



**BRIEFING PAPERS
FOR ELECTED MEMBERS'
BRIEFING SESSION**

Draft Only

to be held at
the Council Chambers, Civic Centre, Dundobar Road, Wanneroo
on 02 April, 2019 commencing at 6.00PM

PROCEDURE FOR FULL COUNCIL BRIEFING

PRINCIPLES

A Council Briefing occurs a week prior to the Ordinary Council Meeting and provides an opportunity for Elected Members to ask questions and clarify issues relevant to the specific agenda items before council. The briefing is not a decision-making forum and the Council has no power to make decisions. The briefing session will not be used, except in an emergency, as a venue or forum through which to invoke the requirements of the *Local Government Act 1995* and call a special meeting of Council.

In order to ensure full transparency the meetings will be open to the public to observe the process. Where matters are of a confidential nature, they will be deferred to the conclusion of the briefing and at that point, the briefing session closed to the public. The reports provided are the Officers' professional opinions. While it is acknowledged that Elected Members may raise issues that have not been considered in the formulation of the report and recommendation, it is a basic principle that as part of the briefing sessions Elected Members cannot direct Officers to change their reports or recommendations.

PROCESS

The briefing session will commence at 6.00 pm and will be chaired by the Mayor or in his/her absence the Deputy Mayor. In the absence of both, Councillors will elect a chairperson from amongst those present. In general, Standing Orders will apply, EXCEPT THAT Elected Members may speak more than once on any item, there is no moving or seconding items, Officers will address the Elected Members and the order of business will be as follows:-

Members of the public present may observe the process and there is an opportunity at the conclusion of the briefing for a public question time where members of the public may ask questions (no statements) relating only to the business on the agenda. The agenda will take the form of:

- Attendance and Apologies
- Declarations of Interest
- Reports for discussion
- Tabled Items
- Public Question Time
- Closure

Where an interest is involved in relation to an item, the same procedure which applies to Ordinary Council meetings will apply. It is a breach of the City's Code of Conduct for an interest to not be declared. The briefing session will consider items on the agenda only and proceed to deal with each item as they appear. The process will be for the Mayor to call each item number in sequence and ask for questions. Where there are no questions regarding the item, the briefing will proceed to the next item.

AGENDA CONTENTS

While every endeavour is made to ensure that all items to be presented to Council at the Ordinary Council Meeting are included in the briefing papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the briefing session and will go straight to the Full Council agenda as a matter for decision. Further, there will be occasions when items are TABLED at the briefing rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the agenda as a late item, noting that a report will be tabled at the agenda briefing session.

AGENDA DISTRIBUTION

The Council Briefing agenda will be distributed to Elected Members on the FRIDAY prior to the Council Briefing session. Copies will be made available to the libraries and the Internet for interested members of the public. Spare briefing papers will be available at the briefing session for interested members of the public.

DEPUTATIONS

Deputations will generally not be heard prior to the Council Briefing session and are reserved for prior to the Ordinary Council meeting.

RECORD OF BRIEFING

The formal record of the Council Briefing session will be limited to notes regarding any agreed action to be taken by staff or Elected Members. No recommendations will be included and the notes will be retained for reference and are not distributed to Elected Members or the public.

LOCATION

The Council Briefing session will take place in the Council Chamber in the Civic Centre.



Briefing Papers for Tuesday 2 April, 2019

CONTENTS

ITEM 1	ATTENDANCES	1
ITEM 2	APOLOGIES AND LEAVE OF ABSENCE	1
ITEM 3	REPORTS	1
	PLANNING & SUSTAINABILITY	1
	STRATEGIC LAND USE PLANNING & ENVIRONMENT	1
3.1	CLOSE OF ADVERTISING: PROPOSED AMENDMENT TO LOCAL PLANNING POLICY 5.3: EAST WANNEROO	1
3.2	CATALINA ESTATE COASTAL ACCESS INFRASTRUCTURE FORESHORE MANAGEMENT PLAN	26
	APPROVAL SERVICES	105
3.3	CONSIDERATION OF DEVELOPMENT APPLICATION (DA2018/1197) - CHANGE OF USE FROM SHOWROOM TO RECREATION CENTRE - UNIT 3, LOT 381 (10) PENSACOLA TERRACE, CLARKSON	105
	ASSETS	125
	PARKS & CONSERVATION MANAGEMENT	125
3.4	PESTICIDE MANAGEMENT POLICY - COMMUNITY CONSULTATION OUTCOMES	125
	COMMUNITY & PLACE	140
	COMMUNITY SERVICE DELIVERY	140
3.5	DRAFT SOCIAL STRATEGY	140
	COMMUNITY FACILITIES	166
3.6	WARRADALE PARK, SKATE AND BMX FACILITY - OUTCOME OF COMMUNITY CONSULTATION PROCESS	166
3.7	CONCEPT DESIGN - LEATHERBACK PARK SPORTS AMENITIES BUILDING	181
3.8	OUTCOMES OF 2018 COMMUNITY SPORTING AND RECREATION FACILITIES FUND	195
3.9	PT03-03/19 INSTALLATION OF TOILETS AT CATALINA BEACH (PORTOFINO) PARK	201
3.10	PT01-03/19 - SUPPORT FOR EARLY PROVISION OF AN AQUATIC FACILITY	205
	COMMUNITY SAFETY & EMERGENCY MANAGEMENT REPORT	213
3.11	CITY OF WANNEROO BUSHFIRE RISK MANAGEMENT PLAN 2019 - 2023	213
	COMMUNITY DEVELOPMENT	316
3.12	COUNCIL POLICY AMENDMENTS - COMMUNITY & PLACE DIRECTORATE	316
3.13	PT01-02/19 RESPONSE TO HAINSWORTH FITNESS PROGRAM PETITION	344

CORPORATE STRATEGY & PERFORMANCE	349
BUSINESS & FINANCE	349
3.14 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 28 FEBRUARY 2019	349
PEOPLE & CULTURE	377
3.15 WASTE SERVICES ENTERPRISE AGREEMENT	377
TRANSACTIONAL FINANCE	379
3.16 WARRANT OF PAYMENTS FOR THE PERIOD TO 28 FEBRUARY 2019	379
PROPERTY SERVICES	434
3.17 DEDICATION OF LOT 154 (4R) YAGAN PLACE WANNEROO AS ROAD	434
3.18 PROPOSED WRITE-OFF OF OVERDUE RATES AND THE PROPOSED TRANSFER OF LAND TO THE CITY TO BE DEDICATED AS ROAD	442
3.19 AUTHORISATION TO REJECT UNSOLICITED OFFERS TO PURCHASE CITY OF WANNEROO FREEHOLD PROPERTY	451
3.20 OLD YANCHEP SURF CLUB REDEVELOPMENT	454
	476
COUNCIL & CORPORATE SUPPORT	477
3.21 DONATIONS TO BE CONSIDERED BY COUNCIL - APRIL 2019	477
CHIEF EXECUTIVE OFFICE	482
ADVOCACY & ECONOMIC DEVELOPMENT	482
3.22 TOURISM PLAN - APPROVAL FOR PUBLIC CONSULTATION	482
3.23 SPORTS MARKETING AUSTRALIA - THREE YEAR AGREEMENT	533
3.24 NEERABUP RESOURCE EXTRACTION - REVISED BUSINESS PLAN FOR MAJOR TRADING UNDERTAKING	539
3.25 STATE GOVERNMENT NORTH WANNEROO AGRICULTURE AND WATER TASKFORCE UPDATE AND PROPOSED REPOSE	559
GOVERNANCE & LEGAL	560
3.26 ARRANGEMENTS OUTLINED BY THE OFFICE OF THE AUDITOR GENERAL FOR THE ANNUAL FINANCIAL AUDIT OF THE CITY OF WANNEROO	560
3.27 MINOR REVIEW OF COUNCIL POLICIES	568
ITEM 4 MOTIONS ON NOTICE	604
4.1 CR PAUL MILES – MOTION ON NOTICE - (CENTRAL WARD) - PLANNING AND WATER ISSUES AFFECTING NORTH WANNEROO	604
4.2 CR BRETT TREBY – MOTION ON NOTICE - FINANCIAL HARDSHIP RATE RELIEF	608
ITEM 5 LATE REPORTS	609
ITEM 6 PUBLIC QUESTION TIME	609
ITEM 7 CONFIDENTIAL	609
ITEM 8 DATE OF NEXT MEETING	609
ITEM 9 CLOSURE	609

A G E N D A

Good evening Councillors, staff, ladies and gentlemen, we wish to acknowledge the traditional custodians of the land we are meeting on, the Whadjuk people. We would like to pay respect to the Elders of the Nyoongar nation, past and present, who have walked and cared for the land and we acknowledge and respect their continuing culture and the contributions made to the life of this city and this region and I invite you to bow your head in prayer:

Lord, We ask for your blessing upon our City, our community and our Council. Guide us in our decision making to act fairly, without fear or favour and with compassion, integrity and honesty. May we show true leadership, be inclusive of all, and guide the City of Wanneroo to a prosperous future that all may share. We ask this in your name. Amen

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Reports

Declarations of Interest by Elected Members, including the nature and extent of the interest. Declaration of Interest forms to be completed and handed to the Chief Executive Officer.

Planning & Sustainability

Strategic Land Use Planning & Environment

3.1 Close of Advertising: Proposed Amendment to Local Planning Policy 5.3: East Wanneroo

File Ref:	2079 – 19/99523
Responsible Officer:	A/Director Planning & Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider adoption of the proposed amended Local Planning Policy 5.3: East Wanneroo (**LPP 5.3**) following advertising.

Background

Council adopted LPP 5.3 in May 2014, which sets out how the City proposed to progress the further planning of the area, and how proposals would be dealt with while that planning is proceeding.

The Policy was prepared at a time when there was still uncertainty about how the urbanisation of East Wanneroo should be progressed; and who (e.g. the State, the City or landowners) would be responsible for the district structure planning for the area.

As this has now been resolved with the State Government currently preparing the District Structure Plan (**DSP**), much of the current Policy provisions relating to the implementation of the planning measures to urbanise the area are no longer required. The current LPP 5.3 is therefore outdated, and a draft amended LPP 5.3 has been prepared by Administration.

At its meeting of 1 May 2018 (item PS04-05/18), Council resolved to adopt draft amended LPP 5.3 for the purpose of advertising. The draft Policy, **Attachment 1**, focuses on those aspects that still need to be covered by the Policy. Importantly, it states that the City will generally not support proposals that pre-empt the proper planning of the area and which may prejudice that planning. This would make Council's consideration of planning proposals in the East Wannon area easier to determine in the interim until the normal planning process of district and local structure planning, preparation of Development Contribution Plans (DCPs) and rezoning has occurred.

A provision for exceptional circumstances, supported by criteria, was included in the amended LPP. This provision stated that the City may consider supporting applications for lifting of deferment under the Metropolitan Region Scheme, applications for the amendment of the City of Wannon District Planning Scheme No. 2 (**DPS 2**) and/or applications for subdivision or development prior to meeting of the various prerequisites referred to in the Policy, if a number of criteria were able to be met.

Detail

In accordance with Council's resolution, draft amended LPP 5.3 was advertised for public comment for a period of 42 days between 15 May 2018 and 26 June 2018.

Twelve submissions were received which can be broadly summarised as follows:

- One submission supporting;
- Two submissions supporting and recommending changes;
- Five submissions recommending changes;
- Two submissions advising of no objection; and
- Two submissions providing general comments.

A table detailing all of the submissions along with Administration's responses and recommended modifications is included in **Attachment 2**. A summary of the key comments and recommended modifications is outlined below.

Position on applications submitted prior to completion of the Planning Framework

Current LPP 5.3 sets out a series of steps required for preparation of the required planning framework, involving District and Local Structure Plans, district and local-level DCPs, and zoning under the Metropolitan Region Scheme (**MRS**) and the City's DPS 2. The Policy provides that Council shall not support an application involving a particular planning step, unless the required prior steps have been completed.

While the draft amended Policy deleted the detail of the various planning steps to be taken, it still included provisions to the effect that applications would not be supported unless the necessary planning framework for that application was in place. However, it also included a provision (Clause 1.5) that Council may consider supporting applications prior to the finalisation of the framework, provided a number of criteria were met. With the draft DSP now expected to be released shortly for public consultation and expected to be finalised by the end of 2019, it is now considered that it may no longer be necessary to include provision for possible support of applications prior to the planning framework being complete. It is therefore recommended that Clause 1.5 be deleted.

(A number of the comments received related to the criteria included in Clause 1.5. Given that it is being recommended that Clause 1.5 (including its associated criteria) be deleted from the Policy, those comments will no longer be relevant.)

Concurrent processing of DPS 2 amendments and Local Structure Plan (LSP) applications

A submission raises a concern that the Policy will prevent concurrent processing of DPS 2 amendment and LSP applications, and this will mean unnecessary delays.

The part of draft LPP 5.3 concerned (Clause 1.3) is simply reflecting part of Clause 15 of the deemed provisions of DPS 2, which has effect anyway. However, to address the concern raised, it is recommended that Clause 1.3 of draft LPP 5.3 be expanded to include the remainder of Clause 15 of the deemed provisions, which refers to avenues whereby it is possible for these types of applications to be processed concurrently.

It is also noted that while Clause 15 of the deemed provisions refers to LSPs being 'prepared', in practice, this means 'submitted', and there is therefore no restriction on LSPs being prepared for submission.

Consultation

Proposed draft amended LPP 5.3 was advertised for public comment for a period of 42 days by way of:

- An advertisement in a local newspaper for two consecutive weeks;
- Display on the City's website; and
- Letter to relevant stakeholders, including all affected landowners and State Government agencies.

Comment

In order to demonstrate the recommended changes in response to the submissions received, a tracked-change version of draft LPP 5.3 has been prepared (refer **Attachment 3**).

As outlined above, the following changes to the advertised draft LPP 5.3 are recommended:

- Deleting Clause 1.5 relating to consideration of applications which would otherwise not be supported under Clauses 1.1, 1.2 and 1.4; and
- Modifying Clause 1.3 to include provision that a Local Structure Plan may be prepared and submitted to the City if a State Planning Policy requires a structure plan to be prepared, or if the Western Australian Planning Commission (**WAPC**) considers that a structure plan is required.

In respect to the recommended deletion of Clause 1.5, as with the current LPP 5.3, the proposed amended LPP 5.3 focuses on a Policy position with a general presumption against support for DPS 2 amendments, subdivision and development prior to the finalisation of required planning framework for the area, involving district and local structure planning, DCPs and MRS Urban zoning.

