates	(290,581)	(1%)	Permanent/Timing	(\$188K) timing variance for interim rates. Budget to be adjusted at Q1 budget review.
				(\$103K) reduced rate income due to changes in valuation between budget and actual rate strike. Budget to be adjusted at Q1
				budget review.
Grants, Subsidies and Contributions	(40,942)	(5%)	No Material Variance	
Fees and Charges	626,158	6%	Permanent/Timing	Fees and charges variances due to timing.
				(\$56K) Arts centre ticket sales.
				(\$11K) Engineering accelerated pavement depreciation.
				(\$44K) waste & recycling establishment fees and residential waste services charge. \$94K Kwinana village - \$74K Banksia park unit sales deferred management fee income and \$20K Callistemon
				court rent received due to three invoice periods in August.
				\$15K Planning and development zoning fees.
				\$132K Recquatic swimming lessons and membership fees.
				7152K Recyautic Swifffining lessons and membership rees.
				Fees and charges to be adjusted at Q1 budget review due to actual higher than anticipated:
				\$168K Building services - building and verge permits and pool inspections fees.
				\$42K Community facilities hire fees.
				\$62K Planning development approval fees.
				\$88K Engineering services traffic management, supervision and inspection fees.
				\$27K Additional waste service charges and commercial standard waste services charges.
				The following fees and charges were not budgeted in adopted budget and to be adjusted at Q1 budget review.
				\$20K Tip royalties from Thomas road lessee.
				\$80K Rates administration fees.
Interest Revenue	1,055,708	137%	Timing	Interest journals to be processed October 2024.
Other Revenue	74,046	84%	Permanent	Other revenue income variances due to timing:
				(\$17K) Rates legal fees recovered, to be offset by expenses.
				(\$15K) Container despot scheme from kerbside recycling.
				Other revenue income adjusted at Q1 budget review:
				\$52K Workers compensation reimbursements not budgeted for, to be offset by salary and wages paid.
				\$27K Private works income not budgeted for, to be offset by expenses.
Profit on Asset Disposals	(15,644)	(100%)	Timing	Asset disposals to be processed after the 23/24 assets finalised.
Expenditure from operating activities				
Employee Costs	23,882	0%	No Material Variance	

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 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 2024-25 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Materials and Contracts	1,866,613	31%	Permanent/Timing	Materials and contracts variances due to timing:
				\$62K Recquatic precinct feasibility study.
				\$13K Asset management consultant budget not yet required.
				\$38K Kwinana trails network master plan.
				\$25K Engineering services surveying and road safety audits.
				\$30K Governance risk training.
				\$25K Developer contribution administration expenses.
				\$97K Planning & development - coastal adaption plan, city centre plan, urban forest strategy and local planning scheme.
				\$127K Community engagement - \$41K events, \$61K grants & awards and \$25K grant management subscription.
				\$124K Community services - \$80K homelessness tender and \$12K early years project and \$29K youth development programs.
				\$49K Marketing and communication expenses.
				\$21K Economic development advocacy expenses.
				\$15K Engineering services surveying and service location expenses.
				\$78K Waste recycling collection contractors.
				\$27K CCTV and security due to delay in receiving invoices.
				\$158K fire and emergency management including mitigation works and advertising for the upcoming fire season.
				\$45K Rates- \$13K communication fees, \$15K valuation fees and \$17K legal fees not yet required.
				\$173K IT software and hardware purchases.
				\$12K Planning and development legal services not yet required.
				\$12K Recquatic repairs and maintenance not yet required.
				\$92K Parks and reserves maintenance works delayed due to weather condition.
				\$211K facilities maintenance delayed in receiving invoices.
				\$60K infrastructure stormwater gully-pit cleaning delayed due to contractor not available.
				\$137K Kerbside waste collection fees reduced due to waste to energy compensation credit. Budget to be adjusted at Q1
				budget review.
Utility Charges	79,741	14%	Timing	Timing variance.
Depreciation	226,239	100%	Timing	Depreciation to be processed after the 23/24 assets finalised.
Finance Costs	150,864	89%	Timing	Interest journals to be processed October 2024.
rillance costs	130,804	03/0	Tilling	interest journals to be processed october 2024.
Insurance	21,310	5%	No Material Variance	
Other Expenditure	5,228	40%	No Material Variance	

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# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 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 2024-25 year is \$50,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Loss on Asset Disposals	0	0%	Timing	
Investing activities				
Proceeds from capital grants, subsidies and contributions	(299,321)	(31%)	Timing	Due to Blackspot 1st 40% claim. Detail refer to Note 9.
Proceeds from disposal of assets	780	1%	No Material Variance	
Payments for property, plant and equipment	1,247,791	76%	Permanent/Timing	Detail refer to Note 6.
Payments for construction of infrastructure	141,147	32%	Permanent/Timing	Detail refer to Note 6.
Payments for intangible assets	155,335	42%	Permanent/Timing	Detail refer to Note 6.
Financing activities				
Repayment of borrowings	157,308	51%	Timing	Timing variance.
Payments for principal portion of lease liabilities	24,254	93%	Timing	Lease journals to be processed October 2024.
Transfer from reserves	30,703	0% (143%)	No Material Variance Permanent/Timing	Timing variance and hudget to be adjusted at mid year hudget review
Transfer to reserves	(873,080)	(145%)	reimanent/ilming	Timing variance and budget to be adjusted at mid year budget review.

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# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

# NOTE 2 **NET CURRENT FUNDING POSITION**

	Notes	<b>Last Years Closing</b>	This Time Last Year	<b>Current Budget</b>	YTD Actual
		30 June 2024	30 September 2023	2024-25	30 September 2024
		\$	\$		\$
a) Non-cash items excluded from operating activities					
The following non-cash revenue and expenditure has been excluded from ope	rating ac	ctivities			
within the Statement of Financial Activity in accordance with Financial Manage	ement R	egulation 32.			
Non-cash items excluded from operating activities					
Adjustments to operating activities					
Less: Profit on asset disposals		(88,016)	-	(196,291)	-
Less: Movement in pensioner deferred rates (non-current)		(17,309)	19,519	-	-
Movement in inventory (non-current)			-	-	-
Movement in employee benefit provisions		23,905	2,313	57,273	7,954
Movement in lease liabilities			-	-	(1,699)
Movement in other provisions (non-current)			-	-	-
Movement in Investment Property			-	-	-
Add: Loss on asset disposals		-	-	25,771	-
Mvmt in Local Govt House Trust		-	-	-	-
Add: Loss on revaluation of non current assets			-	-	-
Add: Depreciation on assets		22,227,138	-	22,431,400	-
Mvmt in operating contract liabilities associated with restricted cash		213,446	10,000	(57,273)	(30,926)
Mvmt in Banksia Park deferred management fees receivable		-	-	-	-
Mvmt in Banksia Park valuation of unit contribution		-	-	-	-
Total non-cash items excluded from operating activities	'	22,359,164	31,832	22,260,880	(24,670)
Mvmt in non-operating liabilities (non-current)		7,071,164	65,776	28,790	2,853,934
Mvmt in non-operating liabilities associated with restricted cash		747,791	879,735	(1,928,423)	1,432,300
Total non-cash items excluded from investing activities		7,818,954	945,511	(1,899,633)	4,286,234
Total Non-cash items		30,178,118	977,343	20,361,248	4,261,564

# (b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets
Lacc: Pacaryas - restricted cach

Total adjustments to net current assets	(42,813,850)	(43,622,786)	(15,500,764)	(44,430,273)
Add: Banksia Park Unit Contributions	18,279,975	18,279,975	34,008,641	18,279,975
Add: Lease liabilities	33,211	144,484	5,312	31,512
Add: Current portion of unspent non-operating grants, subsidies and contributions hel	1,228,905	1,621,238	170,000	868,237
Add: Current portion of contract and other liability held in reserve	438,795	235,350	192,727	400,790
Add: Provisions - employee	4,837,173	4,815,582	3,168,898	4,845,128
Add: Borrowings	(31,126)	2,058,632	2,658,422	(152,871)
Less: Unspent capital grants, subsidies and contributions liability - DCA	-	0	357,872	
Less: Land held for resale	-	0	-	-
Less: Banksia Park DMF Recievable	(276,305)	(276,305)	(145,521)	(276,305)
Less: Financial assets at amortised cost - self supporting loans	(19,062)	(19,062)	-	(19,062)
Less: Reserves - restricted cash	(67,305,417)	(70,482,681)	(55,917,115)	(68,407,677)

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

Closing funding surplus / (deficit)	4,712,572	50,292,798	0	60,006,000
Less: Total adjustments to net current assets	(42.813.850)	(43.622.786)	(15.500.764)	(44,430,273)
Less: Current liabilities	(35,509,025)	(35,851,823)	(50,180,955)	(40,847,699)
Current assets	83,035,446	129,767,408	65,681,719	145,283,973

# 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 30 SEPTEMBER 2024

# **OPERATING ACTIVITIES** NOTE 3 **CASH AND FINANCIAL ASSETS**

Description	Unrestricted	Restricted	Total Cash	Interest Rate	Institution	S&P Rating	Maturity Date	Days
	\$	\$	\$					
Cash on hand								
CBA Municipal Bank Account	6,880,416		6,880,416	Variable	CBA	AA		
CBA Online Saver Bank Account	1,905,040		1,905,040	4.35%	CBA	AA		
CBA Staff Xmas Saver	142,961		142,961	Variable	CBA	AA		
Cash On Hand - Petty Cash	4,555		4,555	N/A	PC	N/A		
Term Deposits - Muni Investments			-					
Muni Funds	3,000,000		3,000,000	4.95%	NAB	AA	Jan 2025	124
Muni Funds	3,000,000		3,000,000	4.98%	NAB	AA	Feb 2025	152
Muni Funds	3,000,000		3,000,000	4.90%	SUN	AA	Apr 2025	215
Muni Funds	3,000,000		3,000,000	4.87%	SUN	AA	May 2025	243
Muni Funds	2,000,000		2,000,000	5.00%	NAB	AA	May 2025	271
Muni Funds	3,000,000		3,000,000	5.00%	RABO	Α	Jun 2025	271
Muni Funds	3,000,000		3,000,000	5.00%	RABO	Α	Jun 2025	278
Muni Funds	3,000,000		3,000,000	5.20%	AMP	BBB	Jun 2025	306
Muni Funds	3,000,000		3,000,000	5.00%	RABO	Α	Jun 2025	292
Reserve Funds Investments (Cash Backed Reserves)								
Employee Leave Reserve		3,015,380	3,015,380	5.31%	CBA	AA	Oct 2024	366
Public Open Space Reserve		338,877	338,877	5.31%	CBA	AA	Oct 2024	366
Community Services & Emergency Relief Reserve		350,822	350,822	5.31%	CBA	AA	Oct 2024	366
Employee Vacancy Reserve		886,966	886,966	5.31%	CBA	AA	Oct 2024	366
Golf Club Maintenance Reserve		31,749	31,749	5.31%	CBA	AA	Oct 2024	366
Golf Course Cottage Reserve		31,404	31,404	5.31%	CBA	AA	Oct 2024	366
nformation Technology Reserve		412,115	412,115	5.10%	SUN	Α	Oct 2024	366
APU Reserve		841,626	841,626	5.10%	SUN	Α	Oct 2024	366
BP Reserve		337,119	337,119	5.10%	SUN	Α	Oct 2024	366
Renewable Energy Efficiency Reserve		88,699	88,699	5.10%	SUN	Α	Oct 2024	366
Asset Management Reserve		4,936,092	4,936,092	5.00%	NAB	AA	Apr 2025	189
Refuse Reserve		5,931,508	5,931,508	5.00%	NAB	AA	Apr 2025	189
CLAG Reserve	*	283,580	283,580	4.96%	BOQ	Α	Apr 2025	189
Norkers Compensation Reserve	*	622,788	622,788	4.96%	BOQ	Α	Apr 2025	189
Settlement Agreement Reserve	*	321,198	321,198	4.96%	BOQ	Α	Apr 2025	189
Public Arts Reserve	*	457,140	457,140	4.96%	BOQ	Α	Apr 2025	189
City Infrastructure Reserve	*	294,311	294,311	4.96%	BOQ	Α	Apr 2025	189
Strategic Iniative Reserve	*	489,842	489,842	4.96%	BOQ	Α	Apr 2025	189
Election Expense Reserve	*	91,244	91,244	4.96%	BOQ	Α	Apr 2025	189
Valuation Expense Reserve	*	88,479	88,479	4.96%	BOQ	Α	Apr 2025	189
Plant and Equipment Replacement Reserve	*	1,137,976	1,137,976	4.96%	BOQ	Α	Apr 2025	189
Strategic Property Reserve	*	969,065	969,065	4.96%	BOQ	Α	Apr 2025	189
Reserve Funds Investments (Developer Contributions)								
DCA 1 - 5 Various Hard Infrastructure		12,997,917	12,997,917	5.00%	NAB	AA	Apr 2025	189
DCA 6 - 7 Various Hard Infrastructure		10,021,910	10,021,910	5.02%	RABO	AA	Apr 2025	189
DCA 8 - 11 Various Soft Infrastructure	*	15,027,985	15,027,985	4.99%	BEN	AA	Apr 2025	188
DCA 12-15 Various Soft Infrastructure	24 022 072	11,086,987	11,086,987	5.08%	SUN weighted aver	AA	Apr 2025	188
otal	<b>34,932,972</b> 33%	<b>71,092,779</b> 67%	106,025,750	5.03%	weighted aver	age interest rate		
Comprising								
Cash and cash equivalents (Exclude Trust)	8,932,972	0	8,932,972					
Financial assets at amortised cost	26,000,000	71,092,779	97,092,779					
	34,932,972	71,092,779	106,025,750					
* denotes Green Investments								
Green Investments total value			19,783,608					
Green Investments percentage			18.66%					

# 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.

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

 $\hbox{- the asset is held within a business model whose objective is to collect the contractual cashflows, and}\\$ - 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	-	0%	100%	>
AA	87,640,454	83%	100%	<b>&gt;</b>
Α	15,435,182	15%	60%	<b>~</b>
BBB	3,000,000	3%	20%	<b>&gt;</b>
Unrated	4,555	0%	20%	<b>~</b>

Counterparty Credit Risk	Funds Held	Actual at Period End	Limit per Policy	
AMP (AAA)	3,000,000	2.91%	45%	<b>~</b>
BEN (AAA)	15,027,985	14.58%	45%	<b>&gt;</b>
BOQ (BBB)	4,755,623	4.61%	10%	<b>&gt;</b>
BOU (BBB)	-	0.00%	10%	<b>&gt;</b>
CBA (AA)	13,638,055	13.23%	45%	<b>&gt;</b>
GSB (BBB)	-	0.00%	10%	>
NAB (AA)	31,865,517	30.91%	45%	<b>&gt;</b>
RABO (A)	19,021,910	18.45%	25%	<b>&gt;</b>
SUN (A)	18,766,546	18.21%	25%	>

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# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

# OPERATING ACTIVITIES NOTE 4 RECEIVABLES

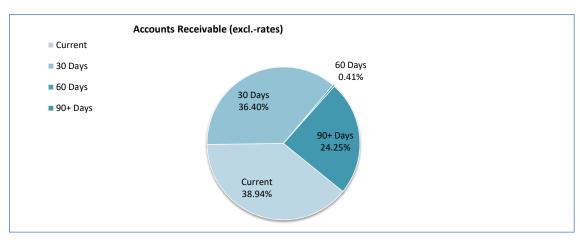
Rates receivable	30 Jun 2024	30 Sep 2023	30 Sep 2024
	\$		\$
Opening arrears previous years	1,603,590	1,603,590	3,224,031
Levied this year	63,537,724	62,662,761	64,844,628
Rates & Charges to be collected	65,141,314	64,266,351	68,068,658
Less Collections to date	(62,056,765)	(38,311,343)	(33,052,879)
Less Pensioner Deferred Rates	(850,888)	(949,304)	(990,991)
Net Rates & Charges Collectable	2,233,661	25,005,705	34,024,788
% Outstanding	3.43%	38.91%	49.99%
Prepaid Rates received (not included above)	(1,270,264)	(580,324)	(1,634,077)
	1.48%	38.01%	47.59%

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# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 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	448,220	520,327	5,008	155,298	1,128,854
Infringements Register	1,210	877	837	191,986	194,909
GST	108,205	0	0	0	108,205
Total sundry receivables outstanding	557,635	521,204	5,845	347,284	1,431,968
Exclude rebates receivable	39%	36%	0%	24%	
Allowance for impairment					(89,710)
Rates and ESL rebate					
Rates rebate	1,637,239	0	0	0	1,637,239
ESL rebate	285,434	0	0	0	285,434
Total rates and ESL rebate	1,922,673	0	0	0	1,832,962
Total general receivables outstanding	2,480,307	521,204	5,845	347,284	3,264,930



### Sundry Debtors Outstanding Over 90 Days Exceeding \$1,000

Description	Debtor #	Status	\$
Sundry Debts with Fines Enforcement Registry (FER)			
Prosecution Planning & Development Act	103859	Registered with FER - payments being received.	4,861
Prosecution Health Act	104209	Registered with FER - payments being received.	6,425
Prosecution Local Law Urban Environment Nuisance - Disrepair	104275	Registered with FER - payments being received.	7,492
Vehicle			
Prosecution Dog Act 1976	104387	Registered with FER.	10,200
Prosecution Dog Act 1976	104610	Registered with FER.	24,214
Prosecution Planning & Development Act	104885	Registered with FER- work and development permit with FER.	11,216
Prosecution Parking Act	105152	Registered with FER.	5,250
Prosecution Planning & Development Act	105325	Registered with FER.	38,463
Prosecution Building Act 2011	105474	Registered with FER - payments being received.	4,264
Prosecution Dog Act 1976	105534	Registered with FER - payments being received.	3,752
Prosecution Pool Act	105762	Registered with FER - payments being received.	3,947
Prosecution Dog Act 1976	106260	Registered with FER - payments being received.	1,419
Prosecution Planning & Development Act	107410	Registered with FER-payments being received	24,887
			146,390
Total Debtors 90+ days > \$1,000			146,390
Total Debtors 90+ days < \$1,000			8,908
Total Infringements 90+ days			191,986
Total sundry receivables outstanding 90+ days			347,284

# 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.

Ordinary C	Council Meeting	Adopted	Current	YTD	ALD ALONA	mber <u>203</u> 4
	Capital acquisitions	Budget	Budget	Budget	Actual	Variance
		\$	\$	\$	\$	\$
	Land and Buildings	13,512,502	13,512,502	1,417,351	31,425	(1,385,926)
	Plant, Furniture and Equipment	1,891,100	1,891,100	230,699	368,834	138,135
	Intangible Assets	895,810	895,810	373,905	218,570	(155,335)
	Infrastructure - Roads	4,896,768	4,896,768	200,000	56,205	(143,795)
	Infrastructure - Parks & Reserves	5,685,673	5,685,673	190,800	377	(190,424)
	Infrastructure - Footpaths	173,000	173,000	0	28,540	28,540
	Infrastructure - Car Parks	65,000	65,000	30,000	170,186	140,186
	Infrastructure - Drainage	116,000	116,000	0	34,479	34,479
	Infrastructure - Bus Shelters	37,000	37,000	0	0	0
	Infrastructure - Street Lights	75,995	75,995	0	4,868	4,868
	Infrastructure - Other	274,271	224,271	15,000	0	(15,000)
	Payments for Capital Acquisitions	27,623,119	27,573,119	2,457,755	913,483	(1,544,272)
	Total Capital Acquisitions	27,623,119	27,573,119	2,457,755	913,483	(1,544,272)
	Capital Acquisitions Funded By:					
		\$	\$	\$	\$	\$
	Capital grants and contributions	11,347,884	11,347,884	976,078	676,757	(299,321)
	Disposal of Assets	687,750	687,750	58,500	59,280	780
	Cash Backed Reserves	14,032,920	14,032,920	0	0	0
	Municipal Funds	1,554,565	1,504,565	1,423,177	177,446	(1,245,731)
	Capital funding total	27,623,119	27,573,119	2,457,755	913,483	(1,544,272)

