

Ordinary Council Meeting

Agenda

15 October 2025

Notice is hereby given of an Ordinary Meeting of Council to be held in Council Chambers, City of Kwinana Administration Centre commencing at 6:00pm. Wayne Jack, Chief Executive Officer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council. Agendas and Minutes are available on the City's website <https://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 Nyoongar boodjar. Nyoongar moort djoorapiny nyinniny nidja ngulla quopadok Nyoongar boodjar kooralong.

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

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

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

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

Hello and welcome my heart is happy as we are gathered on country and meeting here on Nyoongar 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 Nyoongar people and we pay our respects to their Elders past and present."

3 DEDICATION

Councillor Sue Kearney to read the dedication:

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

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

4 ATTENDANCE, APOLOGIES, LEAVE(S) OF ABSENCE (PREVIOUSLY APPROVED)

Apologies:

Unknown at the time of issuing the Agenda.

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, 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
- included sufficient detail to enable a general understanding of the purpose of the deputation.

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

7 CONFIRMATION OF MINUTES

7.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 10 SEPTEMBER 2025

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held on 10 September 2025 be confirmed as a true and correct record of the meeting.

8 DECLARATIONS OF INTEREST (FINANCIAL, PROXIMITY, IMPARTIALITY - BOTH REAL AND PERCEIVED) BY MEMBERS AND CITY OFFICERS

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

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

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

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

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

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

9 REQUESTS FOR LEAVE OF ABSENCE

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

11 ANY BUSINESS LEFT OVER FROM PREVIOUS MEETING

12 RECOMMENDATIONS OF COMMITTEES

12.1 MINUTES OF THE BOOLA MAARA ABORIGINAL CONSULTATIVE COMMITTEE MEETING HELD ON 6 OCTOBER 2025

SUMMARY

The City of Kwinana Aboriginal Consultative Committee is established by the City of Kwinana with the primary purpose of enhancing the relationship between the City and Committee members, while focusing on the dual objectives of environmental guardianship and the wellbeing of the Aboriginal community. This committee recognises the vital role of the Aboriginal community in Kwinana and aims to ensure their perspectives and expertise are integrated into the decision-making processes of the City.

OFFICER RECOMMENDATION

That Council notes the Minutes of the Boola Maara Aboriginal Consultative Committee held on 6 October 2025.

VOTING REQUIREMENT

Simple majority

DISCUSSION

The primary purpose of the Committee is to provide Council with expertise in relevant Aboriginal cultural matters to assist its decision making of the Kwinana Community. The Committee will assist the Council in making culturally appropriate, respectful, and informed decisions pertaining to community matters, particularly those affecting the Aboriginal community and the environment.

STRATEGIC IMPLICATIONS

Outcome:	Leadership / Boordiya Katidjin (Leader of knowledge)
Objective:	Proactive leadership
Action in CBP:	Facilitate the Boola Maara Aboriginal Consultative Committee Meetings

SUSTAINABILITY FRAMEWORK

Sustainability Priority Area

3 - Liveability

4 - Engagement and Social Inclusion

LEGAL/POLICY IMPLICATIONS

No legal/policy implications have been identified as a result of this report or recommendation.

FINANCIAL/BUDGET IMPLICATIONS

There are no financial implications that have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

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

COMMUNITY ENGAGEMENT

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

ATTACHMENTS

1. Minutes - Boola Maara Aboriginal Consultative Committee - 6 October 2025 [12.1.1 - 24 pages]

12.2 MINUTES OF THE AUDIT, IMPROVEMENT AND RISK COMMITTEE - 22 SEPTEMBER 2025

SUMMARY

The Audit and Risk Committee provides independent oversight of the management of the business, and where necessary, provides advice to Council on critical risks and other matters within the scope of their Terms of Reference. The minutes of this meeting are included at Attachment 12.2.1 for Council's noting.

OFFICER RECOMMENDATION

That Council notes the Minutes of the Audit, Risk and Improvement Committee held on 22 September 2025.

VOTING REQUIREMENT

Simple majority

DISCUSSION

The Audit and Risk Committee plays a key role in assisting an organisation to fulfil its corporate governance responsibilities in managing the affairs of the local government as required by Regulation 16 of the *Local Government (Audit) Regulations 1996*. This responsibility includes financial reporting, risk management, compliance requirements, and internal and external audits, the scope of which is detailed in the Audit and Risk Committee's Terms of Reference.

The purpose of this report is to present the confirmed minutes of the Audit and Risk Committee, for Council review and noting.

Where a report referred to the Audit and Risk Committee requires a decision of Council, that report is separately included in the Ordinary Council Meeting Agenda and includes any comment or recommendation from the Audit and Risk Committee.

STRATEGIC IMPLICATIONS

Outcome:	Leadership / Boordiya Katidjin (Leader of knowledge)
Objective:	Proactive leadership

N/A - There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives.

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle

8 - Integrated and Transparent Decision-making

LEGAL/POLICY IMPLICATIONS

Regulation 16 of the *Local Government (Audit) Regulations 1996*.

An audit committee has the following functions —

- (a) to guide and assist the local government in carrying out —
 - (i) its functions under Part 6 of the Act; and
 - (ii) its functions relating to other audits and other matters related to financial management;
- (b) to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;
- (c) to review a report given to it by the CEO under regulation 17(3) (the **CEO's report**) and is to —
 - (i) report to the council the results of that review; and
 - (ii) give a copy of the CEO's report to the council;
- (d) to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under —
 - (i) regulation 17(1); and
 - (ii) the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);
- (e) to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;
- (f) to oversee the implementation of any action that the local government —
 - (i) is required to take by section 7.12A(3); and
 - (ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and
 - (iii) has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and
 - (iv) has accepted should be taken following receipt of a report of a review conducted under the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);
- (g) to perform any other function conferred on the audit committee by these regulations or another written law.

FINANCIAL/BUDGET IMPLICATIONS

Nil

ASSET MANAGEMENT IMPLICATIONS

Nil

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

Nil

COMMUNITY ENGAGEMENT

Nil

ATTACHMENTS

1. Minutes - Audit, Risk and Improvement Committee Meeting - 22 September 2025 [**12.2.1** - 30 pages]

12.3 COUNCIL POLICY REVIEW - FINANCE

DECLARATION OF INTEREST

There were no declarations of interest declared.

SUMMARY

Council policies are high-level statements articulating the intent of the City's strategic objectives as well as guiding the City's operations. These policies serve as essential frameworks, outlining principles and expectations that direct how the City manages its responsibilities, interacts with the community, and aligns its services with long-term vision and values. Appropriate policies help strengthen the City's governance by ensuring a clear, shared understanding of priorities, and also support consistency in decision-making and outcomes across different departments and leadership terms.

To maintain the relevance and effectiveness of these policies, a structured review process is in place. High-risk policies, those that address critical areas or have significant legal or operational implications are to be reviewed every two years to ensure they remain current with best practices, legislative changes, and emerging risks. In contrast, lower-risk policies may be reviewed every four years, balancing the need for oversight with operational efficiency. However, policies are required to be updated outside of these scheduled intervals if circumstances demand it, such as changes in legislation, organisation procedures, or other relevant factors that could affect the policy's intent or application. This proactive approach ensures that the City's policies not only comply with regulatory requirements but also continue to reflect the evolving needs and expectations of the community it serves.

The following existing Council policies have been subject to review and are now recommended to the Audit, Risk and Improvement Committee for noting and comment:

- Recognition and Depreciation of Assets (**Attachment 12.3.1**);
- Related Party Disclosure (**Attachment 12.3.3**);
- Debtor Collection (**Attachment 12.3.5**); and
- Use of Corporate Credit Card (**Attachment 12.3.7**).

For ease of reference, a tracked changes and clean final version of each policy have been provided.

The policies listed within this report will be presented to Council for endorsing in November 2025.

AUDIT, RISK AND IMPROVEMENT COMMITTEE RECOMMENDATION

That Council adopt the following Council Policies:

- 1. Recognition and Depreciation of Assets (Attachment 12.3.1);**
- 2. Related Party Disclosure (Attachment 12.3.3);**
- 3. Debtor Collection (Attachment 12.3.5); and**
- 4. Use of Corporate Credit Card (Attachment 12.3.7).**

VOTING REQUIREMENT

Simple majority

DISCUSSION

This report seeks the Committee's consideration of, and recommendation to Council on, the revised policies. Both tracked change and clean copies of each policy have been provided. Subject to the Committee's endorsement, the policies will be presented to Council for adoption at an Ordinary Council Meeting to be held in October 2025.

The following policies have been reviewed and will be recommended for adoption (as amended):

Debtor Collection	<p>The Debtor Collection policy has been reviewed and updated to enhance clarity, accountability, and alignment with best practice in the management of outstanding debts (excluding rates and service charges). The revised policy establishes clearer procedures for the recovery process, ensuring that all actions are undertaken in a fair, transparent, and timely manner. These amendments are designed to minimise financial risk and promote consistent, equitable treatment of debtors across the City's operations.</p> <p>In addition, the policy has also been transitioned to the City's updated policy template, with all changes reflected in the recommended clean version for Council adoption.</p> <p>5. A tracked change version of this policy is provided at Attachment 12.3.2</p>
Related Party Disclosure	<p>The amendments to this policy are primarily editorial in nature, focusing on refining the language for greater clarity and readability. No substantial changes to the policy's intent or application have been made.</p> <p>As with other reviewed policies, the document has also been updated to align with the City's latest policy template, with changes shown in the recommended clean version for Council adoption.</p> <p>6. A tracked change version of this policy is provided at Attachment 12.3.4.</p>
Recognition and Depreciation of Assets	<p>The Recognition and Depreciation of Assets policy has been reviewed to provide further clarity on the management of portable and attractive assets, specifically addressing the handling of items not recorded on the asset register. Updates have also been made to various useful lives to align with current depreciation rates, and the revaluation cycles for asset groups have been revised.</p> <p>Additionally, the policy now requires that fair value assessments be undertaken annually to determine whether valuations exceed the thresholds outlined in the asset valuation procedure.</p> <p>As part of the review process, the policy has been transitioned to the City's updated policy template, with these changes reflected in the recommended clean version for Council adoption.</p>

	7. A tracked change version of this policy is provided at Attachment 12.3.6.
Use of Corporate Credit Card	<p>The policy has undergone several key amendments to improve clarity, accountability, and alignment with best practice. Notably, the approval of the CEO's corporate credit card has shifted from the Mayor to the Chief Financial Officer, following a recommendation from the Office of the Auditor General, as the Mayor does not hold administrative responsibilities.</p> <p>Additional updates include clear procedures for managing personal expenditure on the card, guidelines for online payment requirements, and the inclusion of Fringe Benefits Tax (FBT) obligations for entertainment-related spending. The policy now also clarifies the direct manager's responsibilities regarding cardholder oversight.</p> <p>Previous restrictions on linking credit cards to certain websites have been refined, recognising that such links are essential for legitimate payments, for example, Facebook transactions. Collectively, these changes enhance the policy's robustness, transparency, and practical application for all cardholders and administrators.</p> <p>As part of the review, the policy has also been transitioned to the City's updated policy template, with these changes reflected in the recommended clean version for Council adoption.</p> <p>8. A tracked change version of this policy is provided at Attachment 12.3.7.</p>

STRATEGIC IMPLICATIONS

Outcome:	Leadership / Boordiya Katidjin (Leader of knowledge)
Objective:	Accountable and ethical governance
Objective:	Continuous improvement and efficiency
Objective:	Proactive leadership

How does this proposal achieve the outcomes and strategic objectives?