It is important that the required planning framework is in place prior to any development occurring, as it is only through the progressive refinement of the planning of the area (e.g. through the steps of district, then local structure planning), that the many issues involved (e.g. infrastructure, environment, social, economic) can be properly addressed in a comprehensive and integrated manner. This includes the preparation of DCPs in a manner which will ensure that all relevant infrastructures are included, and costs are apportioned in a fair and equitable manner.

It is recommended that this Policy position be maintained and further strengthened by deleting Clause 1.5 of the advertised draft Policy (which provided for exceptions). When the draft Policy was advertised, it was envisaged that it may take a considerable time for the East Wanneroo DSP to be completed. However, with the draft DSP to be released for

consultation in April/May 2019, and finalisation toward the end of this year, this will enable the rest of the planning framework involving local structure planning, DCPs and appropriate zoning under the MRS and DPS 2, to be prepared and completed in the short term (possibly toward the end of 2022).

It should be noted however, that should an application be received and which the Policy was indicating should not be supported due to the planning framework not being complete, if Council was of a view that there was merit in supporting it, Council can depart from the Policy.

Statutory Compliance

Pursuant to Clause 4 (3) of the deemed provisions of DPS 2, Council is required to review the draft amended Policy in light of the submissions made and must then resolve either to finally adopt the draft amended Policy with or without modification, or not to proceed with the draft amended Policy.

If Council adopts the draft amended Policy, then notification of its decision must be published once in a newspaper circulating in the City and a copy of the Policy forwarded to the WAPC for information.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.3 *Enhance distinctive built form and spaces based on identity of areas”*

“4 *Civic Leadership*

4.1 *Working with others*

4.1.1 *Build effective partnerships and demonstrate leadership in local government at regional, state and national levels.”*

Risk Management Considerations

Risk Title	Risk Rating
ST-20 Strategic Community Plan	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	
Risk Title	Risk Rating
ST-523 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

An amendment to LPP 5.3 is proposed.

Financial Implications

The main financial implications relate to the provision for future DCPs for East Wanneroo. The proposed amended LPP 5.3 will be requiring that DCPs are in place at the appropriate time.

Voting Requirements





Simple Majority

Recommendation

That Council:-

1. **NOTES** the submissions received in respect of draft Local Planning Policy 5.3: East Wanneroo and **ENDORSES** the responses to those submissions prepared by Administration included in Attachment 2;
2. Pursuant to Clause 4 (3) of the deemed provisions of District Planning Scheme No. 2 **ADOPTS** the final draft Local Planning Policy 5.3: East Wanneroo included in Attachment 4; and
3. Pursuant to Clause 4 (4) of the deemed provisions of District Planning Scheme No. 2 **PUBLISHES** notice of its adoption of the Policy in the Wanneroo Times and Wanneroo Weekender Community newspapers, **INFORMS** those persons who made submissions of Council's decision and **FORWARDS** a copy of the adopted Policy to the Western Australian Planning Commission for its information.

Attachments:

1 	Draft Amended Local Planning Policy 5.3 East Wanneroo	18/138488	
2 	Proposed Amendment to LPP 5.3 East Wanneroo - Submission Table (2)	19/101231	Minuted
3 	Draft Amended Local Planning Policy 5.3 East Wanneroo (track changes) (3)	19/100097	
4 	Draft Amended Local Planning Policy 5.3 East Wanneroo (final)	19/100107	Minuted

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



AUTHORISATION	ADOPTED
REVIEW	FOLLOWING WESTERN AUSTRALIAN PLANNING COMMISSION APPROVAL OF THE EAST WANNEROO DISTRICT STRUCTURE PLAN

Objective

To provide guidance on consideration of planning proposals¹ for urban or similar development, and applications for planning approval of a rural nature, received in respect to the East Wanneroo area².

Related Policies and Documents

- East Wanneroo Structure Plan (Department of Planning (DoP), Western Australian Planning Commission (WAPC), January 2011).
- North-West Sub-regional Planning Framework (DoP, WAPC, March 2018).

Policy Provisions

1. Consideration of Planning Proposals of an Urban or Similar Nature

Overriding Principle:

There shall be a general presumption against subdivision and development that may detrimentally impact on the orderly and proper planning of the area, specifically prior to the finalisation of a district structure plan, a local structure plan and development contribution schemes.

In applying the above principle, the City shall not support any planning proposals that may compromise the preparation of a planning framework which will enable urban development to occur in the East Wanneroo area in an orderly and proper manner. In particular:

- 1.1 The City shall not support any application made to the Western Australian Planning Commission (WAPC) for lifting of Deferment of any land zoned Urban Deferred under the Metropolitan Region Scheme (MRS) until:
 - a) A District Structure Plan (DSP) and associated supporting studies have been prepared and approved by the relevant approval agencies;
 - b) The MRS has been amended to reserve any regional reserves identified as required by the DSP for the subject land;

¹ 'Planning proposals' includes proposals for MRS amendments, DPS 2 amendments, Structure Plan approval and amendment, subdivision and development.

² 'East Wanneroo area' refers to the area within the 'study boundary' of the East Wanneroo Structure Plan (Department of Planning, Western Australian Planning Commission, January 2011)

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



- c) A Development Contribution Plan is in place to facilitate development contributions for regional and district-level infrastructure; and
 - d) Where relevant, sand extraction has been completed in adjacent areas, where such extraction would otherwise have unacceptable impacts on development of the subject land.
- 1.2 The City shall not support any application for amendment of City of Wanneroo District Planning Scheme No. 2 (DPS 2) that is intended to facilitate any form of urban or similar development unless the subject land has first been zoned Urban under the MRS, with the various pre-requisites for Urban zoning detailed in 1.1 having been satisfied.
- 1.3 The City shall consider that, pursuant to clause 15 of the deemed provisions of DPS 2, a Local Structure Plan may not be prepared and submitted to the City, unless the subject land has been rezoned under DPS 2 to facilitate urban or similar development. Where a Local Structure Plan has been submitted, and the subject land has been accordingly rezoned under DPS 2, then the City shall deal with the application in accordance with the provisions of Part 4 of the deemed provisions of DPS 2.
- 1.4 The City shall not support any application for subdivision or development for urban or similar purposes unless the subject land:
 - a) Has been rezoned to Urban under the MRS pursuant to 1.1;
 - b) Has been rezoned under DPS 2 pursuant to 1.2;
 - c) Is subject to an approved Local Structure Plan under DPS 2; and
 - d) In the case of an application for subdivision, is subject to an approved Development Contribution Plan to facilitate development contributions for local-level infrastructure.
- 1.5 Notwithstanding clauses 1.1, 1.2 and 1.4, the City may consider supporting applications for lifting of Deferment under the Metropolitan Region Scheme (MRS), applications for amendment of DPS 2, and/or applications for sub-division or development prior to meeting of the various prerequisites referred to in those clauses, subject to the following criteria being met:
 - a) the proposal mainly involves uses other than single house suburban residential development, and it is satisfactorily demonstrated that a need for these uses exists which justifies the progression of the planning and development of the subject land prior to approval of the relevant DSP, LSP, and district and local-level DCPs, which would otherwise be required under this policy.
 - b) the subject land adjoins existing developed urban land, or land that is proposed for future urban development under an approved Local Structure Plan, and represents a logical expansion of the urban area;
 - c) the subject land is within close proximity to the Wanneroo Town Centre;

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



- d) provision of plans showing the proposed form of development of the subject land, and it being satisfactorily demonstrated that this form of development will not compromise the orderly and proper planning and development of the area, including the subsequent preparation of a DSP and Local Structure Plan (LSP) for the relevant area, in the following respects:
 - i) the type of uses proposed;
 - ii) the pattern of development proposed, particularly movement networks (vehicular, cyclist and pedestrian); and
 - iii) future infrastructure provision.
- e) the provision of servicing infrastructure is logical and economically efficient, and written confirmation is provided by all key servicing agencies (in respect to water, wastewater, power, gas and communication) that arrangements are in place for the immediate provision of those services;
- f) the proposed development will be adequately served by public transport and written confirmation of this is provided by the relevant agencies;
- g) a binding legal agreement is in place between the landowner(s) and the City whereby the landowner(s) agree to pay all applicable development contributions, once the relevant district and local level DCPs take effect, and adequate security is provided to secure those obligations;
- h) the proposal will not result in land use conflict, and is not within any identified buffer area required for uses such as extractive industries, poultry farms and mushroom farms;
- i) the development of the area will not have significant impacts on the environment and natural resources which cannot be appropriately managed, including Federal government requirements for endangered species such as Carnaby's Cockatoo. (Applications are to be supported by any Federal environmental approvals which may be required);
- j) the subject land is accessible by public roads.

2. Consideration of Applications for Planning Approval of a Rural Nature

The City shall not support any application for planning approval of a rural nature submitted for land within the East Wanneroo area that may compromise the progressive development of that area for urban and similar uses. In particular:

- 2.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the East Wanneroo area and where the land is:
 - i) considered at that time to have future urban or similar potential, and
 - ii) zoned General Rural or Rural Resource under DPS 2;

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



the City shall have regard for the possibility of future urban or similar use of that area and the desirability of facilitating that possible future urban or similar use.

- b) Should the type of rural use proposed be a 'permitted' use under DPS 2 in the General Rural or Rural Resource zone, then the City shall consider the imposition of conditions of approval aimed at minimizing the impacts of the proposed use on possible future urban or similar use in the area concerned.

2.2 In considering applications for planning approval of the type referred to in 2.1 above, but where the zoning of the land concerned under DPS 2 is Urban Development, and a Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:

- a) the provisions of clause 27(2) of the deemed provisions of DPS 2, and
- b) the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.

2.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.

2.4 In considering applications for planning approval of a rural nature under 2.1, 2.2 or 2.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or similar use of land in the vicinity of the proposal, including:

- Odour
- Noise
- Chemical spray drift
- Vibration
- Light spill
- Traffic
- Any other impacts on possible future urban uses

No.	Comment	Administration Response	Administration Recommended Modification
1	Water Corporation		
1.1	The general intent and provisions of the amended draft policy are supported.	Noted.	No modification recommended
1.2	Change the first part of criteria 1.5 e) from: <i>“the provision of servicing infrastructure is logical and economically efficient, and ...”</i> to: <i>“the provision of servicing infrastructure is logical and efficient and accords with, or does not compromise the utility providers’ long term infrastructure planning for the area, and ...”</i>	See comment No. 8.1	See recommendation for comment No. 8.1
2	Public Transport Authority (PTA)		
2.1	If PTA is requested to comment on proposals, then it does provide comment.	Noted. (This PTA comment arises from PTA being advised that some consultants are advising the City that PTA does not provide comment on proposals, and being requested to respond to that advice).	No modification recommended.
2.2	Criteria 1.5 f) refers to proposals being ‘adequately’ served by public transport. PTA suggests that ‘adequate’ be taken to mean minimum 15 minute peak period service, and a 60 minute out-of-peak period service, including weekends.	See comment No. 8.1	See recommendation for comment No. 8.1
3	Department of Fire and Emergency Services (DFES)		
3.1	It is unclear if State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) has been applied to the proposed amended policy.	Bushfire management issues will need to be addressed as part of preparation of district and local structure plans.	No modification recommended.
4	Department of Water and Environmental Regulation		
4.1	Application of the criteria in section 1.5 would not exempt proposals from both State and Commonwealth environmental approvals. Criteria 1.5 i) is therefore recommended to be changed to: <i>“applications are to be supported by any Federal and State environmental</i>	See comment No. 8.1	See recommendation for comment No. 8.1

No.	Comment	Administration Response	Administration Recommended Modification
	<i>approvals that may be required".</i>		
4.2	In considering proposals under section 1.5, a Water Management Plan may need to be prepared and approved to support proposals, in accordance with 'Better Urban Water Management' (WAPC 2008).	See comment No. 8.1	See recommendation for comment No. 8.1
5	ATCO Gas		
5.1	No objection to the draft amended policy.	Noted.	No modification recommended.
6	Department of Transport		
	No comment to make.	Noted.	No modification recommended.
7	Rowe Group on behalf of Perron Developments Pty Ltd		
7.1	Perron Developments Pty Ltd currently own Lots 12, 36 and 38 Caporn Street, Wanneroo. These lots together with five other adjacent lots on Caporn Street, were rezoned to Urban (with lifting of Deferment) by the WAPC in February 2018. Given this Urban zoning, lots 12, 36 and 38 should not be subject to LPP 5.3, with LPP 5.3 being modified accordingly.	<p>While this comment requests that lots 12, 26 and 38 be excluded from the policy area, the issue raised relates to all of the lots which have now been rezoned to Urban in this area.</p> <p>If LPP 5.3 only related to planning proposals involving rezoning of land to Urban under the MRS, then this request may have some basis, however LPP 5.3 relates not only to the City's consideration of proposals for MRS Urban zoning, but also to its consideration of proposals involving subsequent steps in the planning process ie: DPS 2 amendments, structure plan approvals and amendments, subdivision and development.</p> <p>It also relates to requirements for Development Contribution Plans (DCP) to be in place, and this Caporn Street land will need to be subject to appropriate development contribution arrangements.</p>	No modification recommended.