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



		Capital Expenditure	Adopted Budget	Current	YTD	YTD	YTD	Comments
		·		Budget	Budget	Actual	Variance	
_			\$	\$	\$	\$	\$	
	Buildings							
	210279	2 Budden Way Remove/replace asbestos entrance lining and gables	10,000	10,000	10,000	0	(10,000)	Works expected to commence in March 2025.
	210280	Koorliny CCAC Replace electrical mounting boards x 8 in large theatre	35,000	35,000	0	0	0	
	210281	Kwinana Senior Citizens Centre Games room Internal & external paint asbestos	14,500	14,500	0	0	0	
	210282	management 156 Medina Avenue (degraded asbestos) Remove & dispose Large Shed, remove	20,000	0	0	0	0	Budget transfer to 156 Medina Ave - external remedial repairs project.
I	210428	& replace west boundary fencing 156 Medina Ave External remedial repairs	0	20,000	0	0	0	Budget transfer from 156 Medina Ave - degraded asbestos project.
	210428	Rhodes Park Toilets and Kiosk Plumbing void / Store electrical mounting board	3,500	3,500	3,500	0		Project works in progress.
ŀ	210283	knodes Park Tollets and Klosk Plumbing Vold / Store electrical mounting board	3,300	3,300	3,300	U	(3,300)	Project works in progress.
	210419	Casuarina Hall Blinds Replacement	6,500	6,500	0	0	0	
	210285	2 Stidworthy Court (DoH) Roof plumbing - Gutters / Downpipes / Eaves Sheets	30,000	30,000	0	0	0	
	210286	Business Incubator - Roof plumbing - Gutters/Downpipes	17,000	17,000	0	0	0	
	210287	Koorliny CAC – various required remedial works	85,500	85,500	0	0	0	
	210288	Recquatic Centre - Roof replacement gym & Wirrapanda	250,000	250,000	0	0	0	
	210289	Sloan Cottage - Conservation Works as per strategy	7,000	7,000	0	0	0	
	210290	Smirk Cottage, Museum, Soldiers Cottage - Conservation Works as per strategy	7,000	7,000	0	0	0	
	210291	Wheatfield Cottage - Conservation Works as per strategy	7,000	7,000	0	0	0	
	210292	Koorliny CAC – replacement of window treatments	15,000	15,000	15,000	0	(15,000)	Project works in progress.
	210293	Recquatic Centre - annual internal painting program	10,000	10,000	10,000	0	(10,000)	Works expected to commence in May 2025.
]	210294	Darius Wells Library and Resource Centre - annual internal painting program	10,000	10,000	0	0	0	
	210295	Zone Youth Centre - annual internal painting program	10,000	10,000	0	0	0	
	210296	John Wellard Community Centre - annual internal painting program	8,000	8,000	0	0	0	
	210297	William Bertram Community Centre - annual internal painting program	8,000	8,000	0	0	0	
	210298	Ops Mechanic/Carpenter workshop Office & crib room- internal painting	6,500	6,500	6,500	0	(6,500)	Works expected to commence in December 2024.
	210299	Ops Mechanic/Carpenter workshop - External repaint/rust treatment	20,000	20,000	0	0	0	
	210301	Fiona Harris Pavilion - External repaint	30,000	30,000	0	0	0	
	210302	2 Budden Way - External repaint	12,000	12,000	12,000	0	(12,000)	Works expected to commence in March 2025.
	210303	Wellard Pavilion - External repaint	15,000	15,000	0	0	0	
	210304	Casuarina/Wellard Hall - External repaint	5,500	5,500	0	0	0	
	210305	Recquatic Centre - A/C 17 Gym Office (backlog), A/C13 Gym Package (Actron Air),		64,500	0	0	0	
	210306	EC 6 kitchen (Evap), Air Curtain 1 & 2 Recquatic Centre - AC 18, 19, 20, 21 Upstairs Tenancy (replacing concurrent with	60,000	60,000	0	0	0	
	210269	roof replacement) Recquatic Centre - CH-02 Ground Floor/Hydrotherapy Screw Chiller	139,753	139,753	0	9,300	9,300	Project works in progress.
	210203	18 Maydwell, Victory for life - Main Area left and Coolroom AC units Replacement	•	13,000	0	0,300	•	roject works in progress.
	210309	Leda Hall - Hall Area A/C 1 replace	10,000	10,000	10,000	0	(10,000)	Works expected to commence in November 2024.
l I	210303	Mandogalup Fire Station - A/C 1, 2, 3, 4, 5 FAIR (24/25) - Hi wall splits	25,000	25,000	0	0	0	,
	210310	Bright Futures - A/C 1, 2 Creche RAC, A/C 4, 5 Lunch room & office Hi wall splits	14,800	14,800	0	0	0	

Ordinary Council Meeting

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

0%
20%
40%
60%
80%
100%
Over 100%

		Capital Expenditure	Adopted Budget	Current	YTD	YTD	YTD	Comments
				Budget	Budget	Actual	Variance	
			\$	\$	\$	\$	\$	
4	210312	Zone Youth Centre - Ventilation Fans RF1, S1, S2, S3, S4, EF 1A & 1B, EF 2, EF 3, EF 4A & 4B, EF 5A & FB, EF6A & 6B EF 7 As per HVAC report	42,700	42,700	0	0	0	
	210313	Margaret Feilman - A/C replacements as per HVAC report	181,000	181,000	0	0	0	
	210314	Senior Citizens - EAC-4 Kitchen Evap	5,000	5,000	5,000	0	(5,000)	Works expected to commence in May 2025.
	210315	Wandi Hall / The Pavilion - Services Plumbing Plant - Aquarius or Rainwater as per report	10,000	10,000	0	0	0	
	210316	Recquatic - Replacement of Domestic Gas Hot Water Systems with Electric Heat Pump Hot (or similar) water systems	65,000	65,000	0	0	0	
	210317	Recquatic Centre - BMS Renewal (BMS to include energy consuming equip)	80,000	80,000	0	0	0	
	210318	Zone Youth Centre - Solar inverter renewal 10 years	21,000	21,000	21,000	0	(21,000)	Works expected to commence in May 2025.
	210319	Leda Hall - Fitout renewal	15,000	15,000	15,000	0	(15,000)	Works expected to commence in May 2025.
	210320	Recquatic Centre - café and spa/sauna bulkhead replacement due to corrosion	40,000	40,000	0	0	0	
	210321	Operations Centre Cribroom - Benchtop replacement/repair	8,500	8,500	0	0	0	
	210322	Business Incubator - Security systems renewals	35,000	0	0	0	0	Budget transfer to Margaret Feilman - structural brickwork remediation project.
	210429	Margaret Feilman - Structural Brickwork Remediation	0	35,000	0	0	0	Budget transfer from Business Incubator - security systems renewal project.
	210323	Multiple locations - Various Security hardware renewals	20,000	20,000	0	0	0	
	210324	Recquatic Centre - Stadium annual floor maintenance program	13,000	13,000	0	0	0	
	210325	Zone Youth Centre - Flooring roller rink reseal/line mark	40,000	40,000	0	0	0	
	210326	Zone Youth Centre - Fishbowl & office carpet replacement	4,500	4,500	0	0	0	
	210327	Business Incubator - Board Room carpet replacement	6,500	6,500	0	0	0	
	210328	Civic Administration Centre - Upgrade or Renewal	6,800,000	6,800,000	115,002	1,192	(113,810)	Project at planning stage.
4	210329	DCA 12 - Local Sporting Ground with Community Centre / Clubroom - Wellard West	2,544,000	2,544,000	636,000	3,000	(633,000)	Project works in progress.
	210330	Public Art for new facility - Local Sporting Ground with Community Centre / Clubroom - Wellard West	48,000	48,000	0	0	0	
	210331	Thomas Oval Changeroom Extension/Upgrade	2,283,350	2,283,350	483,350	0	(483,350)	Project at tender processing stage.
	210332	Public Art for new facility-Thomas Oval Changeroom Extension/Upgrade	20,000	20,000	0	0	0	
	210333	Disability Access and Inclusion - Minor Improvements	5,000	5,000	0	0	0	
	210335	Darius Wells East Elevation	35,000	35,000	0	0	0	
	210334	2024/25 Building Contingency	100,000	100,000	24,999	0	(24,999)	Contingency budget not yet required.
	210001	C/F 2023/24 Building Contingency	12,224	12,224	0	0	0	
	210177	C/F 2023/24 Darius Dome - Coolroom/freezer CR-010 & FR-01 - FAIR CONDITION	16,000	16,000	0	1,645	1,645	Project works in progress.
	210178	C/F 2023/24 Darius Dome - kitchen Evap Cooler EVC-R-01 - FAIR (24/25)	15,000	15,000	0	0	0	
	210410	Recquatic Pool Deck Tile Treatment	16,675	16,675	0	0	0	
	210192	C/F Recquatic - Minor Upgrades - Changeroom Cubicals	0	0	0	13,588	13,588	2023/24 project. Budget should have been c/f. Budget to be adjusted in Q1 budget review. Project completed.
	210278	C/FWD Animal Shelter - design	60,000	60,000	50,000	2,700	(47,300)	Project at planning stage.
Ш	Buildings Tota	ıl	13,512,502	13,512,502	1,417,351	31,425	(1,385,926)	
	Plant, Furnitur	re and Equipment						

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



	Capital Expenditure	Adopted Budget	Current	YTD	YTD	YTD	Comments
	· ·		Budget	Budget	Actual	Variance	
		\$	\$	\$	\$	\$	
Furniture and E							
210397	Furniture and Fittings Renewal	20,000	20,000	4,000	0	(4,000)	Project works in progress.
210398	Furniture & Fittings - Local Sporting Ground with Community Centre / Clubroom - \	48,400	48,400	0	0	0	
210399	Furniture & Fittings - Thomas Oval Changeroom Extension/Upgrade	16,000	16,000	0	0	0	
210400	Community Facilities Furniture and Fittings Renewal	25,000	25,000	0	0	0	
210401	Library -Replacement couches and chairs to replace existing furniture	12,000	12,000	0	0	0	
210402	Replacement public computer chairs	4,000	4,000	4,000	0	(4,000)	Works expected to commence in April 2025.
210403	Laptop lockers-laptop docking station with capacity to charge, wipe and secure lapt	11,000	11,000	0	0	0	
210404	Library services outreach equipment	10,000	10,000	10,000	0	(10,000)	Works expected to commence in December 2024.
210424	C/F 2023/24 Koorliny - Lighting Desk	0	0	0	6,100	6,100	2023/24 project. Budget should have been c/f. Budget to be adjusted in Q1 budge review. Project completed.
210423	C/F 2023/24 Koorliny - Projector	0	0	0	24,313	24,313	2023/24 project. Budget should have been c/f. Budget to be adjusted in Q1 budge review. Project completed.
Computing Equi		100.000	100 000	0	0	0	
210197	IT-Server Replacement	100,000	100,000	0	210.570	_	
210062	Corporate Business System	795,810	795,810	373,905	218,570	(155,335)	Project works in progress.
Plant and Equip		146,000	146,000	0	0	0	
210406	2024/25 Plant Replacement Program - Plant	146,000	146,000	0	0	0	Marian India I. Program Program and Control
210096	C/F 2023/24 Plant Replacement Program - Plant	410,000	410,000	0	25,544	25,544	Mower plant delivery earlier than anticipated.
210407	100-110KVA trailer mounted generator	40,000	40,000	0	0	0	
210408	Recquatic - Pool Plant Renewals	100,000	100,000	24,999	0	(24,999)	Renewal has not been identified yet.
210409	Revolving Energy Fund - Project 1 Recquatic Solar PV	114,000	114,000	0	0	0	
Motor Vehicles							
210405	2024/25 Plant Replacement Program - Light Fleet	874,700	874,700	127,700	268,932	141,232	Replacement as per plan.
210077	Plant Replacement Program - Light Fleet	60,000	60,000	60,000	43,945	(16,055)	Replacement as per plan.
Plant , Furnitu	ure and Equipment Total	2,786,910	2,786,910	604,604	587,404	(17,200)	
Park and Rese	erves						
210345	POS/Parks & Reserve Renewal - Centennial Park - Shade Sail	10,000	10,000	0	0	0	
210346	POS/Parks & Reserve Renewal - Centennial Park - Playground	67,764	67,764	0	0	0	
210347	POS/Parks & Reserve Renewal - Djilba Park - Playgrounds	80,000	80,000	0	0	0	
210348	POS/Parks & Reserve Renewal - Moombaki Park - Playground	60,000	60,000	0	0	0	
210349	POS/Parks & Reserve Renewal - Skottowe Park - Playground	80,525	80,525	0	377	377	Project works in progress.
210350	POS/Parks & Reserve Renewal - Rushbrook Park - Playground	100,162	100,162	0	0	0	
210351	POS/Parks & Reserve Renewal - Whyatt Green (Gabor Park) - Playground	10,000	10,000	0	0	0	
210352	POS/Parks & Reserve Renewal - Kwinana Adventure Park - Playground	40,000	40,000	0	0	0	
210353	POS/Parks & Reserve Renewal - Various - amenities	30,000	30,000	0	0	0	
210354	POS/Parks & Reserve Renewal - Gilmore #1 - Electric Cubicle Renewal including Headworks	34,600	34,600	34,600	0	(34,600)	Works expected to commence in October 2024.
	DOC/D. L. O. D D L. D C. L L.	22,600	22 600	22,600	0	(22,600)	Project on hold.
210355	POS/Parks & Reserve Renewal - Bertram School - Electric Cubicles Renewal	22,600	22,600	22,000	U	(22,000)	rioject di noid.

Ordinary Council Meeting

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

-11	0%
	20%
	40%
	60%
	80%
-11	100%
-4	Over 100

_		Capital Expenditure	Adopted Budget	Current Budget	YTD Budget	YTD Actual	YTD Variance	Comments
_			\$	\$	\$	\$	\$	
	210357	POS/Parks & Reserve Renewal - Medina Oval Main & Outer - Hydrometers	7,000	7,000	0	0	0	
	210358	POS/Parks & Reserve Renewal - McWhirther Prom - Iron Filter	80,000	80,000	80,000	0	(80,000)	Works expected to commence in January 2025.
	210359	POS/Parks & Reserve Renewal - Leda POS - In-field Pipe Areas	245,192	225,192	0	0	0	\$20K budget transferred to Wells park fencing renewal project.
	210360	POS/Parks & Reserve Renewal - Morrit Way - Fencing - Rail and Post	31,000	31,000	31,000	0	(31,000)	Project works in progress.
	210361	POS/Parks & Reserve Renewal - Welbourne Heights - Gate, Chain Gate & Post/Rail Fencing	17,900	17,900	0	0	0	
	210362	POS/Parks & Reserve Renewal - Whyatt Green - Fencing - Rail and Post	13,700	13,700	0	0	0	
	210363	POS/Parks & Reserve Renewal - Rogan Park - Fencing & Bollards	22,337	22,337	0	0	0	
	210364	POS/Parks & Reserve Renewal - Various - Garden Bed Kerbing	10,000	10,000	0	0	0	
	210210	C/F 2023/24 Parks and Reserves - Abingdon Park - Recirculation System	75,000	75,000	0	0	0	
	210365	Park Upgrade Strategy - Berry Park	15,000	15,000	0	0	0	
	210366	Park Upgrade Strategy - Djilba Reserve	34,500	34,500	0	0	0	
	210367	Park Upgrade Strategy - Whyatt Green	100,000	100,000	0	0	0	
	210368	Streetscape Strategy - Sulphur road	90,000	90,000	0	0	0	
	210369	Urban Tree Planting	180,000	180,000	0	0	0	
	210426	DCA 5 - Galati Triangle, Honeywood oval	176,109	176,109	0	0	0	
	210091	C/F 2023/24 Parks Upgrade Apex Park	136,227	136,227	0	0	0	
	210219	C/F 2023/24 POS Assets - Sandringham Park - Playgrounds - LRCI 4	200,000	200,000	0	0	0	
	210227	C/F 2023/24 Sandringham Park Upgrade	39,600	39,600	0	0	0	
	210094	C/F 2022/23 Kwinana Loop Trail Upgrade	3,653,857	3,653,857	0	0	0	
	210430	POS/Parks & Renewal – Wells Park Fencing renewal	0	20,000	0	0	0	Budget transfer from Leda POS - In-field pipe areas project.
	210220	C/F 2023/24 POS Assets - Wellard Park Playground 1 - Playgrounds	0	0	0	0	0	2023/24 project. Works completed in June; invoice delayed. Budget to be adjusted during Q1 budget review.
	210230	C/F 2023/24 Oakfield Park Upgrade	0	0	0	0	0	2023/24 project. Works completed in June; invoice delayed. Budget to be adjusted during Q1 budget review.
P	arks and Rese	rves Total	5,685,673	5,685,673	190,800	377	(190,424)	
R	Roads							
		Road Renewals						
	210375	Muni Funded - Gilmore Ave (A), Leda	129,010	129,010	0	0	0	
	210376	Muni Funded - Braddock Road, Wellard	90,000	90,000	0	0	0	
	210377	Muni Funded - Alexander Parkway, Wellard	72,500	72,500	0	0	0	
	210378	Muni Funded - Woolcoot Rd, Wellard	45,000	45,000	0	0	0	
	210379	Muni Funded - Brooks Pl, Wandi	57,000	57,000	0	0	0	
	210380	Muni Funded - Lill Pl, Anketell	50,000	50,000	0	0	0	
	210381	Muni Funded - Barker Road, Wellard	108,000	108,000	0	3,809	3,809	Project works in progress.
	210301		337,500	337,500	0	0	0	
	210382	Muni Funded - Chapman Road, Calista	337,300					
		Muni Funded - Chapman Road, Calista Muni Funded - Brookes Way, Calista	140,000	140,000	0	0	0	
	210382	·		140,000 61,000	0	0	0	

Ordinary Council Meeting

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)

-11	0%
	20%
	40%
	60%
	80%
	100%
	Over 100

		Canital Evnanditura	Adopted Budget	Current	YTD	YTD	YTD	Comments	
		Capital Expenditure	Adopted Budget	Current Budget	Budget	Actual	Variance	comments	
			\$	Ś	\$	\$	Ś		
all	210386	Muni Funded - Jarrah Cl, Wandi	39,000	ب 39,000	0	, 0	0		
	210387	Muni Funded - Miles Pl, Wandi	45,000	45,000	0	0	0		
	210507	MRRG Road Renewals	13,000	13,000	o e	· ·	· ·		
1	210372	MRRG - Mandurah Road, Kwinana Beach	655,000	655,000	0	9,314	9,314	Project works in progress.	
	210372	MRRG - Cockburn Road, Naval Base	537,485	537,485	0	0,514	0	Project works in progress.	
	210373	MRRG - Gilmore Ave (B), Leda	285,285	285,285	0	0	0		
	210374	Blackspot Program	263,263	263,263	U	0	U		
	210370		472 220	473,320	0	0	0		
	210370	Blackspot - Marri Park Drive (stage 1)	473,320 485,333	485,333	•	32,233	(167,768)	Draiget works in progress	
	2105/1	Blackspot - Wellard Road and Henley Blvd Roundabout (stage 1)	403,333	403,333	200,000	52,255	(107,700)	Project works in progress.	
	24.02.00	Road Reseal Renewals - Roads to Recovery	460.225	460.225	0	0	0		
ĺ	210388	R2R - Battersby Road	468,225	468,225	0	0	0		
	210389	R2R - Harlow Road	487,110	487,110	0	0	0		
	24.0200	Traffic Management	70.000	70.000		40.050	10.050		
	210390	Traffic calming projects	70,000	70,000	0	10,850	10,850	Project works in progress.	
	210391	Traffic safety - Paroo Way, Wandi	10,000	10,000	0	0	0		
	210392	Traffic safety - Bellingham Parade, Wellard	10,000	10,000	0	0	0		
	210393	Traffic safety - Honeywood Ave, Wandi	10,000	10,000	0	0	0		
		Road Others	0	0	0	0	0		
-	210394	Resurfacing of Telephone Lane - Baldivis	70,000	70,000	0	0	0		
	Roads Total		4,896,768	4,896,768	200,000	56,205	(143,795)		
	Street Lighting								
	210395	Street Lighting Renewal per Asset Management Plan	33,500	33,500	0	4,414	4,414	Project works in progress.	
	210396	Street Lighting New	35,652	35,652	0	454	454	Project works in progress.	
	210128	C/F 2023/24 Street Lighting New	6,843	6,843	0	0	0		
	Street Lighting		75,995	75,995	0	4,868	4,868		
	D. Chili.								
	Bus Shelter Con		20.000	20.000			•		
	210336	Bus Shelters Renewal	30,000	30,000	0	0	0		
	210337	Bus Shelter - New/ Upgrade	7,000	7,000	0	0	0		
	Bus Shelter Con	nstruction Total	37,000	37,000	0	0	0		
	Footpath Cons	struction							
	210343	Footpaths - Lyon Road, Honeywood	20,000	20,000	0	0	0		
	210344	Footpath-Repair and/Replace Damaged Footpath	153,000	153,000	0	25,052	25,052	Project works in progress.	
	210233	C/F 2023/24 Footpath - Gilmore Ave Shared path Construction - Chisham Ave to	0	0	0	3,488	3,488	2023/24 project. Works completed in June; invoice delayed. Budget to be adjusted	
		Wellard Rd		173,000				during Q1 budget review.	
	<b>Footpath Const</b>		173,000		0	28,540	28,540		

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

INVESTING ACTIVITIES
NOTE 5
CAPITAL ACQUISITIONS (CONTINUED)

Level of Completion Indicators (Percentage YTD Actual to Annual Budget)



		Capital Expenditure	Adopted Budget	Current	YTD	YTD	YTD	Comments
				Budget	Budget	Actual	Variance	
			\$	\$	\$	\$	\$	
D	Orainage Cons	struction						
	210339	Drainage New - The Horseshoe, Wandi drainage improvement	60,000	60,000	0	1,442	1,442	Project works in progress.
	210340	Drainage New- Port Road, Kwinana Beach drainage improvement	30,000	30,000	0	31,403	31,403	Project works in progress.
dl	210341	Drainage Renewals- Anketell and Abercrombie Drainage Pit Renewal	26,000	26,000	0	1,634	1,634	Project works in progress.
Di	Prainage Const	ruction Total	116,000	116,000	0	34,479	34,479	
Ca	Car Park Cons	truction						
dl	210061	C/F 2023/24 Carpark - Pace Road LRCI 4	0	0	0	167,345	167,345	2023/24 project. Budget should have been c/f. Budget to be adjusted in Q1 budget
S.M.			ST 000	c= 000			(07.450)	review.
	210338	Car Park Renewal - Thomas oval - netball club carpark	65,000	65,000	30,000	2,841	(27,159)	Project works in progress.
Ca	ar Park Constr	ruction Total	65,000	65,000	30,000	170,186	140,186	
o	Other Infrastr	ucture						
	210059	C/F Revitalising the Strand in Wellard	50,000	0	0	0	0	Budget has been transferred to operating as the expenditure to be provided as grants/subsidies.
	210149	C/F Enhance CCTV network/Purchase a Mobile CCTV Unit	35,622	35,622	0	0	0	
الله	210413	EV charger - Kwinana Town Centre	25,519	25,519	0	0	0	
4	210414	EV charger - Medina Local Centre	31,726	31,726	0	0	0	
4	210415	EV charger - John Wellard Community Centre	25,787	25,787	0	0	0	
4	210416	EV charger - City of Kwinana Works Depot	31,617	31,617	0	0	0	
	210420	C/F 2023/24 Bird Watering Stations	14,000	14,000	0	0	0	
ď	210412	CCTV Renewals	60,000	60,000	15,000	0	(15,000)	Works expected to commence in February 2025.
0	ther Infrastru	cture Total	274,271	224,271	15,000	0	(15,000)	
Ca	Capital Expen	diture Total	27,623,119	27,573,119	2,457,755	913,483	(1,544,272)	