Although there is no specific action to the City's SCP or CBP the review, adoption and revoking of Council Policies should reflect the City desired achievements of the outcomes and objective of the visionary leadership of the City.

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle

8 - Integrated and Transparent Decision-making

Sustainability Priority Area

3 - Liveability

6 - Responsible Investment and Procurement

How does this proposal achieve the guiding principle and priority area?

Through these policies, the City of Kwinana demonstrates visionary leadership dedicated to acting for its community, modelling accountable and ethical governance, and strengthening trust with the community. The City's approach to policy development and review ensures that sustainability principles are embedded in its operations, promoting a healthier, more resilient, and sustainable community.

LEGAL/POLICY IMPLICATIONS

Section 2.7 of the *Local Government Act 1995*:

2.7. Role of council

- (1) *The council governs the local government's affairs and, as the local government's governing body, is responsible for the performance of the local government's functions.*
- (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government's finances and resources; and*
 - (b) *determine the local government's policies.*

FINANCIAL/BUDGET IMPLICATIONS

These policies act as safeguards, helping to reduce financial and budget impacts and supporting ethical management.

ASSET MANAGEMENT IMPLICATIONS

The Recognition and Depreciation of Assets policy has been reviewed to provide further clarity around the management of portable and attractive assets, specifically addressing the handling of items not recorded on the asset register. Updates have also been made to various useful lives to align with current depreciation rates, and the revaluation cycles for asset groups have been revised. This policy is in place to mitigate asset management implications by ensuring consistent, transparent, and effective practices for managing the City's assets throughout their lifecycle.

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 or recommendation.

ATTACHMENTS

- 1. Council Policy Recognition and Depreciation of Assets Clean [12.3.1 - 13 pages]
- 2. Council Policy Recognition and Depreciation of Assets Tracked Cha [12.3.2 - 11 pages]
- 3. Council Policy Related Party Disclosures Clean Version [12.3.3 - 6 pages]
- 4. Council Policy Related Party Disclosures Tracked Changed [12.3.4 - 7 pages]
- 5. Council Policy Debtor Collection Clean [12.3.5 - 5 pages]
- 6. Council Policy Debtor Collection Tracked Change [12.3.6 - 6 pages]

7. Council Policy Use of Corporate Credit Cards Clean Version [**12.3.7** - 6 pages]
8. Council Policy Use of Corporate Credit Cards Tracked Changes [**12.3.8** - 6 pages]

13 ENBLOC REPORTS

14 REPORTS - COMMUNITY

14.1 NAMING OF WELLARD WEST PAVILION

SUMMARY

The Naming of Parks, Places and Buildings Working Group is tasked with assessing and recommending new names for existing and new facilities within the City of Kwinana. The Working Group has met to assess a suitable name for the new Wellard West Community Facility, Wellard.

This report seeks Council endorsement of the Nyoongar name, Djilba Pavilion, meaning for the new facility at McWhirter Promenade, Wellard. The Boola Maara Aboriginal Consultative Committee (BMACC) endorsed this name and representation of the Djilba season.

The proposal complies with:

- Council Policy – Naming of Streets, Parks, Places and Buildings
- Landgate Policies and Standards for Geographical Naming in WA
- Innovate Reconciliation Action Plan 2020-2022 (Respect – Action 8)

OFFICER RECOMMENDATION

That Council adopt the recommendation of the Naming of Parks, Places and Buildings Working Group that the new community facility located on McWhirter Oval, McWhirter Promenade, Wellard, be named Djilba Pavilion.

VOTING REQUIREMENT

Simple majority

DISCUSSION

The Naming of Parks, Places and Buildings Working Group met on Monday 4 August 2025 to discuss names for the new facilities located on McWhirter Road and discussed the significant agriculture connection to the dairy industry, flora and waterways in the region.



McWhirter Oval – Pavilion visible as a construction site adjacent to McWhirter Rd.



Wellard West Community Facility Architectural Render of facility under construction.

The Working Group considered the importance of adopting a location-centric name to provide a clear and logical geographical reference for the new facility. It was noted that the existing names of places/buildings in the area already contain the name 'Wellard':

- John Wellard Community Centre
- Wellard Pavilion
- Wellard Oval
- Wellard Primary School
- Wellard Village Primary School

Community feedback indicates that these similar names cause confusion for visitors and emergency services. The Working Group acknowledged that further duplication of the 'Wellard' name would exacerbate this issue.

The history of this geographical location is shaped by the Peel Estate Group Settlement, where families were allocated small blocks, two cows, and two horses to begin farming. These settlers faced difficult conditions, with many unable to sustain their herds until farms were consolidated into larger holdings before becoming the suburbs we know today. Oral histories highlight both the hardship and resilience of these families, as well as employment opportunities created for Aboriginal families who gained employment in farm work at the dairies.

Equally significant is the land's natural character. Wetlands such as Richardson Swamp once dominated the area, providing essential resources that shaped farming and settlement patterns. The region is also rich in flora, including native wildflowers like the yellow cowslip orchid recorded by early residents, which remain a defining feature of the local landscape. These stories of people and place weave together to form the cultural, agricultural, and ecological identity that frames the context for the recommended name of the new pavilion.

To create broader recognition of the area's significance and capture the agricultural, flora and waterways, Djilba the Nyoongar season covering August and September was considered ideal given the meaning of conception a transition season and first signs of warmth and growth that shows the land is planning for renewal of new life is coming to the area. For the Wellard location, Djilba season represents:

- For flora, the abundant emergence of blooms, particularly yellow and cream flowers. At the geographical location of the Pavilion flowers tended to be yellow and in abundance.
- For fauna, it signifies the meaning of conception, directly connecting to the area's dairy farming history.
- For waterways, Djilba reflects the increased flow of water that brings the landscape to life.

Djilba therefore captures the unique features of the geographical location with dairy farming, making it a meaningful and unifying option for the naming of the pavilion.

STRATEGIC IMPLICATIONS

Outcome: Quality of Life / Ngalang moorditj wirrin (Our strong spirit)
Objective: Enhanced public spaces

How does this proposal achieve the outcomes and strategic objectives?

The Nyoongar name Djilba celebrates local Aboriginal heritage and strengthens cultural recognition within the community. This act also fosters social inclusion by ensuring Aboriginal voices and identity are woven into the fabric of public spaces.

SUSTAINABILITY FRAMEWORK**Sustainability Guiding Principle**

- 1 - Social Inclusion
- 4 - Environmental Stewardship

Sustainability Priority Area

- 4 - Engagement and Social Inclusion

LEGAL/POLICY IMPLICATIONS

Council approval for the naming of facilities is not a legislative requirement; however, under the City's adopted Naming of Streets, Parks, Places and Buildings Policy, the naming of all streets, parks, places, and buildings within the City of Kwinana is to be determined by Council resolution.

FINANCIAL/BUDGET IMPLICATIONS

Signage construction and installation is incorporated in the project costs.

ASSET MANAGEMENT IMPLICATIONS

Nil

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

Nil

COMMUNITY ENGAGEMENT

Community engagement was undertaken with the BMACC at their monthly meetings on 5 August and 11 November 2024 and 6 October 2025. BMACC representatives supported the proposed name of Djilba Pavilion.

ATTACHMENTS

Nil

15 REPORTS - ECONOMIC

Nil

16 REPORTS - NATURAL ENVIRONMENT

Nil

17 REPORTS - BUILT INFRASTRUCTURE

17.1 AMENDMENT 3 TO ANKETELL SOUTH LOCAL STRUCTURE PLAN - LOT 43 CORNER THOMAS AND TREEBY ROADS, ANKETELL

SUMMARY

Amendment 3 to the Anketell South Local Structure Plan (ASLSP) proposes to rezone Lot 43 corner Thomas Road and Treeby Road, Anketell (Figure 1) from 'Residential (R80)' to 'Commercial' as designated by the ASLSP (Figure 3). The documentation and supporting reports for Amendment 3 are in Attachment 17.1.1.

Amendment 3 proposes to rezone to 'Commercial' the land to the east of Anketell South Neighbourhood Centre as shown in the current ASLSP (Figure 2). If approved the 'Commercial' zone would replace the existing 'Residential R80' zone which can currently accommodate up to 51 dwellings on the site. The intent of rezoning Lot 43 is to enable development of additional shop retail floorspace in the expanded neighbourhood centre by 1,250m² over above the approved 3,092m² in the City's Local Commercial and Activity Centre Strategy (LCACS).

Amendment 3 also proposes to extend the duration of approval of the ASLSP for a further 10 years from the date of determination.

Council is being requested to provide a recommendation on the proposal to the Western Australian Planning Commission (WAPC) for its determination of the proposal. Amendment 3 has been lodged with the City of Kwinana (City) in accordance with Schedule 2, Part 4 of the *Planning and Development Regulations 2015* (P&D Regulations).

The City is required to provide a report to the WAPC within the specified or agreed timeframe (in this case 24 October 2025), that:

- (a) lists and responds to submissions received on Amendment 3;
- (b) provides an assessment of Amendment 3 based on planning principles; and
- (c) provides a recommendation on whether Amendment 3 should be approved or not, with or without modification.

Amendment 3 was advertised from 19 May 2025 until 30 June 2025 (42 days) seeking public submissions. A total of nine (9) submissions were received during the advertising period. Four (4) submissions were received from commercial property owners and 5 submissions were received from State government agencies. No submissions were received from local residents.

The submissions and the City's comments on the submissions are discussed in this report and outlined in the Schedule of Submissions (Attachment 17.1.2).

In its assessment of Amendment 3 the City has considered the extent to which the additional retail floor space (1,250m²) proposed by Amendment 3, may impact on the following:

- (a) The viability of the Anketell South Neighbourhood Centre shown in the current ASLSP.
- (b) The range of goods and services that would be available in the Anketell South Neighbourhood Centre for the convenience of the local community.
- (c) The viability of other nearby activity centres in the City's Activity Centre Hierarchy.
- (d) Impact of dwelling yield within 400m of the current neighbourhood centre.
- (e) Impact on local traffic congestion and safety.