No.	Comment	Administration Response	Administration Recommended Modification
		<p>It should also be noted that the area which is subject to LPP 5.3 is the area that will be subject to the proposed East Wanneroo District Structure Plan (DSP), and the City does not determine the boundary of the DSP.</p> <p>It would therefore be appropriate to retain this Caporn Street land within the area which is subject to LPP 5.3.</p>	
7.2	<p>Clause 1.3 in draft LPP 5.3 indicates that a Local Structure Plan (LSP) may not be prepared and submitted to the City unless the subject land has already been rezoned under DPS 2. This provision is overly restrictive and unnecessary given that some crossover between a LSP process and a Scheme amendment process can occur. Clause 1.3 would introduce an unnecessary time delay in the planning process that will therefore delay the implementation of development. There would be no detriment to the planning outcome if the City was to commence assessment and consultation on a proposed LSP prior to the associated Scheme amendment being gazetted.</p>	<p>Clause 1.3 is simply reflecting part of clause 15 of the deemed provisions of DPS 2, which has effect, regardless of what any LPP may say.</p> <p>However, it is agreed that there may be instances where it may be advantageous for the LSP assessment process to run concurrently with a DPS 2 amendment process. Clause 15 of the deemed provisions includes additional provisions which would enable this, so it is recommended that these additional clause 15 provisions be included in LPP 5.3 clause 1.3. (An alternative approach may be to delete clause 1.3, given that clause 15 of the deemed provisions has effect anyway. However, it may be helpful for these provisions to also be in LPP 5.3, so that the policy provides a comprehensive position of how planning proposals, including local structure plans, will be dealt with).</p> <p>It should also be noted that while clause 15 of the deemed provisions refers to LSPs not being <u>prepared</u> unless this area</p>	<p>Modify clause 1.3 to:</p> <p><i>"The City shall consider that, pursuant clause 15 of the deemed provisions of DPS 2, a Local Structure Plan may not be prepared and submitted to the City unless:</i></p> <ul style="list-style-type: none"> <i>a) the subject land is zoned under DPS 2 as an area suitable for urban or similar development, and as an area requiring a structure plan to be prepared; or</i> <i>b) a State Planning Policy requires a structure plan to be prepared for the subject land; or</i> <i>c) the Commission considers that a structure plan is required."</i> <p><i>Where a Local Structure Plan has been submitted, then the City shall deal with the application in accordance with the provisions of Part 4 of the deemed provisions of DPS 2.</i></p>

No.	Comment	Administration Response	Administration Recommended Modification
		is already appropriately zoned, in practice, this relates more to a proposed LSP being formally submitted for approval. It takes a considerable time to actually prepare a LPS for submission, and clause 15 does not prevent proponents from preparing LSPs for submission.	
7.3	Clause 1.4 d) of the draft LPP 5.3 has the effect of requiring that the City shall not support an application for the subdivision of land unless an approved Development Contribution Plan is in place. While it is acknowledged that clause 1.5 g) allows the City to vary this provision where a binding legal agreement is in place, the requirement to make necessary arrangements with the City relative to developer contributions would typically be applied as a condition of subdivision approval. This is a more appropriate approach given that the requirement is linked to the implementation of an approval. It is not uncommon for subdivision approvals to be obtained but not implemented (for a variety of reasons). The requirement (and associated costs) to enter into a legal agreement would therefore be unnecessary in such a situation.	See Comment 8.1	See recommendation for Comment No. 8.1
8	Planning Solutions on behalf of Uniting Church Homes (Juniper)		
8.1	<p>The submission is made on behalf of 'Juniper', the owner of lots 93 and 94 Dundobar Road, Wanneroo.</p> <p>Specifically, there is a growing demand for accommodation and care of aged persons. The City's Local Housing Strategy (2005) recognises there is a projected significant</p>	Due to the likelihood of the East Wanneroo District Structure Plan being finalised in the reasonably near future, it is no longer considered necessary to include Clause 1.5 and its associated criteria, which relates to consideration being given to applications, prior to the relevant elements of the planning	Delete Clause 1.5.

No.	Comment	Administration Response	Administration Recommended Modification
	<p>increase in the population of aged persons. The Local Housing Strategy supports improved access to transport and services, and in this respect the subject site's close proximity to the Wanneroo Town Centre provides an opportunity for accommodation services in an accessible location.</p> <p>Clause 1.5 of the draft LPP 5.3 provides a clear framework by which these services can be planned and developed in advance of district structure planning. For this reason, clause 1.5 is strongly supported.</p>	framework being in place.	
8.2	<p>Criteria g) of clause 1.5 requires a binding legal agreement to be put into place requiring landowners agree to pay all future development contributions that may come into place under development contribution plans in the future. This criteria is not supported.</p> <p>This criteria would require our client, if it develops the subject site under clause 1.5, to contribute an unknown amount of money for unknown infrastructure items at an unknown point in time in the future. Simply put, it is not considered appropriate to require landowners to enter into binding legal agreements where the terms of the agreements are unknown.</p> <p>Further, our client's developments are relatively self-sustaining, in that retirement villages are provided with open space and community facilities for the benefit of residents. Development of the subject site for a retirement village would not generate a need for infrastructure to be provided elsewhere in the locality.</p>	See comment No. 8.1	See recommendation for comment No. 8.1

No.	Comment	Administration Response	Administration Recommended Modification
	<p>The criteria is inconsistent with clause 69(2) of the deemed provisions at Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 which states:</p> <p><i>The local government must not grant development approval subject to a condition that future contributions to the provision of infrastructure related to the development may be required under a development contribution plan that is not in place at the time the application is determined.</i></p> <p>In the circumstances, it is considered that criteria g) of clause 1.5 of the draft LPP 5.3 cannot be imposed, and this criteria should be deleted.</p>		
9			
9.1	<p>Samsara Developments Pty Ltd owns lot 339 Fortitude Boulevard, Gnangara, which is a currently vacant General Industrial zoned lot in the new 'Wangara Extension' industrial area, in south Gnangara.</p> <p>This new industrial area is currently within the LPP 5.3 policy area, and therefore technically subject to the amended LPP 5.3 requirements. This would be inappropriate, given the current zoning and stage of planning and development of this industrial development area, and this area should therefore be removed from the LPP 5.3 policy area.</p>	<p>The Wangara Extension industrial area was included in the original LPP 5.3 policy area due to it, at that time, still being unzoned and undeveloped, and within the area subject to the 2011 East Wanneroo Structure Plan. Given that this area is now rezoned, subdivided and largely developed, it should be excluded from the LPP 5.3 policy area.</p>	<p>Modify Footnote 2 on page 1 of LPP 5.3 to read as follows:</p> <p><i>"2 'East Wanneroo area' refers to the area within the 'study boundary' of the East Wanneroo Structure Plan (Department of Planning, Western Australian Planning Commission, January 2011) but excluding the land in the south part of Gnangara which is zoned Industrial under the Metropolitan Region Scheme."</i></p>
10	Cathy Broadbent		
10.1	The City must develop its planning policies for	It is not agreed that the amended LPP 5.3	No modification recommended.

No.	Comment	Administration Response	Administration Recommended Modification
	<p>the benefit of the City but not to the detriment of ALL residents. It would appear the proposed planning amendments favour the property developers within our Community at the exclusion of those less wealthier residents.</p> <p>Whilst clause 1.1 of the draft amended Policy suggests <i>"The city shall not support any application made to the Western Australian Planning (WAPC) for lifting of Deferment of any land zoned Urban Deferred under the MRS until: The District Structure Plan (DSP) and associated supporting schedules have been prepared and approved by the relevant approval agencies ..."</i>, currently in relation to the area in South Gnangara, the DSP is due for release from WAPC in August/September 2018. It is anticipated, soon after the release of the DSP, wealthier local residents of South Gnangara will lodge an MRS amendment which they have funded and had prepared. Whilst it is their right to have an MRS amendment prepared, this handful of wealthier residents will have the capacity to dictate what will happen to the homes/properties of our other less wealthier residents. Planning laws should not discriminate in favour of wealthier residents.</p> <p>Once the above MRS is prepared and lodged with WAPC, it then goes out for public comment. This process is flawed. Results can, and have been, skewed by people who don't even live in the area using local addresses to lodge submissions. Minor children have also lodged submissions! As a result, the MRS is "approved by a majority of residents", which is a mis-truth and such figures are incorrect, and the</p>	<p>discriminates in favour of wealthier residents. The planning processes which will be involved in the progressing of the planning of the East Wanneroo will be including opportunities at most steps for all residents to have input to those processes.</p>	

No.	Comment	Administration Response	Administration Recommended Modification
	<p><i>land proceeds to Urban.</i></p> <p><i>Consequently, once an MRS is approved under this flawed process, in the case of South Gwangara, the land in South Gwangara could move to Urban immediately rather than following the provisions of Urban Deferred which require more studies to be undertaken before moving to Urban.</i></p> <p><i>I suggest that LPP 5.3 Planning Policy amendments do not cover the interests of ALL residents but rather discriminates in favour of the wealthier residents in our City and should be further amended to prevent this from occurring.</i></p>		
11	Katie and Richard Shortland-Webb		
11.1	<p>We live on the corner of Badgerup Road and Lakelands Drive, both of which are subject to heavy traffic where cars and trucks constantly exceed the speed limit. This is especially the case for Badgerup Road where the speed limit is already a high 80km per hour and the road is in poor condition. Increasing the housing density in the proposed areas as indicated on "Figure 1: East Wanneroo Structure Plan", will only increase the traffic to these roads and in turn generate more noise and unsafe drivers.</p> <p>People move to these semi-rural areas to get away from congestion, noise, neighbours and urban infill. Although our property is unaffected by the rezoning, it could negatively affect the value of our property as it cannot be rezoned where just a few kilometres up the road, it can be. We will be surrounded by cheap first home</p>	<p>The submitters' comments are assuming that their property is not proposed for future urban use, based on the East Wanneroo Structure Plan of 2011. Administration has now informed them that the North West Sub-regional Planning Framework released in March of this year is now identifying their area as 'Urban Expansion'.</p> <p>The issues raised are not relevant to LPP 5.3, but will need to be addressed during the course of the further planning and development of the East Wanneroo area.</p>	No modification recommended.

No.	Comment	Administration Response	Administration Recommended Modification
	<p>buyer blocks which are on tiny lots. If a proposal such as this does go through, a minimum of R20 should be applied allowing larger lots with more open space, lesser population, traffic and more scope for large trees to be retained and protected. Large park lands should also be designed within the urban subdivision to protect and encourage the existing local wildlife to live in the area.</p> <p>The policy is proposing a large area to be rezoned. It will be the areas that are not being rezoned that will be negatively affected if the planning of sub-divided areas is inappropriate and infrastructure is not upgraded. The speed limit to Badgerup Road should be decreased to 60-70km per hour at the very least to ensure the increased vehicle traffic slows down or takes an alternative route.</p>		
12	Ravi Lagopi Pty Ltd		
12.1	<p>I own a property on 36 Jambanis Rd, Wanneroo.</p> <p>I have read your Draft Amendment Local Planning Policy 5.3 East Wanneroo and agree with the fact that further work needs to be done on the structure plan.</p> <p>I understand that some of the policies are no longer relevant and that further research and public opinion needs to be sought.</p> <p>My main aim is to see my property become urban and reach its full potential. This is my retirement fund and look forward to the day that our economy and population supports my ideals.</p>	Noted.	No modifications recommended.

~~DRAFT~~

AUTHORISATION

ADOPTED

REVIEW

FOLLOWING WESTERN AUSTRALIAN
PLANNING COMMISSION APPROVAL OF THE
EAST WANNEROO DISTRICT STRUCTURE
PLAN

Objective

To provide guidance on consideration of planning proposals¹ for urban or similar development, and applications for planning approval of a rural nature, received in respect to the East Wanneroo area².

Related Policies and Documents

- East Wanneroo Structure Plan (Department of Planning (DoP), Western Australian Planning Commission (WAPC), January 2011).
- North-West Sub-regional Planning Framework (DoP, WAPC, March 2018).

Policy Provisions

1. Consideration of Planning Proposals of an Urban or Similar Nature

Overriding Principle:

There shall be a general presumption against subdivision and development that may detrimentally impact on the orderly and proper planning of the area, specifically prior to the finalisation of a district structure plan, a local structure plan and development contribution schemes.

In applying the above principle, the City shall not support any planning proposals that may compromise the preparation of a planning framework which will enable urban development to occur in the East Wanneroo area in an orderly and proper manner. In particular:

- 1.1 The City shall not support any application made to the Western Australian Planning Commission (WAPC) for lifting of Deferment of any land zoned Urban Deferred under the Metropolitan Region Scheme (MRS) until:

- a) A District Structure Plan (DSP) and associated supporting studies have been prepared and approved by the relevant approval agencies;

¹ 'Planning proposals' includes proposals for MRS amendments, DPS 2 amendments, Structure Plan approval and amendment, subdivision and development.

² 'East Wanneroo area' refers to the area within the 'study boundary' of the East Wanneroo Structure Plan (Department of Planning, Western Australian Planning Commission, January 2011) but excluding the land in the south part of Gngalara which is zoned Industrial under the Metropolitan Region Scheme.

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



- b) The MRS has been amended to reserve any regional reserves identified as required by the DSP for the subject land;
 - c) A Development Contribution Plan is in place to facilitate development contributions for regional and district-level infrastructure; and
 - d) Where relevant, sand extraction has been completed in adjacent areas, where such extraction would otherwise have unacceptable impacts on development of the subject land.
- 1.2 The City shall not support any application for amendment of City of Wanneroo District Planning Scheme No. 2 (DPS 2) that is intended to facilitate any form of urban or similar development unless the subject land has first been zoned Urban under the MRS, with the various pre-requisites for Urban zoning detailed in 1.1 having been satisfied.
- 1.3 The City shall consider that, pursuant to clause 15 of the deemed provisions of DPS 2, a Local Structure Plan may not be prepared and submitted to the City, ~~unless: the subject land has been rezoned under DPS 2 to facilitate urban or similar development. Where a Local Structure Plan has been submitted, and the subject land has been accordingly rezoned under DPS 2, then the City shall deal with the application in accordance with the provisions of Part 4 of the deemed provisions of DPS 2.~~
- a) the subject land is zoned under DPS 2 as an area suitable for urban or similar development, and as an area requiring a structure plan to be prepared; or
 - b) a State Planning Policy requires a structure plan to be prepared for the subject land; or
 - c) the Commission considers that a structure plan is required.
- Where a Local Structure Plan has been submitted, then the City shall deal with the application in accordance with the provisions of Part 4 of the deemed provisions of DPS 2.
- 1.4 The City shall not support any application for subdivision or development for urban or similar purposes unless the subject land:
- a) Has been rezoned to Urban under the MRS pursuant to 1.1;
 - b) Has been rezoned under DPS 2 pursuant to 1.2;
 - c) Is subject to an approved Local Structure Plan under DPS 2; and
 - d) In the case of an application for subdivision, is subject to an approved Development Contribution Plan to facilitate development contributions for local-level infrastructure.
- ~~1.5 Notwithstanding clauses 1.1, 1.2 and 1.4, the City may consider supporting applications for lifting of Deferment under the Metropolitan Region Scheme (MRS), applications for amendment of DPS 2, and/or applications for sub-division or development prior to meeting of the various prerequisites referred to in those clauses, subject to the following criteria being met.~~

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



- ~~a) the proposal mainly involves uses other than single house suburban residential development, and it is satisfactorily demonstrated that a need for these uses exists which justifies the progression of the planning and development of the subject land prior to approval of the relevant DSP, LSP, and district and local-level DCPs, which would otherwise be required under this policy.~~
- ~~b) the subject land adjoins existing developed urban land, or land that is proposed for future urban development under an approved Local Structure Plan, and represents a logical expansion of the urban area;~~
- ~~c) the subject land is within close proximity to the Wanneroo Town Centre;~~
- ~~d) provision of plans showing the proposed form of development of the subject land, and it being satisfactorily demonstrated that this form of development will not compromise the orderly and proper planning and development of the area, including the subsequent preparation of a DSP and Local Structure Plan (LSP) for the relevant area, in the following respects:~~
 - ~~i) the type of uses proposed;~~
 - ~~ii) the pattern of development proposed, particularly movement networks (vehicular, cyclist and pedestrian); and~~
 - ~~iii) future infrastructure provision.~~
- ~~e) the provision of servicing infrastructure is logical and economically efficient, and written confirmation is provided by all key servicing agencies (in respect to water, wastewater, power, gas and communication) that arrangements are in place for the immediate provision of those services;~~
- ~~f) the proposed development will be adequately served by public transport and written confirmation of this is provided by the relevant agencies;~~
- ~~g) a binding legal agreement is in place between the landowner(s) and the City whereby the landowner(s) agree to pay all applicable development contributions, once the relevant district and local level DCPs take effect, and adequate security is provided to secure those obligations;~~
- ~~h) the proposal will not result in land use conflict, and is not within any identified buffer area required for uses such as extractive industries, poultry farms and mushroom farms;~~
- ~~i) the development of the area will not have significant impacts on the environment and natural resources which cannot be appropriately managed, including Federal government requirements for endangered species such as Carnaby's Cockatoo. (Applications are to be supported by any Federal and State environmental approvals which that may be required);~~
- ~~j) the subject land is accessible by public roads.~~

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



2. Consideration of Applications for Planning Approval of a Rural Nature

The City shall not support any application for planning approval of a rural nature submitted for land within the East Wanneroo area that may compromise the progressive development of that area for urban and similar uses. In particular:

2.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the East Wanneroo area and where the land is:

- i) considered at that time to have future urban or similar potential, and
- ii) zoned General Rural or Rural Resource under DPS 2;

the City shall have regard for the possibility of future urban or similar use of that area and the desirability of facilitating that possible future urban or similar use.

b) Should the type of rural use proposed be a 'permitted' use under DPS 2 in the General Rural or Rural Resource zone, then the City shall consider the imposition of conditions of approval aimed at minimizing the impacts of the proposed use on possible future urban or similar use in the area concerned.