Ordinary Council Meeting

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

# FINANCING ACTIVITIES NOTE 6 BORROWINGS

Repayments - borrowings Information on borrowings			New Lo	pans	Prin Repay	cipal ments	Princi Outstai	•	Inter Repayn	
Particulars	Finalisation of Loan	1 July 2024	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget	Actual	Current Budget
		\$	\$	\$	\$	\$	\$	\$	\$	\$
Governance										
Loan 99 - Administration Building Renovations	2024/25	129,871	0	0	0	129,871	129,871	0	0	7,401
Renewal	TBC	0	0	6,800,000	0	318,395	0	6,481,605	0	322,967
Education and welfare										
Loan 100 - Youth Specific Space	2027/28	693,730	0	0	0	161,615	693,730	532,115	0	35,521
Recreation and culture										
Loan 97 - Orelia Oval Pavilion Extension	2024/25	287,367	0	0	0	287,367	287,367	0	0	16,376
Loan 102 - Library & Resource Centre	2028/29	4,125,510	0	0	0	752,731	4,125,511	3,372,779	0	207,679
Loan 104 - Recquatic Refurbishment	2029/30	2,168,523	0	0	0	326,184	2,168,523	1,842,339	0	99,144
Loan 105 - Bertram Community Centre	2029/30	796,450	0	0	31,634	128,085	764,816	668,365	6,471	29,717
Loan 106 - Destination Park - Calista	2030/31	892,266	0	0	0	115,867	892,266	776,399	0	33,144
Transport										
Loan 98 - Streetscape Beautification	2024/25	175,325	0	0	0	175,325	175,325	0	0	9,991
Loan 101B - City Centre Redevelopment	2031/32	1,905,722	0	0	121,238	243,282	1,784,484	1,662,440	12,675	37,027
		11,174,764	0	6,800,000	152,872	2,638,722	11,021,893	15,336,042	19,146	798,967
Self supporting loans Recreation and culture										
Loan 103B - Golf Club Refurbishment	2031/32	177,351	0	0	0	19,700	177,351	157,651	0	6,925
	'	177,351	0	0	0	19,700	177,351	157,651	0	6,925
Total		11,352,115	0	6,800,000	152,872	2,658,422	11,199,244	15,493,693	19,146	805,892
										,
		2,658,422					2,187,153			
		8,693,693					9,012,091			
		11,352,115					11,199,244			

Ordinary Council Meeting

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

OPERATING ACTIVITIES

NOTE 7

RESERVE ACCOUNTS

# Cash backed reserve

Reserve name  Municipal Reserves  Aged Persons Units Reserve  Asset Management Reserve	Opening Balance \$ 863,422	Budget Interest Earned \$	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out	Actual Transfers Out	Budget Closing	Actual Closing
Municipal Reserves Aged Persons Units Reserve	\$ 863,422	Earned					Transfers Out	Closing	Closing
Municipal Reserves Aged Persons Units Reserve	<b>\$</b> 863,422		2000			(-)	(-)	Balance	Balance
Aged Persons Units Reserve	863,422	Ÿ	Ś	\$	\$	\$	Ś	\$	Ś
		33,018	0	51,943	9	<b>,</b>	9	948,383	863,422
Asset ividilagement neserve		137,303	51,434	2,205,000	0	(2,684,857)	0	2,782,393	3,176,381
Banksia Park Reserve	3,124,947 357,468	11,973	0	4,200	0	(16,296)	0		357,468
City Infrastructure Reserve	1,028,982	11,973	29,561	4,200	0	(148,336)	0	357,345 880,646	1,058,543
Community Services & Emergency Relief Reserve	362,102	15,978	29,301	0	0	(146,530)	0	378,080	362,102
Contiguous Local Authorities Group Reserve	279,625	12,882	8,455	32,660	0	(46,400)	0	278,767	288,080
Employee Leave Reserve	3,111,952	137,343	0,433	0	0	(40,400)	0	3,249,295	3,111,952
Employee Vacancy Reserve	918,078	40,396	0	0	0	0	0	958,474	918,078
Family Day Care Reserve	918,078	40,390	0	0	0	0	0	938,474	918,078
	32,395	1,430	0	0	0	0	0	33,825	22.205
Golf Course Cottage Reserve  Golf Club Maintenance Reserve	32,395 32,794	1,446	0	4,500	0	(4,500)	0	34,240	32,395 32,794
			0	120,000	0	(400,000)	0	162,650	426,491
Information Technology Reserve	426,491	16,159 45,317			0		0		
Plant and Equipment Replacement Reserve	1,034,260		16,717	1,527,450 0	0	(1,590,700)	0	1,016,327	1,050,977
Public Oran Space	381,739	14,324	9,401	0	0	(8,000)	0	388,063	391,140
Public Open Space	349,810	15,433	-	-	0	(103,500)	0	261,743	349,810
Refuse Reserve	5,534,803	132,928	249,255	732,843	-	(2,480,120)	0	3,920,454	5,784,058
Renewable Energy Efficiency Reserve	91,448	9,321	0	25,000	0	(20,500)	(20.702)	105,269	91,448
Restricted Grants & Contributions Reserve	1,336,650	0	0	0	0	(322,918)	(30,703)	1,013,732	1,305,946
Settlement Agreement Reserve	315,899	8,075	5,300	0	0	0	0	323,974	321,199
Strategic Property Reserve	488,662	21,589	6,272	0	0	0	0	510,251	494,934
Workers Compensation Reserve	500,921	26,340	17,288	0	0	0	0	527,261	518,209
Councillor's Initiative Reserve	0	21,993	0	0	0	0	0	21,993	0
Election Expense Reserve	0	4,388	0	85,000	0	0	0	89,388	0
Valuation Expense Reserve	0	4,255	0	85,000	0	0	0	89,255	0
Sub-Total Municipal Reserves	20,572,448	711,891	393,683	4,873,596	0	(7,826,127)	(30,703)	18,331,808	20,935,427
Developer Contribution Reserves									
DCA 1 - Hard Infrastructure - Bertram	3,014,450	78,573	64,885	100,000	0	(37,574)	0	3,155,449	3,079,336
DCA 2 - Hard Infrastructure - Wellard	1,532,236	75,116	48,833	100,000	0	(37,574)	0	1,669,778	1,581,069
DCA 3 - Hard Infrastructure - Casuarina	96,417	3,640	2,231	100,000	0	(37,574)	0	162,483	98,648
DCA 4 - Hard Infrastructure - Anketell	3,277,707	117,953	80,909	100,000	0	(37,574)	0	3,458,086	3,358,616
DCA 5 - Hard Infrastructure - Wandi	3,221,255	94,929	58,091	100,000	0	(213,683)	0	3,202,501	3,279,346
DCA 6 - Hard Infrastructure - Mandogalup	9,623,877	278,287	221,628	100,000	0	(37,574)	0	9,964,590	9,845,506
DCA 7 - Hard Infrastructure - Wellard West	167,044	4,202	3,669	100,000	0	(37,574)	0	233,672	170,713
DCA 8 - Soft Infrastructure - Mandogalup	2,486,927	64,848	59,535	100,000	0	(23,289)	0	2,628,486	2,546,462
DCA 9 - Soft Infrastructure - Wandi/Anketell	9,419,951	274,084	214,840	100,000	0	(23,289)	0	9,770,746	9,634,791
DCA 10 - Soft Infrastructure - Casuarina/Anketell	216,209	5,976	3,759	100,000	0	(23,289)	0	298,896	219,968
DCA 11 - Soft Infrastructure - Wellard East	2,528,765	137,662	67,130	100,000	0	(23,289)	0	2,743,138	2,595,895
DCA 12 - Soft Infrastructure - Wellard West	9,658,683	400,018	248,190	100,000	0	(2,567,289)	0	7,591,412	9,906,873
DCA 13 - Soft Infrastructure - Bertram	262,249	10,830	3,438	100,000	0	(23,289)	0	349,790	265,687
DCA 14 - Soft Infrastructure - Wellard/Leda	613,091	22,478	8,126	100,000	0	(23,289)	0	712,280	621,217
DCA 15 - Soft Infrastructure - City Site	264,638	7,094	3,485	100,000	0	(23,296)	0	348,436	268,123
Sub-Total Developer Contribution Reserves	46,383,499	1,575,690	1,088,750	1,500,000	0	(3,169,446)	0	46,289,743	47,472,251
Total Reserves	66,955,947	2,287,581	1,482,433	6,373,596	0	(10,995,573)	(30,703)	64,621,551	68,407,677

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 8
GRANTS, SUBSIDIES AND CONTRIBUTIONS

Grants, su	ubsidies and contributions Provider	Contract Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
General n	ourpose funding	\$	\$		\$	
	Local Government General Purpose Grant	0	966,668	241,667	49,916	\$1.132mil for 2024/2025 was received in FY2024. Additional first quarter revenue received in August. Budget to be adjusted in
	Local Government General Purpose Grant - Roads	0	550,000	137,500	23,834	Ortoher review \$946k for 2024/2025 was received in FY2024. Additional first quarter revenue received in August. Budget to be adjusted in October review
Law, orde	er, public safety	0	101 445	25.261	24.870	
	Department Fire and Emergency Services - ESL - Kwinana South Brigade	0	101,445	25,361	24,879	
	Department Fire and Emergency Services - ESL - Mandogalup Brigade PEEC Mitigation Activity Fund Coast	0	101,445	25,361	24,879	
	DFES Mitigation Activity Fund Grant DFES - All WA's Reducing Emergencies Grant - Open Day Event	0	69,536 15,000	34,768 0	34,768 0	
Health	Mosquito Management Contributions (CLAG)		32,660	6,532	10,252	Variable phasing due to staging of
	Department of Health - Larvicide		2,000	0	0	development areas. Budget will be adjusted in October Review.
Education	n <b>and welfare</b> Banksia Park Operating Cost Contribution	0	374,120	93,530	95 706	Per actual charges from 1 July 2024. Budget
						and phasing will be adjusted in October review.
	Aboriginal Resource Worker - Subsidy - Department of Communities	0	31,430	15,715	15,715	
	NGALA My Time Program  Moorditj Kulung - Dept of Communities (DLG) - Safety &  Wellbeing	1,400 20,000	11,704 20,000	3,344 0	3,344 0	\$20k held as contract liability; will be recognised upon meeting performance
	Youth Social Justice Program	59,396	195,932	97,966	56,331	obligations. Quarter two payment received in October. Budget phasing will be adjusted in October
	Youth Leadership and Development LYRIK (Alcoa Grant)	0	10,000	0	0	
	Youth Leadership and Development LYRIK (Coogee Chemical Sponsorship)	0	20,000	0	0	
	Community Services & Partnerships - Service Gap Analysis - Dept of Communities (DLG) - Safety & Wellbeing	30,000	30,000	0	0	\$30k held as contract liability; will be recognised upon meeting performance
	ArcLight Youth Engagement - Federal Grant via Curtin University	67,921	0	0	0	obligations. \$68k held as contract liability; will be recognised upon meeting performance obligations.
	ArcLight Youth Engagement - Dept of Communities (DLG) - Safety & Wellbeing	40,000	40,000	0	0	\$40k held as contract liability; will be recognised upon meeting performance obligations.
Communi	ity amenities	0	11 000	0	0	
	PTA Bus Shelter Subsidy Depart of Transport - Active Travel Officer	0	11,000 37,500	0	0	
	Coastal Adaptation Plan Consultancy - DPLH/WAPC	65,000	0	0	0	\$65k held as contract liability; will be recognised upon meeting performance obligations.
Recreatio	on and culture					
	Shared Use Agreement - Wellard Oval	0	41,894	41,894	41,892	
	Shared Use Agreement - Bertram Oval Shared Use Agreement - Gilmore College - Senior Oval	0	18,000 16,820	0	0	
	Shared Use Agreement - Gilmore College - Hockey Oval Shared Use Agreement - Wellard Pavilion	0	13,800 28,154	0 28,154	0 29,111	
	Koorliny Arts Centre - Live Music Australia Program - Dept of	71,924	71,924	0		\$72k held as contract liability; will be
	Infrastructure  Koorliny Arts Centre - Misc Grants	0	60,000	20,000	0	recognised upon meeting performance obligations. Funding not achieved. Budget phasing will be
	Koorliny Arts Centre Management - Sponsorships	0	35,000	20,000	0	adjusted in October review.  Sponsorship not yet confirmed. Budget will be
	Koorliny Arts Centre Management - Contributions	0	0	0	0	
	Koorliny Arts Centre Management - Other donations Library - Other donations	0	0 200	0 50	0 96	
	Event Sponsorship - Childrens Festival	0	25,000	0	0	
	Event Sponsorship - Summer Sounds Event Sponsorship - Summer Sounds	0	7,500 7,500	0	0	
	Event Sponsorship - OMG - Fremantle Ports	0	0	0	4,545	Sponsorship invoiced for November event. Budget will be adjusted in October Review.
	Event Sponsorship - Lolly Run Community Development Fund - Kwinana Community Chest	0	10,000 20,000	0	0	
	Kwinana Trails Network Master Plan - Dept of Local Government	0	25,000	0	25,000	\$25k held as contract liability; will be recognised upon meeting performance
	Kwinana Club Network Scheme - Dept of Local Government	0	10,000	2,500	10,000	obligations. Budget phasing will be adjusted in October
	KidSport Contract for Service - Dept of Local Government	4,545	0	0	0	review. \$4,545 held as contract liability; will be recognised when grant guidelines are finalised
	Recquatic- Royal Lifesavings Sponsorship Dept Communities - Thank a Volunteer Day - Voices of	0	10,000 2,500	2,500 0	2,600 0	
	Volunteering Dept Communities - Early Years (Early Development Census Grant)	100,000	0	0	0	\$100k held as contract liability; will be recognised upon meeting performance obligations.
Transport	t Main Roads Annual Direct Grant	0	241,487	0	303,033	Increased funding for 2024/2025. Budget & phasing will be adjusted in October review.
	Main Roads Street Light Subsidy Main Roads Verge Maintenance Contribution	0	6,200 138,238	0	0	
	-					

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

# NOTE 9 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Capital grants, subsidies and contributions Provider	Unspent Funding Liability	Current Budget Revenue	Budget YTD Revenue	Actual YTD Revenue	Comments
. rowac.	\$	\$	TTD Revenue	\$	Comments
Recreation and culture	·	·		·	
State Funding - Kwinana Loop Trail	0	3,500,000	0	0	
Dept of Infr & Reg Dev - Thomas Oval Facilities Upgrade		2,283,350	363,350	0	Project delayed during design process. Budget phasing will be
Local Roads and Community Infrastructure Program (Phase 4)	0				adiusted in October review.
POS Assets - Sandringham Park - Playgrounds	ŭ	139,720	0	0	
Cash in lieu of Public Art	415,000	133,720	Ü	C	Funds held as contract liability. Revenue to be recognised upon
					meeting performance obligation.
ransport					
Main Roads MRRG Funding					
MRRG - Mandurah Road, Kwinana Beach	0	397,694	159,078	•	1st 40% claimed.
MRRG - Cockburn Road, Naval Base	0	330,580	132,232	•	1st 40% claimed.
MRRG - Gilmore Ave (B), Leda	0	160,072	0	64,029	
					1st 40% claimed. Budget phasing
Roads to Recovery	0				will be adjusted in October review
R2R - Battersby Road - entire length	U	300,000	0	0	
R2R - Harlow Road - entire length R2R - Harlow Road - btwn Gilmore & Calista Aves	0	•	0	0	
Blackspot	U	218,000	U	U	
·	0	318,213	127,285	127 205	1 at 400/ alaims ad
Blackspot - Marri Park Drive (stage 1)	0	•		•	1st 40% claimed. 1st 40% claimed.
Blackspot - Wellard Road and Henley Blvd Roundabout (stage WA Government Grants for workplace electric vehicle	0	485,333	194,133	194,155	1st 40% claimed.
Electric Vehicle charging point in City Centre	0	11,095	0	0	
Electric Vehicle charging point at Pace Rd, Medina	O	11,579	0	0	
Electric Vehicle charging point at Wellard Community Centre		11,212	0	0	
Electric Vehicle charging point at Wehard Community Centre  Electric Vehicle charging point at City Operations Centre		11,590	0	0	
Community amenities					
DCA 1 - Hard Infrastructure - Bertram	3,105,911	37,574	0	0	
DCA 2 - Hard Infrastructure - Wellard	1,380,796	37,574	0	0	
DCA 3 - Hard Infrastructure - Casuarina	522,655	37,574	0	0	
DCA 4 - Hard Infrastructure - Anketell	3,676,869	37,574	0	0	
DCA 5 - Hard Infrastructure - Wandi	2,648,766	213,683	0	0	
DCA 6 - Hard Infrastructure - Mandogalup	9,119,215	37,574	0	0	Revenue is recognised upon
DCA 7 - Hard Infrastructure - Mandogalup (west)	185,623	37,574	0	0	meeting performance obligation
DCA 8 - Soft Infrastructure - Mandogalup	2,309,719	23,289	0	0	(in-line with expenditure on DCA
DCA 9 - Soft Infrastructure - Wandi / Anketell	6,490,426	23,289	0	0	infrastructure).
DCA 10 - Soft Infrastructure - Casuarina/Anketell	370,386	23,289	0	0	
DCA 11 - Soft Infrastructure - Wellard East	1,269,571	23,289	0	0	
DCA 12 - Soft Infrastructure - Wellard West	6,987,847	2,567,289	0	0	
DCA 13 - Soft Infrastructure - Bertram	134,172	23,289	0	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	401,134	23,289	0	0	
DCA 15 - Soft Infrastructure - Townsite	245,819	23,296	0	0	
OTALS	39,263,909	11,347,884	976,078	676,757	

# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 10 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:

	<b>Opening Balance</b>	Amount	Amount	<b>Closing Balance</b>
Description	1 July 2024	Received	Paid	30 Sep 2024
	\$	\$	\$	\$
APU Security Bonds	20,814	0	0	20,814
Contiguous Local Authorities Group CLAG	8,288	0	0	8,288
Uncollected Vehicles	25,338	193	0	25,531
	54.440	193	0	54.633

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# NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 SEPTEMBER 2024

NOTE 11
BUDGET VARIATIONS

Amended

Increase /

Internal budget amendments relating to budget reallocation. All other budget amendments are included within the relevant budget reviews.

Date	Description	Classification	(Decrease) to Net Surplus	Budget Running Balance
			\$	\$
26/06/2024	Annual Budget adoption	Opening Surplus(Deficit)	0	0
1/07/2024	156 Medina Ave - External remedial repairs	Capital Expenses	20,000	
	156 Medina Ave - Degraded asbestos	Capital Expenses	(20,000)	0
1/07/2024	Margaret Feilman - Structural Brickwork Remediation	Capital Expenses	35,000	
	Business Incubator - Security systems renewals	Capital Expenses	(35,000)	0
1/07/2024	Revitalisation Funds	Operating Expenses	50,000	
	C/F Revitalising the Strand in Wellard	Capital Expenses	(50,000)	0
25/07/2024	Wells Park - Fencing	Capital Expenses	20,000	
	Parks & Reserve Renewal - Leda POS	Capital Expenses	(20,000)	0
13/08/2024	IT Student Cyber Security - Salaries	Operating Expenses	13,385	
	IT - Professional Services	Operating Expenses	(13,385)	0
13/08/2024	Regional Open Space Feasibility - Consultancy	Operating Expenses	46,025	
, ,	Executive Management - Consultancy	Operating Expenses	(46,025)	0
13/08/2024	Thriving Suburbs - Recquatic - Consultancy	Operating Expenses	63,600	
	Executive Management - Consultancy	Operating Expenses	(63,600)	0
15/08/2024	Thriving Suburbs - Civic Precinct - Consultancy	Operating Expenses	12,500	
	Executive Management - Consultancy	Operating Expenses	(12,500)	0
30/08/2024	Economic Development - Shop Local Campaign - Advertising	Operating Expenses	10,000	
	Economic Development - Advertising	Operating Expenses	(10,000)	0
30/08/2024	Koorliny - Live Music Australia Program - Materials & Contracts	Operating Expenses	71,924	
	Koorliny - Live Music Australia Program - Dept of Infrastructure Grant	Operating Revenue	(71,924)	0
30/08/2024	ArcLight Youth Engagement - Consultancy	Operating Expenses	40,000	
	ArcLight Youth Engagement - Dept of Communities Grant	Operating Revenue	(40,000)	0
30/08/2024	Youth - Service Gap Analysis - Consultancy	Operating Expenses	30,000	
	Youth - Service Gap Analysis - Dept of Communities Grant	Operating Revenue	(30,000)	0
30/08/2024	Moorditj Kulung Playgroup Assistant - Salaries	Operating Expenses	20,000	
	Moorditj Kulung Playgroup Assistant - Dept of Communities Grant	Operating Revenue	(20,000)	0
		Amended Budget Surplus / (Deficit)	0	0

# KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 30 SEPTEMBER 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.

#### INSTIRANCE

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

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## Administration

Cnr Gilmore Ave and Sulphur Rd, Kwinana WA 6167 PO Box 21, Kwinana WA 6966 Telephone 08 9439 0200 customer@kwinana.wa.gov.au

kwinana.wa.gov.au



## 18.2 DISPOSITION BY WAY OF LEASE - MEDINA OVAL - CHANGE ROOMS (RESERVE 24571) TO KWINANA DISTRICTS FOOTBALL CLUB

## **SUMMARY**

The City of Kwinana (City) has management of Medina Oval, with power to grant leases for up to 21 years duration subject to the Minister for Lands' consent.

Kwinana Districts Football Club (KDFC) presently utilise the Medina Oval clubrooms and changerooms (Premises) as a base for the development of Australian Rules Football within the district. To date there has been no formal lease arrangement in place between the City and KDFC.

Australian Rules Football is the most played sport in Australia, and promotes inclusion, health lifestyle and community connections.

Subject to Ministerial consent, this report recommends Council authorise the Chief Executive Officer enter into a lease of the Premises to KDFC for a period of 5 years (with a further 5-year option).