The City recommends that Amendment 3 be refused for the following reasons:

- a) The additional retail floor area (1,250m²) proposed by Amendment 3 would significantly increase the total retail floor area of the Anketell South Neighbourhood Centre (5,160m²) above the retail floor area allocated for this neighbourhood centre in the City's Local Commercial and Activity Centre Strategy (3,092m²).
- b) The retail floor area of the current Anketell South Neighbourhood Centre is not viable until 2036. There is insufficient demand to support the current neighbourhood centre, with expenditure only reaching levels to support the current neighbourhood centre floor area allocated in LCACS by 2036.
- c) Amendment 3 may undermine the hierarchy of activity centres and commercial areas within the City that has been established through the City's structure planning, the Local Commercial and Activity Centres Strategy and draft Local Planning Strategy.
- d) The additional retail floor area proposed by Amendment 3 could potentially undermine the viability of the approved Anketell South Neighbourhood Centre and reduce the benefit of the neighbourhood centre to local residents.
- e) Vehicle access/egress points on the west side of Treeby Road will conflict with the proposed vehicle movements from Lot 43 (on the east side of Treeby Road) and will increase risks, particularly for southbound traffic on Treeby Road.
- f) The proposal results in the loss of a potential 51 dwellings adjacent to the Anketell South Neighbourhood Centre, reducing the number of residents within walkable distance of the neighbourhood centre.
- g) The Net Benefit Test does not adhere to the Kwinana Local Commercial and Activity Centres Strategy

On 12 May 2025, the City advised the State Development Assessment Unit (SDAU) that the development application for a supermarket on the south side of Thomas Road (opposite Lot 43) should be refused. Once the SDAU has determined the development application for the proposed supermarket on the south side of Thomas Road (Lots 9001 and 9116), the City may be prepared to consider a new amendment to the ASLSP, on the basis that it:

- (a) Proposes to rezone Lot 43 to 'Service Commercial' rather than 'Commercial'.
- (b) Retains the equivalent gross dwelling yield as the current ASLSP.
- (c) Vehicle access/egress to Treeby Road from Lot 43 is subject to approval by the City and Main Roads.

OFFICER RECOMMENDATION

That Council:

1. **Advise the Western Australian Planning Commission pursuant to Schedule Regulation 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that Amendment 3 to the Anketell South Local Structure Plan (ASLSP)(Attachment 17.1.1) should be refused for the following reasons:**
 - (a) **The additional Commercial zoned land will facilitate an increase in retail floor area of 1,250m² which would detrimentally increase the total retail floor area of the Anketell South Neighbourhood Centre to 5,160m² which is above the retail floor area allocated for this neighbourhood centre in the City's Local Commercial and Activity Centre Strategy of 3,092m².**
 - (b) **The current retail floor area of the Anketell South neighbourhood centre is not viable in the medium term as there is insufficient demand to support the current neighbourhood centre and the justification provided by the applicant is not supported.**
 - (c) **Amendment 3 undermines the hierarchy of activity centres and commercial areas within the City that has been established through the current Structure**

Plan, the Local Commercial and Activity Centres Strategy and draft Local Planning Strategy.

- (d) The additional retail floor area proposed by Amendment 3 is likely to undermine the viability of the approved Anketell South Neighbourhood Centre and reduce the benefit of the neighbourhood centre to local residents through oversupply of retail floor space.
 - (e) Vehicle access/egress points on the west side of Treeby Road will conflict with the proposed vehicle movements from Lot 43 (on the east side of Treeby Road) and will increase risks, particularly for southbound traffic on Treeby Road.
 - (f) The proposal results in the loss of a potential 51 residential dwellings adjacent to the Anketell South Neighbourhood Centre, reducing the number of residents within a walkable distance of the neighbourhood centre further undermining its commercial viability.
 - (g) The Net Benefit Test does not adhere to the City's Local Commercial and Activity Centres Strategy.
- 2. Endorse the Schedule of Submissions (Attachment 17.1.2) pursuant to Schedule 2, Part 4, Clause 20(2) of the *Planning and Development Regulations 2015* and advise the submitters of Council's decision accordingly.
 - 3. Forward this Ordinary Council Meeting Report, Council's Resolution, the Schedule of Recommended Modifications, and Schedule of Submissions for Amendment 3 to the WAPC pursuant to Schedule 2, Clause 20 of the Planning and Development Regulations 2015.
 - 4. Advise the proponent that once the State Development Assessment Unit has determined the development application for the proposed supermarket on the south side of Thomas Road (Lots 9001 and 9116), the City may be prepared to consider a new amendment to the ASLSP, on the basis that it:
 - (a) Proposes to rezone Lot 43 to 'Service Commercial' rather than 'Commercial'.
 - (b) Retains the equivalent gross dwelling yield as the current ASLSP.
 - (c) Vehicle access/egress to Treeby Road from Lot 43 is subject to approval by the City and MRWA.

VOTING REQUIREMENT

Simple majority

DISCUSSION

Site description

The site (Lot 43) subject of Amendment 3 is situated on the north-eastern corner of the Thomas Road and Treeby intersection (Figure 1). Lot 43 is 5,722m² in area and is situated adjacent to the approved Anketell South Neighbourhood Centre identified in the current ASLSP (Figure 2).

The land to the north and east of Lot 43 is identified as future residential land in the current ASLSP (Figure 3).

Figure 1: Location of Amendment 3



Previous planning proposals relevant to Amendment 3

There have been a number of recent planning proposals in the vicinity of the Anketell Road/Treeby Road intersection which are relevant to the City's consideration of Amendment 3. These are shown in Figure 2 and described below:

a) Amendments 1 and 2 to the ASLSP

The ASLSP was adopted by the WAPC in May 2014 has been amended twice, as follows:

- i. Amendment 1 to ASLSP was approved by the WAPC in September 2014. The amendment replaced a north- south 'Main Street' with an east-west 'Main Street' to enable a more consolidated Neighbourhood Centre (Attachment 17.1.3).
- ii. Amendment 2 to ASLSP was approved by the WAPC in May 2021 (Attachment 17.1.3) resulting in:
 - reconfiguring of the shape and increasing the size of the Neighbourhood Centre site (from 1.51ha to 2.367ha) so that was better suited to the dimensions of a supermarket and shops;
 - relocating the Local Community Centre to the north of the shopping centre; and
 - providing an east-west 'Main Street' between the Local Community Centre and the shopping centre.

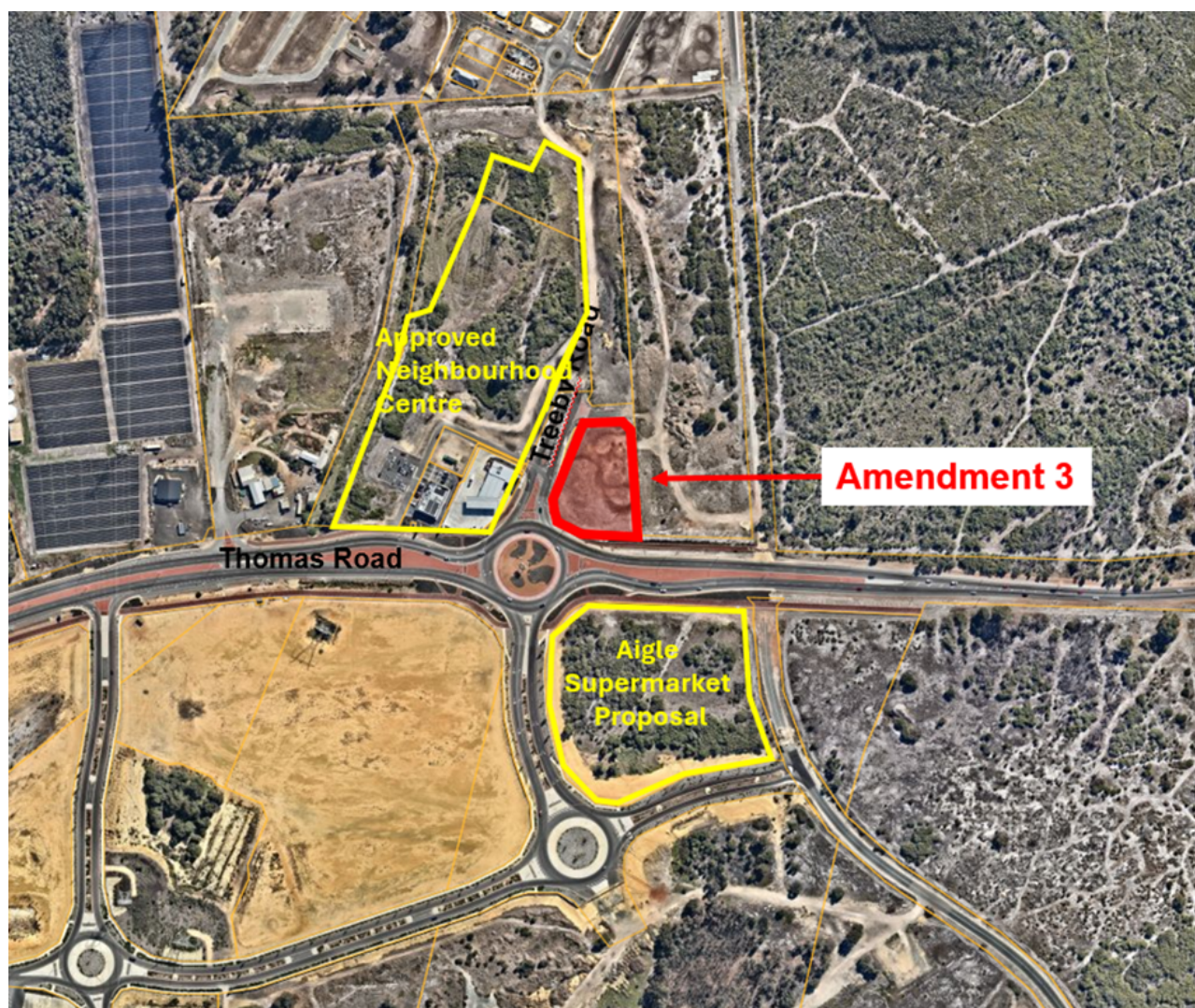
b) Development approval for the Anketell South Neighbourhood Centre

Development approval for the Anketell South Neighbourhood Centre was granted by the State Government Development Assessment Panel (DAP), in May 2024. Construction of the shopping centre has commenced.

c) Commercial Development Application by Aigle not supported by Council (situated on the south side on Thomas Road)

On 12 May 2025, the City advised the State Development Assessment Unit (SDAU) that the development application for a supermarket on the south side of Thomas Road (opposite Lot 43) should be refused for a range of reasons, including the following matters pertinent to the City's consideration of Amendment 3 (Attachment 17.1.5):

- The proposed supermarket would undermine the hierarchy of activity centres and commercial areas established through the City's structure planning, Local Commercial and Activity Centre Strategy and draft Local Planning Strategy.
- The proposed supermarket would capture expenditure that would support the neighbourhood planned within the adjacent Anketell South Local Structure Plan.
- A neighbourhood centre in this location (south of Thomas Road) will separate people from the retail services they need.

Figure 2: Location of existing and recently proposed retail and commercial floorspace

Planning Framework

Anketell South is zoned 'Development' under the City's Local Planning Scheme No. 2 (LPS 2).

The Anketell South Neighbourhood Centre has been identified in the City's planning framework for many years, including:

- Eastern Residential Intensification Concept (2005)
- Local Commercial and Activity Centre Strategy (Shrapnell, 2015)
- Anketell South LSP (2014)
- Local Commercial and Activity Centre Strategy (Pracsys, 2023)
- Draft Local Planning Strategy (2023)

Proposal

Amendment 3 proposes to rezone Lot 43 (5,722m²), situated on the corner of Thomas Road and Treeby Road, from 'Residential (R80)' to 'Commercial' to allow the subject lot to be developed for shop retail floorspace to accommodate up to 1,250m² additional retail floorspace. The indicative concept plan for Amendment 3 shows that half the proposed retail floor area comprises fast food outlets (600m²) and half for specialty retail floor space (600m²) (Attachment 17.1.6).