2.2 In considering applications for planning approval of the type referred to in 2.1 above, but where the zoning of the land concerned under DPS 2 is Urban Development, and a Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:

- a) the provisions of clause 27(2) of the deemed provisions of DPS 2, and
- b) the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.

2.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.

2.4 In considering applications for planning approval of a rural nature under 2.1, 2.2 or 2.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or similar use of land in the vicinity of the proposal, including:

- Odour
- Noise
- Chemical spray drift
- Vibration
- Light spill
- Traffic
- Any other impacts on possible future urban uses

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]

**AUTHORISATION****ADOPTED****REVIEW**

**FOLLOWING WESTERN AUSTRALIAN
 PLANNING COMMISSION APPROVAL OF THE
 EAST WANNEROO DISTRICT STRUCTURE
 PLAN**

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Overriding Principle:

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In applying the above principle, the City shall not support any planning proposals that may compromise the preparation of a planning framework which will enable urban development to occur in the East Wanneroo area in an orderly and proper manner. In particular:

- 1.1 The City shall not support any application made to the Western Australian Planning Commission (WAPC) for lifting of Deferment of any land zoned Urban Deferred under the Metropolitan Region Scheme (MRS) until:
 - a) A District Structure Plan (DSP) and associated supporting studies have been prepared and approved by the relevant approval agencies;
 - b) The MRS has been amended to reserve any regional reserves identified as required by the DSP for the subject land;

¹ 'Planning proposals' includes proposals for MRS amendments, DPS 2 amendments, Structure Plan approval and amendment, subdivision and development.

² 'East Wanneroo area' refers to the area within the 'study boundary' of the East Wanneroo Structure Plan (Department of Planning, Western Australian Planning Commission, January 2011) but excluding the land in the south part of Gnangara which is zoned Industrial under the Metropolitan Region Scheme.

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



- c) A Development Contribution Plan is in place to facilitate development contributions for regional and district-level infrastructure; and
 - d) Where relevant, sand extraction has been completed in adjacent areas, where such extraction would otherwise have unacceptable impacts on development of the subject land.
- 1.2 The City shall not support any application for amendment of City of Wanneroo District Planning Scheme No. 2 (DPS 2) that is intended to facilitate any form of urban or similar development unless the subject land has first been zoned Urban under the MRS, with the various pre-requisites for Urban zoning detailed in 1.1 having been satisfied.
- 1.3 The City shall consider that, pursuant to clause 15 of the deemed provisions of DPS 2, a Local Structure Plan may not be prepared and submitted to the City unless:
- a) the subject land is zoned under DPS 2 as an area suitable for urban or similar development, and as an area requiring a structure plan to be prepared; or
 - b) a State Planning Policy requires a structure plan to be prepared for the subject land; or
 - c) the Commission considers that a structure plan is required.
- Where a Local Structure Plan has been submitted, then the City shall deal with the application in accordance with the provisions of Part 4 of the deemed provisions of DPS 2.
- 1.4 The City shall not support any application for subdivision or development for urban or similar purposes unless the subject land:
- a) Has been rezoned to Urban under the MRS pursuant to 1.1;
 - b) Has been rezoned under DPS 2 pursuant to 1.2;
 - c) Is subject to an approved Local Structure Plan under DPS 2; and
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- 2.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the East Wanneroo area and where the land is:

Planning and Sustainability
Draft Amended LPP 19/02/2018
[Local Planning Policy 5.3: East Wanneroo]



- i) considered at that time to have future urban or similar potential, and
- ii) zoned General Rural or Rural Resource under DPS 2;

the City shall have regard for the possibility of future urban or similar use of that area and the desirability of facilitating that possible future urban or similar use.

- b) Should the type of rural use proposed be a 'permitted' use under DPS 2 in the General Rural or Rural Resource zone, then the City shall consider the imposition of conditions of approval aimed at minimizing the impacts of the proposed use on possible future urban or similar use in the area concerned.

2.2 In considering applications for planning approval of the type referred to in 2.1 above, but where the zoning of the land concerned under DPS 2 is Urban Development, and a Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:

- a) the provisions of clause 27(2) of the deemed provisions of DPS 2, and
- b) the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.

2.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.

2.4 In considering applications for planning approval of a rural nature under 2.1, 2.2 or 2.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or similar use of land in the vicinity of the proposal, including:

- Odour
- Noise
- Chemical spray drift
- Vibration
- Light spill
- Traffic
- Any other impacts on possible future urban uses

3.2 Catalina Estate Coastal Access Infrastructure Foreshore Management Plan

File Ref: 2954 – 19/103157
 Responsible Officer: A/Director Planning & Sustainability
 Disclosure of Interest: Nil
 Attachments: 5

Issue

To consider the Draft Catalina Coastal Access Infrastructure Foreshore Management Plan (**FMP**) included in **Attachment 5** (excluding appendices).

Applicant	Coterra Environment on behalf of Tamala Park Regional Council (TPRC)
Owner	TPRC
Location	Lots 15448 & 3050 Tamala Park
Site Area	23.8 ha
DPS 2 Zoning	MRS Parks and Recreation reserve

Background

The Catalina Estate development is subject to the Tamala Park Local Structure Plan, which was approved by the Western Australian Planning Commission (**WAPC**) in 2011, to facilitate a new urban development which will comprise of 2,500 lots at full development.

With a total area of approximately 180 ha, the development is divided into three precincts, namely Catalina Beach (located west of Marmion Avenue), Catalina Central (located east of Marmion Avenue) and Catalina Grove (located east of Connolly Drive).

Given the expected demand for access to beach areas from the local community in the future, it is proposed that a formal coastal access route be created to enable residents to access the section of the coast which has been assessed by Surf Life Saving Western Australia (**SLSWA**) as the safest for swimming in the immediate area, to the west of the Catalina Estate. At present, a number of informal bush tracks exist and these are used by four-wheel drive vehicles to access this section of coastline, which results in substantial damage to the fragile dune system and natural vegetation cover, which in turn become increasingly exposed to wind erosion and resulting in further damage.

Detail

The proposed infrastructure covered in the FMP includes a coastal access road designed to provide a local route to the beach for Catalina residents and the general public. The road, constructed of asphalt will lead to a 30 vehicle bay carpark situated adjacent to the fore dune, and a 3 metre wide pedestrian path from the carpark to the beach. There is provision made to enable the future development of mobile infrastructure to facilitate SLSWA beach patrols and associated equipment storage. A provisional site is also provided for future construction of an ablution block and change rooms.

The alignment of the proposed access route and the location of the carpark area have been carefully selected to minimise impacts to flora and other environmental values in the area, and this will be constructed following the alignment of existing informal bush tracks and areas of damaged vegetation. The location of the car park and access track is based on the Coastal Aquatic Risk Assessment (2014) undertaken by SLSWA and identifies this site as a preferred beach access location. Current and future coastal vulnerability modelling has also

been considered in the planning of the infrastructure design and footprint as reflected in the FMP (Section 5.3.2.4 & Appendix B Section 7.1).

The planned Coastal Dual Use Path between Burns Beach and Mindarie has not been included in the FMP as the planning and design process for this is continuing. Once completed, the development will be covered by a future development application to be determined by the WAPC. At this stage it is anticipated that the Dual Use Path will run along the western boundary of Tamala Park Beach precinct and have negligible impact on the proposed access to the beach.

Elements included in the FMP

The FMP proposes the following access and infrastructure within the foreshore reserve as illustrated in **Attachment 1**:

- Two way asphalt access road;
- 30 bay asphalt car park;
- Earthwork cut and fill to acceptable grades/slope within a specified disturbance footprint;
- Surface drainage run-off and disposal engineering structures;
- 3 metre wide pedestrian path from car park to beach;
- Provision of an area for future community facilities (i.e. toilet, change rooms, etc.).

In discussions with the applicant, Administration has advised that the following details in relation to the construction of the elements included in the FMP will need to be addressed or further refined to the City's satisfaction as part of future development applications:

- Earthwork grades and stabilization techniques;
- Final surface drainage management and engineering structures, and particularly with respect to ensuring all surface runoff is contained within the disturbance footprint and sufficiently managed by proposed table drain outfall and infiltration structures;
- The beach access pedestrian path is to be constructed of marine grade concrete in preference to stabilized limestone; and
- The integration of the Coastal Dual Use Path has not been itemised in the FMP and will be provided for in a future development application. It is anticipated that the dual use pathway will have a negligible impact on the FMP as the majority of the path is expected to be located within the urban land, with limited intrusion within the foreshore.

Coastal Hazard Risk Management & Adaptation Planning

Under *State Planning Policy 2.6: State Coastal Planning (SPP 2.6)*, coastal hazard risk management and adaptation planning is required in areas that may be at risk from coastal hazards. In this regard, the preparation of the FMP has included the assessment of coastal hazard undertaken by specialist consultants M P Rogers & Associates. This has resulted in the appropriate consideration of the location of infrastructure, taking into account the identified coastal hazard vulnerability lines and alignment with the City's LPP 4.21 (**Attachment 2**).

In accordance with the City's *Local Planning Policy 4.21 Coastal Assets (LPP 4.21)*, foreshore carparks are to be ideally located on or landward of the 50 year planning horizon coastal hazard line (2070). However, the entirety of the proposed carpark lies behind the 2050 vulnerability line. As the lifespan of the carpark is considered to be 30 years, this location is considered appropriate. The Policy requires an alternative site to be identified as a planned or managed retreat of infrastructure where located in front of the 2070 vulnerability line. This has been identified as shown in **Attachment 3**.

The Risk Assessment and Adaptation Planning (Part 2) findings from the City's Coastal Hazard Risk Management & Adaptation Planning process (Cardno 2018) have been applied and considered in the FMP with the identification of an alternative location the coastal infrastructure can be relocated to ensure serviceability for a further 50 year planning horizon. This location is shown in **Attachment 3** (Section 7.1 of Appendix B in the FMP).

Condition of Management

All foreshore access and community infrastructure works will be undertaken by the developer, and then maintained for a period of 5 years after practical completion of the entire foreshore development, before being handed over to the City to manage. Handover requirements with regard to asset standard and the transfer of 'as-constructed' drawings and assets management data will also apply.

Consultation

The development of this FMP by the developer has incorporated previous community consultation undertaken in 2008 for preparation of the Tamala Conservation Park Establishment Plan by the Community Advisory Committee established by the Department of Planning, Lands & Heritage. Membership of the Committee included representatives from the South West Aboriginal Land and Sea Council, the Joondalup Coast Care Forum, Quinns Rock Environment Group, Burns Beach Resident's Association as well as the general public.

In addition, ongoing consultation has been undertaken with key stakeholders, including the City, the TPRC and the Department of Planning, Lands & Heritage. In addition, the TPRC has engaged with the local community through the Catalina Estate newsletter as part of its beach access awareness campaign.

Although no further consultation has been undertaken since 2008, it is not anticipated that the proposed beach access and carpark will incur a direct impact on existing residents as it is located within a future subdivision area. **Attachment 4** shows the location of existing residential areas in relation to the proposed beach access. It is expected that any future clearing permit applications and development applications will be publicly advertised for community input.

Comment

The proposed infrastructure covered in the FMP is consistent with the Tamala Conservation Park Establishment Plan (WAPC, 2012), which recommended that access be provided to safe swimming areas adjacent to Mindarie and the future Tamala Park development. In particular, it highlighted that a public recreational swimming area off Long Beach Promenade should be identified.

The FMP is also considered to comply with the provisions of SPP 2.6 and LPP 4.21.

The implementation of the proposed design elements, irrespective of endorsement and acceptance of this FMP, will be subject to future planning approvals, including Development Approval and the granting of Clearing Permits for native vegetation.

Statutory Compliance

As it is anticipated that more detailed development will be facilitated by future development applications that will be determined by the WAPC, only Council approval is required for the FMP under SPP 2.6. Once endorsed by Council, the FMP will be forwarded to the WAPC for information only.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Natural)*

3.2 *Enhanced Environment*

3.2.1 *Maximise the environmental value of beaches nature reserves and parklands”*

Risk Management Considerations

Risk Title	Risk Rating
ST-S06 Climate Change	High
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

In accordance with SPP 2.6, a sea level rise of 0.9 metres is predicted by the year 2110. The risk to coastal infrastructure and assets is a key consideration in the FMP. Acknowledging these risks, assets are to be located in areas that should not be impacted by coastal processes prior to the conclusion of the assets' structural lifespan. The proposed carpark has a life span of approximately 30 years and is located behind the year 2070 vulnerability line, with an alternative relocation site identified beyond this timeframe.

Policy Implications

LPP 4.21 was implemented to guide the location of assets within the foreshore, in accordance with SPP 2.6. In terms of the Policy, foreshore assets should be located in areas that are not likely to be impacted by coastal erosion or inundation prior to the conclusion of the asset's structural lifespan. The FMP complies with this Policy requirement.