## OFFICER RECOMMENDATION

## **That Council:**

- 1. Approves the proposed lease of the Medina Oval clubrooms and changerooms located on Reserve 24571, Brownell Crescent, Medina being more particularly described as Lot 505 on Deposited Plan 61852 to Kwinana Districts Football Club on the following terms:
  - (a) the lease shall be subject to the approval of the Minister for Lands;
  - (b) the lease duration shall be 5 years with an option to extend for a further 5 years; and
  - (c) in accordance with the City's Leasing Policy, rental payments shall be at the subsidised rate (currently \$127 per annum).
- 2. Delegates by absolute majority, to the Chief Executive Officer, the power to enter into a Lease agreement as set out in Recommendation 1 above and authorises the Mayor and Chief Executive Officer to affix the common seal and execute the Lease agreement.

## **VOTING REQUIREMENT**

**Absolute Majority** 

## **DISCUSSION**

In 1961 the original Medina Football Club was established, with their first game being played in 1962. They changed to their existing name in the 1970's.

Since their establishment, KDFC have promoted the participation in football within the district. Locally run and managed, KDFC have four teams being League, Colts Reserves and Women. They play Saturdays from Autumn to Spring.

KDFC continue to develop and grow and provide community benefit by way of a healthy lifestyles, inclusion and promote the sport of football which allows members of the public to meet, socialise, and build local connections which in turn assists with mental and physical wellbeing.

Pursuant to regulation 30(2)(b)(i) of the *Local Government (Functions and General) Regulations* 1996, the proposed lease is exempt from the requirements to give public notice. However, Ministerial consent is required in accordance with section 18 of the *Land Administration Act* 1997.

## 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	4.1 – Create, activate and manage places and local centres that are inviting, unique and accessible	N/A – There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives	Community Engagement by hosting local events allowing diversity initiatives, social inclusion and health and well being				
	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	Allows for social gatherings, youth and volunteer programs along with the memberships and spectatorship				
	4.4 – Develop wellbeing programs and implement physical recreation that is culturally appropriate for Kwinana's community	4.4.1 – Develop and implement the Kwinana Healthy Lifestyles Program	A community hub that promotes inclusivity, fosters local pride, encourages social interaction, and contributes to both physical and mental health outcomes				

## **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?
1 – Healthy and Active	1.0 – A physically and mentally healthy and active community	1.5 – Provide infrastructure that enhances opportunities for recreation, play and relaxation	A community hub that promotes inclusivity, fosters local pride, encourages social interaction, and contributes to both physical and mental health outcomes
2 – Connected and Inclusive	2.0 – Equitable and inclusive social connection and engagement with community life	2.3 – Value and support the importance of social connections and consider how new and existing programs and services can contribute to reducing social isolation  2.4 – Facilitate initiatives that encourage social interaction and connection at both a local and community-wide level	A community hub that promotes inclusivity, fosters local pride, encourages social interaction, and contributes to both physical and mental health outcomes

## **LEGAL/POLICY IMPLICATIONS**

The Management Order issued to the City Pursuant to section 46 of the *Land Administration Act* 1997 provides the process for disposing of a portion of Reserve 24571 by way of a lease for the purpose of recreation providing that the lease is for a term not exceeding twenty-one (21) years.

In accordance with regulation 30 of the *Local Government (Functions and General) Regulations* 1996, the City is not required to advertise the disposal of local government property by way of a lease agreement as tenant income value is less than \$5,000.00.

Section 3.58 of the Local Government Act 1995.

City of Kwinana leasing policy

## FINANCIAL/BUDGET IMPLICATIONS

A subsidised rental of \$127 p.a. and the Community Lease administration fee of \$550 as per the City's Fees and Charges 2024/25.

The Subsidised rental of the \$127 is off set with the KDFC being responsible for cleaning of the facility, building maintenance and utilities.

## **ASSET MANAGEMENT IMPLICATIONS**

Ongoing management and structural maintenance of the facility.

## **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

Public health implications are as listed within the Social Strategy.

## **COMMUNITY ENGAGEMENT**

The is no community engagement required as a result of this report.

## ATTACHMENTS Nil

## 18.3 PROPOSED DISPOSITION BY WAY OF LEASE - SUITE 12, DARIUS WELLS LIBRARY & RESOURCE CENTRE - MULTICULTURAL SERVICES CENTRE OF WESTERN AUSTRALIA

## SUMMARY

The City of Kwinana (**City**) is the registered proprietor of the Darius Wells Library and Resource Centre (**Darius Wells**) situated at 2 Robbos Way, Kwinana.

Darius Wells incorporates 12 lettable office areas and associated meeting rooms, staff and kitchen facilities.

The development of Darius Wells was made possible through joint funding from the City of Kwinana, Lottery West and Federal Government grant funding. The funding was conditional upon Darius Wells providing low-rental office space for non-government agencies and community groups.

Suite 12 is 12.48m<sup>2</sup> and located on the first floor of Darius Wells (**Premises**).

This report recommends Council resolve to authorise the CEO, on behalf of the City, to negotiate and finalise a lease of the Premises to Multicultural Services Centre of WA (**MSC**). MSC is a registered charity organisation that provides a range of employment, education and related services.

In accordance with section 3.58(3) of the *Local Government Act 1995*, the City shall be required to give local public notice of the proposed lease.

## OFFICER RECOMMENDATION

That Council authorise the Chief Executive Officer:

- Give local public notice of the proposed disposition of 12.48m2 of office space within the Darius Wells Library & Resource Centre, being part of Lot 107 on Deposited Plan 70670, in accordance with section 3.58(3) of the Local Government Act 1995;
- 2. Advertise the proposed rent of \$2,240 per annum as detailed in the valuation provided by McGees Property (Attachment A); and
- 3. Subject to no objections being received, negotiate and execute a lease with Multicultural Services Centre of Western Australia on the City's behalf, including making any variation not significant in nature.

## **VOTING REQUIREMENT**

**Absolute Majority** 

## **DISCUSSION**

MSC provide community services to support people of culturally and linguistically diverse (CaLD) backgrounds. MSC have approximately 300 staff who are fluent in 80+ languages. MSC offer a range of services which covers NDIS, aged care, housing, mental health, emergency relief, jobs and skills programs, family mediation service and settlement services. They currently have offices

in Mandurah, Cannington, Mirrabooka and Morely. Having an additional office in Kwinana will help support CaLD community members who are unable to attend their alternate offices.

The City's Leasing of Community Facilities Policy (Policy) provides for the circumstances in which an organisation is entitled to a discounted rent. The proposed rent payable by MSC has been determined by applying a 30% discount to the market rate, as determined by an independent valuation.

## STRATEGIC IMPLICATIONS

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

## **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	tcome Objective Strategic Priori		How does this proposal achieve the social outcomes, objectives and strategic priorities?			
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  3.4 – Improve education and training outcomes and promote a culture of lifelong learning  3.6 – Facilitate intergenerational knowledge-sharing and mentoring opportunities	As specified in the Social Strategy 2021- 2025			

## **LEGAL/POLICY IMPLICATIONS**

Section 3.58(3) and (4) of the Local Government Act 1995.

City's Leasing policy.

## FINANCIAL/BUDGET IMPLICATIONS

The lease will provide an annual income of \$2,240.00 plus GST and outgoings. The total income before the discount would be \$3,200.00 plus GST.

## **ASSET MANAGEMENT IMPLICATIONS**

The implications for this report are the ongoing management and administration required of the City's property.

## **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

No environment or public health implications have been identified.

## **COMMUNITY ENGAGEMENT**

As a result of leasing the Premises to MSC there will be various and continued positive community engagement implications.

## **ATTACHMENTS**

A. Valuation Suite 12 4



Level 2 26 Clive Street West Perth WA 6005 PO Box 1285 West Perth WA 6872

T 08 9476 2000 F 08 9321 9203

perth@mcgees.com.au www.mcgees.com.au

Our Ref: V271-24

26 June 2024

City of Kwinana PO Box 21 KWINANA WA 6966

Attention: Karina O'Neil – Property Management Officer

Dear Karina

Re: Market Rental Valuation – Desktop Assessment

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

2 (Lot 107) Robbos Way, Kwinana

We refer to your recent instructions that we prepare a market rental valuation on a net and gross basis for various office tenancies located on the First Floor of the Darius Wells Building, and confirm we have completed our investigations and submit the following report which we trust will be satisfactory for your requirements.

Yours faithfully McGees Property

Wayne Srhoy AAPI, Masters (Property)

Certified Practising Valuer Licensed Valuer No. 45093 Western Australia

Directors Peter A Duffield, Damian Molony AAPI, Victor J Sankey AAPI Liability limited by a scheme approved under Professional Standards Legislation Sullivan Commercial Pty Ltd - Licensee ACN 051 442 070 ABN 20 051 442 070 Licensed Real Estate Agents



A Desktop Market Rental Valuation Report prepared for

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre 2 (Lot 107) Robbos Way, Kwinana Under instructions from the City of Kwinana



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## **Executive Summary**

Property Address: Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

2 (Lot 107) Robbos Way, Kwinana

**General Description:** The subject property comprises a six (6) individual office suites ranging in area from 12.48m² to

75.34m<sup>2</sup> which are situated on the First Floor of a modern community building.

Purpose of

Market Rental Valuation: To assess the current fair rental value of the individual tenancies on a net and gross basis for

Lease Negotiation purposes.

Market Rental Valuation Scenario 1 – Net Rents:

Suite 2 : \$10,000 net per annum
 Suite 3 : \$7,400 net per annum
 Suite 8 : \$15,300 net per annum
 Suite 12 : \$3,200 net per annum
 Suite 14 : \$3,500 net per annum
 Suite 15 : \$18,100 net per annum

Scenario 2 – Gross Rents:

Suite 2 : \$13,700 gross per annum
 Suite 3 : \$10,000 gross per annum
 Suite 8 : \$21,100 gross per annum
 Suite 12 : \$4,400 gross per annum
 Suite 14 : \$4,600 gross per annum
 Suite 15 : \$24,900 gross per annum

The above rents are stated exclusive of GST.

**Date of Inspection:** Desktop Assessment.

The property was previously inspected on 19 April 2023.

Date of

Market Rental Valuation: 17 June 2024.

Senior Valuer: <u>Wayne Srhoy</u> AAPI, Masters (Property)

Certified Practising Valuer Licensed Valuer No. 45093 Western Australia

This Executive Summary is a brief synopsis of the property and our assessment of market rental value.

It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.

Definition of "Market Rental Value":

The International Valuation Standards Council (and as adopted by the Australian Property Institute) defines Market Rent as:

"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

The rent is assessed on the assumption that the premises are vacant and are fit for immediate occupation and ignoring any lessee's improvements or goodwill attaching to the premises by reason of the lessee's business. Whenever Market Rent is provided the "appropriate lease terms" which it reflects should be stated.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

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#### **Assumptions, Conditions and Limitations:**

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of market rental valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This market rental value valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this market rental valuation periodically.

This market rental valuation is current at the date of market rental valuation only. The market rental value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of market rental valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in market rental value.

- The planning and cadastral details obtained from the Department of Planning, Lands & Heritage, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.
- Adjoining land owners or community groups do not impede or restrain development as foreseen.
- We are not aware of any Notices currently issued against the property and we have made no enquiries in this regard.
- Although appearing structurally sound, this valuation report does not purport to be a structural survey of onsite improvements, and if certification is required, an engineer's report is recommended.
- The property is not listed or considered to have historical significance by the National Trust or the Western Australian Heritage Council. For the purposes of this rental valuation, it is assumed the property is unaffected.
- > The improvements appear to lie within lot boundaries, but we have not sighted a survey of the property and are therefore unable to ascertain whether there is any encroachment over the boundaries.
- A visual site inspection has not revealed any obvious asbestos contamination.

We must point out however, that we are not experts in the detection or quantification of asbestos problems and accordingly, have not carried out a detailed investigation. Therefore, this market rental valuation is made on the assumption there are no actual or potential asbestos contamination issues affecting the subject property.

Should a subsequent investigation undertaken by a suitably qualified expert show that the site is contaminated, we reserve the right to review our market rental valuation.

The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites and/or sites of Aboriginal heritage significance. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected, we reserve the right to review this market rental valuation accordingly.

- The land comprises topsoils, which appear to be relatively free draining however, as no geotechnical investigations have been either undertaken or commissioned, we are unable to report on the underlying nature of the site.
- This market rental valuation assumes the mechanical and electrical services within the building(s) on the property are adequate in specification and are in good operational condition.
- This market rental valuation assumes the sound structural integrity of the building(s) on the property.
- > This market rental valuation assumes there is no asbestos or other environmental contamination of the property.
- > This market rental valuation assumes there is no encroachment of adjoining buildings onto the subject property.
- This market rental valuation assumes an unencumbered fee simple title to the property.
- If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of market rental value. If any such matters are known or discovered, we should be advised and asked as to whether they affect our assessment of market rental value.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



- We have assumed all information supplied in conducting this market rental valuation consists of a full and accurate disclosure of all information that is relevant.
- It is assumed no significant event occurs between the date of inspection and the date of market rental valuation that would impact on the market rental value of the subject property.
- We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land.

A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our market rental valuation.

If there is any variance/contradiction in any of the above assumptions, then we reserve the right to review this market rental valuation accordingly.

\*\*\*\*\*\*\*\*\*



## **Market Rental Valuation Report**

## 1.0 VALUATION INSTRUCTIONS

We have received instructions from Karina O'Neil – Property Management Officer of City of Kwinana to undertake a market rental valuation on a net and gross basis of six (6) office suites located on the First Floor of the Darius Wells Building for Lease Negotiation purposes.

As instructed, our advice is provided on a desktop basis.

### 2.0 DATE OF MARKET RENTAL VALUATION

17 June 2024.

### 3.0 PROPERTY ADDRESS

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre 2 (Lot 107) Robbos Way, Kwinana

#### 4.0 LEGAL DESCRIPTION

#### 4.1 Date of Search

21 April 2023.

Our rental valuation has assumed that the legal description and encumbrances of the parent lot have not changed between the date of search and the date of market rental valuation.

#### 4.2 Title Particulars

The land is legally described as an estate in fee simple being Lot 107 on Deposited Plan 70670, wholly contained in Certificate of Title Volume 2786 Folio 114.

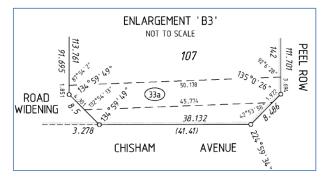
## 4.3 Registered Proprietor

Town of Kwinana.

## 4.4 Easements and Encumbrances

- (1) Easement Burden created under Section 27A of the P&D Act for sewerage purposes to Water Corporation. See Deposited Plan 70670 as created on Deposited Plan 34151.
- (2) Easement Burden created under Section 167 of the P&D Act for drainage purposes to local authorities. See Deposited Plan 70670.

As per the following excerpt of Deposited Plan 70670 the abovementioned Easements are located near the parent lot's frontage to Chisham Avenue and is not considered to be of an onerous nature:



A copy of the Certificate of Title is appended to the rear of this report.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



### 5.0 LOCATION

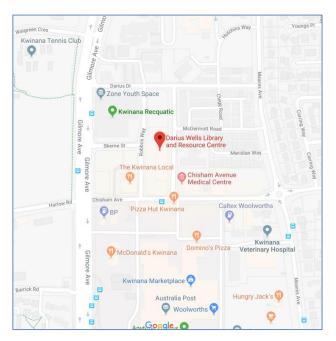
The subject tenancies are situated on the First Floor of a modern 2013 built two level Darius Wells community building that is located approximately 32kms south-west of the Perth CBD within the heart of the Kwinana Town Centre.

The Darius Wells Building incorporates the Kwinana Public Library, a Dome Café and a Crèche on its Ground Floor, whilst the First Floor accommodates various community related services and businesses.

The subject property enjoys three street frontage to Chisham Avenue, Robbos Way and the Peel right of way.

As the Darius Wells building is located in the heart of the Kwinana Town Centre, it is located in close proximity to the Kwinana Hub Shopping Centre, the Kwinana Requatic Centre and the Chisham Avenue Medical Centre.

The location of the Darius Wells building is best illustrated by reference to the following Location Plan and Aerial Photograph:





Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

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## 6.0 ACCESS

The First Floor of the Darius Wells Building is accessed via a central lift and two staircases located near the southern and northern perimeter of the subject building. Pedestrian access into the Darius Wells Building is off both Robbos Way and Peel Row.

## 7.0 SITE DESCRIPTION

## 7.1 Dimensions

We have been advised by the City of Kwinana that the subject tenancies have the following areas:  $\frac{1}{2} \left( \frac{1}{2} \right) = \frac{1}{2} \left( \frac{1}{2} \right) \left( \frac{1}{2}$ 

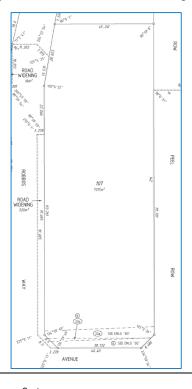
Suite 2 : 40.18m²
 Suite 3 : 28.88m²
 Suite 8 : 63.8m²
 Suite 12 : 12.48m²
 Suite 14 : 13.28m²
 Suite 15 : 75.34m²

The layout of the various tenancies is best shown in the following Plans that were provided to us by the City of Kwinana:



We are aware that the subject tenancies form part of a larger parent landholding which has a total land area of 7,317m<sup>2</sup>.

The shape and dimensions of the parent lot is best indicated on the following excerpt of Deposited Plan 70670:



Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



## 7.2 Topography

The Darius Wells Building is constructed on a site which has a north to south crossfall.

Onsite soils appear to be of a sandy nature and appear to provide adequate natural drainage.

## 8.0 PLANNING AND DEVELOPMENT

## 8.1 Town Planning Scheme

The subject property is zoned "Market Square" in accordance with the City of Kwinana's Town Planning Scheme No. 3 (TPS3), as depicted on the following TPS Zoning Map:



In accordance with the City of Kwinana's TPS3 Scheme Text, the aim of the 'Market Square' zoning is as follows:

## "2.3.2 Market Square Zone

To encourage the development of small-scale retail, leisure and entertainment establishments focused on a traditional market square which provides a venue for temporary open market stalls and community activities."

Permitted uses under the 'Market Square Zone' are set out as follows:

- Amenity Building
- Amusement Centre
- Eating House
- Fish Shop
- Hotel
- Licensed Restaurant
- Market Stalls
- Open Air Display
- Private Hotel
- Public Assembly Place of
- Public Utility
- Tavern

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

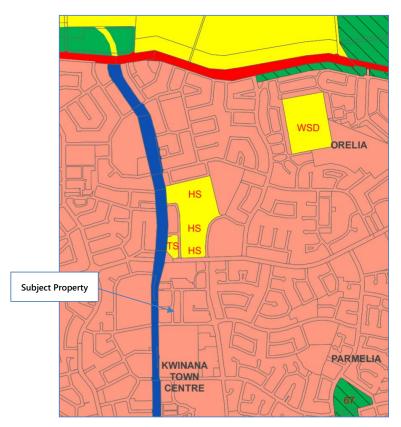


According to the Town of Kwinana's TPS3 Scheme Text, 'Office' is not considered to be a permitted use.

Our rental valuation has assumed that the subject tenancies current 'Office' use is permitted and approved by the Town of Kwinana.

## 8.2 Metropolitan Region Scheme

The zoning of the land under the Metropolitan Region Scheme is "Urban", as depicted on the following MRS Zoning Map:



## 9.0 ENVIRONMENTAL, HERITAGE AND CULTURAL ISSUES

## 9.1 Soil Contamination

As a consequence of the *Contaminated Sites Act 2003*, a Public Register is now kept in Western Australia of land that has been classified as being either contaminated – remediation required; contaminated – restricted use or remediated for restricted use.

In making our assessment of the value of the property, we have carried out a basic search of the Register at 8.55am on 17 June 2024 and this discloses that the land **is not classified**.

We do not accept any responsibility or liability whatsoever for the accuracy of the information indicated by the search of the Register.

Further, we do not accept any responsibility or liability for any loss or damage or for consequential loss or damage of any kind arising from our negligence or otherwise to you or any person in relation to the valuation of the property.

This includes any loss or damage arising from our failure or omission to consider any factors which would affect the value of the land including but not limited to any possible environmental site contamination, or any failure to comply with environmental legislation.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



Although the subject property is not recorded on the Contaminated Sites Register, we recommend a search of the Reported Sites Register that reports properties which are in the process of being classified.

The Reported Sites Register can be searched by written application to the Department of Water and Environmental Regulation (DWER).

As it will take time for the Register to be fully established, together with the fact many owners may be unaware that their property is contaminated, we believe the carrying out of an independent Environmental Survey by an appropriate expert is the best way to ascertain whether a property is contaminated or otherwise.

Subject to the above caveats, this valuation is made on the assumption there is no contamination of the land.

#### 9.2 Ashestos

The subject property is understood to not incorporate building materials containing asbestos fibre.

We must point out however, that we are not experts in this area and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no health risk from that source.

Should it subsequently transpire that an expert report establishes that there is an asbestos related health risk, we reserve the right to review this valuation.

## 9.3 Heritage Consideration

We consider the buildings onsite are of no historical interest.

#### 9.4 Aboriginal Sites

The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert.

Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected, we reserve the right to review this valuation.

## 9.5 Flooding

Our assessment assumes the site is not impacted by flood-related issues.

## 9.6 Climate Shift

Although not conclusive, current thinking from a variety of scientific authorities around the world indicates that various issues are contributing to climate shift, whereby changing weather patterns have the potential to alter the traditionally understood cycles and ranges, including but not limited to ambient temperatures, rainfall, sea levels, and storm activity.

Whilst the full implications of this theory are not fully quantifiable, we consider it appropriate to highlight that over a protracted period a variety of peripheral environmental factors have the potential to impact upon the development potential and/or market value of the subject property at a future date.

In light of these potential environmentally based externalities, we recommend the valuation advice contained herein be reviewed if and when these factors become evident or more definite.

## 9.7 Bushfire Risk

Designated Bushfire Prone Areas (BPAs) have been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bushfire attack.

A BPA is identified by the presence of and proximity to bushfire prone vegetation, and includes both the area containing the bushfire prone vegetation and a 100m buffer zone immediately surrounding it. Where a BPA cuts across a portion of a parcel of land, the entire parcel is treated as a BPA.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



The Department of Fire and Emergency Services (DFES) have released a mapping system identifying land which falls within, or partially within, a bushfire prone area of Western Australia as designated by the Fire and Emergency Services Commissioner. The mapping system can be accessed via the DFES website.