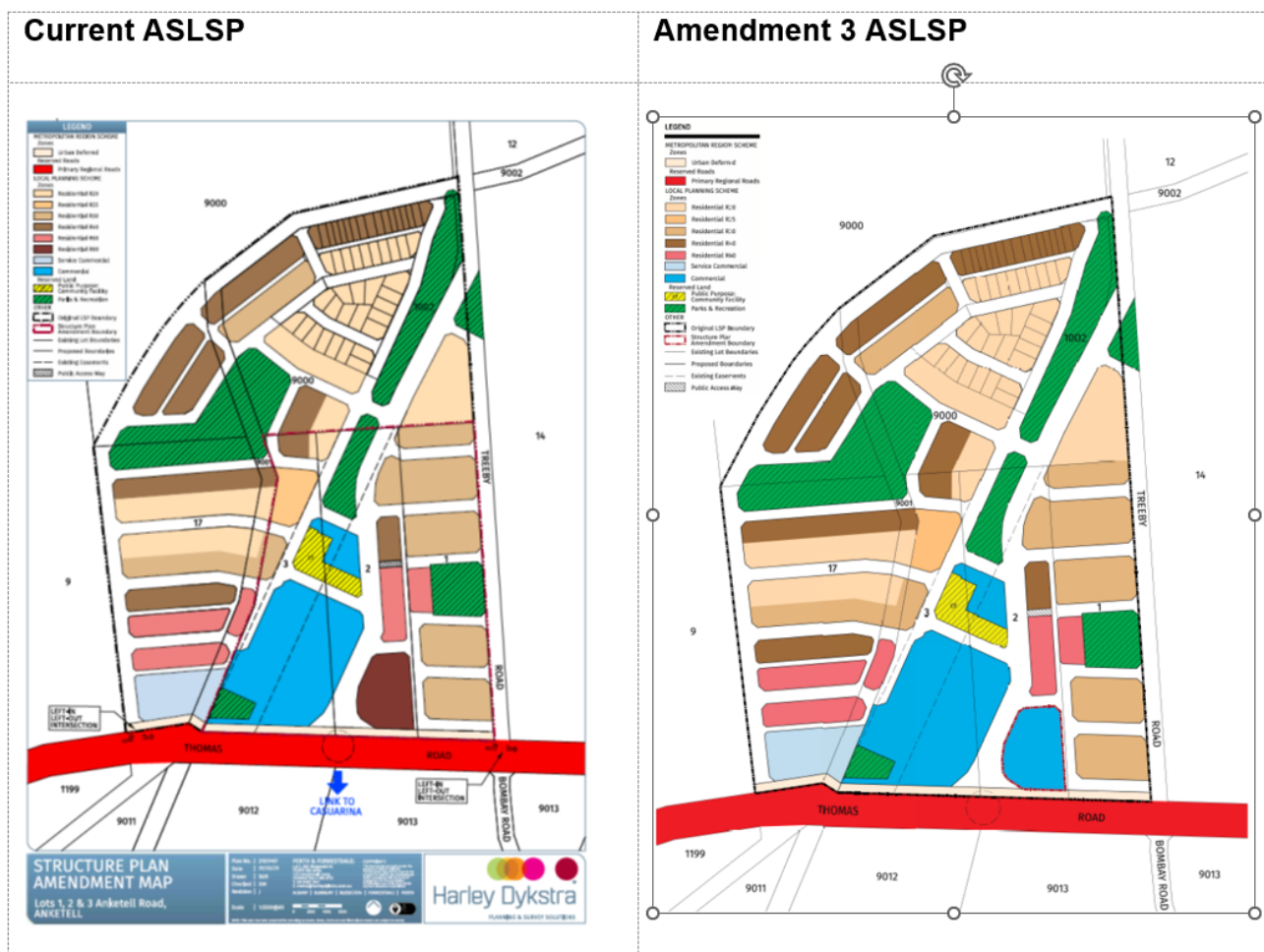
Amendment 3 has been prepared by town planning consultants (Taylor Burrell Barnett) on behalf of the landowners, 6530 Investments Pty Ltd. Amendment 3 consists of:

- A. Part One – Implementation and Plan
- B. Part Two – Supporting documents
 - Transport Impact Assessment
 - Net Benefit Test
 - Bushfire Management Plan
 - Revised Stormwater Modelling

Concept Plan

A concept plan (Attachment 17.1.6) has been lodged with Amendment 3 which shows that half of the proposed shop retail floor area is intended to be fast food outlets (600m²) and half is intended to be specialty shop retail floor space (600m²). However, the concept plan is not legally binding and does not preclude a development application being lodged for a 1,250m² shop retail outlet or any other area of retail floorspace.

Figure 3: Current ASLSP and Amendment 3



The key changes proposed by Amendment 3 are summarised in Table 1 below.

Table 1: Key changes and additions proposed by Amendment 3

Subject	Current ASLSP	Amendment 3
Total LSP area	11.3235ha	11.3235ha
Area land subject of Amendment 3 (Lot 43)		5,722m ²
Gross subdivisible area (developable land)	7.0404ha	7.0404ha
Residential area	4.192ha	3.0428ha
Commercial floor area	4.491ha	4.616ha (=additional 1,250m ²)
Required minimum 10% POS (comprises 8% unrestricted and maximum 2% restricted)	7,040m ²	7,040m ²
Proposed creditable unrestricted POS	6,594m ² (including 3,070m ² community centre site)	6,594m ² (Community centre deleted from Community Infrastructure Plan)
POS		
Proposed restricted POS	320m ²	320m ²
POS provided	6,594m ²	6,594m ² The 446m ² shortfall of POS described in Table 3 has occurred due to the reduction in the size of the Local Community Centre site from 3,507m ² to 3,070m ² .
Lot yield and Population (Lots 1, 2 and 3 of ASLSP)		
Estimated lot yield	122 lots	71 lots
Estimated dwelling yield	130 dwellings	79 dwellings
Estimated residential density -dwelling per gross urban hectare as per Directions 2031 (target 15 dwellings/ha).	11.5 dwellings/gross urban ha	6.8 dwellings/gross urban ha
- dwellings per site hectare as per Liveable Neighbourhoods (target 26 dwellings/ha).	15.19 dwellings/ site ha	11.2 dwellings/site ha
Estimated population	447 persons	214 persons

City Officers Assessment

Amendment 3 has been assessed against a range of statutory and strategic planning documents and comments sought from the public, commercial property owners and State government agencies. In its consideration of Amendment 3, the City has identified the following key planning issues:

1. Compliance with the City's Local Commercial and Activity Centre Strategy (LCACS) and the WAPC's State Planning Policy 4.2 for Activity Centres (SPP4.2)
2. Consideration of the net benefit of the additional retail floorspace.
3. Assessment of the potential traffic impacts of the shop retail development proposed by Amendment 3 on Lot 43.
4. Loss of the potential to develop 51 dwellings on Lot 43.

Each of the above planning issues are discussed below with recommended responses to the WAPC.

1. *Compliance with the City's Local Commercial and Activity Centre Strategy (LCACS) and State Planning Policy 4.2*

The City's LCACS (adopted 2023) is intended to ensure that there is a hierarchy of activity centres distributed throughout the City to provide residents with convenient access to a range of goods and services.

The Anketell South activity centre is identified as a neighbourhood centre in LCACS. The strategic planning objectives for a Neighbourhood Centre are described in the WAPC's Activity Centres policy (State Planning Policy 4.2)(SPP4.2), as:

- (a) An important local focal point that provides for daily to weekly household shopping needs.
- (b) Providing community facilities and a small range of other convenience services.
- (c) Providing walkable access to services and facilities for local residents.

The Anketell South Neighbourhood Centre is identified in LCACS as having a total commercial floor area of 6,878m² by 2042 (comprised of 3,092m² shop retail floorspace plus 3,370m² non-retail floorspace).

The development of the Anketell South Neighbourhood Centre has been approved by the City in two stages, comprising 3,910m² shop retail floor space (including a supermarket and specialty stores) and 581m² non-retail floor space. The approved stages of the Anketell South Neighbourhood Centre already exceed the shop retail floor area allocated to the neighbourhood centre in LCACS [LCACS allocates 3,092m² of shop retail floorspace and 3,910m² shop retail floorspace has been approved (additional 818m²)]. Amendment 3 proposes to further increase the shop retail floor area in the Anketell South Neighbourhood Centre by an additional 1,250m².

As shown in the Table 2, with the proposed additional shop retail floorspace the size of the Anketell South Neighbour Centre will significantly exceed the shop retail floor area allocated in the City's LCACS by 67%. This therefore needs to be considered carefully as there may be direct impacts on the viability of other centres and also the viability of the Anketell South Neighbourhood Centre if shop retail floorspace is over provided.

Table 2: Total Retail and Non- Retail Floor area in the Anketell South Neighbourhood Centre by 2042

	Shop retail Net Floor Area	Other Retail Net Floor Area	Non-retail Net Floor Area	TOTAL COMMERCIAL FLOORS SPACE (2042) Net Floor Area
	Includes all retail activities normally found within shopping centres. Includes supermarket, café, takeaway and liquor store	Eg. "bulky goods" retail, hardware,	Eg. Medical and office	
1.	LCACS			
	Neighbourhood Centre Floor Area Allocation	3,092m² (2042)	416m² (2042)	3,370m² (2042)
				6,878m² (2042) Commercial floorspace
2.	Approved Retail Development (Stages 1 & 2)			
	Stage 1 Approved 2020	310m ² fast food 379m ² Retail 689m²	nil	nil
	Stage 2 Approved 2024	2549m ² supermarket + 948m ² shops + 24m ² café= 3,221m²	nil	office space 581m²
	Stage 1 + 2	3910m²		581m²
				Stage One + Stage Two (689+3221+581)= 4,491m²
3.	Amendment 3			
	Additional Net Floor Area proposed by Amendment 3	1,250m ²	nil	nil
				1,250m ²
4.	Approved Total Retail Floor Area (Stages 1 & 2) + Amendment 3			
		689+3,221+1,250= 5,160m² (5160-3092)/3092= 67% Additional 67% to LCACS shop retail NLA		Total commercial floor area Stage 1+ Stage2+ Amdt 3 4,491+1,250= 5,741m²

2. Consideration of the 'net benefit' of the additional floorspace

Amendment 3 proposes to increase the shop retail floor area of the Anketell South Neighbourhood Centre to 5,160m² (an additional 1,250m²) which is significantly more than the total shop retail floor area allocated to the neighbourhood centre in the City's LCACS for the year 2042 (3,092m²). Noting that the Development Approval for the Neighbourhood Centre site has already increased the approved retail floorspace to 3,910m². The proposal plus previously approved development increased the allocated retail floorspace by 67% over LCACS.

When a proposal results in an activity centre being larger than indicated in an LCACS, the WAPC's Activity Centre Implementation Guidelines (SPP4.2) require that a Net Benefit Test (NBT) be undertaken.