As part of the development approval process, further details on the proposed infrastructure included in the FMP will be required, and these will need to be designed and constructed in accordance with the City's standards as outlined in the City's *Assets Management Policy*.

Financial Implications

In accordance with SPP 2.6, the developer is responsible for the implementation of the FMP as well as the funding, maintenance, monitoring and management of the foreshore works for a period not less than 5 years, commencing from the completion of all foreshore works. Following the five year maintenance period, the City is likely to be requested to accept handover of the foreshore reserve, together with the built assets.

Voting Requirements






Simple Majority

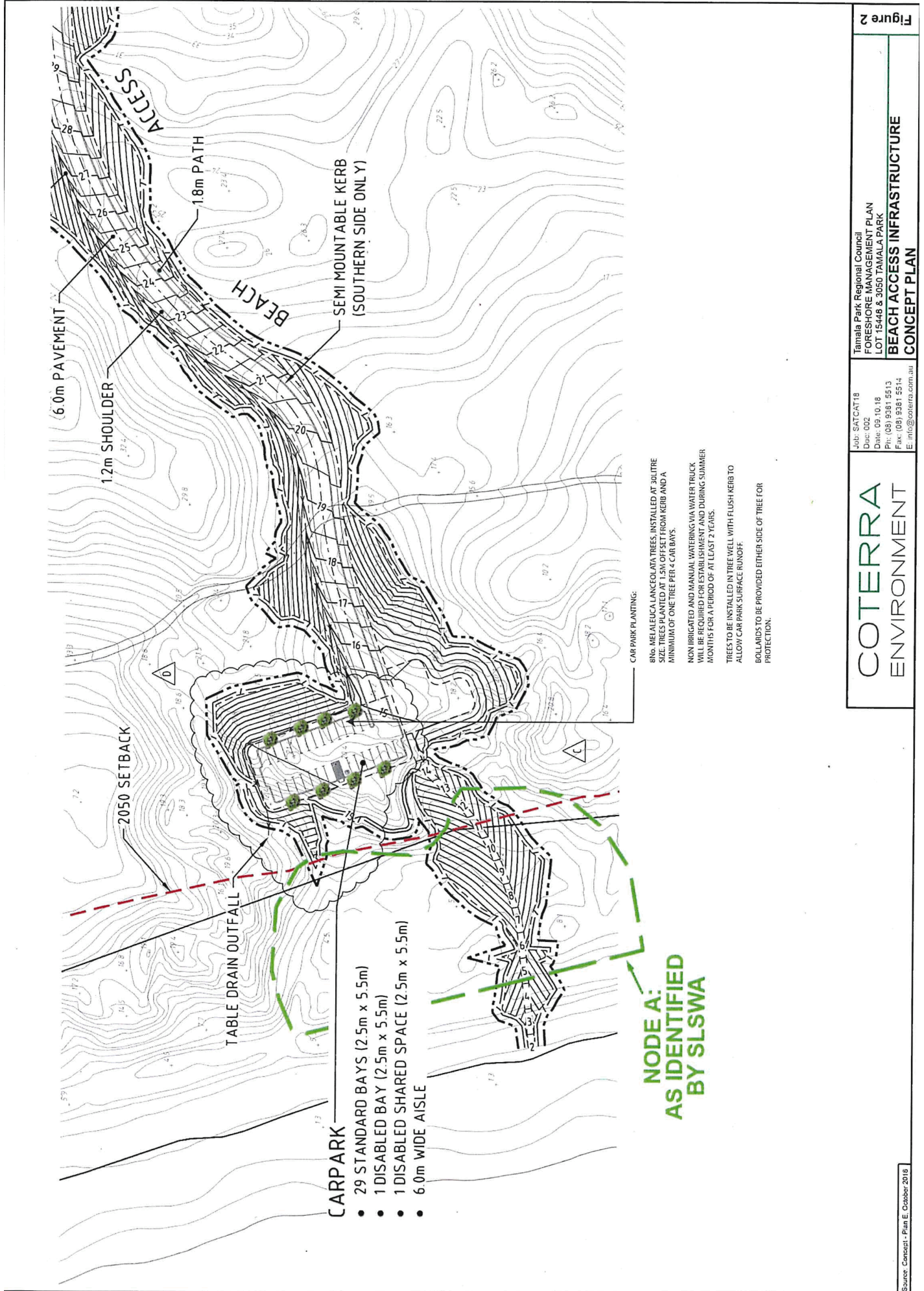
Recommendation

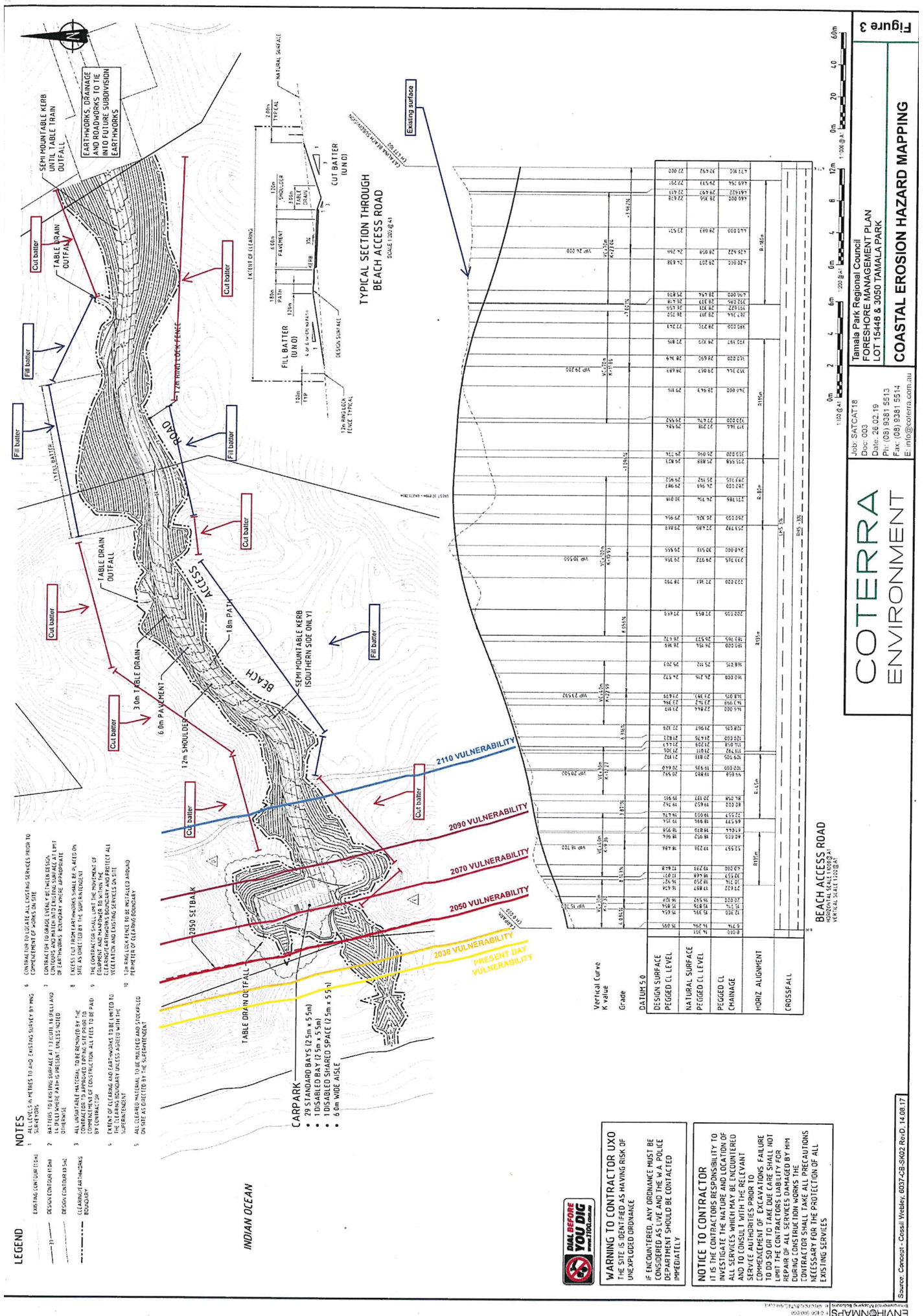
That Council:-

1. **APPROVES** the Catalina Coastal Access Infrastructure Foreshore Management Plan as per Attachment 5; and
2. **FORWARDS** a copy of the Foreshore Management Plan to the Western Australian Planning Commission for its information.

Attachments:

- | | | | |
|---|---|-----------|---------|
| 1  | Attachment 1 - Beach Access Infrastructure Concept Plan | 19/103136 | |
| 2  | Attachment 2 - Coastal Erosion Hazard Mapping | 19/103138 | |
| 3  | Attachment 3 - Proposed retreat location for coastal infrastructure from Appendix B of FMP v6 | 19/107874 | |
| 4  | Attachment 4 - Tamala Park Proposed Beach Access Location | 19/113901 | |
| 5  | Attachment 5 - Foreshore Management Plan Feb 2019 Rev6 Main Report | 19/120958 | Minuted |





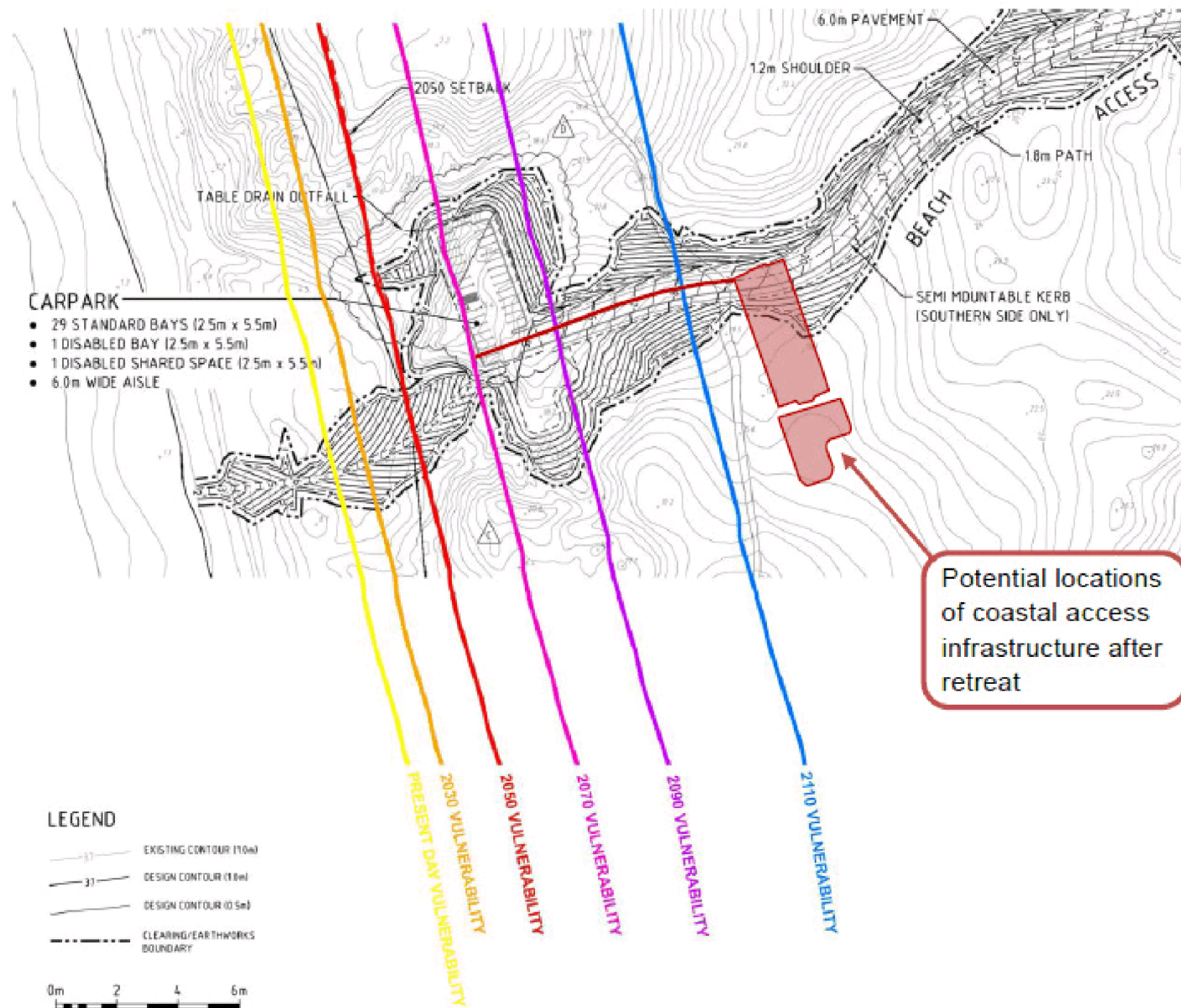
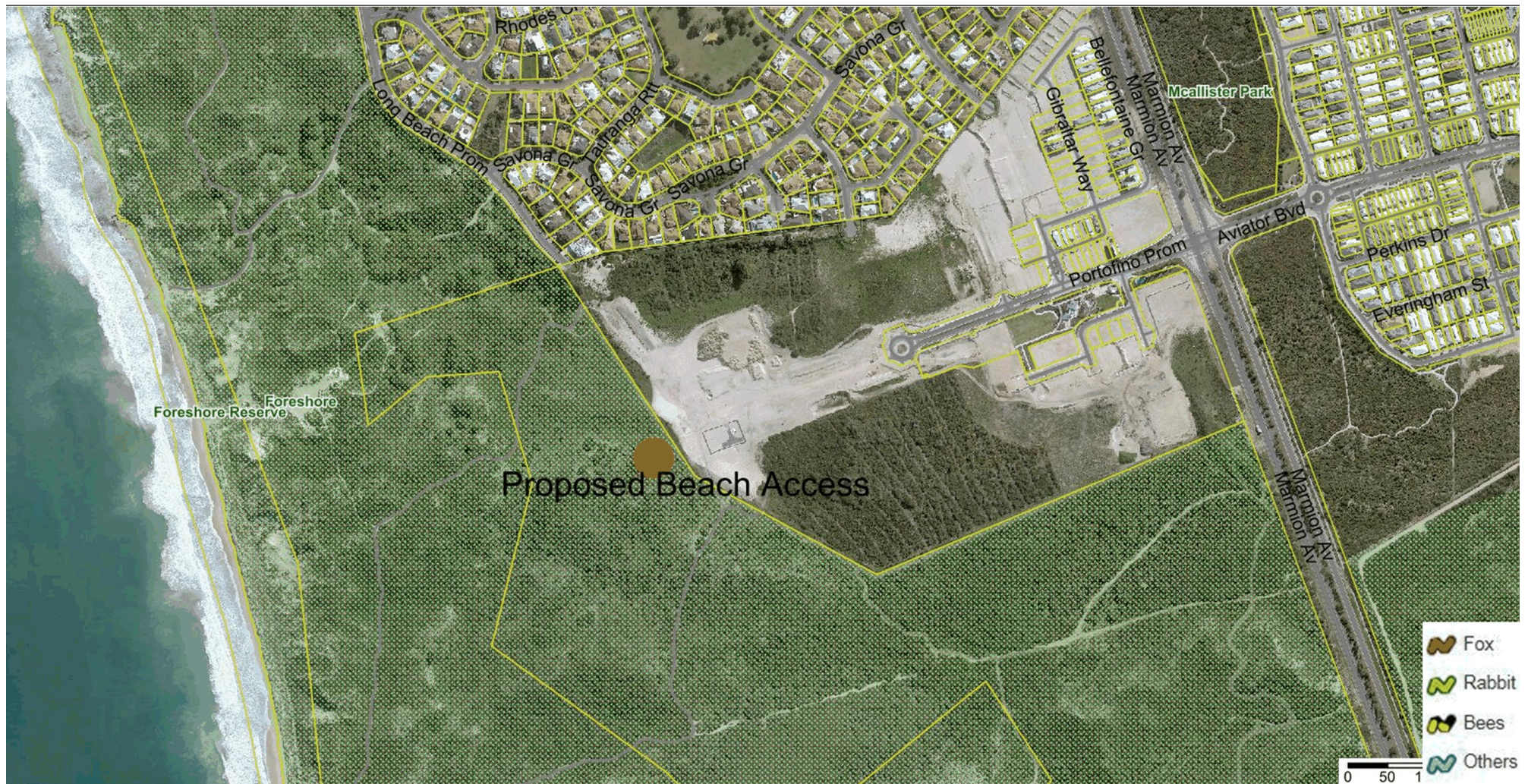