Additional planning and building requirements may apply to developments within designated BPA's in accordance with Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 3.7 Planning in Bushfire Prone Areas, the supporting Guidelines for Planning in Bushfire Prone Areas and the Building Code of Australia.

We confirm having conducted a search of the DFES mapping system at 8.55am on 17 June 2024 which shows the land is not identified as a Bushfire Prone Area.

We do not accept any responsibility or liability whatsoever for the accuracy of the information indicated by the search of the mapping system. In the possible event the information contained within the mapping system is incorrect, we reserve the right to review our assessment accordingly.

### 10.0 SERVICES

We are aware that all essential services including water, deep sewer, power, telephone and postal are available and connected to the subject tenancy.

### 11.0 IMPROVEMENTS

The following description is based on a previous internal inspection undertaken 19 April 2023. Our current Desktop Assessment assumes no material change in the improvements in the interim.

The six (6) office suites are located within a modern 2013 built two level community building known as the Darius Wells Building.

The areas we have relied upon have previously been described in Section 7.1 of this report.

The Darius Wells building incorporates a modern and expansive public library, a Dome café and a crèche on its ground floor. The first floor incorporates a number of not-for-profit agencies offering tailored community services.

In general, the Community Centre is constructed to a high specification with high quality common areas. The first floor is accessed via two staircases fronting the northern and southern perimeter of the building in a central passenger lift

All six (6) office suites have carpet floor coverings, suspended ceilings, fluorescent lighting, plasterboard partitioning, and floor-to-ceiling front Perspex partitioning.

Common area facilities exclusive to the various first floor tenancies include a modern common area/tea preparation area, male and female toilets, 3 meeting rooms, a design / art room and a staff room.

The common area/tea preparation area incorporates vinyl floor coverings, suspended ceilings, built-in timber laminate cabinetry with postform bench-tops, a double bowl stainless steel sink, and a dishwasher.

All 3 common area meeting rooms have carpet floor coverings, suspended ceilings, ducted air-conditioning, fluorescent lighting, fire sprinklers, built in timber cabinets and projector facilities

The Frank Konecny meeting room is the largest of the facilities and features direct access to a balcony fronting Peel Row.

The Alf Lydon and Frank Baker meeting rooms are situated to the west of the Frank Konecny meeting room and adjoin a common first floor lobby. The Alf Lydon and Frank Baker meeting rooms are separated by bi-fold doors which gives both rooms greater flexibility to accommodate larger numbers.

The male and female first floor common toilets are modern and well presented. The male toilets incorporate floor and wall tiling, 3 hand basins, 3 toilets and 2 urinals. The female toilets incorporate floor and wall tiling, 3 hand basin vanities and 5 toilets.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

D--- 4/



The common David Nelson design art room adjoins the Frank Konecny meeting room and incorporates vinyl floor coverings, built-in timber cabinetry, a small tea preparation area with a single bowl stainless steel sink, suspended ceilings, ducted air-conditioning, fluorescent lighting and fire sprinklers. The design art room features direct access to a balcony fronting Peel Row.

The common staff room also features direct access to a balcony fronting Peel Row and incorporates vinyl floor coverings, suspended ceilings, ducted air-conditioning, fluorescent lighting, fire sprinklers, built-in timber cupboards, a dishwasher, and a double bowl stainless steel sink.

#### 11.1 Condition of Improvements

At the date of our previous April 2023 inspection, the subject tenancy did not reveal any obvious building defect.

Whilst we have carried out a careful building inspection, we advise that we have not completed a detailed structural survey, tested any of the services or inspected unexposed or inaccessible portions of the buildings and are therefore unable to state that these are free from defect, rot or infestation.

## 12.0 SITE SURVEY

The improvements appear to lie within lot boundaries, but we have not sighted a survey of the property and are therefore unable to ascertain whether there is any encroachment over the boundaries.

#### 13.0 LEASE DETAILS

At the date of rental valuation, we have assumed vacant possession on the subject tenancies.

#### 14.0 OUTGOINGS

As instructed, we have been requested to assess the market rent of the six (6) tenancies on both a net and gross rent basis.

At the date of valuation we are aware that a variable outgoings budget was not being kept for the subject property and our net rent scenario has assumed that the subject property's outgoings charges fall within general market parameters.

## 15.0 GENERAL COMMENTS

## 15.1 Location

The subject tenancies are located within the heart of the Kwinana Town Centre.

Within the context of the Perth metropolitan area, Kwinana is considered to be a secondary suburban commercial / office location.

## 15.2 Improvements

The subject tenancies comprise first floor office tenancies located within a modern 2013 built two level Community Centre that has been constructed to a high specification and includes large and attractive common area facilities.

Internally, all 6 tenancies are fully fitted out and present well.

Despite the above, the 6 tenancies are not self-contained and are reliant upon first floor common area ablution facilities.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



#### 16.0 MARKET COMMENTARY

#### 16.1 General Market

As at the date of preparing this advice, whilst the COVID-19 pandemic is all but over, the implications of the pandemic were continuing to have a significant impact on the local and global economies. It is widely accepted that the nation has successfully navigated through the challenges posed by the pandemic, with a concerted focus now set on sustaining its economic recovery.

It is difficult at this point in time to ascertain its true long-term impact on the Western Australian property market, given there is still much to play out with the pandemic periods influence on virtually all sectors of the economy.

The initial anticipated retraction in property values did not materialise; rather, the pandemic and associated fiscal and monetary policy strategies actually had the opposite (positive) effect on a vast majority of property sectors both locally and interstate.

Both domestic and international share markets have exhibited volatility over recent years, with share prices dropping significantly in the early stages of the pandemic, followed by a complete about-face and recovery since. Many stocks remain volatile depending on the day-to-day news cycle and commodity prices.

Since May 2022, the RBA has increased the cash rate by a total of 4.25%, with the official cash rate now sitting at 4.35%. The RBA increased the cash rate on 10 consecutive occasions in a concerted effort to stymie inflation, followed by a decision in April 2023 to keep cash rate on hold, then three more increases in May, June and November 2023.

In its recent December 2023, February 2024, March 2024 and May 2024 meetings, the RBA has elected to adopt a 'wait and see' approach and kept the cash rate on hold.

Returning inflation to target within a reasonable timeframe remains the RBA's highest priority.

The RBA has commented that inflation in Australia has now passed its peak and continues to moderate, but is declining more slowly than expected. Inflation is still weighing on people's real incomes and output growth has been subdued, reflecting weak household consumption growth.

The national CPI in the year to March 2024 is recorded at 3.60%. The Perth CPI in the year to March 2024 is recorded as being slightly lower at 3.38%.

The RBA expects national inflation will return to the target range of 2–3% in the second half of 2025, however has stated the economic outlook remains uncertain and recent data demonstrating that the process of returning inflation to target is unlikely to be smooth.

The market remains divided on what the future holds for the cash rate, with any further increases expected to have ramifications on how many Australians can service their levels of debt.

Australia's GDP growth remains steady, supported by strong domestic demand, particularly in the housing sector and infrastructure investments.

We again highlight the high level of uncertainty in the marketplace remains, and ultimately the performance of property as an asset class will hinge largely on the timing of future interest rate increases, other unpredictable market events, and arguably most importantly impending inflation statistics.

## 16.2 Suburban Office Market

Demand for commercial office space within the Rockingham area was largely dictated by local businesses and government related departments.

We would argue that the local commercial office market is more resilient in comparison to fringe Perth CBD and West Perth commercial office locations which have been impacted by high vacancy rates.

Depending on the size and quality of the building, suburban commercial office rents generally range between  $$150.00/m^2$  and  $$300.00/m^2$  net.

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre



#### 20.0 LIMITATIONS

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of market rental valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This market rental valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our market rental valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this market rental valuation periodically.

This market rental valuation is current at the date of market rental valuation only. The market rental value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of market rental valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in market rental value.

This market rental valuation is current as at the date of market rental valuation only. The market rental value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property).

Liability for losses arising from such subsequent changes in rental value is excluded as is liability where the market rental valuation is relied upon after the expiration of 3 months from the date of market rental valuation or such earlier date if you become aware of any factors that have an effect on the market rental value.

Neither the whole nor any part of this report or any reference thereto may be included in any document, circular or statement without our written approval of the form and context in which it will appear.

In accordance with the Code of Conduct laid down under the provisions of the *Land Valuers Licensing Act 1978*, we are required to hold this market rental valuation confidential unless directed by our client in writing or required by law to disclose the market rental valuation; and we are not permitted to allow the use of confidential information contained in the market rental valuation for the benefit of any party other than our client. Therefore, use of confidential information contained in this report by an unauthorised third party is not permitted unless express permission in writing is provided.

This market rental valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any other party who may rely on the whole or any part of the content of this market rental valuation.

Liability limited by a scheme approved under Professional Standards Legislation.

Yours faithfully McGees Property

Wayne Srhoy AAPI, Masters (Property)

Certified Practising Valuer Licensed Valuer No. 45093

Western Australia

Suites 2, 3, 8, 12, 14 & 15 Darius Wells Library & Resource Centre

Appendix 1: Valuation Instruction

## **Justine Mitchell**

From: Kwinana Property Management < PropertyManagement@kwinana.wa.gov.au>

Sent: Thursday, 6 June 2024 8:50 AM

To: Wayne Srhoy

**Subject:** RE: Darius Wells Library & Resource centre - rental valuation

Good morning to you on this soon to be wet Thursday 😊

Please proceed with gross and net rental valuation for the suites listed below. Please note PO 16394 on all invoices.

With thanks Karina



## **Kwinana Property Management**

City of Kwinana

P 08 9439 0260

A Corner Sulphur Rd & Gilmore Ave, Kwinana WA, 6167

P PO BOX 21, Kwinana, WA, 6966





The City of Kwinana acknowledges the Traditional Custodians of the land in which we live, work and play, the Nyoongar people, and we pay our respect to Elders past and present.

## How would you rate my email?









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From: Wayne Srhoy <WSrhoy@per.mcgees.com.au>

Sent: Wednesday, June 5, 2024 4:25 PM

To: Kwinana Property Management < Property Management @kwinana.wa.gov.au >

Cc: Justine Mitchell < JMitchell@per.mcgees.com.au>

Subject: RE: Darius Wells Library & Resource centre - rental valuation

Hi Karina,

Our quote to provide a rental valuation of the below tenancies on a net and gross basis on a desktop basis is \$1500+GST and I would require 10 working days from inspection to complete the work.

-

My rental valuation will assume that the condition of the tenancies has not changed since I last inspected the property on the 12 April 22 and 19 April 23.

Please forward us a written instruction and PO number should you want our firm to go ahead with the work.



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This email and any attachments are confidential. If you received this email transmission in error please notify McGees Property by replying to wsrhoy@per.mcgees.com.au or advise us by telephone on (08) 9476 2000. Your cooperation is appreciated.

From: Kwinana Property Management < <a href="mailto:PropertyManagement@kwinana.wa.gov.au">PropertyManagement@kwinana.wa.gov.au</a>

Sent: Wednesday, June 5, 2024 2:48 PM

To: Wayne Srhoy <WSrhoy@per.mcgees.com.au>

Subject: Darius Wells Library & Resource centre - rental valuation

Good afternoon Wayne,

Hope this email finds you in good health and all things are going as they should 😊



Could I request an updated rental valuation quote for the following Suites:

Suite 2

Suite 3

Suite 12

Suite 14

Suite 15

Refer map attached. If you require site visit happy to comply.

We will require both gross and net rental valuation as the new system doesn't allow us to separate floor outgoing costs.

With thanks Karina



## **Kwinana Property Management**

City of Kwinana

P 08 9439 0260

A Corner Sulphur Rd & Gilmore Ave, Kwinana WA, 6167

P PO BOX 21, Kwinana, WA, 6966





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The City of Kwinana acknowledges the Traditional Custodians of the land in which we live, work and play, the Nyoongar people, and we pay our respect to Elders past and present.

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Appendix 2: Certificate of Title

WESTERN



AUSTRALIA

VOLUME FOLIO **2786 114** 

## RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



### LAND DESCRIPTION:

LOT 107 ON DEPOSITED PLAN 70670

## REGISTERED PROPRIETOR:

(FIRST SCHEDULE)

TOWN OF KWINANA OF CORNER GILMORE AVENUE AND SULPHUR ROAD, KWINANA

(AF L841053) REGISTERED 6/2/2012

## LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:

(SECOND SCHEDULE)

- 1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T.P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 70670 AS CREATED ON DEPOSITED PLAN 34151
- EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 70670

Warning:

A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

------END OF CERTIFICATE OF TITLE------

## STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP70670

PREVIOUS TITLE: 2615-990, 2615-991, 2615-996

PROPERTY STREET ADDRESS: 2 ROBBOS WAY, KWINANA TOWN CENTRE.

LOCAL GOVERNMENT AUTHORITY: CITY OF KWINANA

\_ANDGATE COPY OF ORIGINAL NOT TO SCALE 21/04/2023 01:50 PM Request number: 64995357

95357 Landgate

## 18.4 NOVEMBER 2024 BUDGET REVIEW

## **SUMMARY**

This report presents the initial budget review for 2024/2025 financial year. Its primary objective is to finalise the carry-forwards from the 2023/2024 financial year, amend the opening surplus and incorporate a few budget adjustments to update the adopted budget.

## OFFICER RECOMMENDATION

## That Council:

- 1. Adopts the Budget Review Report 2024/2025 at Attachment A and adopts the budget adjustments to the 2024/2025 Budget.
- 2. Notes a net decrease in Operating Activities of \$1,092,762 as per Attachment A Statement of Financial Activity by Nature or Type.
- 3. Notes a net decrease in Investing Activities of \$738,102 as per Attachment A Statement of Financial Activity by Nature or Type; and
- 4. Notes a net decrease in Financing activities of \$325,288 as per Attachment A Statement of Financial Activity by Nature or Type.

## **VOTING REQUIREMENT**

**Absolute Majority** 

## DISCUSSION

The primary objective of this budget review is to finalise the capital and operating project carry forwards for the financial year 2024/2025 and to revise the estimated opening surplus.

Various amendments to the original budget have been made since its adoption, and these are reflected as the 'Current Budget' in Attachment A. Further modifications to the Current Budget are required throughout the year due to evolving circumstances and to ensure that the Current Budget remains robust with stringent fiscal controls. These amendments are documented as the 'Revised Budget' in Attachment A.

With the impending completion of the financial statements for 2023/2024, it has become feasible to update the estimated amount utilised for carry forwards and the opening surplus. This budget review also seeks to identify any significant variations from the current budget and to recommend necessary amendments to the Council. Although this budget review is not mandated by the Local Government Act or the Financial Management Regulation, it is considered a prudent governance practice.

## **Opening Surplus Position**

When the budget was adopted, the opening surplus was estimated to be \$2,566,260. However, this balance has been revised based on the actual financial statements for 2023/2024 and is now \$4,672,412, representing an increase of \$2,106,152. This increase can be attributed to the following factors:

- Further carried forward projects totalling \$337,621 have been included in this review.
- An additional advance payment of \$578,306 was received as financial assistance grants. The 2024/2025 budget had expected a 50% upfront payment, but the federal government decided to forward pay 85% of the new financial year's allocation.
- Additional fees and charges income of \$300,009 and interest revenue of \$130,188.
- Savings of \$121,047 identified from capital projects.
- Savings of \$430,549 mainly attributed to year end adjustment for prepaid software expenditure. This timing difference will in the future be accommodated for.

## **Budget Variations**

Outlined below is a summary of the major variances to the Revised budget as indicated in Attachment A, Statement of Financial Activity Note 1- Explanation of Material Variances.

## **Operating Activities – Revenue**

Revenue from Operating Activities have decreased by \$73,870 and is made of the following variances:

- Operating grants, subsidies and contributions have decreased by \$889,319 due to:
  - A reduction of \$1,221,668 in the Financial Assistance Grant due to an advance payment received for the 2023/2024 period instead of 2024/2025, with an additional balance of \$295,000 expected in the current financial year.
  - Additional grant income of \$67,907 received from Main Roads.
  - Increase of \$69,320 relating to carried forward projects completed in 2024/2025.
  - Additional grants received for youth social justice system of \$88,786.
- Fees and charges have increased by \$431,412. This increase is primarily due to the following:
  - Rates administration fees of \$120,000 have been included.
  - Higher facilities hire fees amounting to \$61,880.
  - Additional building and verge permit and swimming pool inspection fees totalling \$66,527.
  - Higher planning and development application fees of \$56,429.
  - Increased waste service charges amounting to \$55,904.
  - Additional engineering services traffic management and supervision fees of \$53,711.
- Other revenue has increased by \$222,135, predominantly due to \$164,504 reimbursement of expenditure including PSWMA to be offset with increase in expenditure relating to this income and additional workers compensation claim of \$45,214.

## **Operating Activities – Expenditure**

Operating expenditure has increased by \$806,970 and is comprised of:

- Employee costs have increased by \$55,209 due to reallocation of budget from materials and contracts.
- Materials and Contracts has increased by \$770,380 and the following contribute to this variance:
  - \$383,738 relates to various operating projects that should have been carried forward from 2023/2024.
  - \$152,390 waste disposal reduction due to waste to energy rebate
  - Increase in operating expense of \$120,565 to be recouped.
  - Reduction of \$55,209, as this was transferred to employee cost.

- Increase in facilities hire merchant fees of \$61.880.
- Additional expenditure of \$139,388 for detached youth and early years projects due to additional grants received.
- Increase in DCA consultant fees, predominantly due to traffic modelling review for DCA1 of \$61,905.
- Increase in consultant fees for strategic planning purposes of \$100,000.
- Insurance premium has decreased by \$18,620 based on the final insurance renewal figures being finalised.

## **Investing Activities**

Capital grants, subsidies and contributions was increased by \$747,403; mainly due to carried forward projects of \$281,511 completed in 2024/2025 and \$485,343 additional road grants received for Metropolitan Regional Road Group (MRRG) and Roads to Recovery programs.

The overall capital acquisitions for infrastructure, property, plant, and equipment have increased by \$1,174,711 and is made up of the following:

• Increase was due to the finalisation of carry forward projects from 2023/2024 of \$640,581, a summary of major carry forward budgets variances is reflected below:

Project description	November Budget Review Variance
Recquatic Centre - Pool Hall north and south translucent sheet replacement	\$ 66,000
Urban Tree Planting for FY2023/24	\$ 165,030
Honeywood Oval - Pump Track Wandi Youth - LRCI 4 (Note: \$60,000 C/F and additional \$50,000 for irrigation and site works)	\$110,000
Carpark - Pace Road - LRCI 4	\$ 220,917

- Additionally, an allocation of \$50,000 has been designated for the Honeywood Oval pump track Wandi youth project, specifically for irrigation and site works.
- Additional road projects grants received totalling \$485,343 have been allocated for Mandogalup and Hope Valley Road.

A detailed breakdown of movement in 'Capital Acquisitions' is at Attachment A – note 3.

## **Financing Activities**

The major variance attributable to financing activities relates to increase in Transfer from Reserve of \$723,215 (refer to note 4 - Attachment A) and includes the following:

- \$48,669 for DCA1-15 reserves due to additional operating expenditure incurred.
- \$70,100 in asset management reserve due to carried forward projects completed in 2024/2025.
- \$111,398 in city infrastructure reserve due to carried forward projects completed in 2024/2025.
- \$196,475 in public art reserve due to carried forward projects completed in 2024/2025.
- \$264,409 in restricted grants and contributions reserve due to carried forward projects completed in 2024/2025.

In addition, Transfer to Reserve has increased by \$1,048,503 (refer to note 4 off Attachment A) due to the following:

- Transfer to strategic initiative reserve of \$25,000 for future strategic projects.
- Information technology reserve increased by \$200,000 for future IT infrastructure improvements.
- \$740,283 has been transferred to asset management reserve for renewal of the City's assets, namely the City Administration Building project.

- \$72,149 increased in refuse reserve due to reduction in net waste management cost.
- \$12,869 transferred to restricted grants and contribution reserve for the receipt of environmental tree fine.

## 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**

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

## FINANCIAL/BUDGET IMPLICATIONS

The net surplus movement from this review results in a balanced budget.

## **ASSET MANAGEMENT IMPLICATIONS**

The additional allocation of funds towards the renewal of road projects will be included in the City's asset management strategy.

## **ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS**

There are no environmental implications associated with this report.