SPP4.2 requires that a NBT include consideration of the following matters:

- (a) Is there a demand for additional floorspace and how does the proposal meet this demand?
- (b) How will the proposed development impact on the role of the activity centre and/or the viability and vibrancy of other activity centres in the hierarchy?
- (c) What is the anticipated loss and/or gain of services to the community?
- (d) What is the anticipated impact on access (distance, time, mode of travel) to services by the community?
- (e) Will the proposal contribute to a net increase in employment?
- (f) Does the proposal align with the objectives and outcomes of this policy and the planning framework?
- (g) Are any potential impacts reduced over the longer term?

The proponent has lodged a NBT (Taktics4) with Amendment 3, as required under SPP4.2 (Attachment 17.1.7). The NBT concludes that the additional shop retail floor proposed by Amendment 3:

- (a) Can be introduced to the activity centre network without a significant impact on the market capture, consumer behaviour patterns and network performance of centres in the area.
- (b) Will not change the role of the planned South Anketell Neighbourhood Centre (the centre will remain a designated supermarket-based neighbourhood centre).
- (c) Is not significant in the circumstances and will have no detrimental impact on the vitality and vibrancy of the activity centres network.
- (d) Will not result in any loss of services to the community.
- (e) Has the potential to create an additional 50 full time jobs.
- (f) Is expected to have an overall positive influence on residents ability to access a wider range of goods and services within the South Anketell Neighbourhood Centre.
- (g) Satisfies the objectives and outcomes established by SPP4.2 to deal with the assessment for proposed increases in retail activity in planned centres.

As part of the City's assessment of Amendment 3 an urban economics consultant (Pracsys) was engaged to undertake an independent review of the proponent's NBT and advise whether the requirements of SPP4.2 have been met and whether Amendment 3 will be an overall benefit to the community (Attachment 17.1.8).

Contrary to the findings of the proponent's NBT, Pracsys advises that the additional retail floor area proposed by Amendment 3, will have the following impacts:

- (a) The modelled turnover for the current Anketell South Neighbourhood Centre (not including the proposed 1,250m² additional floor area) is insufficient to sustain the neighbourhood centre until 2036.
- (b) The proponent's NBT does not provide a separate evaluation of the turnover of the supermarket within the Anketell South Neighbourhood Centre and model how the proposed additional floor area (1,250m²) might impact on the viability of the supermarket (The viability of the proposed supermarket is core to the function of the neighbourhood centre).
- (c) The NBT does not demonstrate whether there is demand for the proposed additional 1,250m² shop retail floorspace proposed by Amendment 3.
- (d) The NBT forecasts turnover impacts for competing centres of up to 8.3% (total sales turnover per annum) in 2026. The NBT does not consider how this impact will affect the viability or core function of the competing centres.

- (e) The NBT does not comment on the existing mix of retail in the catchment and outline how the additional floor area proposed by Amendment 3 will increase consumer choice to the benefit the local community
- (f) The NBT states that the additional retail floor area will provide an additional 50 jobs which Pracsys considers to be an over-estimate.
- (g) The NBT does not adhere to the Kwinana Local Commercial and Activity Centres Strategy.

Due to the considerable divergence between the findings of the proponent's NBT and the advice provided by Pracsys, City officers have further examined the proposed additional retail floor area against the requirements of SPP4.2, as summarised in Table 3.

Table 3: Administration's response to the proponent's Net Benefit Test

	Findings of the proponent's NBT for Amendment 3	The City's response to the proponent's NBT Based on the requirements of SPP4.2
(a)	Additional retail floor area can be introduced to the activity centre network without a significant impact on the market capture, consumer behaviour patterns and network performance of centres in the area.	<ul style="list-style-type: none"> The applicant has not established that there is demand for the additional floorspace that cannot already be satisfied within the projected floorspace under the City's LCACS. The modelled turnover in the proponent's NBT indicates that there may be insufficient turnover to sustain the current neighbourhood centre until 2036.
(b)	Amendment 3 will not change the role of the planned Anketell South Neighbourhood Centre. The centre is and will remain a designated supermarket-based neighbourhood centre.	<ul style="list-style-type: none"> The proponent's NBT does not provide a separate evaluation of the turnover of the supermarket within the Anketell South Neighbourhood Centre or determine how the proposed additional floor area (1,250m²) might impact on the viability of the supermarket.
(c)	The additional retail floor area is not significant in the circumstances and will have no detrimental impact on the vitality and vibrancy of the activity centres network.	<ul style="list-style-type: none"> The viability of the proposed supermarket is core to the function of the neighbourhood centre. The NBT does not demonstrate whether there is demand for the proposed additional 1,250m² shop retail floorspace proposed by Amendment 3.
(d)	The additional floor area will not result in any loss of services to the community.	<ul style="list-style-type: none"> The NBT forecasts turnover impacts for competing centres of up to 8.3% (total sales turnover per annum) in 2026. The NBT does not consider how this impact will affect the viability or core function of the competing centres.
(e)	The additional floor area has the potential to create an additional 50 full time equivalent jobs.	The applicant asserts the potential to create 50 additional positions across 1,250m ² . However, this ratio is not supported with any reference that justifies that number and Pracsys considers it to be over-estimated.
(f)	The additional floor area is expected to have an overall positive influence on residents ability to access a wider range of goods and services within the Anketell South Neighbourhood Centre.	The NBT does not comment on the existing mix of retail in the catchment and outline how the additional floor area proposed by Amendment 3 will increase consumer choice to the benefit the local community. This has not been established by the applicant.
(g)	Satisfies the objectives and outcomes established by SPP4.2 to deal with the assessment for proposed increases in retail activity in planned centres.	<p>The applicant has not established that the impacts are reduced over time and states on Page 26 of the Tactics4 report that:</p> <p><i>The proposed increase in retail floor space is therefore estimated to result in an additional \$5.3M p.a. in additional retail sales in 2026. These sales</i></p>

		<p><i>would be captured from centres that would otherwise have captured the sales had the additional development not occurred.</i></p> <p>The above point by the applicant's consultant clarifies that any additional market spend as a result of the proposed increased floorspace will be at the expense of other centres or the approved Neighbourhood Centre development.</p>
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In considering the points raised both for and against the proposal and breaking down the arguments made in support in the proponent's NBT, it is not accepted that the proposal has sufficiently addressed the requirements of SPP 4.2 and has not demonstrated a need for the additional floorspace. It is considered likely that the additional floorspace would be detrimental to the functioning of the approved Neighbourhood Centre and other centres in the area.

3. Assessment of the potential traffic impacts of the shop retail development proposed by Amendment 3 on Lot 43.

Main Roads does not support introduction of an additional vehicle access point on Treeby Road to Lot 43. The access points to the approved shopping centre (on the west side of Treeby Road) will conflict with the proposed vehicle movements from Lot 43 (on the east side of Treeby Road) and will increase risks, particularly for southbound traffic on Treeby Road.

Main Roads further advises that Treeby Road is proposed to be extended and is expected to serve as a key connection between Thomas Road and Anketell Road. This may result in increased traffic volumes, particularly from vehicles seeking to bypass congestion on Kwinana Freeway as a parallel road east of the Kwinana Freeway.

Unrestricted vehicle access with full movement (right in/right out/left in/left out) to Lot 43 from Treeby Road as proposed, would increase the risk of traffic accidents and contribute to increased congestion. Applications to develop retail outlets on Lot 43 which propose vehicle access/egress to Treeby would need to be supported by a traffic impact assessment report demonstrating that access to Treeby Road will not increase the risk of traffic conflicts or create traffic congestion.

4. Loss of the potential to develop 51 dwellings on Lot 43.

The proposal results in the loss of a potential 51 dwellings adjacent to the Anketell South Neighbourhood Centre, reducing the number of residents within walkable distance of the neighbourhood centre. The application provides no increase in density in other areas to offset this loss of dwelling yield or describe how this would impact on the viability of the Neighbourhood Centre.

CONCLUSION

It is recommended that Amendment 3 be refused for the following reasons:

- (a) The additional retail floor area (1,250m²) proposed by Amendment 3 would significantly increase the total retail floor area of the Anketell South Neighbourhood Centre (5,160m²) above the retail floor area allocated for this neighbourhood centre in the City's Local Commercial and Activity Centre Strategy (3,092m²).
- (b) The current retail floor area of the Anketell South neighbourhood centre is not viable until 2036. There is insufficient demand to support the current neighbourhood centre, with expenditure only reaching levels to support the current neighbourhood centre floor area allocated in LCACS by 2036.

- (c) Amendment 3 may undermine the hierarchy of activity centres and commercial areas within the City that have been established through the City's structure planning, the Local Commercial and Activity Centres Strategy and draft Local Planning Strategy.
- (d) The additional retail floor area proposed by Amendment 3 could potentially undermine the viability of the approved Anketell South Neighbourhood Centre and reduce the benefit of the neighbourhood centre to local residents.
- (e) Vehicle access/egress points on the west side of Treeby Road will conflict with the proposed vehicle movements from Lot 43 (on the east side of Treeby Road) and will increase risks, particularly for southbound traffic on Treeby Road.
- (f) The proposal results in the loss of a potential 51 dwellings adjacent to the Anketell South Neighbourhood Centre, reducing the number of residents within walkable distance of the neighbourhood centre by reducing the walkable catchment for the centre.

Once the State Development Assessment Unit has determined the development application for the proposed supermarket on the south side of Thomas Road (Lots 9001 and 9116), the City may be prepared to consider a future amendment to the ASLSP, on the basis that it:

- (a) Proposes to rezone Lot 43 to 'Service Commercial' rather than 'Commercial'.
- (b) Retains the equivalent gross dwelling yield as the current ASLSP.
- (c) Vehicle access/egress to Treeby Road from Lot 43 is subject to approval by the City and MRWA.

STRATEGIC IMPLICATIONS

Outcome:	Environmental Stewardship / Ngalla djoorapiny ngank boodjar (Looking after mothers' beautiful country)
Objective:	Transition to net zero emissions
Objective:	Support biodiversity and natural landscape conservation
Objective:	Support a low-waste, circular economy
Objective:	Retain and improve our streetscapes and open spaces
Outcome:	Quality of Life / Ngalang moorditj wirrin (Our strong spirit)
Objective:	Creating a safer City
Objective:	Improved health and wellbeing
Objective:	Enhanced public spaces
Objective:	Thriving local economy
Objective:	Enhance job readiness
Outcome:	Built Environment/ Ngalak Moort Mia Mia (Family gathering places)
Objective:	Building communities
Action in CBP:	Implement the Local Planning Strategy
Objective:	Accessible and connected community
Action in CBP:	Implement the Local Planning Strategy
Objective:	High-quality parks and playgrounds
Outcome:	Leadership / Boordiya Katidjin (Leader of knowledge)
Objective:	Customer experience
Objective:	Accountable and ethical governance
Objective:	Continuous improvement and efficiency
Action in CBP:	Implement the Local Planning Strategy

Objective: Proactive leadership

N/A - There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives.

How does this proposal achieve the outcomes and strategic objectives?