Figure 7.2 Proposed retreat location for coastal access infrastructure



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Tamala Park Proposed Beach Access

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COTERRA
ENVIRONMENT



Foreshore Management Plan

Catalina Estate Coastal Access Infrastructure

Revision 6, February 2019

CALIBRE | COMMITMENT | COLLABORATION

Foreshore Management Plan

Catalina Estate Coastal Access Infrastructure

Revision 6, February 2019

This report was prepared by:

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EXECUTIVE SUMMARY

The Tamala Park urban development project (Catalina Estate) is located in the north-west corridor of the Perth Metropolitan Region. Given the projected increase in the local population it is proposed that a formal coastal access route should be created to enable the local community to have access to a safe swimming beach. At present, a number of informal bush tracks exist, used by people to gain four-wheel-drive access to the beach. Given the informal nature of these tracks, damage to vegetation and dune structures, which has been enhanced further by wind erosion, has occurred as a result of this uncontrolled access.

A coastal access road has been proposed to provide local access to a safe beach for the local community. The proposed access leads to a beach area which has been identified to be free of hazards that are present in adjacent areas, and is therefore Surf Life Saving Western Australia's (SLSWA) preferred location. The proposed location is also consistent with the Tamala Conservation Park Establishment Plan (WAPC, 2012), which recommended that community access to safe swimming areas adjacent to Tamala Park, with public road access, appropriately located facilities such as car parking, toilets and potential surf-life-saving facilities should be investigated and provided. Access to this beach will provide an alternative to Claytons Beach which is subject to hazards to swimmers, such as rips and strong currents.

The location of the proposed access route and the carpark area have been carefully selected to follow existing informal tracks or areas of damaged vegetation and minimise impacts on flora and values in the area.

An asphalt two-way road is proposed to be constructed, leading visitors to a beach carpark adjacent to the foredune, providing at least 30 bays (including one ACROD bay). From the car park, a 3 m wide pedestrian path will provide access to the beach for pedestrians as well as authorised vehicles as necessary. Areas have been provisionally allocated for future additional buildings, such as storage buildings for surf-lifesaving equipment and an ablution block but as this infrastructure is not yet proposed to be installed it does not form part of the current FMP.

This FMP has been prepared by the Tamala Park Regional Council (TPRC) in the best interest of the community to facilitate the opening of a safe and useable swimming beach and for the benefit of the City of Wanneroo (CoW) who are responsible for this area. The FMP specifically addresses the impacts of the provision of beach access infrastructure. The objective of this FMP is to provide measures to ensure controlled public access to a safe swimming and aquatic activity beach, providing commitments for the protection and where possible enhancement of the conservation value of the adjacent foreshore area. The FMP will support applications for Development Approval and a Native Vegetation Clearing Permit.

Management measures to minimise the environmental impact of the proposed coastal access infrastructure are provided in the below implementation table.

Table A: Implementation Summary Table

Action	Pre-Construction	During Construction	Post-Construction
Vegetation Management and Rehabilitation	<ul style="list-style-type: none"> • Coordinate with the City's Land Development Group (Planning and Sustainability Division) on the matter of appropriate revegetation areas, vegetation species and surface stabilisation techniques for treatment of swales, batters and slopes at the appropriate time, when detailed design work is being undertaken, and prior to the preparation of any Development Application documents. • Undertake seed and cutting collection from the clearing footprint area and surrounds, remaining as close as possible to areas to be rehabilitated. • Propagation of selected seeds (i.e. those species not proposed for direct seeding) at an accredited nursery. 	<ul style="list-style-type: none"> • Ongoing propagation of selected seeds (i.e. those species not proposed for direct seeding) at an accredited nursery as required. 	<ul style="list-style-type: none"> • Ongoing propagation of selected seeds (i.e. those species not proposed for direct seeding) at an accredited nursery as required. • Removal of any rubbish present within the rehabilitation area. • Two weed control events to be undertaken in and directly adjacent to proposed rehabilitation areas within 6 months prior to planting. • Undertake direct seeding and planting of tubestock. • One weed control event to be undertaken in late winter/early spring approximately 12 months after planting. • Installation of tree guards as required. • Removal of tree guards. • Provide brushing and / or hydromulching (no seed) as required in erosion prone areas. • Vegetation and weed monitoring undertaken annually in Spring within rehabilitation areas. • Preparation of a monitoring report and submission to the CoW annually, outlining the progress of the development as well as the progress against success criteria and the rehabilitation success. • Where success criteria are not met, contingency actions will be undertaken. • Contingency actions may include: <ul style="list-style-type: none"> - Infill planting - Additional weed control - Erosion control measures



Action	Pre-Construction	During Construction	Post-Construction
Fauna Management	<ul style="list-style-type: none"> Undertake fauna survey of clearing area to advise relocation program details (to be agreed with CoW). 	<ul style="list-style-type: none"> Start and run equipment for 10 minutes prior to clearing commencing. Where possible, undertake clearing outside of the Black cockatoo breeding season (i.e. between July and November). Observe vegetation for any fauna that may be trapped, injured or occupying an unseen nest or shelter. If feasible, felled vegetation to be left in situ overnight. Engage a fauna relocation specialist to oversee site clearing works. 	<ul style="list-style-type: none"> Install signage indicating speed limit of 30 km/hr. Wildlife crossing signage to be installed at both entrance points to the access road
Dieback Management		<ul style="list-style-type: none"> Should any off-site fill be required this is to be obtained from a dieback free source. Prior to entering the site any construction equipment and construction materials must be clean and free of any adhered soil/mud. Construction equipment to stay within the construction zone. Imported material for construction works is to be stored in areas clear of vegetation which do not drain towards retained vegetation. Plants used in the landscaping works to be from a dieback free source. Restrict uncontrolled vehicles accessing retained vegetation areas. Construction contractors to be provided with dieback management information. 	



Action	Pre-Construction	During Construction	Post-Construction
Access Management	<ul style="list-style-type: none"> • Install clearing protection fencing to prevent accidental clearing of vegetation to be retained as per CoW specification TS 01-12-0. • Maintain clearing protection fencing to prevent accidental clearing of vegetation to be retained. 	<ul style="list-style-type: none"> • Temporary fencing will be installed around development site at the commencement of construction works to restrict third party access through the construction site and foreshore reserve. • Contractors will check fencing on a weekly basis and report and repair damage as necessary. 	<ul style="list-style-type: none"> • Provide fencing along the access road and carpark boundaries as per CoW standard TS01-3 style to restrict off-road vehicles from leaving the road and entering the vegetated foreshore reserve area. • Install fencing along the pedestrian access track to beach as per CoW specification TS 01-4-2.
Erosion and Dust Management		<ul style="list-style-type: none"> • Vehicle speeds will be kept below 30 km/hr • Vehicle will remain within the construction area. • Use brushing, mulching and fibre matting where necessary to stabilise sand. 	
Stormwater Management	<ul style="list-style-type: none"> • Detailed engineering design, including stormwater infrastructure, will be included in the Development Application prepared for submission to the City of Wanneroo for the proposed works. • Drainage infrastructure will be designed to address WSUD principles as well as having the specific objectives of managing direct flows into the Bush Forever vegetation, and minimising potential erosion. 	<ul style="list-style-type: none"> • Drainage infrastructure to be constructed as per the Development Application. 	



Action	Pre-Construction	During Construction	Post-Construction
Fire Management		<ul style="list-style-type: none"> • Clearing and construction should be undertaken outside of high fire risk conditions where possible. • Fire extinguishers and equipment to be readily available for all vehicles / machinery and must be tagged, inspected and certified according to relevant standards. • Smoking will be prohibited within the construction area. Designated smoking areas will be positioned away from the foreshore vegetation. 	<ul style="list-style-type: none"> • Coastal access road corridor to act as a firebreak. • Restrict unauthorised access to coastal bushland (see Vegetation and Fauna Protection action).
Beach Safety Management			<ul style="list-style-type: none"> • Coastal hazard signage is to be provided within the carpark. SLSWA and CoW shall approve the signage prior to installation by TPRC.

The proposed development of coastal access infrastructure within the foreshore reserve is subject to the following planning and environmental approvals:

- Development Application (CoW / WAPC)
- Detailed engineering design and landscape design drawings (CoW)
- Native vegetation clearing permit (DWER)

The coastal access road and associated infrastructure will remain under the ownership of both CoW and WAPC, in accordance with the existing reserve boundaries. This is in keeping with the CoW's formal agreement to continue managing (wholly or in part) the reserves between Burns Beach and Mindarie (WAPC, 2012).

TABLE OF CONTENTS	Page
1.0 INTRODUCTION	1
1.1 Project Background.....	1
1.1.1 Negotiated Planning Solution.....	1
1.1.2 Foreshore Tenure.....	1
1.2 Proposed Coastal Infrastructure.....	2
1.3 Scope and Purpose of Report.....	3
1.3.1 Foreshore Management Area Boundary	3
1.3.2 Native Vegetation Clearing Permit Application.....	3
1.3.3 Development Application	3
1.4 Management Plan Objectives.....	4
2.0 RELEVANT GUIDANCE DOCUMENTS	5
2.1 Environmental Protection Act 1986.....	5
2.2 State Planning Policy 2.6 - State Coastal Planning Policy.....	5
2.3 Environmental Protection Authority Guidance Statement No. 33.....	6
2.4 Perth Coastal Planning Strategy (in Directions 2031 and Beyond).....	6
2.5 City of Wanneroo Local Planning Policy (LPP) 4.21 – Coastal Assets Policy.....	6
2.6 Tamala Conservation Park Establishment Plan.....	7
2.7 City of Wanneroo Coastal Management Plan (Part 1).....	8
2.8 Coastal Hazard Risk Management and Adaptation Planning Guidelines	8
3.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS	10
3.1 Proposed Dual Use Coastal Path between Mindarie and Burns Beach - Environmental Study and Topographical Survey Report (GHD, 2013).....	10
3.2 City of Wanneroo Coastal Vulnerability Study & Hazard Mapping (CHRMAP Part 1 and 2)	10
3.2.1 Part 1 - Coastal Vulnerability Study & Hazard Mapping (MP Rogers, 2015).....	10
3.2.2 Part 2 - Risk Assessment & Adaptation Planning (Cardno, 2018)	11
3.3 Coastal Aquatic Risk Assessment (SLSWA, 2014).....	11
3.4 Previous Ecological Surveys	12
3.5 Botanical Assessment of the Proposed Coastal Access Road (BEC, 2016).....	12

4.0	CONSULTATION.....	14
4.1	Historical Consultation.....	14
4.2	Consultation to Inform Preparation of the FMP	14
5.0	ENVIRONMENTAL CONTEXT.....	16
5.1	Climate and Weather.....	16
5.2	Climate Change and Sea Level Rise.....	18
5.3	Coastal Hazard Risk	19
5.3.1	City of Wanneroo CHRMAP	19
5.3.2	Catalina Estate Coastal Access Infrastructure CHRMAP (MP Rogers, 2019).....	19
5.4	Landform and Geomorphology.....	22
5.5	Groundwater	22
5.6	Vegetation and Flora.....	22
5.6.1	Vegetation Type and Condition	22
5.6.2	Threatened Ecological Communities	24
5.6.3	Conservation Significant Flora	24
5.6.4	Weeds.....	24
5.6.5	Phytophthora Dieback	24
5.6.6	Bush Forever.....	24
5.7	Fauna and Habitat	24
5.8	Heritage Values.....	27
5.8.1	Aboriginal Heritage.....	27
5.8.2	European Heritage	28
6.0	COASTAL ACCESS INFRASTRUCTURE.....	29
6.1	Public Use and Access	29
6.1.1	Beach Car Park Access Vehicular Road	29
6.1.2	Beach Access Car Park	29
6.1.3	Pedestrian Beach Access Pathway.....	29
6.2	Stormwater and Wastewater	30
6.3	Detailed Engineering and Landscape Design	31
7.0	MANAGEMENT ACTIONS.....	33
7.1	Pre-Construction.....	33

7.1.1	Vegetation and Fauna Protection – Infrastructure layout and design.....	33
7.2	During Construction.....	33
7.2.1	Vegetation Management – Temporary Fencing	33
7.2.2	Fauna Management.....	33
7.2.3	Dieback Management	34
7.2.4	Erosion and Dust Management	34
7.2.5	Construction Site Access Management	35
7.2.6	Fire Management	35
7.3	Post-Construction	35
7.3.1	Rehabilitation	35
7.3.2	Fauna Management.....	37
7.3.3	Access Management	38
7.3.4	Erosion and Dust Management	38
7.3.5	Stormwater Management	39
7.3.6	Fire Management	39
7.3.7	Beach Safety Management.....	40
8.0	SUCCESS CRITERIA.....	41
8.1	Monitoring and Reporting.....	41
8.2	Completion Criteria	41
8.3	Contingency Actions	41
9.0	IMPLEMENTATION PLAN.....	42
9.1	Implementation Actions Summary.....	42
10.0	CONCLUSION AND FUTURE APPROVALS.....	47
11.0	REFERENCES.....	48