## **COMMUNITY ENGAGEMENT**

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

## **ATTACHMENTS**

A. Statement of Financial Activity <u>U</u>

## **CITY OF KWINANA**

## 2024/2025 NOVEMBER BUDGET REVIEW REPORT

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

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# CITY OF KWINANA STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

Revenue from operating activities		Adopted Budget	Current Budget (a)	Revised Budget (b)	YTD Actual 30/9/2024	Variance (b)-(a)
Revenue from operating activities		\$	\$	\$	\$	\$
Sement   S	OPERATING ACTIVITIES					
Scants, subsidies and contributions		52 962 945	52 862 845	52 862 824	51 924 764	(21)
rece and charges         14,781,622         14,943,384         15,374,795         10,355,516         31,4121           Interest revenue         3,336,708         19,050         1,206,024         1,007,791         1,206,024         1,007,791         1,007,031						
Interest revenue						
Other revenue         1,00,234         1,04,709         126,619         16,109         20,20           Profit on asset disposals         196,291         196,291         196,291         196,291         10,00         0	_					
Page	Other revenue					222,135
Page-1001   Page   Pa	Profit on asset disposals					0
Employee cots	Expanditure from enerating activities	75,634,440	75,796,364	75,560,570	64,936,821	(73,870)
Materials and contracts		(32 335 160)	(32 368 545)	(32 423 755)	(7 048 098)	(55 209)
Utility charges (2,787,943) (2,787,943) (2,787,943) (499,347) (0) Depreciation (22,431,400) (22,431,400) (22,431,400) (22,431,400) (2,2431,400) (3,2			-			
Depreciation			-			
Insurance   (826,314   (826,314   (807,693   330,597   18,620   Other expenditure   (79,000   (58,000   58,000   (7,897)   0 (0.05 on asset disposals   (27,711   27,711   27,712   27,001   (80,970)   (80,936,325)   (89,578,249)   (90,385,218   (12,145,794)   (806,970)   (80,936,325)   (80,978,249)   (90,385,218   (12,145,794)   (806,970)   (80,970)	Depreciation	(22,431,400)	(22,431,400)	(22,431,400)		
Other expenditure         (79,200)         (58,200)         (58,200)         (7,897)         O           Los on asset disposals         (25,771)         (25,771)         (25,771)         (20,772)         (20,772)	Finance costs	(806,656)	(806,656)	(806,656)	(19,180)	0
Loss on asset disposals         (75,771)         (25,771)         (25,771)         (25,771)         (0)         (0)           Non-cash amounts excluded from operating activities         28,366,325          (89,578,249)         (90,385,218)         (12,145,794)         (806,970)           Non-cash amounts excluded from operating activities         22,260,880         22,260,880         22,260,880         22,60,880         27,62,620         27,74,403         28,72,80         0         77,403         28,72,60         0         77,403         0         77,403         0         0         77,403         0         77,403         0         77,403         0         77,403         0 <td>Insurance</td> <td>(826,314)</td> <td>(826,314)</td> <td>(807,693)</td> <td>(380,597)</td> <td>18,620</td>	Insurance	(826,314)	(826,314)	(807,693)	(380,597)	18,620
(89,366,325)   (89,578,249)   (90,385,218)   (12,145,794)   (806,970)	Other expenditure	(79,200)	(58,200)	(58,200)	(7,897)	0
Non-cash amounts excluded from operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,092,762)  Amount attributable to operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,092,762)  INVESTING ACTIVITIES  Iniflows from investing activities  Capital grants, subsidies and contributions 11,347,884 11,347,884 12,095,287 676,757 747,403 Proceeds from disposal of assets 687,750 687,750 687,750 59,280 0 0 Proceeds from disposal of assets 12,055,334 12,055,334 12,005,237 760,620 747,403 Outflows from investing activities  Purchase of land and buildings (13,512,502) (13,512,502) (13,593,464) (31,425) (80,962) Purchase of land and buildings (2,786,910) (2,786,910) (2,817,323) (587,404) (30,413) Purchase and construction of infrastructure-roads (4,896,768) (4,896,768) (5,388,613) (56,205) (491,845) Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491) (27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711) Non-cash amounts excluded from investing activities (1,289,633) (1,899,633) (2,210,427) 4,286,234 (310,794) Amount attributable to investing activities (1,289,633) (1,899,633) (1,899,633) (2,210,427) 4,286,234 (310,794) Purchase and construction of infrastructure-other (6,626,939) (6,948,430) (1,174,711) (1,174,71	Loss on asset disposals					
Amount attributable to operating activities 8,528,995 8,476,995 7,436,233 52,766,356 (1,092,762)  INVESTING ACTIVITIES  Inflows from investing activities Capital grants, subsidies and contributions 11,347,884 11,347,884 12,095,287 676,757 747,403 Proceeds from self supporting loans 19,700 19,700 19,700 24,544 00 Proceeds from self supporting loans 19,700 19,700 19,700 24,544 00  Outflows from investing activities Purchase of land and buildings (13,512,502) (13,512,502) (13,593,464) (31,425) (80,962) Purchase of plant, furniture and equipment (2,786,910) (2,786,910) (2,817,323) (587,404) (30,413) Purchase and construction of infrastructure-roads (4,896,768) (4,896,768) (5,388,613) (56,205) (491,845) Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491) Non-cash amounts excluded from investing activities (17,467,418) (17,417,418) (18,155,520) (4,133,371 (738,102)  FINANCING ACTIVITIES  Cash inflows from financing activities (1,899,533) (1,899,633) (2,210,427) (4,286,234 (310,794)) Transfer from reserves (9,000,00 6,800,000 6,800,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		(89,366,325)	(89,578,249)	(90,385,218)	(12,145,794)	(806,970)
INIVESTING ACTIVITIES Inflows from investing activities Capital grants, subsidies and contributions 11,347,884 11,347,884 12,095,287 676,757 747,403 Proceeds from disposal of assets 687,750 887,750 687,750 59,280 0 Proceeds from self supporting loans 19,700 19,700 19,700 24,584 0 0 Proceeds from investing activities Purchase of land and buildings (13,512,502) (13,512,502) (13,593,464) (31,425) (80,962) Purchase of land and buildings (2,786,910) (2,786,910) (2,786,910) (2,817,323) (587,404) (30,413) Purchase and construction of infrastructure-roads (4,896,768) (4,896,768) (5,388,613) (56,205) (491,845) Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491) (27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711) Non-cash amounts excluded from investing activities (1,899,633) (1,899,633) (2,210,427) 4,286,234 (310,794) Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102) FINANCING ACTIVITIES Cash inflows from financing activities (10,995,573 10,995,573 11,718,788 30,703 723,215 17,795,573 18,518,788 30,703 723,215 (2,658,422) (2,658,422) (2,658,422) (152,871) 0 Payments for principal portion of lease liabilities (10,3811) (103,811) (103,811) (1,699) 0 Transfer from reserves (8,661,177) (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,048,503) (1,482,433) (1,482,633) (1,482	Non-cash amounts excluded from operating activities	22,260,880	22,260,880	22,260,880	(24,671)	0
Inflows from investing activities	Amount attributable to operating activities	8,528,995	8,478,995	7,436,233	52,766,356	(1,092,762)
Inflows from investing activities	INIVESTIME ACTIVITIES					
Capital grants, subsidies and contributions         11,347,884         11,347,884         12,095,287         667,575         747,403           Proceeds from disposal of assets         687,750         687,750         697,00         19,700         19,700         24,584         0           Proceeds from self supporting loans         19,700         19,700         19,700         760,620         747,403           Outflows from investing activities         Purchase of land and buildings         (13,512,502)         (13,512,502)         (13,533,464)         (31,425)         (80,962)           Purchase of plant, furniture and equipment         (2,786,910)         (2,817,323)         (587,004)         (30,413)           Purchase and construction of infrastructure-roads         (4,896,768)         (4,896,768)         (5,388,613)         (56,005)         (491,845)           Purchase and construction of infrastructure-other         (6,426,939)         (6,376,939)         (6,948,430)         (238,449)         (571,491)           Purchase and construction of infrastructure-other         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           Purchase and construction of infrastructure-other         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           Purchase an						
Proceeds from disposal of assets         687,750         687,750         59,280         0           Proceeds from self supporting loans         19,700         19,700         19,700         24,584         0           Outflows from investing activities         Purchase of land and buildings         (13,512,502)         (13,512,502)         (13,512,502)         (13,512,502)         (13,593,464)         (31,425)         (80,962)           Purchase of land and buildings         (13,696,90)         (2,786,910)         (2,817,323)         (587,404)         (30,413)           Purchase and construction of infrastructure-roads         (4,896,768)         (4,896,768)         (5,388,613)         (56,205)         (491,845)           Purchase and construction of infrastructure-other         (6,426,939)         (6,976,939)         (6,948,430)         (238,449)         (571,491)           Non-cash amounts excluded from investing activities         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           Amount attributable to investing activities         (1,896,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           FINANCING ACTIVITIES         Cash inflows from financing activities         6,800,000         6,800,000         0         0           Transfer from reserves <td>_</td> <td>11.347.884</td> <td>11.347.884</td> <td>12.095.287</td> <td>676.757</td> <td>747.403</td>	_	11.347.884	11.347.884	12.095.287	676.757	747.403
Outflows from investing activities           Purchase of land and buildings         (13,512,502)         (13,512,502)         (13,593,464)         (31,425)         (80,962)           Purchase of land and buildings         (2,786,910)         (2,786,910)         (2,817,323)         (587,404)         (30,413)           Purchase of plant, furniture and equipment         (2,786,910)         (2,786,910)         (2,817,323)         (587,404)         (30,413)           Purchase and construction of infrastructure-roads         (4,896,768)         (4,896,768)         (5,388,613)         (56,005)         (491,845)           Purchase and construction of infrastructure-other         (6,426,939)         (6,376,939)         (6,948,430)         (238,449)         (571,491)           Non-cash amounts excluded from investing activities         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           Amount attributable to investing activities         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           FINANCING ACTIVITIES         Cash inflows from financing activities         (17,467,418)         (17,417,418)         (18,155,520)         4,133,371         (738,102)           FINANCING ACTIVITIES         Cash inflows from financing activities         6,800,000         6,800,000         <	· -					0
Outflows from investing activities           Purchase of land and buildings         (13,512,502)         (13,512,502)         (13,593,464)         (31,425)         (80,962)           Purchase of plant, furniture and equipment         (2,786,910)         (2,786,910)         (2,817,323)         (587,404)         (30,413)           Purchase and construction of infrastructure-roads         (4,896,768)         (4,896,768)         (5,388,613)         (56,205)         (491,845)           Purchase and construction of infrastructure-other         (6,426,939)         (6,376,939)         (6,948,430)         (238,449)         (571,491)           Non-cash amounts excluded from investing activities         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           Amount attributable to investing activities         (1,899,633)         (1,899,633)         (2,210,427)         4,286,234         (310,794)           FINANCING ACTIVITIES         (17,467,418)         (17,417,418)         (18,155,520)         4,133,371         (738,102)           FINANCING ACTIVITIES         (17,995,573)         10,995,573         11,718,788         30,703         723,215           Cash inflows from financing activities         6,800,000         6,800,000         6,800,000         0         0           Transfer from reserves	Proceeds from self supporting loans	19,700	19,700	19,700	24,584	0
Purchase of land and buildings (13,512,502) (13,512,502) (13,593,464) (31,425) (80,962) Purchase of plant, furniture and equipment (2,786,910) (2,786,910) (2,817,323) (587,404) (30,413) Purchase and construction of infrastructure-roads (4,896,768) (4,896,768) (5,388,613) (56,205) (491,845) Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491) (27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711) Non-cash amounts excluded from investing activities (1,899,633) (1,899,633) (2,210,427) (4,286,234) (310,794) Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) (4,133,371) (738,102) Proceeds from new debentures (8,800,000) (6,800,000) (0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		12,055,334	12,055,334	12,802,737	760,620	747,403
Purchase of plant, furniture and equipment (2,786,910) (2,786,910) (2,817,323) (587,404) (30,413)  Purchase and construction of infrastructure-roads (4,896,768) (4,896,768) (5,388,613) (56,205) (491,845)  Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491) (27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711)  Non-cash amounts excluded from investing activities (1,899,633) (1,899,633) (2,210,427) 4,286,234 (310,794) (27,407,418) (17,417,418) (18,155,520) 4,133,371 (738,102)  FINANCING ACTIVITIES  Cash inflows from financing activities  Proceeds from new debentures (6,800,000 6,800,000 6,800,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						
Purchase and construction of infrastructure-roads (4,896,768) (4,896,768) (5,388,613) (56,205) (491,845)  Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491)  (27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711)  Non-cash amounts excluded from investing activities (1,899,633) (1,899,633) (2,210,427) 4,286,234 (310,794)  Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)  FINANCING ACTIVITIES  Cash inflows from financing activities  Proceeds from new debentures (8,800,000 6,800,000 6,800,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	_				-	
Purchase and construction of infrastructure-other (6,426,939) (6,376,939) (6,948,430) (238,449) (571,491) (27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711)   Non-cash amounts excluded from investing activities (1,899,633) (1,899,633) (2,210,427) 4,286,234 (310,794)   Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)    FINANCING ACTIVITIES  Cash inflows from financing activities  Proceeds from new debentures 6,800,000 6,800,000 0 0 0 0   Transfer from reserves 10,995,573 10,995,573 11,718,788 30,703 723,215    Repayment of debentures (2,658,422) (2,658,422) (2,658,422) (152,871) 0    Payments for principal portion of lease liabilities (103,811) (103,811) (103,811) (1,699) 0    Transfer to reserves (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503)    Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)    MOVEMENT IN SURPLUS OR DEFICIT   Surplus or deficit at the start of the financial year 8,528,995 8,478,995 7,436,233 52,766,356 (1,042,762)    Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)    Amount attributable to financing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)    Amount attributable to financing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)    Amount attributable to financing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)    Amount attributable to financing activities (3,72,163 6,372,163 6,046,875 (1,606,300) (325,288)	Purchase of plant, furniture and equipment	(2,786,910)	(2,786,910)	(2,817,323)	(587,404)	(30,413)
(27,623,119) (27,573,119) (28,747,830) (913,482) (1,174,711)	Purchase and construction of infrastructure-roads	(4,896,768)	(4,896,768)	(5,388,613)	(56,205)	(491,845)
Non-cash amounts excluded from investing activities (1,899,633) (1,899,633) (2,210,427) 4,286,234 (310,794)  Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)  FINANCING ACTIVITIES  Cash inflows from financing activities  Proceeds from new debentures 6,800,000 6,800,000 6,800,000 0 0 0 0  Transfer from reserves 10,995,573 10,995,573 11,718,788 30,703 723,215  Repayment of debentures (2,658,422) (2,658,422) (2,658,422) (152,871) 0  Payments for principal portion of lease liabilities (103,811) (103,811) (103,811) (1,699) 0  Transfer to reserves (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503) (11,423,410) (11,423,410) (11,423,410) (12,471,913) (1,637,003) (1,048,503)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)  MOVEMENT IN SURPLUS OR DEFICIT  Surplus or deficit at the start of the financial year Amount attributable to operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,042,762) Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102) Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102) Amount attributable to financing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102) Amount attributable to financing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)	Purchase and construction of infrastructure-other	(6,426,939)	(6,376,939)	(6,948,430)	(238,449)	(571,491)
(1,899,633) (1,899,633) (2,210,427) (4,286,234) (310,794)		(27,623,119)	(27,573,119)	(28,747,830)	(913,482)	(1,174,711)
(1,899,633) (1,899,633) (2,210,427) (4,286,234) (310,794)	Non-cash amounts excluded from investing activities					
FINANCING ACTIVITIES  Cash inflows from financing activities  Proceeds from new debentures 6,800,000 6,800,000 6,800,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Non-cash amounts excluded from investing activities	(1,899,633)	(1,899,633)	(2,210,427)	4,286,234	(310,794)
Cash inflows from financing activities           Proceeds from new debentures         6,800,000         6,800,000         6,800,000         0         0           Transfer from reserves         10,995,573         10,995,573         11,718,788         30,703         723,215           Repayment of debentures         (2,658,422)         (2,658,422)         (2,658,422)         (152,871)         0           Payments for principal portion of lease liabilities         (103,811)         (1	Amount attributable to investing activities	(17,467,418)	(17,417,418)	(18,155,520)	4,133,371	(738,102)
Cash inflows from financing activities           Proceeds from new debentures         6,800,000         6,800,000         6,800,000         0         0           Transfer from reserves         10,995,573         10,995,573         11,718,788         30,703         723,215           Repayment of debentures         (2,658,422)         (2,658,422)         (2,658,422)         (152,871)         0           Payments for principal portion of lease liabilities         (103,811)         (1	FINANCING ACTIVITIES					
Proceeds from new debentures         6,800,000         6,800,000         6,800,000         0         0         0           Transfer from reserves         10,995,573         10,995,573         11,718,788         30,703         723,215           Repayment of debentures         (2,658,422)         (2,658,422)         (2,658,422)         (152,871)         0           Payments for principal portion of lease liabilities         (103,811)         (103,811)         (103,811)         (103,811)         (1,699)         0           Transfer to reserves         (8,661,177)         (8,661,177)         (9,709,680)         (1,482,433)         (1,048,503)           Amount attributable to financing activities         6,372,163         6,372,163         6,046,875         (1,606,300)         (325,288)           MOVEMENT IN SURPLUS OR DEFICIT         Surplus or deficit at the start of the financial year         2,566,260         2,566,260         4,672,412         4,712,572         2,106,152           Amount attributable to operating activities         8,528,995         8,478,995         7,436,233         52,766,356         (1,042,762)           Amount attributable to investing activities         (17,467,418)         (17,417,418)         (18,155,520)         4,133,371         (738,102)           Amount attributable to financing activities						
Transfer from reserves 10,995,573 10,995,573 11,718,788 30,703 723,215 17,795,573 17,795,573 18,518,788 30,703 723,215 17,795,573 17,795,573 18,518,788 30,703 723,215 17,795,573 18,518,788 30,703 17,515,573 17,515,570 11,699 10,000 10,000 10,000 11,000 10,000 10,000 11,000 10,000 11,000 10,000 11,000 10,000 11,		6,800,000	6,800,000	6,800,000	0	0
Repayment of debentures (2,658,422) (2,658,422) (2,658,422) (152,871) 0  Payments for principal portion of lease liabilities (103,811) (103,811) (103,811) (1,699) 0  Transfer to reserves (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503) (11,423,410) (11,423,410) (12,471,913) (1,637,003) (1,048,503)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)  MOVEMENT IN SURPLUS OR DEFICIT  Surplus or deficit at the start of the financial year Amount attributable to operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,042,762) Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102) Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)	Transfer from reserves				30,703	723,215
Payments for principal portion of lease liabilities (103,811) (103,811) (103,811) (103,811) (1,699) 0  Transfer to reserves (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503)  (11,423,410) (11,423,410) (12,471,913) (1,637,003) (1,048,503)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)  MOVEMENT IN SURPLUS OR DEFICIT  Surplus or deficit at the start of the financial year 2,566,260 2,566,260 4,672,412 4,712,572 2,106,152  Amount attributable to operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,042,762)  Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)		17,795,573	17,795,573	18,518,788	30,703	723,215
Transfer to reserves (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503) (11,423,410) (11,423,410) (12,471,913) (1,637,003) (1,048,503) (1,048	Repayment of debentures	(2,658,422)	(2,658,422)	(2,658,422)	(152,871)	0
Transfer to reserves (8,661,177) (8,661,177) (9,709,680) (1,482,433) (1,048,503) (11,423,410) (11,423,410) (12,471,913) (1,637,003) (1,048,503) (1,048	Payments for principal portion of lease liabilities	(103 811)	(103 811)	(103 811)	(1 699)	Λ
(11,423,410) (11,423,410) (12,471,913) (1,637,003) (1,048,503)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)  MOVEMENT IN SURPLUS OR DEFICIT  Surplus or deficit at the start of the financial year 2,566,260 2,566,260 4,672,412 4,712,572 2,106,152  Amount attributable to operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,042,762)  Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)	Transfer to reserves					_
Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)  MOVEMENT IN SURPLUS OR DEFICIT  Surplus or deficit at the start of the financial year 2,566,260 2,566,260 4,672,412 4,712,572 2,106,152  Amount attributable to operating activities 8,528,995 8,478,995 7,436,233 52,766,356 (1,042,762)  Amount attributable to investing activities (17,467,418) (17,417,418) (18,155,520) 4,133,371 (738,102)  Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)						
Surplus or deficit at the start of the financial year       2,566,260       2,566,260       4,672,412       4,712,572       2,106,152         Amount attributable to operating activities       8,528,995       8,478,995       7,436,233       52,766,356       (1,042,762)         Amount attributable to investing activities       (17,467,418)       (17,417,418)       (18,155,520)       4,133,371       (738,102)         Amount attributable to financing activities       6,372,163       6,372,163       6,046,875       (1,606,300)       (325,288)	Amount attributable to financing activities					(325,288)
Surplus or deficit at the start of the financial year       2,566,260       2,566,260       4,672,412       4,712,572       2,106,152         Amount attributable to operating activities       8,528,995       8,478,995       7,436,233       52,766,356       (1,042,762)         Amount attributable to investing activities       (17,467,418)       (17,417,418)       (18,155,520)       4,133,371       (738,102)         Amount attributable to financing activities       6,372,163       6,372,163       6,046,875       (1,606,300)       (325,288)	MOVEMENT IN SURDIUS OR DESIGIT					
Amount attributable to operating activities       8,528,995       8,478,995       7,436,233       52,766,356       (1,042,762)         Amount attributable to investing activities       (17,467,418)       (17,417,418)       (18,155,520)       4,133,371       (738,102)         Amount attributable to financing activities       6,372,163       6,372,163       6,046,875       (1,606,300)       (325,288)		2.566.260	2,566,260	4 672 412	4.712 572	2,106 152
Amount attributable to investing activities       (17,467,418)       (17,417,418)       (18,155,520)       4,133,371       (738,102)         Amount attributable to financing activities       6,372,163       6,372,163       6,046,875       (1,606,300)       (325,288)	-					
Amount attributable to financing activities 6,372,163 6,372,163 6,046,875 (1,606,300) (325,288)	Amount attributable to investing activities					
	Amount attributable to financing activities					
	Surplus or deficit after imposition of general rates			0		(0)

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# ITY OF KWINANA IOTES TO THE STATEMENT OF FINANCIAL ACTIVITY IOVEMBER BUDGET REVIEW 2024/2025

## NOTE 1 EXPLANATION OF MATERIAL VARIANCES

eporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
form and the contract of	\$	%		
evenue from operating activities ates	(21)	0%	Permanent	
	()	3,0		
rants, Subsidies and Contributions	(889,319)	35%	Permanent	\$1,221K reduction in FAGs grant for advance payment. \$69K increased due to C/F projects.
				\$67k additional main roads direct grants. \$100K received from department of communities for early years project. \$89K received for youth social justice system.
ees and Charges	431,412	(3%)	Permanent	The following fees and charges budget increased due to actual higher than anticipated: \$120K rates administration fees. \$66K building and verge permits and inspection fees. \$54K engineering services traffic management and supervision
				fees.
ther Revenue	222,135	(17%)	No Material Variance	\$46K increase due workers compensation reimbursement. \$59K increase in relation to expense reimbursement.
kpenditure from operating activities	(EE 200)	00/	Dormanant	¢21// transfer from materials and contract
mployee Costs	(55,209)	U%	Permanent	\$31K transfer from materials and contract.
laterials and Contracts	(770,380)	2%	Permanent	\$383K relating to 2023/24 carried forward projects. \$31K transferred to the employee cost. \$62K increased due to facilities hire transaction fees.
				\$139K increased in relation to detached youth and early years grant—funding projects. \$61K increased in DCA consultant fees, mainly due to traffic modelling review for DCA1 cost apportioning. (\$152K) reduction in waste kerbside contractor costs due to waste to energy rebate received. \$120K increased to offset with reimbursement.
isurance Expenses	18,620	(2%)	No Material Variance	\$100K increased in strategic consultancy fees.  Reduced due to actual insurance lower than budget.
ivesting activities	10,020	(270)	TVO Wateriar variance	neduced due to detail insulative lower than budget.
apital Grants, Subsidies and Contributions	747,403	6%	Permanent/Timing	\$197K relating to the 2023/24 carried forward projects. \$373KMain Roads additional grant to offset with capital expense. \$112K R2R additional grant to offset with capital expense.
ayments for property, plant and equipment	(1,174,711)	4%	Permanent	\$640K relating to 2023/24 carried forward projects. \$485K additional roads projects due to MRRG and R2R grant income received. \$50K additional expense for Honeywood oval pump track Wandi youth project.
inancing actvities				, ca
ransfer from reserves	723,215	6%	Permanent	\$401K relating to the 2023/24 carried forward projects. \$49K increased in DCA reserve due to additional operating expenses. \$264K increased in restricted grants and contributions reserve to offset with non-cash movement.
ransfer to reserves	(1,048,503)	11%	Permanent	\$72K increase due to waste management net cost savings. \$13 transferred to restricted grants and contributions reserve for environmental tree fine. \$25K to strategic initiative reserve. \$200K to IT reserve for future infrastructure improvement. \$740K to asset management reserve for administration building renewal.