LCACS is intended to guide the growth and development of retail and commercial centres to ensure that there is a hierarchy of activity centres distributed throughout the City to ensure that all residents have convenient access to a range of goods and services.

The Anketell South activity centre is classified as a neighbourhood centre in LCACS 2023. The strategic planning objectives relevant to the proposed expansion of the Anketell South Neighbourhood Centre are described in the State Planning Policy 4.2 (WAPC, 2023) as:

- a) functions as an important local focal point that provides for daily to weekly household shopping needs;
- b) provides community facilities and a small range of other convenience services; and
- c) provides walkable access to services and facilities for local residents.

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle

2 - Community Wellbeing

3 - Thriving Local Economy

8 - Integrated and Transparent Decision-making

Sustainability Priority Area

3 - Liveability

How does this proposal achieve the guiding principle and priority area?

LCACS is intended to guide the growth and development of retail and commercial centres to ensure that there is a hierarchy of activity centres distributed throughout the City to ensure that all residents have convenient access to a range of goods and services.

The Anketell South activity centre is identified as a Neighbourhood Centre in LCACS 2023. The strategic planning objectives relevant to the proposed expansion of the Anketell South Neighbourhood Centre are described in the State Planning Policy 4.2 (WAPC, 2023) as:

- a) functions as an important local focal point that provides for daily to weekly household shopping needs;
- b) provides community facilities and a small range of other convenience services; and
- c) provides walkable access to services and facilities for local residents.

LEGAL/POLICY IMPLICATIONS

For the purpose of Elected Members considering a financial or impartiality interest only, the proponent is Taylor Burrell Burnett acting on behalf of 6530 Investments Pty Ltd, owners of Lot 43 corner Thomas Road and Treeby Road Anketell.

Other landowners within the WDCPSP area are:

- Aigle Royal Group

- Saracen Properties
- Bw Thomas Road Pty Ltd
- Vincenzo Nibali

Amendment 3 has been lodged with the City in accordance with Schedule 2, Part 4 of the *Planning and Development Regulations 2015*.

Amendment 3 has been assessed in accordance with the following policies and strategies:

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

FINANCIAL/BUDGET IMPLICATIONS

The cost of preparing Amendment 3 has been borne by the applicant.

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

ASSET MANAGEMENT IMPLICATIONS

The ASLSP establishes the planning framework for subdivision and development of the area.

The City will be financially responsible for maintaining public open space, roads, verge trees and footpaths within the ASLSP once the area has been developed.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

There are no environmental or public health implications that require consideration as part of Amendment 3.

COMMUNITY ENGAGEMENT

The proposal was advertised for public comment from 19 May 2025 until 30 June 2025 (42 days) and this involved:

- Mailing letters to residents in the vicinity of the amendment
- Notifying State government agencies
- Placing a sign on-site
- Details on Love My Kwinana community engagement page

Nine (9) submissions were received during the consultation period. Five (5) submissions were received from State government agencies and 4 submissions from the owners of retail and

commercial centres in the City of Kwinana and City of Cockburn. No submissions were received from local residents.

The agencies that lodged a submission were:

- Department of Education
- Department of Fire and Emergency Services
- Water Corporation
- Western Power
- Main Roads

The planning issues raised in the submissions requiring consideration have been addressed in this report. The submissions are summarised in Table 3 below. The City's response to each issue is provided in the Schedule of Submissions in Attachment 17.1.2.

Table 3: Summary of issues raised in the submissions

	Submitters	Summary of submitters comments
1.	Department of Education	No objection The future public primary school, Anketell Primary School, is located a considerable distance from the proposed commercial lot, and therefore from an incompatible land use perspective there will be no adverse impacts to the school in terms of health, safety and wellbeing.
2.	Department of Fire and Emergency Services	No objection The proposed LSP amendment can achieve compliance with the bushfire protection criteria and satisfy the policy outcomes and requirements of SPP 3.7.
3.	Water Corporation	No objection
4.	Western Power	No objection Western Power's existing 330 kV transmission line corridor is not impacted by the proposed amendment to this portion of the structure plan area.
5.	Main Roads	Not supported The Structure Plan document is required to clearly indicate that Lot 43 has no vehicular access from Thomas Road and/or Treeby Road. Main Roads' does not support vehicular access to Lot 42 from Treeby Road on safety grounds. This position is based on the site's proximity to the Thomas Road/Treeby Road intersection and the existing access arrangements associated with the approved development to the west. Main Roads has identified that introducing an additional access point on Treeby Road would pose potential safety risks, particularly for southbound traffic. The presence of a full movement access to the west of Treeby Road, combined with an existing left-turn lane along most of Lot 42's frontage, further reinforces the undesirability of additional access points. Such an arrangement would increase the number of conflict points, thereby compromising traffic safety and efficiency to Main Roads network.
6.	Region Group	Object

	(Owner of Kwinana Marketplace)	<p>Amendment 3 is inconsistent with key important aspects of the City's Local Planning Framework, and as such has the potential to jeopardise the planning and future development of activity centres, as well as undermining and disrupting the City's established activity centre hierarchy.</p> <p>Region Group object to Amendment 3 to the Anketell South Local Structure Plan and respectfully request that the City uphold the intent of the relevant strategic planning instruments and recommend to the WAPC that Amendment 3 not be approved.</p>
7.	BW Thomas Road Pty Ltd and Saracen Properties (Owners of Anketell South Neighbourhood Centre)	<p>Object to the intent to permit additional retail floorspace on Lot 43, on the basis that it will cause the designated shop-retail floorspace of the Anketell South Neighbourhood Centre to be exceeded to the extent that it would become a District Centre.</p> <p>Would not object in-principle to the development of non-retail uses on the site that complement (but do not compete with) the ASNC.</p>
8.	Aigle Royal Group (owner of various lots on the southern side of Thomas Road)	<p>Object to the proposed structure plan amendment.</p> <p>Additional commercial floor area is better placed south of Thomas Rd for the following reasons:</p> <ul style="list-style-type: none"> • Proximity to primary catchment; • Established and planned road network enabling connectivity to current and planned residential areas; • Master planned estate with a focus on connectivity for vehicles, pedestrians and cyclists; and • Much larger site area enabling effective agglomeration with related uses.
9.	GPT Group and Perron Group (owners of Cockburn Gateway Shopping Centre)	<p>Object</p> <p>Amendment 3 is inconsistent with key important aspects of the City's Local Planning Framework, and as such has the potential to jeopardise the planning and future development of activity centres, as well as undermining and disrupting the City's established activity centre hierarchy.</p> <p>GPT Group and Perron Group object to Amendment 3 to the Anketell South Local Structure Plan and respectfully request that the City uphold the intent of the relevant strategic planning instruments and recommend to the WAPC that Amendment 3 not be approved.</p>

ATTACHMENTS

1. Attachment 1 - Amendment 3 ASLSP Final 3.0 Parts 1 & 2 [17.1.1 - 144 pages]
2. Attachment 2 Schedule of Submissions [17.1.2 - 7 pages]
3. Attachment 3 - Amendment 1 & 2 ASLSP [17.1.3 - 1 page]
4. Attachment 4 - Approved Anketell South Neighbourhood Centre [17.1.4 - 1 page]
5. Attachment 5 - Aigle Royal Developments Central Avenue, Casuarina [17.1.5 - 34 pages]
6. Attachment 6 - Concept Plan revised [17.1.6 - 1 page]

7. Attachment 7 - Taktics NBT [**17.1.7** - 29 pages]
8. Attachment 8 - Pracsys NBT Review v 1.0 2025.06.26 [**17.1.8** - 19 pages]
9. Attachment 9 - Taktics Response to Pracsys Review [**17.1.9** - 4 pages]
10. Attachment 10 - Land Use and Employment Survey [**17.1.10** - 40 pages]

17.2 PROPOSED ROAD NAMES FOR APSLEY ESTATE - STAGE 15, MANDOGLUP

SUMMARY

MNG Survey, the surveying consultant for the Apsley development in Mandogalup, has submitted details of the proposed road name for the new road being constructed as part of this development. The proposed road name is outlined in the attached document.

MNG Survey is seeking Council's endorsement for this proposed name so it can be submitted to the Geographic Names Committee (GNC) for final approval. They are also requesting support for a list of alternative names, to be used if the GNC does not approve the primary proposal.

The Geographic Names Authority has already provided preliminary validation for the proposed name via their Request Road Name portal. The naming theme for this development is "Explorers and Pioneers of Australia", which is considered appropriate for the development area.

OFFICER RECOMMENDATION

That Council approve the following road names for use within Apsley development, Mandogalup, as shown in the attached documents:

Proposed Names:	Alternative Names:
Grimes Street	Pelsart
Pickmore Road	Severin
Lort Road	Kekwick

VOTING REQUIREMENT

Simple majority

DISCUSSION

Before a subdivision developer can submit survey diagrams for approval, all road names must be officially approved and clearly shown on the diagram. The road naming process must comply with the GNC guidelines to ensure consistency with established naming conventions and restrictions.

Alternative road names have also been proposed for consideration in case any of the primary suggestions are not approved by the GNC. Details regarding the origin of these alternative names are provided below.

The proposed road names for the Apsley development in Mandogalup are as follows:

Proposed Name and Suffix	Source of information	Background/origin/meaning/justification
Grimes Street	http://gutenberg.net.au/ebooks15/1500721h/0-dict-biogG.html#grimes1	Surveyor General of New South Wales (1790) and discoverer of the Yarra. (1772-1858)
Pickmore Road	http://adb.anu.edu.au/biography/bussell-alfred-pickmore-3126	Alfred Pickmore Bussell was a settler and pastoralist who settled land in the Augusta/ Vasse Area. (1816-1882)
Lort Road	https://www.portrait.gov.au/portraits/2013.24.1/captain-john-lort-stokes	John Lort Stokes was an explorer and hydrographer who navigated and surveyed the Western Australian coast. (1812-1885)
Pelsart	https://en.wikipedia.org/wiki/Francisco_Pelsaert	(c. 1595 – September 1630) was a Dutch merchant who worked for the Dutch East Indies Company, who became most famous as the commander of the ship Batavia, which ran aground in the Houtman Abrolhos off the coast of Western Australia in June 1629.
Severin	https://lostkatanning.com/severin/	(1835-1898) Carl Severin migrated from Prussia to Australia as a 19-yr old. He and his family were an early pioneering family in Katanning.
Kekwick	http://gutenberg.net.au/pages/kekwick.html	Kekwick was second in command on John McDouall Stuart's expeditions. On the 22nd of April 1862, Stuart camped in the centre of Australia, and one of his hopes was accomplished; about two miles and a-half to the N.N.E. was a tolerable high mount, which he called Central Mount Stuart.

STRATEGIC IMPLICATIONS

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

LEGAL/POLICY IMPLICATIONS

The approval process is in compliance with the Geographic Names Committee Guidelines, and Council Policy – Street Naming.

FINANCIAL/BUDGET IMPLICATIONS

No financial/budget implications have been identified as a result of this report or recommendation.