TABLES (Compiled within the report)**Page**

Table 1: Condition Rating Scale (Keighery, 1994)	23
Table 2: Likelihood of Threatened and Priority Fauna species occurring within the vicinity of the subject area.....	25
Table 3: Success Criteria for Rehabilitation Works	41
Table 4: Implementation Summary	43

PLATES (Compiled within the report)**Page**

Plate 1: Wind rose (Swanbourne) - 9 am January Observations (BOM, 2016)	16
Plate 2: Wind rose (Swanbourne) - 3 pm January Observations (BOM, 2016)	17
Plate 3: Wind rose (Swanbourne) - 9 am July Observations (BOM, 2016).....	17
Plate 4: Wind rose (Swanbourne) - 3 pm July Observations (BOM, 2016).....	18
Plate 5: Recommended sea level rise scenario for coastal planning in WA (DoT, 2010).....	19
Plate 6: Foredune over which an access track will be constructed to provide pedestrian and maintenance vehicle accessway to the beachfront (photo taken facing west)	30
Plate 7: Example wildlife road awareness sign	38
Plate 8: Example of recommended safety signage	40

FIGURES (Compiled at the end of the report)

Figure 1: Site Location
Figure 2: Beach Access Infrastructure Concept Plan
Figure 3: Coastal Erosion Hazard Mapping
Figure 4: Topography and Soils
Figure 5: Vegetation Units (BEC, 2016)
Figure 6: Vegetation Condition (BEC, 2016)

APPENDICES

- Appendix A: Tamala Park Local Structure Plan Map
- Appendix B: Coastal Hazard Risk Management and Adaption Plan (MP Rogers, 2019)
- Appendix C: Level 2 Flora and Vegetation Survey (BEC, 2016)
- Appendix D: Fauna Species – Database Search Results
- Appendix E: Fencing and Gate Specifications
- Appendix F: Weed Species List
- Appendix G: Revegetation Species List

1.0 INTRODUCTION

1.1 Project Background

The Tamala Park urban development project, marketed as Catalina Estate is located in the north-west corridor of the Perth Metropolitan Region (Figure 1).

The Tamala Park Regional Council (TPRC) is the corporate entity established in 2006 for the specific purpose of facilitating rezoning, subdivision, development, marketing and sale of the Tamala Park landholding. The TPRC comprises the following 7 local government members: Town of Cambridge, City of Joondalup, City of Perth, City of Stirling, Town of Victoria Park, City of Vincent and City of Wanneroo. These member Councils have a joint holding in the project. The Satterley Property Group act as project managers and exclusive selling agents on the TPRC's behalf.

The Catalina Project is subject to the Tamala Park Local Structure Plan (Appendix A) which was approved by the Western Australian Planning Commission (WAPC) in 2011 and will facilitate a new urban development comprising around 2,500 lots. The first phase of construction and development commenced in 2011. To date, over 900 lots have been sold in the Catalina Estate with approximately 700 houses completed or under construction.

Consisting a total of approximately 180 ha, the development area is divided into three Precincts known as 'Catalina Beach' located west of Marmion Avenue, 'Catalina Central' located east of Marmion Avenue and 'Catalina Grove' located east of Connolly Drive.

Given the expected demand for access to beach areas from the local population in the future it is proposed that a formal coastal access route be created to enable the local community to access the section of the coast to the west of the Catalina Estate to enable convenient access to a safe swimming beach as an alternative to Claytons Beach, which is subject to hazards to swimmers. At present, a number of informal bush tracks exist, used by people to gain four-wheel-drive access to the beach. Given the informal nature of these tracks and the uncontrolled access which has occurred this has resulted in damage to vegetation and dune structures which is enhanced further by wind erosion.

1.1.1 Negotiated Planning Solution

A portion of the Catalina Estate (Catalina Beach cell) was identified in Bush Forever documentation in December 2000 as part of Bush Forever Site No. 322 as a 'Negotiated Planning Solution' site. In 2006 agreement was reached between the WAPC and TPRC on the Negotiated Planning Solution (NPS). The original TPRC landholdings totalled 121.5 ha. As a result of the extensive NPS process the TPRC ceded 89 ha of land originally part of the Tamala Park landholding to the Crown for reservation as Bush Forever conservation land (becoming Bush Forever Site No. 322).

1.1.2 Foreshore Tenure

Following implementation of the NPS the coastal land ceded to the crown (Lot 9505) is now vested with the Western Australian Planning Commission. The foreshore land

parcels to the west of this lot include Reserves R20561 and R35890. Both of these reserves are vested with the City of Wanneroo.

The location of these reserves is shown in Figure 2.

1.2 Proposed Coastal Infrastructure

The proposed coastal access road has been designed to provide a local route to the beach for Catalina residents and the general public. An asphalt two-way road is proposed to be constructed, leading visitors to a beach carpark adjacent to the foredune, providing at least 30 bays (including one ACROD bay). From the car park, a 3 m wide pedestrian path will provide access to the beach for pedestrians as well as authorised vehicles as necessary. It is the developer's preference that the pedestrian beach access path be constructed using stabilised limestone, and if alternative materials are to be required, this shall be specified in the conditions of development approval. The 3 m width of the path is consistent with the City of Wanneroo path specifications, and the City's engineers (Assets Directorate) will be consulted to ensure the risk of damage due to storm events and/or sand erosion is addressed to avoid or minimise premature damage through appropriate design treatment.

A small area adjacent to the southern boundary of the carpark has been provisionally allocated to enable the future development of mobile infrastructure to facilitate Surf Life Saving WA beach patrols and associated equipment storage. A provisional site has also been supplied for the future construction of an ablution block / change rooms. These assets are not currently proposed and indicative locations only are provided.

The alignment of the proposed access route and the location of the carpark area have been carefully selected to minimise impacts to flora and values in the area. Where possible the proposed access route follows the alignment of existing informal bush tracks or areas of damaged vegetation. The proposed carpark area is to be located within a degraded area of minimal or declining vegetation.

The location of the carpark area is based the Coastal Aquatic Risk Assessment (2014) undertaken by Surf Life Saving Western Australia (SLSWA) which identified the site as a preferred beach access location, due to safe swimming conditions and absence of potential hazards present in the existing access locations to the north and south.

The carpark location was selected above the larger dune blowout area which occurs further to the south for the following reasons:

- It was the preferred location identified by SLSWA
- The larger dune blowout is located approximately 1.5 km from the Catalina Beach development boundary. This distance is no longer considered walkable compared to the 550 m distance associated with the location proposed.

Figure 2 provides a concept design for the proposed infrastructure.

The concept plan has been developed within the local and regional context of the foreshore area, with environmental considerations such as flora and fauna

protection at the forefront of the design. Current and future coastal vulnerability modelling has also been considered in the planning of the infrastructure design and footprint.

It is also consistent with the Tamala Conservation Park Establishment Plan (WAPC, 2012), which recommended that given the increased demand from the community for access to safe swimming areas adjacent to Mindarie and the future Tamala Park project that a public recreational swimming area off Long Beach Promenade should be identified. This document also recommend that public road access, with appropriately located facilities such as car parking, toilets and potential surf-life-saving facilities should be investigated and provided.

It is noted that the implementation of the proposed design elements will be subject to future planning approvals, including Development Approval and the granting of a Native Vegetation Clearing Permit.

1.3 Scope and Purpose of Report

1.3.1 Foreshore Management Area Boundary

The coastal access infrastructure concept plan is shown in Figure 2, and also provides the extent of foreshore area to which this Foreshore Management Plan applies. This plan applies only to the areas proposed to be modified for the construction of the access infrastructure (i.e. the earthworks footprint). It is noted that locations for the possible public amenities and possible surf lifesaving equipment storage areas shown on this figure have been included to enable these assets to be provided for in the future if desired by SLSWA or the CoW. These assets are not currently proposed and locations are provided on the figure for indicative purposes only.

The concept plan traverses the following three reserve lots:

- R20561 (Primary interest holder: City of Wanneroo)
- R35890 (Primary interest holder: City of Wanneroo)
- Lot 9505 (Registered Proprietor: Western Australian Planning Commission)

1.3.2 Native Vegetation Clearing Permit Application

In order to facilitate the clearing of native vegetation to allow the coastal access road to be constructed a Native Vegetation Clearing Permit (NVCP) is required from the Department of Water and Environmental Regulation (DWER). This management plan will be supplied to DWER as supporting information for the clearing permit application.

1.3.3 Development Application

The construction of the coastal access road and associated infrastructure will also require Development Application Approval from the City of Wanneroo and WAPC. This management plan will also form part of the Development Application information package, along with detailed engineering and landscape design drawings.

The landscape design drawings will include the proposed location and species of trees to be planted within the car park site.

1.4 Management Plan Objectives

The objective of this FMP is to provide measures to ensure controlled public access to a safe swimming and aquatic activity beach, whilst providing commitments to the protection and where possible enhancement of the conservation value of the adjacent foreshore area.

2.0 RELEVANT GUIDANCE DOCUMENTS

2.1 Environmental Protection Act 1986

The *Environmental Protection Act 1986* ('the Act') is the pre-eminent environmental legislation in Western Australia. Development projects are regulated under Part IV of the Act.

Assessment opportunities under the Act occur at rezoning stage (region scheme and/or town planning scheme, if applicable) under Section 48A of the Act or subdivision / development stage under Section 38 of the Act.

The Act also has a number of Environmental Protection Policies and regulations which provide guidance on environmental management.

2.2 State Planning Policy 2.6 - State Coastal Planning Policy

The State Planning Policy 2.6 (SPP 2.6) provide guidance relating to managing development and land use change within the coastal zone; establishment of foreshore reserves; and to protection, conservation and enhancement of coastal values (WAPC, 2013a).

The policy provides a framework to undertake risk management process in relation to coastal erosion and inundation. SPP 2.6 requires Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) be undertaken for coastal areas with the potential to be vulnerable to coastal processes over future planning timeframes (WAPC, 2013a).

CHRMAP should include context assessment, vulnerability assessment, risk identification, analysis, evaluation, adaptation, funding arrangements, maintenance, review and communication. Where risk assessment identify a level of risk that is unacceptable to the affected community or proposed development, adaptation measures need to be prepared to reduce those risks down to acceptable levels. Adaptation measures include (WAPC, 2013a):

- Avoid the presence of new development within an area identified to be affected by coastal hazards.
- Planned or managed retreat – Locate public infrastructure within coastal hazard risk area but plan for the removal / demolition / relocation of coastal assets at the appropriate time.
- Accommodation adaptation measures including design and/or management strategies that render the risk from the identified coastal hazard acceptable.
- Coastal protection works where there is a need to preserve the foreshore reserve, public access or public safety, property and infrastructure that is not expendable.

SPP 2.6 and the associated SPP 2.6 Guidelines (WAPC, 2013b) also includes guidance relating to the preparation of Foreshore Management Plans. A FMP should generally describe the process and values of the coastal site under consideration, identification of the location of proposed infrastructure and facilities, discussion in

relation to the protection of environmental and cultural values of the site and describe the proposed development and associated design and management measures (including tenure, land use, wastewater, stormwater, coastal hazard risk management and adaptation and ongoing management and maintenance).

2.3 Environmental Protection Authority Guidance Statement No. 33

Environmental Protection Authority (EPA) Guidance Statement No. 33 – *Environmental Guidance for Planning and Development* (EPA, 2008) provides general advice on the environmental management recommendations near waterways. This guidance includes:

- Coastal foreshores are considered to be of high conservation significance in the Perth Metropolitan Region.
- Protect wetland, streamline and estuarine fringing vegetation and coastal vegetation.
- It is desirable to protect and enhance ecological linkages and to increase the buffer or foreshore reserve width in places to connect with remnant vegetation.
- Any clearing and construction activities near waterways or water bodies should minimise the risk of increasing sedimentation, turbidity and pollution.

2.4 Perth Coastal Planning Strategy (in Directions 2031 and Beyond)

Directions 2031 recognises that planning for future growth of the city must manage the increasing pressures on our vulnerable coastal environment by balancing development with the protection, conservation and enhancement of coastal values and the anticipated impacts of climate change, particularly sea level rise. The Perth Coastal Planning Strategy supports this approach by:

- providing guidance and support to decision making on the future land use, development and conservation of the Perth metropolitan coastline;
- promoting integrated coastal zone management; and
- providing guidance for the location, scale and density of developments appropriate for the Perth coastline over the next 10 to 15 years.

Directions 2031 and Beyond (WAPC, 2010) and the draft North-West Subregional Structure Plan (WAPC, 2015) recognise Clarkson as a secondary activity centre and Catalina Estate as urban development land, resulting in an increase to the residential population.

2.5 City of Wanneroo Local Planning Policy (LPP) 4.21 – Coastal Assets Policy

This policy applies to all future works / infrastructure proposed within the City's coastal foreshore reserve, and guides the type, location and extent of proposed assets. It complements the SPP 2.6 and calculated coastal vulnerability timeframes.

2.6 Tamala Conservation Park Establishment Plan

The Tamala Conservation Park Establishment Plan (TCPEP) was prepared by the Western Australian Planning Commission (WAPC) to guide the coordinated long-term management of the coastal bushland between Burns Beach and Mindarie. (Tamala Park Bushland; Bush Forever Site 322). It describes the relevant conservation and recreation values and identifies the proposed boundaries of the Park. It outlines management objectives, various park management options, tenure and the overall establishment process.

A Community Advisory Committee (CAC) was created to develop the TCPEP and included representatives from City of Wanneroo (CoW), City of Joondalup (CoJ), State government agencies, adjoining property developers (including Tamala Park Regional Council) and conservation and community interest groups. A technical advisory group was also established to provide technical advice and recommendations from State and local government authorities.