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## CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

## NOTE 2 NET CURRENT FUNDING POSITION

	Estimated Actual	Adopted Budget	Revised Budget	YTD Actual 30/9/2024
	30 June 2024	30 June 2025	30 June 2025	
	\$		\$	\$
a) Non-cash items excluded from operating activities				
The following non-cash revenue and expenditure has been excluded from	operating activities			
within the Statement of Financial Activity in accordance with Financial Ma	nagement Regulation	on 32.		
Non-cash items excluded from operating activities				
Adjustments to operating activities				
Less: Profit on asset disposals	(578,823)	(196,291)	(196,291)	-
Less: Fair value adjustments to financial assets at amortised cost	(1,189,619)	-	-	-
Less: Movement in pensioner deferred rates (non-current)	(19,986)	-	-	
Movement in employee benefit provisions	119,192	-	-	7,954
Movement in lease liabilities	-	-	-	(1,699)
Add: Loss on asset disposals	2,095,731	25,771	25,771	-
Add: Depreciation on assets	23,370,512	22,431,400	22,431,400	-
Mvmt in operating contract liabilities associated with restricted cash	265,762	-	-	(30,926)
Mvmt in Banksia Park deferred management fees receivable	5,975,858	-	-	-
Total non-cash items excluded from operating activities	30,038,627	22,260,880	22,260,880.00	(24,671)
Mvmt in non-operating liabilities (non-current)	(9,219,379)	(1,720,109)	(1,720,109)	2,853,934
Mvmt in non-operating liabilities associated with restricted cash	2,535,107	(179,528)	(490,318)	1,432,300
Total non-cash items excluded from investing activities	(6,684,272)	(1,899,637)	(2,210,427)	4,286,234
Total Non-cash items	23,354,355	20,361,243	20,050,453	4,261,563

## (b) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation* 32 to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets
-----------------------------------

Closing funding surplus / (deficit)	4,672,411	0	0	60,006,000
Less: Total adjustments to net current assets	(32,462,322)	(15,500,764)	(25,671,448)	(44,430,273)
Current liabilities	(47,577,893)	(50,180,955)	(48,458,934)	(40,847,699)
Current assets	84,712,626	65,681,719	74,130,382	145,283,972
(c) Net current assets used in the Statement of Financial Activity				
Total adjustments to net current assets	(32,462,322)	(15,500,764)	(25,671,448)	(44,430,273)
Add: Banksia Park Unit Contributions	24,255,833	34,008,641	34,008,641	18,279,975
Add: Lease liabilities	103,810	5,312	5,312	31,512
Add: Current portion of unspent non-operating grants, subsidies and contrik	3,484,145	527,872	527,872	868,237
Add: Current portion of contract and other liability held in reserve	491,112	192,727	192,727	400,790
Add: Provisions - employee	5,287,124	3,168,898	3,168,898	4,845,128
Add: Borrowings	2,340,025	2,658,422	2,658,422	(152,871)
Less: Banksia Park DMF Recievable	(327,464)	(145,521)	(145,521)	(276,305)
Less: Financial assets at amortised cost - self supporting loans	(19,700)	-	(19,700)	(19,062)
Less: Reserves - restricted cash	(68,077,207)	(55,917,115)	(66,068,099)	(68,407,677)

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# CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

# INVESTING ACTIVITIES NOTE 3 CAPITAL ACQUISITIONS

Capital acquisitions	Adopted	Current		YTD Actual
capital acquisitions	Budget	Budget	Revised Budget	30/9/2024
	\$	_	-	\$
Land and Buildings	13,512,502	13,512,502	13,593,464	31,425
Plant, Furniture and Equipment	2,786,910	2,786,910	2,817,323	587,404
Intangible Assets		0		0
Infrastructure - Roads	4,896,768	4,896,768	5,388,613	56,205
Infrastructure - Parks & Reserves	5,685,673	5,685,673	5,977,357	377
Infrastructure - Footpaths	173,000	173,000	176,488	28,540
Infrastructure - Car Parks	65,000	65,000	285,917	170,186
Infrastructure - Drainage	116,000	116,000	159,402	34,479
Infrastructure - Bus Shelters	37,000	37,000	37,000	0
Infrastructure - Street Lights	75,995	75,995	75,995	4,868
Infrastructure - Other	274,271	224,271	236,271	0
Payments for Capital Acquisitions	27,623,119	27,573,119	28,747,830	913,482
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	8,158,438	8,158,438	8,875,972	676,757
Borrowings	6,800,000	6,800,000	6,800,000	0
Disposal of Assets	687,750	687,750	687,750	59,280
Cash Backed Reserves	7,052,229	7,052,229	7,237,465	0
Municipal Funds	4,924,702	4,874,702	5,146,643	177,445
Capital funding total	27,623,119	27,573,119	28,747,830	913,482

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## CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

Item 18.4 - Attachment A

INVESTING ACTIVITIES
NOTE 3
CAPITAL ACQUISITIONS

Project Name	Adopted Budget	Current Budget	Revised Budget	YTD Actual 30/9/2024	Variance	Comments
Buildings						
2 Budden Way Remove/replace asbestos entrance lining and gables	10,000					
Koorliny CCAC Replace electrical mounting boards x 8 in large theatre	35,000	35,000	0	0	-35,000	Budget transferred to Koorliny CAC – various required remedial works.
Kwinana Senior Citizens Centre Games room Internal & external paint asbestos	14,500	14,500	14,500	0	0	
156 Medina Avenue (degraded asbestos) Remove & dispose Large Shed, remove						
156 Medina Ave External remedial repairs  Rhodes Park Toilets and Kiosk Plumbing void / Store electrical mounting board	3,500				0	
Casuarina Hall Blinds Replacement	6,500				0	
2 Stidworthy Court (DoH) Roof plumbing - Gutters / Downpipes / Eaves Sheets	30,000	30,000	30,000	0	0	
Business Incubator - Roof plumbing - Gutters/Downpipes	17,000	17,000	17,000	0	0	
Koorliny CAC – various required remedial works	85,500	85,500	120,500	0	35,000	Budget transferred from Koorliny CCAC Replace electrical
Recquatic Centre - Roof replacement gym & Wirrapanda	250,000	250,000	250,000	0	0	mounting boards x 8 in large theatre.
Sloan Cottage - Conservation Works as per strategy	7,000	7,000	7,000	0	0	
Smirk Cottage, Museum, Soldiers Cottage - Conservation Works as per strategy	7,000	7,000	7,000	0	0	
Wheatfield Cottage - Conservation Works as per strategy	7,000	7,000	7,000	0	0	
Koorliny CAC – replacement of window treatments	15,000	15,000	15,000	0	0	
Recquatic Centre - annual internal painting program	10,000				0	
Darius Wells Library and Resource Centre - annual internal painting program	10,000	10,000	10,000	0	0	
Zone Youth Centre - annual internal painting program	10,000				0	
John Wellard Community Centre - annual internal painting program	8,000					
William Bertram Community Centre - annual internal painting program  Ops Mechanic/Carpenter workshop Office & crib room- internal painting	8,000 6,500				0	
Ops Mechanic/Carpenter workshop - External repaint/rust treatment	20,000				0	
iona Harris Pavilion - External repaint	30,000				0	
2 Budden Way - External repaint	12,000				0	
Wellard Pavilion - External repaint	15,000				0	
Casuarina/Wellard Hall - External repaint Recquatic Centre - A/C 17 Gym Office (backlog), A/C13 Gym Package (Actron Air)	5,500 , 64,500				0	
C 6 kitchen (Evap), Air Curtain 1 & 2						
Recquatic Centre - AC 18, 19, 20, 21 Upstairs Tenancy (replacing concurrent with oof replacement)		·			0	
Recquatic Centre - CH-02 Ground Floor/Hydrotherapy Screw Chiller  8 Maydwell, Victory for life - Main Area left and Coolroom AC units Replacement	139,753				-1,050 0	Budget adjustment for 2023/24 carried forward project.
eda Hall - Hall Area A/C 1 replace	10,000	10,000	10,000	0	0	
Mandogalup Fire Station - A/C 1, 2, 3, 4, 5 FAIR (24/25) - Hi wall splits	25,000					
Bright Futures - A/C 1, 2 Creche RAC, A/C 4, 5 Lunch room & office Hi wall splits	14,800	14,800	14,800	0	0	
Zone Youth Centre - Ventilation Fans RF1, S1, S2, S3, S4, EF 1A & 1B, EF 2, EF 3, El IA & 4B, EF 5A & FB, EF6A & 6B EF 7 As per HVAC report	42,700	42,700	42,700	0	0	
Margaret Feilman - A/C replacements as per HVAC report	181,000	181,000	181,000	0	0	
Senior Citizens - EAC-4 Kitchen Evap	5,000	5,000	5,000	0	0	
Wandi Hall / The Pavilion - Services Plumbing Plant - Aquarius or Rainwater as per report	10,000	10,000	10,000	0	0	
Recquatic - Replacement of Domestic Gas Hot Water Systems with Electric Heat Pump Hot (or similar) water systems	65,000	65,000	65,000	0	0	
Recquatic Centre - BMS Renewal (BMS to include energy consuming equip)	80,000	80,000	80,000		0	
Zone Youth Centre - Solar inverter renewal 10 years	21,000				0	
eda Hall - Fitout renewal	15,000 40,000				0	
decquatic Centre - café and spa/sauna bulkhead replacement due to corrosion						
Operations Centre Cribroom - Benchtop replacement/repair	8,500 35,000				0	
Business Incubator - Security systems renewals  Margaret Feilman - Structural Brickwork Remediation	33,000				0	
Multiple locations - Various Security hardware renewals	20,000				0	
Recquatic Centre - Stadium annual floor maintenance program	13,000				0	
Zone Youth Centre - Flooring roller rink reseal/line mark	40,000				0	
Cone Youth Centre - Fishbowl & office carpet replacement	4,500 6,500				0	
Business Incubator - Board Room carpet replacement Civic Administration Centre - Upgrade or Renewal	6,800,000					
OCA 12 - Local Sporting Ground with Community Centre / Clubroom - Wellard West	2,544,000					
Public Art for new facility - Local Sporting Ground with Community Centre /	48,000				0	
Thomas Oval Changeroom Extension/Upgrade Public Art for new facility-Thomas Oval Changeroom Extension/Upgrade	2,283,350				0	
Disability Access and Inclusion - Minor Improvements	5,000					
Darius Wells East Elevation	35,000				0	
2024/25 Building Contingency	100,000				0	
C/F 2023/24 Building Contingency C/F 2023/24 Darius Dome - Coolroom/freezer CR-010 & FR-01 - FAIR CONDITION	12,224 16,000			-		Budget adjustment for 2023/24 carried forward project.
C/F 2023/24 Darius Dome - kitchen Evap Cooler EVC-R-01 - FAIR (24/25)	15,000				0	
Recquatic Pool Deck Tile Treatment	16,675				0	
C/FWD Animal Shelter - design C/F Recquatic - Minor Upgrades - Changeroom Cubicals	60,000					Budget adjustment for 2023/24 carried forward project.
C/F Sporting Ground (Thomas Oval/Kelly Park Extension/Upgrade)	0		-,			Budget adjustment for 2023/24 carried forward project.  Budget adjustment for 2023/24 carried forward project.
C/F Recquatic Centre - Pool hall translucent sheet replacement	C					Budget adjustment for 2023/24 carried forward project.
Buildings Total	13,512,502	13,512,502	13,593,464	31,425	80,962	

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## CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

INVESTING ACTIVITIES
NOTE 3
CAPITAL ACQUISITIONS

Project Name	Adopted Budget	Current Budget	Revised Budget	YTD Actual 30/9/2024	Variance	Comments
				,.,		
Plant, Furniture & Equipment						
Furniture & Equipment						
Furniture and Fittings Renewal	20,000	-	20,000			
Furniture & Fittings - Local Sporting Ground with Community Centre / Clubroom Furniture & Fittings - Thomas Oval Changeroom Extension/Upgrade	48,400 16,000	-	48,400 16,000		0	
Community Facilities Furniture and Fittings Renewal	25,000		25,000		0	
Library -Replacement couches and chairs to replace existing furniture	12,000		12,000	0	0	
Replacement public computer chairs	4,000		4,000			
Laptop lockers-laptop docking station with capacity to charge, wipe and secure	11,000		11,000		0	
Library services outreach equipment C/F 2023/24 Koorliny - Lighting Desk	10,000		10,000 6,100		6 100	Budget adjustment for 2023/24 carried forward project.
C/F 2023/24 Koorliny - Projector	0		24,313			Budget adjustment for 2023/24 carried forward project.
Motor Vehicles						
2024/25 Plant Replacement Program - Light Fleet	874,700	-	874,700			
C/F 2023/24 Plant Replacement Program - Light Fleet	60,000	60,000	60,000	43,945		
Plant & Equipment 2024/25 Plant Replacement Program - Plant	146,000	146,000	146,000	1	0	
C/F 2023/24 Plant Replacement Program - Plant	410,000		410,000		-0	
100-110KVA trailer mounted generator	40,000		40,000		0	
Recquatic - Pool Plant Renewals	100,000	100,000	100,000	0	0	
Revolving Energy Fund - Project 1 Recquatic Solar PV	114,000	114,000	114,000	0	0	
Computing Equipment	705.040	705.040	705.040	240 5=0	0	
Corporate Business Systems C/F 2023/24 IT-Server Replacement	795,810 100,000		795,810 100,000		-0 0	
Plant , Furniture and Equipment Total	2,786,910				-	
	,,	,,	, , , , , , ,		,	
Parks & Reserves						
Public Open Space/Parks & Reserves Renewals  POS/Parks & Reserve Renewal - Centennial Park - Shade Sail	10,000	10.000	10.000	0	0	
POS/Parks & Reserve Renewal - Centennial Park - Shade Sail POS/Parks & Reserve Renewal - Centennial Park - Playground	10,000 67,764	-	10,000 67,764		0	
POS/Parks & Reserve Renewal - Djilba Park - Playgrounds	80,000				0	
POS/Parks & Reserve Renewal - Moombaki Park - Playground	60,000		60,000		0	
POS/Parks & Reserve Renewal - Skottowe Park - Playground	80,525	80,525	80,525	377	0	
POS/Parks & Reserve Renewal - Rushbrook Park - Playground	100,162				0	
POS/Parks & Reserve Renewal - Whyatt Green (Gabor Park) - Playground	10,000		10,000		0	
POS/Parks & Reserve Renewal - Kwinana Adventure Park - Playground POS/Parks & Reserve Renewal - Various - amenities	40,000 30,000		40,000 30,000		0	
POS/Parks & Reserve Renewal - Gilmore #1 - Electric Cubicle Renewal including	34,600		34,600		0	
POS/Parks & Reserve Renewal - Bertram School - Electric Cubicles Renewal	22,600		22,600		0	
POS/Parks & Reserve Renewal - Warner Road - Electric Cubicles Renewal	22,600	22,600	22,600	0	0	
POS/Parks & Reserve Renewal - Medina Oval Main & Outer - Hydrometers	7,000	7,000	7,000	0	0	
POS/Parks & Reserve Renewal - McWhirther Prom - Iron Filter	80,000		80,000			
POS/Parks & Reserve Renewal - Leda POS - In-field Pipe Areas POS/Parks & Reserve Renewal - Morrit Way - Fencing - Rail and Post	245,192				0	
POS/Parks & Reserve Renewal - Morrit Way - Fencing - Rail and Post POS/Parks & Reserve Renewal - Welbourne Heights - Gate, Chain Gate &	31,000 17,900		31,000 17,900		0	
POS/Parks & Reserve Renewal - Whyatt Green - Fencing - Rail and Post	13,700		13,700		0	
POS/Parks & Reserve Renewal - Rogan Park - Fencing & Bollards	22,337		22,337	0	0	
POS/Parks & Reserve Renewal - Various - Garden Bed Kerbing	10,000	10,000	10,000	0	0	
C/F 2023/24 Parks and Reserves - Abingdon Park - Recirculation System	75,000		75,000		0	
Park Upgrade Strategy - Berry Park	15,000		15,000		0	
Park Upgrade Strategy - Djilba Reserve Park Upgrade Strategy - Whyatt Green	34,500 100,000		34,500 100,000		0	
Streetscape Strategy - Sulphur road	90,000		90,000	-	0	
2024/25 Urban Tree Planting	180,000		180,000		0	
C/F 2023/24 Urban Tree Planting	0	0	165,030	0	165,030	Budget adjustment for 2023/24 carried forward project.
DCA 5 - Galati Triangle, Honeywood oval	176,109	176,109	176,109		0	
C/F 2023/24 Parks Upgrade Apex Park	136,227		136,227		0	
C/F 2023/24 POS Assets - Sandringham Park - Playgrounds - LRCI 4	200,000 39,600		200,000			
C/F 2023/24 Sandringham Park Upgrade C/F 2022/23 Kwinana Loop Trail Upgrade	39,600		39,600 3,645,511			Budget adjustment for 2023/24 carried forward project.
POS/Parks & Renewal – Wells Park Fencing renewal	3,033,837		20,000			
C/F Partridge Pop-Up	0	-	5,000			Budget adjustment for 2023/24 carried forward project.
C/F Medina Green Upgrade	0		20,000			Budget adjustment for 2023/24 carried forward project.
C/F Honeywood Oval - Pump Track Wandi Youth	0	0	110,000	0	110,000	\$60K for 2023/24 carried forward project, additional \$50K fo irrigation and site works.
Parks & Reserves Total	5,685,673	5,685,673	5,977,357	377	291,684	
	2,220,070	.,,	2,21,031	0.7	2 = /00 1	
Roads Blackspot Program						
Blackspot - Marri Park Drive (stage 1)	473,320	473,320	473,320	0	0	
Blackspot - Wellard Road and Henley Blvd Roundabout (stage 1)	485,333	485,333	485,333	32,233	0	
C/F - Black Spot Parmelia Avenue	0	0	6,502	. 0	6,502	Budget adjustment for 2023/24 carried forward project.
MRRG Road Renewals/Rehabilitation	CEE 000	CEE 000	CEE 000	0.24:	_	
MRRG - Mandurah Road, Kwinana Beach MRRG - Cockburn Road, Naval Base	655,000 537,485		655,000 537,485		0	
MRRG - Gilmore Ave (B), Leda	285,285		285,285		0	
	0		186,988		186,988	New project added due to additional grant received. Partial transferred from muni funded - Brookes way, Calista project
мкко - мапаодашр коаа					326 355	New project added due to additional grant received. Partial
<u> </u>	0	0	326,355	0	020,000	transferred from muni funded - Brookes way. Calista project
MRRG - Mandogalup Road  MRRG - Hope Valley Road  Muni Funded Road Renewals/Rehabilitation	0	0	326,355	0	320,333	transferred from muni funded - Brookes way, Calista project
MRRG - Hope Valley Road  Muni Funded Road Renewals/Rehabilitation	129,010	129,010	129,010	0	0	
MRRG - Hope Valley Road  Muni Funded Road Renewals/Rehabilitation  Muni Funded - Gilmore Ave (A), Leda  Muni Funded - Braddock Road, Wellard	129,010 90,000	129,010 90,000	129,010 90,000	0 0	0	
MRRG - Hope Valley Road  Muni Funded Road Renewals/Rehabilitation  Muni Funded - Gilmore Ave (A), Leda  Muni Funded - Braddock Road, Wellard  Muni Funded - Alexander Parkway, Wellard	129,010 90,000 72,500	129,010 90,000 72,500	129,010 90,000 72,500	0 0	0 0	
MRRG - Hope Valley Road  Muni Funded Road Renewals/Rehabilitation  Muni Funded - Gilmore Ave (A), Leda	129,010 90,000	129,010 90,000 72,500 45,000	129,010 90,000 72,500 45,000	0 0 0	0 0 0	

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## CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