ASSET MANAGEMENT IMPLICATIONS

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

No environmental 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

1. Road Name Layout [17.2.1 - 1 page]
2. Proposed Road Name Table [17.2.2 - 1 page]

17.3 DEMOLITION OF FIRST ROADS BOARD OFFICE - 156 MEDINA AVENUE MEDINA

SUMMARY

The City of Kwinana proposes the demolition of the first Municipal Roads Board Office and associated outbuildings located at Lot M796, No. 156 Medina Avenue, Medina. The building is a State Housing Commission timber and weatherboard dwelling built in 1954 that was adapted for use as the Kwinana Roads Board District Commissioner's Office from 1954-1961 and then used as the Roads Board Office until 1963. After 1963 the site was used by St John Ambulance Association as an office and depot. The site has been unoccupied since the last tenants, the South Metro Youth Link, vacated the premises in 2013.

The site is owned in freehold by the City of Kwinana. The former office building is included in the City of Kwinana's Local Heritage Survey (LHS) and Heritage List (HL) as a Category B local heritage place. Category B is the second highest level of local heritage place, indicating a considerable level of heritage significance and requiring a high level of protection. A heritage plaque explaining the site's history is installed at the front of the property detailing the significance of the site. The building is not included on the State Register of Heritage Places under the *Heritage Act 2018*.

Demolition of a place listed on the Local Heritage Survey is prohibited unless Development Approval is first obtained under clause 61 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This application proposes demolition of the former Roads Board building and all outbuildings, clearing the site. This is intended to facilitate future development of the property.

The application comprises a demolition plan and a Heritage Impact Statement (HIS) prepared by Griffiths Architects. In summary the HIS prepared by Griffiths Architects advises that the building is not suitable in its current form for reoccupation given the cost of removing large amounts of asbestos to upgrade the structure to a modern standard of amenity. Relocation is not considered to be viable atop the required upgrade costs. In addition, a large part of the original heritage fabric of the building would be lost in the process of removing asbestos and upgrading the building.

The City advertised the application for public comment for a period of 14 days. Three (3) submissions were received. One in support, one in objection and one providing comment only.

Administration has investigated the state of the building and identified that there are no viable options for reuse of the building given the extent of asbestos in the building, its age and form of construction.

It is recommended the application to demolish the building be supported subject to suitable conditions being imposed to ensure proper record of the building being made; retention of the plaque and onsite trees where possible; recovery of any significant heritage fabric; and salvage of useful materials for reuse by the City in other projects to recognise the significance of the place.

OFFICER RECOMMENDATION

That Council:

- 1. Resolves to approve the demolition of the First Municipal Roads Board Office and outbuildings at Lot M796 No. 156 Medina Avenue, Medina in accordance with clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 and the provisions**

of the City of Kwinana Local Planning Scheme No. 2 subject to the following conditions:

- a) The heritage plaque is to remain in situ to the satisfaction of the City of Kwinana.**
 - b) Measures being undertaken to identify any suitable onsite trees for retention. Any retained trees must be protected during demolition works in accordance with Australian Standard AS-4970-2009 Protection of Trees on Development Sites and thereafter retained to the satisfaction of the City of Kwinana.**
 - c) An Archival Record being made of the place in accordance with the Heritage Council of Western Australia's Guide prior to commencement of demolition works.**
- 2. Notes that the City will engage with the Kwinana Heritage Group prior to demolition to identify any items of interest it may wish to recover.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

Proposal:

The application proposes complete demolition of the 1954 First Municipal Roads Board Office building and associated outbuildings. Incidental paving, asphalt and garden beds will also be removed.

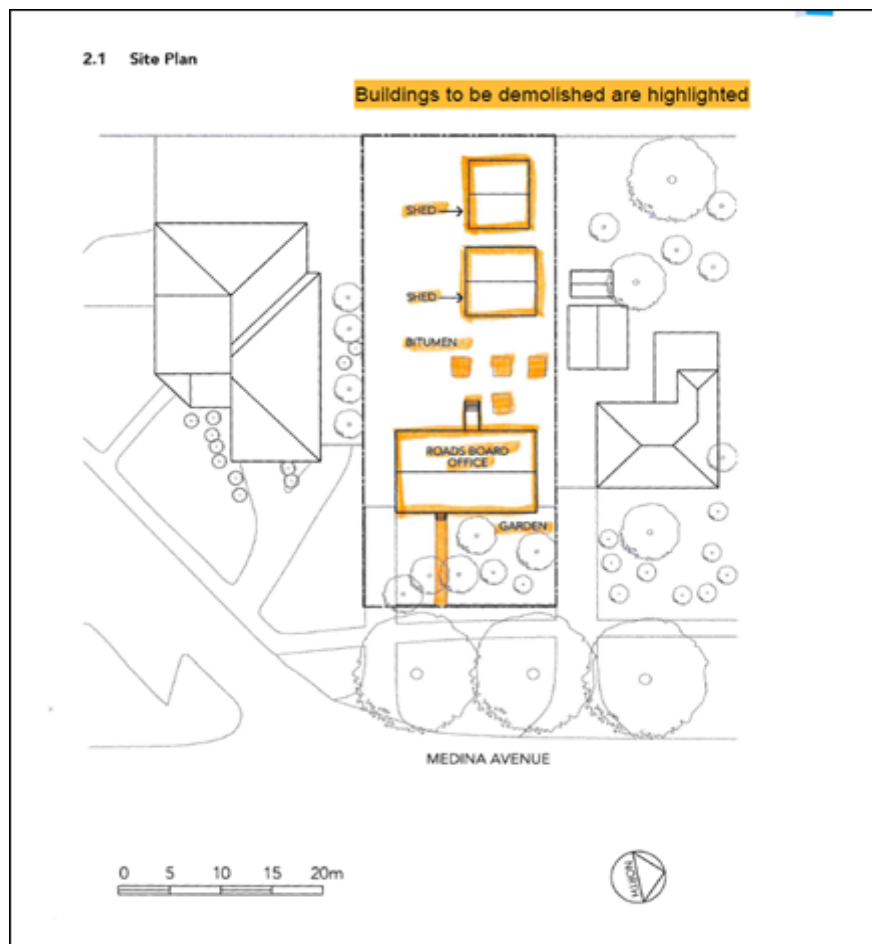


Figure 1 Demolition Plan

Background:

The subject building was used as the office of the Roads Board District Commissioner Harry McGuigan from the inception of the district in 1954 to 1961. From 1961 to 1963 it was used as the home of the elected Roads Board. The use of the building for this purpose ended in 1963 when the first Council Chambers were opened. The building was used as the St Johns Ambulance Service depot from the late 1960's. The most recent use of the site was by the South Metro Youth Link organisation which left the premises in 2013.

The building is an adapted timber frame, asbestos and weatherboard dwelling that has been adapted as an office. The building indicates adaptations for its office use such as built in cabinetry and public lavatories. Outbuildings located at the rear of the site likely date from the tenure of St Johns Ambulance and are assessed to be of little heritage value.

By 2013 the building was considered to be in an unsuitable standard for further commercial use. The building has remained vacant since then. The City undertook investigations into reusing or relocating the building in 2014/15, including relocating it adjacent to Smirks Cottage. This latter option was found to be unviable due to insufficient room to accommodate the building.

In November 2024 a quotation for relocation of the structure estimated a cost of \$132,800 to do so.

The conclusion of Griffiths Architects in the HIS is that the building is largely intact but is unlikely to be reused without significant investment to remove asbestos and raise the building to current standards. Vandalism has occurred and the continued vacant state of the building poses an ongoing safety concern.



Figure 2 – Location Plan - site marked in Red

Consultation:

Public Consultation

Initial discussions were held with the Kwinana Heritage Group and Medina Residents Group prior to preparation of the development application to demolish the building to ensure any views could be addressed and responded to in the proposal.

The City advertised the proposal for public comment from 29 August 2025 to 12 September 2025 by way of the following methods:

- Letters to adjoining landowners.
- Letters to the Kwinana Heritage Group and Medina Residents Group.
- A sign placed onsite.
- Details made available for viewing on the City’s Love My Kwinana webpage.

Three submissions were received in total:

- One submission from a local resident supporting the proposal to demolish the building.
- One submission from a local resident objecting to the proposal.
- One submission from the Kwinana Heritage Group providing comment only on the proposal.

Submission	Officer Comments
1 knock it down. Has been a cost burden to the council for years and a non-	The land is in freehold ownership of the City, the future ownership of the site is not the subject of

performing asset burning electricity and water bills for zero return not to mention ongoing costs Questions – 1. will the city retain ownership of the land?	this proposal. It is intended that if demolition is approved the City will investigate development of the site for residential housing.
I feel the building should be restored and kept as part of Medina's history. I can say personally when people visit and make comments on the history and lovely nature of Medina, I point out the history of our town and this house is included. Keep Medinas history, once it's gone it's too late!	Council will consider the matter in light of the submissions received, the advice of Officers and the expert Heritage Impact Statement.
<p>Kwinana Heritage Group</p> <p>We don't have any comments regarding the proposed demolition of the house at #156, however we would like to be considered for the acquisition of any heritage related items on the site, including</p> <ol style="list-style-type: none"> 1. Electrical switchboard and early style interior electric switches 2. Flood lights 3. Split system aircon 4. Front screen door 5. Two sheds at rear of property 6. Any timbers from the main house still in usable condition 	The City has no objection to elements of the building being retained by the Group provided they can be recovered safely without undue financial cost to the City. If approved the City intends to recover some materials for reuse in order to recognise the importance of the structure to the history of Kwinana.

Consultation with Government/Service Agencies

The City referred the application to the Heritage Council of Western Australia to make comment. The Heritage and Property Services section of the Department of Planning Lands and Heritage replied to the City advising that the place was not on the State Register of Heritage Places and was therefore not of interest to the Heritage Council.

Planning Assessment:

Metropolitan Region Scheme (MRS)

Lot M796 is within an area zoned as Urban under the MRS. MRS approval is not required for demolition of a local heritage place.

Local Planning Scheme No. 2 (LPS2)

Lot M796 is within the City's Residential zone and has an R-Code of R12.5/R20.

Under clause 61 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* the alteration or demolition of a local heritage place is not exempt from requiring development approval under LPS2.

The application proposes demolition of all structures, therefore there is no assessment of the proposal's compliance with development standards under LPS2 or local planning policies. Any future

application for development of the site will be assessed against the provisions of LPS2, the R-Codes and relevant Local Planning Policies.

The building is included in the City's Heritage List and demolition will not result in the place being removed from the HI or LHS. The place will remain as a location of local heritage significance and of interpretative value. It is recommended that the plaque remain in situ accordingly, however the category of this site is likely to change if demolition of the building is approved. Demolition will also require the preparation of a formal archival record of the place.

The significance of the place is acknowledged, however it has been unoccupied for a lengthy period of time without prospect for further utilisation in its current state. This makes the ongoing preservation of the place difficult as it cannot serve a commercial or residential purpose. Given that the non-conforming commercial use of the premises has long since ceased, it is not possible to reuse the site for commercial office purposes.

The HIS prepared by Griffiths Architects advises that the condition of the building is not severely deteriorated given its age and construction materials, but it is not suitable in its current form for reoccupation given the cost of removing large amounts of asbestos to upgrade the structure to a modern standard of amenity. Similarly, the costs of potential relocation are not considered to be viable atop the required upgrade costs. It is noted that the HIS suggests that a large part of the original heritage fabric of the building would likely be lost in the process of removing asbestos and upgrading the building.

In light of these matters the value of simply retaining the structure and undertaking significant renovation and restoration would compromise the heritage value of the place. Notably the site was never used as a dwelling which was the intended function of the structure. Given the adaptations of the building to function as Offices over many years, restoring it to function as a residential dwelling is not practical. The state of the structure and the heritage value of the building being Category B in the LHS indicates that archival record is appropriate prior to demolition rather than retention of the building.

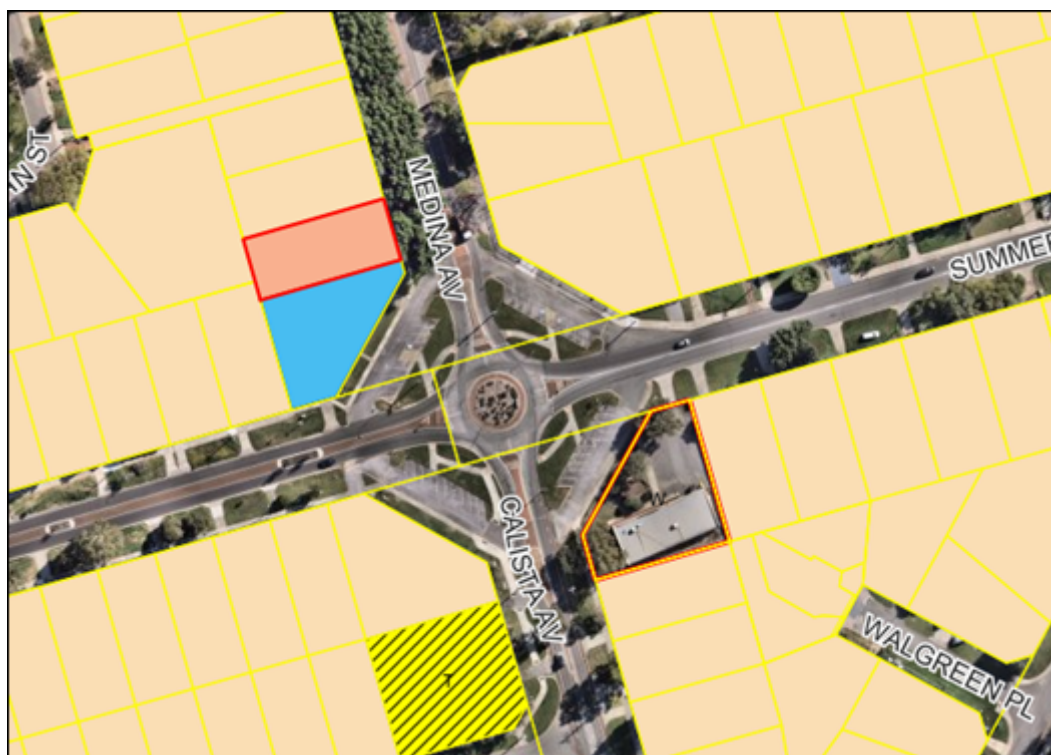


Figure 3 – LPS2 Overview.

Conclusion:

The First Municipal Roads Board Office is a site of prominent local heritage significance which is reflected in the Category B designation of the place under the City's Heritage List and LHS. The place is a key site in the early municipal history of the Kwinana area as it was the home of the Roads Board Commissioner from 1954 to 1961 and as the temporary home of the elected Roads Board from 1961 to 1963.

The City of Kwinana proposes complete demolition of the building and outbuildings to allow the site to be redeveloped in the future.

It is not considered to be in the public interest from a financial or social perspective to retain the building. As the building is unable to be occupied without significant investment it poses an ongoing maintenance cost and safety risk from vandalism. As the land is not commercially zoned it cannot be used for commercial purposes such as Office.

It is recommended that the application to demolish the First Municipal Roads Board Office and outbuildings be approved subject to appropriate conditions requiring the retention of the heritage plaque, identification and protection of any suitable trees and allowing the Kwinana Heritage Group to inspect the site to identify any materials of interest that may be recovered safely without undue cost to the City. An archival record of the place being made is also recommended.

STRATEGIC IMPLICATIONS

Outcome: Built Environment/ Ngalak Moort Mia Mia (Family gathering places)
Objective: Accessible and connected community

N/A - There is no specific action in the CBP, yet this report will help achieve the indicated outcomes and strategic objectives.

SUSTAINABILITY FRAMEWORK**Sustainability Guiding Principle**

6 - Resilient and Adaptable Communities

Sustainability Priority Area

4 - Engagement and Social Inclusion

LEGAL/POLICY IMPLICATIONSLegislation

Planning and Development Act 2005

Metropolitan Region Scheme (MRS)

Planning and Development (Local Planning Schemes) Regulations 2015

City of Kwinana Local Planning Scheme No.2 (LPS2)

FINANCIAL/BUDGET IMPLICATIONS

The City will bear the cost of demolition works.

ASSET MANAGEMENT IMPLICATIONS

The decision will have asset management implications as demolition may facilitate the eventual disposal of the site

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

Demolition of the building will facilitate the removal of asbestos from the site.

COMMUNITY ENGAGEMENT

The application underwent public consultation. Council is directed to the 'Public Consultation' section of this report for details of the key issues raised and the Officer's responding comments.

ATTACHMENTS

1. Demolition Plan 156 Medina Avenue MEDINA [**17.3.1** - 1 page]
2. Heritage Impact Statement [**17.3.2** - 55 pages]
3. Local Heritage Survey Extract - Former Roads Board Building [**17.3.3** - 4 pages]

18 REPORTS - CIVIC LEADERSHIP

18.1 ACCOUNTS FOR PAYMENT FOR THE MONTH ENDED 31 AUGUST 2025

SUMMARY

The purpose of this report is to present to Council a list of accounts paid under delegated authority for the month ended 31 August 2025 as required by the *Local Government (Financial Management) Regulations 1996*.

OFFICER RECOMMENDATION

That Council:

1. **Accepts the list of accounts, totalling \$6,924,862.11 paid under delegated authority in accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* for the period ended 31 August 2025, as detailed at Attachment 18.1.1**
2. **Accepts the detailed transaction listing of credit card expenditure paid for the period ended 31 August 2025, as detailed at Attachment 18.1.2**

VOTING REQUIREMENT

Simple majority

DISCUSSION

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

The following table summarises the payments for the period by payment type, with full details of the accounts paid contained within **Attachment 18.1.1**.

Payment Type	Amount (\$)
Automatic Payment Deductions *	\$ 68,216.34
Cheque	\$ 0.00
EFT Payments	\$ 5,178,396.00
Payroll Payments	\$ 1,678,249.77
Total Attachment 18.1.1	\$ 6,924,862.11

*Automatic Payment deductions include a payment of **\$33,833.13** for credit card payments. A detailed transaction listing of credit card expenditure paid for the period ended 31 August 2025, is included at **Attachment 18.1.2**.

A detailed listing of August 2025 payments, including short descriptions for each payment, is provided in **Attachment 18.1.1**.

STRATEGIC IMPLICATIONS

Outcome: Quality of Life / Ngalang moorditj wirrin (Our strong spirit)
Objective: Thriving local economy

SUSTAINABILITY FRAMEWORK

Sustainability Guiding Principle
 3 - Thriving Local Economy

Sustainability Priority Area
 3 - Liveability

LEGAL/POLICY IMPLICATIONS

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

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

FINANCIAL/BUDGET IMPLICATIONS

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

Any expenditure in relation to Perth South West Metropolitan Alliance (PSWMA) are made by the City and reimbursed by the Alliance.

ASSET MANAGEMENT IMPLICATIONS

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

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

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

COMMUNITY ENGAGEMENT

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

ATTACHMENTS

1. AP Payment Listing Summary - August 2025 [**18.1.1** - 7 pages]
2. Credit Card Transactions Report - August 2025 [**18.1.2** - 6 pages]

18.2 MONTHLY FINANCIAL REPORT AUGUST 2025

SUMMARY

The Monthly Financial Reports has been prepared and includes the monthly financial variance between actual and budget for the period ending 31 August 2025.

OFFICER RECOMMENDATION

That Council:

1. **Accepts the Monthly Statements of Financial Activity for the period ended 31 August 2025, as detailed at Attachment 18.2.1; and**
2. **Accepts the explanations for material variances for the period ended 31 August 2025, as detailed at Attachment 18.2.1.**

VOTING REQUIREMENT

Simple majority

DISCUSSION

The purpose of this report is to provide a monthly financial report in accordance with Section 6.4 of the *Local Government Act 1995*. This report is a summary of the financial activities of the City at the reporting date 31 August 2025 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

As of August 2025, the municipal surplus is \$74,049,602 compared to a budget position of \$50,090,885. This is considered a satisfactory result for the City as it is maintaining a healthy budget surplus position.

The final 2024/2025 result will be determined after completion of annual financial statements audit and any impact on 2025/2026 annual budget will be presented to Council for consideration.

Revenue Summary for August 2025

Year-to-date income for the period ending August 2025 is \$66,393,097, compared to the current budgeted income of \$66,587,287 resulting in an unfavourable variance of \$194,190. This income includes revenue from capital grants, subsidies, and contributions.

Expenditure Summary for August 2025

The total expenditure for August 2025 was 10,239,467 which is \$3,399,419 less than the current budget of \$13,638,886. This amount includes both operating and capital expenses, detailed as follows:

- Operating expenses: \$8,648,790
- Capital acquisitions: \$1,590,676

For detailed information on significant variances on operating and capital expenditure against the current budget, refer to Note 1 and Note 5 in the Monthly Financial Report attached as

Attachment 18.2.1.

Rates Receivables

The August outstanding rate balance is 71.88%, reduced from 72.4% compared to last year. Rate notices were issued on August 2, 2025, with payment due by September 5. Current trends are similar, and rate debts will be monitored and followed up after the due date.

Investment Summary

The City currently has \$ 102,082,946 in its investment portfolio, managed in accordance with the City's Investment Policy. A primary objective is to ensure these funds are invested in sustainable and ethical instruments that align with the City's Sustainability Framework initiatives. As of August 2025, 19.88% of the total portfolio is allocated to fossil fuel-free investments. For further information on the City's investment portfolio, please refer to Note 3 in the Monthly Financial Report attachment.

STRATEGIC IMPLICATIONS

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

SUSTAINABILITY FRAMEWORK**Sustainability Guiding Principle**

3 - Thriving Local Economy

Sustainability Priority Area

3 - Liveability

LEGAL/POLICY IMPLICATIONS

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

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

FINANCIAL/BUDGET IMPLICATIONS

Any material variances that have an impact on the outcome of the budgeted closing surplus position are detailed at Attachment A.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

ENVIRONMENTAL/PUBLIC HEALTH IMPLICATIONS

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

COMMUNITY ENGAGEMENT

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

ATTACHMENTS

1. Monthly Financial Report August 2025 [**18.2.1** - 27 pages]

19 NOTICES OF MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

20 NOTICES OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING IF GIVEN DURING THE MEETING

21 LATE AND URGENT BUSINESS

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