INVESTING ACTIVITIES
NOTE 3
CAPITAL ACQUISITIONS

Project Name	Adopted Budget	<b>Current Budget</b>	Revised Budget		Variance	Comments
				30/9/2024		
Muni Funded - Barker Road, Wellard	108,000					
Muni Funded - Chapman Road, Calista	337,500					
Muni Funded - Brookes Way, Calista	140,000					Budget transferred to MRRG road new projects.
Muni Funded - Wells Pl, Calista Muni Funded - Magenup Dr, Wandi	61,000 161,000					
Muni Funded - Jarrah Cl, Wandi	39,000					
Muni Funded - Miles Pl, Wandi	45,000					
Roads To Recovery - Road Reseal	43,000	45,000	43,000	, ,		
R2R - Battersby Road	468,225	468,225	468,225	0	0	
R2R - Harlow Road	487,110					
Traffic Safety Projects	107,120	.07,110				
Traffic calming projects	70,000	70,000	70,000	10,850	0	
Traffic safety - Paroo Way, Wandi	10,000					
Traffic safety - Bellingham Parade, Wellard	10,000					
Traffic safety - Honeywood Ave, Wandi	10,000					
Road Others						
Resurfacing of Telephone Lane - Baldivis	70,000	70,000	70,000	0	C	
Roads Total	4,896,768	4,896,768	5,388,613	56,205	491,845	
Bus Shelters Bus Shelters Renewal	30,000	30,000	30,000	0	C	
Bus Shelter - New/ Upgrade	7,000					
Bus Shelters Total	37,000					
bus shellers rotal	37,000	37,000	37,000			
Car Parks						
Car Park Renewal - Thomas oval - netball club carpark	65,000	65,000	65,000	2,841	C	
C/F 2023/24 Carpark - Pace Road LRCI 4	0	C	220,917	167,345	220,917	Budget adjustment for 2023/24 carried forward project.
Car Parks Total	65,000	65,000	285,917	170,186	220,917	
Drainage Drainage New						
	60,000	60,000	60,000	1,442	0	
Drainage New - The Horseshoe, Wandi drainage improvement	60,000 30,000					
Drainage New- Port Road, Kwinana Beach drainage improvement Drainage Renewals- Anketell and Abercrombie Drainage Pit Renewal	26,000					
C/F Pace Road car park drainage upgrade	20,000					Budget adjustment for 2023/24 carried forward project.
C/11 dec noda ear park aramage apgrade			42,000		42,000	budget adjustment for 2023/24 carried forward project.
Drainage Total	116,000	116,000	159,402	34,479	43,403	
Footpaths						
Footpath-Other Footpaths/Cyclepath	20.000	20.000	20.000			
Footpaths - Lyon Road, Honeywood	20,000					
Footpath-Repair and/Replace Damaged Footpath	153,000					
C/F 2023/24 Footpath - Gilmore Ave Shared path Construction - Chisham Ave to Footpaths Total	173,000					Budget adjustment for 2023/24 carried forward project.
Toopaths Total	173,000	173,000	170,400	28,540	3,400	
Street Lighting						
Street Lighting Renewal per Asset Management Plan	33,500	33,500	33,500	4,414	C	
Street Lighting New	35,652	35,652	35,652	454	O	
C/F 2023/24 Street Lighting New	6,843	6,843	6,843	0	O	
Street Lighting Total	75,995	75,995	75,995	4,868	0	
Others						
EV Charger						
EV charger - Kwinana Town Centre	25,519	25,519	25,519	0	0	
EV charger - Medina Local Centre	31,726					
EV charger - John Wellard Community Centre	25,787	25,787	25,787	0	C	
EV charger - City of Kwinana Works Depot	31,617					
C/F 2023/24 Bird Watering Stations	14,000					
CCTV Renewals	60,000					
C/F 2023/24 Enhance CCTV network/Purchase a Mobile CCTV Unit	35,622					
C/F 2023/24 Revitalising the Strand in Wellard	50,000					
C/F Kwinana Tennis Club Lighting Project	0	(	12,000	0	12,000	Budget adjustment for 2023/24 carried forward project.
Others Total	274 274	224 274	226 274	. 0	12,000	
Others Total	274,271	224,271	236,271		12,000	
Total capital expenditure	27,623,119	27,573,119	28,747,830	913,482	1,174,711	

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TY OF KWINANA \SHBACK RESERVES DVEMBER BUDGET REVIEW 2024/2025

FINANCING ACTIVITIE

NOTE

sh backed reserve		2024/25 Adopted Budget						2024/25 Cu	rrent Budget		2024/25 Revised Budget				
Reserve name	Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance
Municipal Reserves	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
ed Persons Units Reserve	891,822	33,018	51,943	0	976,783	891,822	33,018	51,943	0	976,783	777,064	33,018	46,294	0	856,33
set Management Reserve	4,958,683	137,303	2,205,000	(2,684,857)	4,616,129	4,958,683	137,303	2,205,000	(2,684,857)	4,616,129	4,885,036	137,303	2,945,283	(2,754,957)	5,212,60
nksia Park Reserve	357,995	11,973	4,200	(16,296)	357,872	357,995	11,973	4,200	(16,296)	357,872	467,348	11,973	6,696	(8,385)	477,63
y Infrastructure Reserve	161,119	0	0	(148,336)	12,783	161,119	0	0	(148,336)	12,783	283,835	0	0	(259,734)	24,10
mmunity Services & Emergency Relief Reser	361,481	15,978	0	0	377,459	361,481	15,978	0	0	377,459	362,102	15,978	0	0	378,08
ntiguous Local Authorities Group Reserve	278,903	12,882	32,660	(46,400)	278,045	278,903	12,882	32,660	(46,400)	278,045	275,124	12,882	34,015	(53,275)	268,74
nployee Leave Reserve	3,011,655	137,343	0	0	3,148,998	3,011,655	137,343	0	0	3,148,998	3,111,952	137,343	0	0	3,249,29
nployee Vacancy Reserve	563,267	40,396	0	0	603,663	563,267	40,396	0	0	603,663	564,835	40,396	0	0	605,23
mily Day Care Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
olf Course Cottage Reserve	32,339	1,430	0	0	33,769	32,339	1,430	0	0	33,769	32,395	1,430	0	0	33,82
olf Club Maintenance Reserve	32,738	1,446	4,500	(4,500)	34,184	32,738	1,446	4,500	(4,500)	34,184	37,793	1,446	4,500	(4,500)	39,23
ormation Technology Reserve	556,811	16,159	120,000	(400,000)	292,970	556,811	16,159	120,000	(400,000)	292,970	556,813	16,159	320,000	(400,000)	492,9
ant and Equipment Replacement Reserve	1,107,688	45,317	1,527,450	(1,590,700)	1,089,755	1,107,688	45,317	1,527,450	(1,590,700)	1,089,755	1,121,290	45,317	1,527,450	(1,590,700)	1,103,3
blic Art Reserve	166,983	14,324	0	(8,000)	173,307	166,983	14,324	0	(8,000)	173,307	447,739	14,324	0	(204,475)	257,58
blic Open Space	349,202	15,433	0	(103,500)	261,135	349,202	15,433	0	(103,500)	261,135	349,810	15,433	0	(103,500)	261,74
fuse Reserve	5,846,121	132,928	732,843	(2,480,120)	4,231,772	5,846,121	132,928	732,843	(2,480,120)	4,231,772	5,904,312	132,928	804,992	(2,480,120)	4,362,13
newable Energy Efficiency Reserve	62,448	9,321	25,000	(20,500)	76,269	62,448	9,321	25,000	(20,500)	76,269	63,508	9,321	25,000	(20,500)	77,32
stricted Grants & Contributions Reserve	598,423	0	0	(322,918)	275,505	598,423	0	0	(322,918)	275,505	965,068	0	12,869	(587,327)	390,63
ttlement Agreement Reserve	315,446	8,075	0	0	323,521	315,446	8,075	0	0	323,521	315,899	8,075	0	0	323,9
ategic Property Reserve	960,613	21,589	0	0	982,202	960,613	21,589	0	0	982,202	962,793	21,589	0	0	984,38
orkers Compensation Reserve	617,230	26,340	0	0	643,570	617,230	26,340	0	0	643,570	605,501	26,340	0	0	631,84
ategic Initiative Reserve	321,083	21,993	0	0	343,076	321,083	21,993	0	0	343,076	475,878	21,993	25,000	(32,000)	490,8
ection Expense Reserve	84,268	4,388	85,000	0	173,656	84,268	4,388	85,000	0	173,656	88,643	4,388	85,000	0	178,03
luation Expense Reserve	81,715	4,255	85,000	0	170,970	81,715	4,255	85,000	0	170,970	85,957	4,255	85,000	0	175,2
b-Total Municipal Reserves	21,718,033	711,891	4,873,596	(7,826,127)	19,477,393	21,718,036	711,891	4,873,596	(7,826,127)	19,477,396	22,740,695	711,891	5,922,099	(8,499,473)	20,875,2

TY OF KWINANA \SHBACK RESERVES DVEMBER BUDGET REVIEW 2024/2025

FINANCING ACTIVITIE
NOTE

sh backed reserve		2024	/25 Adopted B	udget		2024/25 Current Budget				2024/25 Revised Budget					
Reserve name	Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Opening Balance	Budget Interest Earned	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance
Developer Contribution Reserves	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
:A 1 - Hard Infrastructure - Bertram	2,075,813	78,573	100,000	(37,574)	2,216,812	2,075,813	78,573	100,000	(37,574)	2,216,812	2,961,004	78,573	100,000	(123,048)	3,016,52
:A 2 - Hard Infrastructure - Wellard	1,918,291	75,116	100,000	(37,574)	2,055,833	1,918,291	75,116	100,000	(37,574)	2,055,833	1,833,827	75,116	100,000	(32,639)	1,976,30
:A 3 - Hard Infrastructure - Casuarina	122,392	3,640	100,000	(37,574)	188,458	122,392	3,640	100,000	(37,574)	188,458	72,129	3,640	100,000	(32,639)	143,13
:A 4 - Hard Infrastructure - Anketell	2,523,202	117,953	100,000	(37,574)	2,703,581	2,523,202	117,953	100,000	(37,574)	2,703,581	2,533,386	117,953	100,000	(32,639)	2,718,70
:A 5 - Hard Infrastructure - Wandi	2,360,077	94,929	100,000	(213,683)	2,341,323	2,360,077	94,929	100,000	(213,683)	2,341,323	3,172,749	94,929	100,000	(208,748)	3,158,93
:A 6 - Hard Infrastructure - Mandogalup	6,229,097	278,287	100,000	(37,574)	6,569,810	6,229,097	278,287	100,000	(37,574)	6,569,810	9,602,188	278,287	100,000	(32,639)	9,947,83
:A 7 - Hard Infrastructure - Wellard West	147,303	4,202	100,000	(37,574)	213,931	147,303				213,931	153,397	4,202	100,000	(32,639)	224,90
							4,202	100,000	(37,574)						
:A 8 - Soft Infrastructure - Mandogalup	1,647,860	64,848	100,000	(23,289)	1,789,419	1,647,860	64,848	100,000	(23,289)	1,789,419	2,466,266	64,848	100,000	(22,541)	2,608,5
:A 9 - Soft Infrastructure - Wandi/Anketell	6,820,170	274,084	100,000	(23,289)	7,170,965	6,820,170				7,170,965	9,369,349	274,084	100,000	(22,541)	9,720,89
							274,084	100,000	(23,289)						
:A 10 - Soft Infrastructure -	182,619	5,976	100,000	(23,289)	265,306	182,619				265,306	195,316	5,976	100,000	(22,541)	278,7
suarina/Anketell							5,976	100,000	(23,289)						
:A 11 - Soft Infrastructure - Wellard East	2,418,947	137,662	100,000	(23,289)	2,633,320	2,418,947				2,633,320	2,505,259	137,662	100,000	(22,541)	2,720,38
							137,662	100,000	(23,289)						
:A 12 - Soft Infrastructure - Wellard West	8,986,738	400,018	100,000	(2,567,289)	6,919,467	8,986,738				6,919,467	9,392,122	400,018	100,000	(2,566,541)	7,325,59
							400,018	100,000	(2,567,289)						
:A 13 - Soft Infrastructure - Bertram	300,982	10,830	100,000	(23,289)	388,523	300,982	10,830	100,000	(23,289)	388,523	242,637	10,830	100,000	(22,541)	330,92
:A 14 - Soft Infrastructure - Wellard/Leda	590,488	22,478	100,000	(23,289)	689,677	590,488				689,677	592,400	22,478	100,000	(22,541)	692,3
							22,478	100,000	(23,289)						
`A 15 - Soft Infrastructure - City Site	209,495	7,094	100,000	(23,296)	293,293	209,495	7,094	100,000	(23,296)	293,293	244,483	7,094	100,000	(22,537)	329,04
ub-Total Developer Contribution Reserves	36,533,475	1,575,690	1,500,000	(3,169,446)	36,439,719	36,533,475	1,575,690	1,500,000	(3,169,446)	36,439,719	45,336,512	1,575,690	1,500,000	(3,219,315)	45,192,8
tal Reserves	58,251,508	2,287,581	6,373,596	(10,995,573)	55,917,112	58,251,511	2,287,581	6,373,596	(10,995,573)	55,917,115	68,077,207	2,287,581	7,422,099	(11,718,788)	66,068,0

## CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

## NOTE 5 OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Adopted Budget	Current Budget (a)	Revised Budget (b)	Predicted Variance	YTD Actual 30/9/2024	Comments
	\$	\$	\$	\$	\$	
General purpose funding  Local Government General Purpose Grant	966,668	966,668	199,664	(767,004)	49,916	\$1.132mil for 2024/2025 was received FY2024. Additional first quarter revenu
Local Government General Purpose Grant - Roads	550,000	550,000	95,336	(454,664)	23,834	received in August. \$946k for 2024/2025 was received in FY2024. Additional first quarter revenu
						received in August.
aw, order, public safety						
Department Fire and Emergency Services - ESL	202,890	202,890	202,890	(0)	49,758	
Department Fire and Emergency Services - ESL	101,445	101,445	101,445	(0)	24,879	
Department Fire and Emergency Services - ESL  DFES Mitigation Activity Fund Grant	101,445 69,536	101,445 69,536	101,445 69,536	(0)	24,879 34,768	
DFES - All WA's Reducing Emergencies Grant	15,000	15,000	5,000	(10,000)		One successful application achieved. N
DFES - All WA'S Neutring Effergencies Grant	13,000	13,000	3,000	(10,000)	ŭ	further externally funded events plann for 2024/2025.
Health						
Mosquito Management Contributions (CLAG)	32,660	32,660	34,015	1,355	10,252	
Department of Health - Larvicide	2,000	2,000	2,400	400	0	)
Education and welfare	27// 120	27// 120	201 014	0.704	05.700	: As per actuals charged from 1 July 2024
Banksia Park Operating Cost Contribution	374,120	374,120	382,824	8,704	95,706	6 As per actuals charged from 1 July 2024
Aboriginal Resource Program Grant - National Indigenous	31,430	31,430	31,430	0	15,715	
Moorditj Kulung - Dept of Communities (DLG) - Safety &	0	20,000	20,000	0	0	
NGALA My Time Program	11,704	11,704	13,104	1,400	3,344	Supplementary payment carried forwa for 2024/2025 expenditure.
Youth Social Justice Program	195,932	195,932	284,718	88,786	56,331	\$29,390 additional funding per new agreement. \$59,396 carried forward fo 2024/2025 expenditure.
Youth Leadership and Development LYRIK (Alcoa Grant)	10,000	10,000	10,000	0	0	
Youth Leadership and Development LYRIK (Coogee Chemical	20,000	20,000	20,000	0	0	1
ArcLight Youth Engagement - Dept of Communities (DLG) & Curtin Universtiy	0	40,000	107,920	67,920	0	Funding carried forward for 2024/2025 expenditure.
Kwinana Early Years - Dept Communities - Community informed action planning	0	0	100,000	100,000	0	Funding carried forward for 2024/2025 expenditure.
Community amenities						
PTA Bus Shelter Subsidy	11,000	11,000	11,000	0	0	1
RAC WA-Calista Oval Bike Program	0	0	0	0	0	1
Depart of Transport - Active Travel Officer	37,500	37,500	37,500	0	0	
Kwinana Trails Network Master Plan- DLGSC	25,000	25,000	25,000	0	25,000	
Kwinana Club Network Scheme - DLGSC	10,000	10,000	10,000	0	10,000	
Dept Communities - Thank a Volunteer Grant	2,500	2,500	2,500	0	0	
Dept Communities - Service Gap Analysis	0	30,000	30,000	0	0	
Recreation and culture	110.000	110.000	120.002	1 225	71 002	
Shared Use Agreements - Department of Education - Facilities Koorliny Arts Centre Management - Misc Grants	118,668	118,668 60,000	120,003 60,000	1,335 0	71,003 0	
Koorliny Arts Centre Management - Misc Grants  Koorliny Arts Centre Management - Sponsorships	60,000 35,000	35,000	35,000	0	0	
Koorliny Arts Centre Management - Sponsorsings  Koorliny Arts Centre Management - Contributions and	33,000	33,000	33,000	0	0	
Library - Other donations	200	200	200	0	96	
Event Sponsorship	40,000	40,000	44,545	4,545		Fremantle Ports sponsorship achieved
Event Sponsorship - Lolly Run	10,000	10,000	10,000	0	0	for OMG event.
Community Development Fund - Kwinana Community Chest	20,000	20,000	20,000	0	0	
Main Roads WA - Maximising indigenous Participation as per	0	0	0	0	0	1
Recquatic - Royal Lifesavings Sponsorship	10,000	10,000	10,000	0	2,600	1
Dept Communities - Thank a Volunteer Day Art Centre - Koorliny Live!	0	0 71,924	0 71,924	0	0	
Transport Main Roads Annual Direct Grant	241,487	241,487	303,033	61,546	303,033	As per actual allocation for 2024/2025.
Main Roads Street Light Subsidy	6,200	6,200	6,200	0	0	1
Main Roads Verge Maintenance Contribution	138,238	138,238	144,596	6,358		4.6% June CPI increase.
TOTALS	3,247,733	3,409,657	2,520,338	(889,319)	755,900	

## CITY OF KWINANA NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOVEMBER BUDGET REVIEW 2024/2025

## NOTE 6 CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Provider	Adopted Budget	Current Budget (a)	Revised Budget (b)	Variance (a) - (b)	YTD Actual 30/9/2024	Comments
	\$	\$	\$	\$	\$	
ecreation and culture						
Local Roads and Community Infrastructure Program						
(Phase 4)			420 720		•	
POS Assets - Sandringham Park - Playgrounds	139,720	139,720	139,720	0	0	
C/F Honeywood Oval - Pump Track Wandi Youth	0	0	60,000	60,000	0	Funding carried forward for 2024/2025
Dept of Infr & Reg Dev - Thomas Oval Facilities	0	0	14 649	14.649	0	expenditure.
Upgrade	0	0	14,648	14,648	U	Funding carried forward for 2024/2025 expenditure.
Department of Infrastructure, Transport, Regional	_	_				experiartare.
Development, Communications and the Arts						
Thomas Oval Changeroom Extension/Upgrade	2,283,350	2,283,350	2,283,350	0	0	
State Government Funding						
Kwinana Loop Trail Upgrade	3,500,000	3,500,000	3,500,000	0	0	
ransport						
Local Roads and Community Infrastructure Program (Phase	e 4)					
C/F Carpark - Pace Road	•		137,543	137,543	0	Funding carried forward for 2024/2025
• •	0	0	- ,3	- /0	· ·	expenditure.
Main Roads MRRG Funding						
MRRG - Mandurah Road, Kwinana Beach	397,694	397,694	397,694	0	159,078	
MRRG - Cockburn Road, Naval Base	330,580	330,580	330,580	0	132,232	
MRRG - Gilmore Ave (B), Leda	160,072	160,072	160,072	0	64,029	
MRRG - Gilmore Ave (A), Leda			83,406	83,406	0	Additional funding received from MRR
	0	0				
MRRG - Mandogalup Road			109,548	109,548	0	Additional funding received from MRR
	0	0				
MRRG - Hope Valley Road	0	0	180,389	180,389	0	Additional funding received from MRR
Doods to Dossus	0	0				
Roads to Recovery			412.000	112 000	0	Additional funding received for read at
R2R - Battersby Road	300,000	300,000	412,000	112,000	U	Additional funding received for roads t
R2R - Harlow Road	218,000	218,000	218,000	0	0	recovery projects.
Blackspot	210,000	210,000	-,	_	0	1
Blackspot - Marri Park Drive (Stage 1)	318,213	318,213	318,213	0		
Blackspot - Wellard Rd & Henley Blvd Roundabout	485,333	485,333	485,333	0	194,133	
WA Government Grants for workplace electric vehicle	465,555	485,555	403,333	Ü	0	
EV charger - Kwinana City Centre	11,095	11,095	11,095	0		
EV charger - Pace Road, Medina	11,579	11,579	11,579	0	0	
EV charger - John Wellard Community Centre	11,212	11,212	11,212	0	0	
EV charger - City of Kwinana Works Depot	11,590	11,590	11,590	0	0	
ommunity amenities	11,390	11,590	11,550	Ü	O	
DCA 1 - Hard Infrastructure - Bertram	37,574	37,574	123,048	85,474	0	
DCA 2 - Hard Infrastructure - Wellard			32,639	(4,935)	0	
DCA 3 - Hard Infrastructure - Wellard  DCA 3 - Hard Infrastructure - Casuarina	37,574	37,574			0	
	37,574	37,574	32,639	(4,935)		
DCA 4 - Hard Infrastructure - Anketell	37,574	37,574	32,639	(4,935)	0	
DCA 5 - Hard Infrastructure - Wandi	213,683	213,683	208,748	(4,935)		
DCA 6 - Hard Infrastructure - Mandogalup	37,574	37,574	32,639	(4,935)		Revenue is recognised upon meeting
DCA 7 - Hard Infrastructure - Mandogalup (west)	37,574	37,574	32,639	(4,935)	0	performance obligations
DCA 8 - Soft Infrastructure - Mandogalup	23,289	23,289	22,541	(748)	U	(in-line with expenditure on DCA
DCA 9 - Soft Infrastructure - Wandi / Anketell	23,289	23,289	22,541	(748)		infrastructure).
DCA 10 - Soft Infrastructure - Casuarina/Anketell	23,289	23,289	22,541	(748)	0	
DCA 11 - Soft Infrastructure - Wellard East	23,289	23,289	22,541	(748)	0	
DCA 12 - Soft Infrastructure - Wellard West	2,567,289	2,567,289	2,566,541	(748)	0	
DCA 13 - Soft Infrastructure - Bertram	23,289	23,289	22,541	(748)	0	
DCA 14 - Soft Infrastructure - Wellard / Leda	23,289	23,289	22,541	(748)	0	
DCA 15 - Soft Infrastructure - Townsite	23,296	23,296	22,537	(759)	0	
OTALS	11 347 884	11,347,884	12,095,287	747,403	676,757	

## 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

Nil

26 CLOSE OF MEETING