The TCPEP provides the following guidance relevant to this Foreshore Management Plan:

- Documentation of the CoW's in-principle support of the provision of facilities associated with the development of a swimming beach at the northern end of the Park on land managed by the CoW, subject to further environmental and engineering studies and an agreement on funding.
- The former Department of Environment and Conservation (DEC) (now Department of Biodiversity, Conservation and Attractions [DBCA]) provided its support to the protection of the Park as a Class A Nature reserve for management as a conservation park (The Cities of Wanneroo and Joondalup currently manage all of the foreshore areas as "C" class reserves for recreation). It was recognised that whilst containing high conservation value, the Park permits an element of suitable managed passive recreation.
- The Park is described as having three main broad usages:
 - Conservation and protection, excluding or limiting access to dedicated walk trails. Usually managed by DEC (now DBCA).
 - Natural environment uses, where bushland is adjacent to some level of developed amenity and public access, with appropriate controls in place. Usually (but not exclusively) managed by DEC (now DBCA).
 - Recreation areas are identified and set aside specifically for public use, and include swimming / fishing beaches and associated infrastructure. The CAC recommends that any swimming beaches and associated access infrastructure should be managed by the relevant local government authority (i.e. CoW in this instance) whilst the remainder of the conservation park be vested in the DEC (now DBCA). DEC provided their support for this recommendation.
- Other relevant recommendations include:

- As a matter of priority, the CoW, the City of Joondalup and the WAPC consider jointly funding appropriate studies for a shared path from Burns Beach to Mindarie.
- Given the increased demand from the community for access to safe swimming areas adjacent to Mindarie and the future Tamala Park project, the local government shall identify a public recreational swimming area off Long Beach Promenade. It is proposed that fenced hard-stand public road access, with appropriately located facilities such as car parking, toilets and potential surf-life-saving facilities will be investigated and provided. There should be no vehicular access beyond the hard-stand onto the beach, other than for management or emergency purposes.
- Funding for comprehensive weed mapping and flora and fauna surveys is to be provided for interim management of the area.

2.7 City of Wanneroo Coastal Management Plan (Part 1)

The City of Wanneroo Coastal Management Plan (CMP) (CoW, 2012) was developed to guide the future uses of the City's coastal environment, borne out of several enquiries and petitions received by the CoW regarding dog and horse beach provisions.

Part 1 of the CMP comprises a data capture of the current environment, existing facilities and known issues. Community consultation was undertaken to address the needs of the community and take into account recommendations for future coastal uses.

Identified issues for Tamala Park beach area were:

- Unauthorised sand boarding in the southern end of the study area; and
- Four-wheel-drive issues in the southern section of the study area.

Recommendations from the CMP relating to the Tamala Park beach area included:

- Car parking and beach access could possibly be located in the Tamala Park development, avoiding the use of Longbeach Promenade.
- Other potential future uses include
 - Proposed DUP to connect Burns Beach with Tamala Park;
 - Blow out is proposed for revegetation; and
 - Potential change room and toilet at the access way from Long Beach Promenade.

2.8 Coastal Hazard Risk Management and Adaptation Planning Guidelines

The Western Australian coastal zone is vulnerable to physically process hazards and adverse impacts from inundation and erosion. Climate change has the potential to

increase some of these impacts. Early consideration of these matters and the adaptation and management of appropriate planning responses can provide economic, environmental and social benefits (WAPC & DoP, 2014).

Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) as advocated by the State government includes the following elements (WAPC & DoP, 2014):

- Establish the context
- Coastal hazard risk identification/vulnerability assessment
- Coastal hazard risk analysis
- Coastal hazard risk evaluation
- Coastal hazard risk adaptation planning
- Monitor and review

3.0 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

3.1 Proposed Dual Use Coastal Path between Mindarie and Burns Beach - Environmental Study and Topographical Survey Report (GHD, 2013)

The Department of Planning commissioned GHD to undertake an investigation across a large stretch of the coastal vegetation between Burns Beach (south of Catalina Estate) and Mindarie (north of Catalina Estate) to determine the environmental feasibility of constructing a dual use coastal path between these two locations (GHD, 2013). The study area encompassed the current proposed coastal infrastructure footprint. The investigation encompassed:

- Desktop review of environmental factors
- A desktop review of LiDAR data and latest aerial imagery
- Buried services investigation, using the Dial Before You Dig (DBYD) system
- Level 1 flora reconnaissance survey
- Level 1 fauna reconnaissance survey
- Topographical feature survey of preferred route alignments
- Development of two coastal dual use path alignments

3.2 City of Wanneroo Coastal Vulnerability Study & Hazard Mapping (CHRMAP Part 1 and 2)

3.2.1 Part 1 - Coastal Vulnerability Study & Hazard Mapping (MP Rogers, 2015)

A Coastal Vulnerability Assessment and Hazard Mapping was undertaken as Part 1 of the Coastal Hazard Risk Management and Adaptation Planning process, in accordance with the State Planning Policy 2.6: State Coastal Policy, for the entire coastline of the City of Wanneroo land area (MP Rogers, 2015). The study investigated the potential future impacts of climate change on the City's beaches and foreshore areas. It identified a number of assets that may be vulnerable to coastal erosion within the next 100 years.

The scope of this investigation was to cover the hazard identification and risk assessment components of the CHRMAP for the entire coastline within the City of Wanneroo, stretching from Tamala Park to north of Two Rocks. It covered eight tertiary sediment cells, which included the beach adjacent to Catalina Estate within Sediment Cell 29a - (Mindarie Keys North to Burns Beach Salient). A knowledge summary and gap analysis was completed to provide background to the coastal processes along this coastline.

Coastal hazard lines were presented for present day, as well as timeframes to 2030, 2050, 2070, 2090 and 2120. These hazard lines were used to determine the potential vulnerability of assets to coastal hazards over relevant timeframes. Assets

considered in this assessment included built form, environmental and cultural assets.

3.2.2 Part 2 - Risk Assessment & Adaptation Planning (Cardno, 2018)

The Risk Assessment and Adaptation Planning (Part 2) component of the City's CHRMAP (Cardno, 2018) used the results of the coastal vulnerability study and hazard mapping to apply a risk and vulnerability assessment to key areas with vulnerable assets and / or timeframes. Through a stakeholder engagement process, key areas and adaptation options were identified with the guidance of a community values assessment.

The risk assessment and adaptation planning found that the Priority Ecological Community (PEC) found within the bushland adjacent to Catalina Estate within the Bush Forever site would be exposed to an increasing level of risk over time. An adaptation plan was developed which addressed the areas of dune care / sand management for the preservation of the community.

3.3 Coastal Aquatic Risk Assessment (SLSWA, 2014)

A Coastal Aquatic Risk Assessment was undertaken by Surf Life Saving Western Australia for TPRC for the coastal zone fronting Catalina Estate, due to the influx of residents to the area projected by the estate development (Surf Life Saving WA, 2014). The objectives of the assessment included determination of the suitability of the beach adjacent to Catalina Estate for recreation activities, provision of recommendations regarding zoning for various activities, and identification of infrastructure deemed necessary to support safe aquatic recreation in the area. The results of the risk assessment include:

- Current formal beach access locations to Claytons Beach (north of Catalina Estate at Mindarie) and Burns Beach (3 km south of Catalina Estate) lead beach-goers to potentially hazardous areas, consisting of rock / reef platforms, steep dunes, rips, strong currents and submerged rocks.
- Of two locations investigated, 'Node A' was identified as the preferred beach access location, due to safe swimming conditions and absence of the potential hazards present in the existing access locations to the north and south. (This preference is reflected in the proposed location of the coastal access infrastructure) (Figure 2).
- Infrastructure recommended to support safe aquatic recreation in this area includes:
 - Defined access tracks
 - Designated emergency vehicle access points
 - System of safety signage and consideration of a lifesaving operational, storage, first aid and surveillance facility for future service provision
 - Showers / toilets

- Parking
- Café / kiosk

Discussion on the proposed implementation of these recommendations within this FMP is summarised as follows:

- Access tracks and vehicle access points – Section 6.1.
- Safety signage – Section 7.3.8.
- Future SLSWA storage facility and amenities buildings – Not proposed as part of this FMP. Future potential and indicative locations are discussed in Sections 1.2 and 1.3.1.
- Parking – Section 6.1.2
- Café / kiosk – Not proposed as part of this FMP

3.4 Previous Ecological Surveys

The following ecological surveys have been undertaken within the subject area and/or the surrounding environment.

Level 1 Flora and Vegetation Assessment of Lot 17 Marmion Avenue, Clarkson (Mattiske Consulting Pty Ltd, 2000) and previous surveys

Mattiske Consulting Pty Ltd undertook a vegetation and flora survey to review the options for the Structure Plan covering Lot 17 Mindarie and in particular the area west of Marmion Avenue. This survey included a significant portion of the previous extent of Bush Forever Site No. 322, however did not extend throughout the foreshore reserve. It incorporated a review of previous studies in the general area, including surveys undertaken by Kinhill Stearns (1983), Alan Tingay and Associates (1999) and Mattiske Consulting Pty Ltd (1999).

Declared Rare Flora and Priority Flora Search for Area Ceded to Bush Forever 322 (Syrinx, 2009)

Syrinx undertook a broad-scale Declared Rare Flora and Priority Flora Survey across the area of Bush Forever 322 surrendered by TPRC during the Negotiated Planning Solution. No Declared Rare Flora were recorded, however a Priority 2 moss (*Fabronia hampeana*) was found growing on a number of zamia palms. Vegetation condition and vegetation communities were also recorded.

Level 1 Flora Reconnaissance Survey and Level 1 Fauna Reconnaissance Survey for the Dual Use Coastal Path between Mindarie and Burns Beach (GHD, 2013)

3.5 Botanical Assessment of the Proposed Coastal Access Road (BEC, 2016)

A Level 2 Flora and Vegetation Survey was undertaken in November 2016 (Attachment 2) for the proposed coastal infrastructure footprint (encompassing a greater area than the final clearing footprint determined) by Bennett Environmental Consultants (BEC, 2016). The survey identified four vegetation units, and vegetation

condition ranged from Very Good to Good within this localised area. Recommendations were made on the construction of the tracks, the hard stand near the beach, rehabilitation due to site works associated with this construction and closure and rehabilitation of other off road tracks through the area.

4.0 CONSULTATION

4.1 Historical Consultation

Community consultation which previously occurred relating to the Tamala Conservation Park Establishment Plan included:

- In early 2008, the City of Wanneroo received two petitions requesting Council's consideration of the construction of a shared path and the development of a management plan to protect the environmental values of the area.
- The WAPC established a Community Advisory Committee, with nominated representatives from both the City of Joondalup and City of Wanneroo for the purpose of producing an establishment plan to guide the long-term management of the area (including the recommendation for a beach access road and facilities).
- Public comment was sought on the establishment plan and this was incorporated, as relevant, into the final version of the plan.

4.2 Consultation to Inform Preparation of the FMP

A meeting was held onsite on 15/01/2015 with representatives from CoW, TPRC and the Catalina Estate consultant team, whereby the coastline adjacent to Catalina Estate was walked. The group walked from the north-western boundary of the TPRC's landholdings and potential options for the location of the coastal access node were inspected.

Node A (as referred to within the SLSWA report and consistent with the concept plan in Figure 2) was agreed as being the most appropriate access point to the beach. The CoW's final position on the carpark location will be based on:

- CoW's position on coastal setbacks;
- The importance of increasing usage at proposed coastal infrastructure location compared to Clayton's Beach (hazardous / rocky beach further north); and
- Coastal erosion information; and
- Input from the Department of Planning (DoP).

A subsequent meeting was held on 05/11/2015 with the DoP and TPRC representatives, with outcomes being:

- DoP had no objection in principle to TPRC's proposed beach access proposal.
- DoP highlighted the environmental constraints including Bush Forever, flora and vegetation values and Quindalup dunes.
- DoP propose the conservation area from TPRC southern boundary to the foreshore up to existing Mindarie being managed by the City of Wanneroo.

- DoP propose the conservation area south of TPRC landholdings to Peet Burns Beach development being managed by DPAW (now DBCA).
- The City of Wanneroo support TPRC's beach access proposal; and
- Funding for any future pedestrian walk (DUP between Burns Beach and Tamala Park) is deemed to require State level funding.

Revision 3 of this FMP was submitted to the CoW for review and comment in 2018. This report (Revision 5) addresses the comment received on the first version of the document.

5.0 ENVIRONMENTAL CONTEXT

5.1 Climate and Weather

The weather in the Perth metropolitan area tends to be Mediterranean in nature, with hot, dry summers and cool, wet winters. The nearest coastal weather station is at Swanbourne (Site No. 9215) which lies ~30 km south of the foreshore area (BOM, 2016). The mean annual rainfall in Swanbourne is 721.2 mm (over 20 years between 1993 and 2016). Wind speed and direction averages (January and July, 9 am and 3 pm) are provided in Plates 1 to 4 below. The trend in summer is mostly morning easterlies, with strong and predictable south-westerlies in the afternoons, whilst the winter trend is for morning easterlies and variable wind patterns in the afternoons, slightly trending to westerlies / north-westerlies / south westerlies.

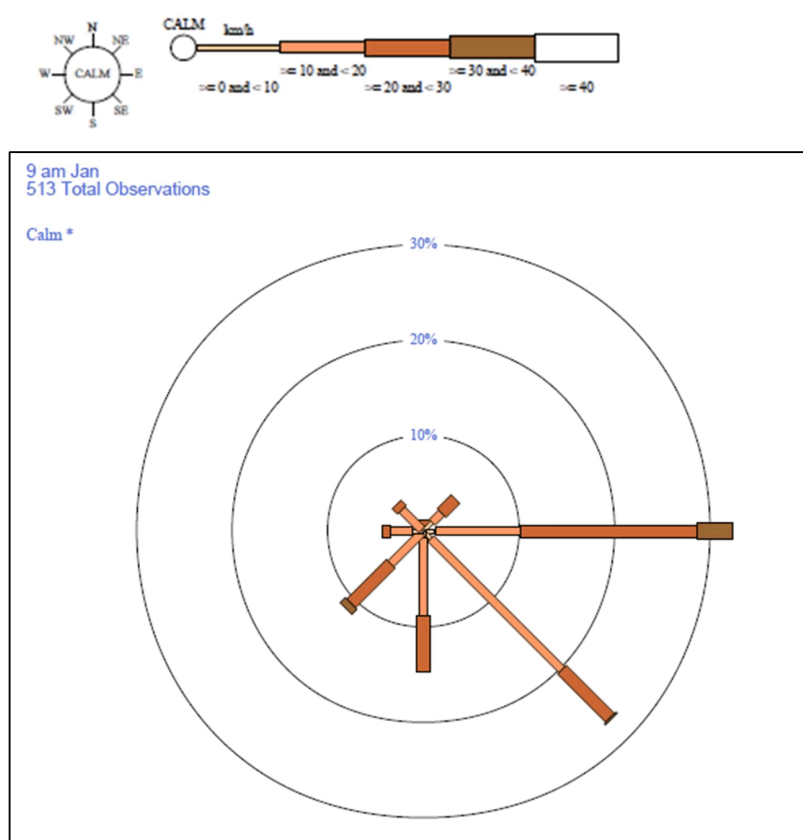


Plate 1: Wind rose (Swanbourne) - 9 am January Observations (BOM, 2016)

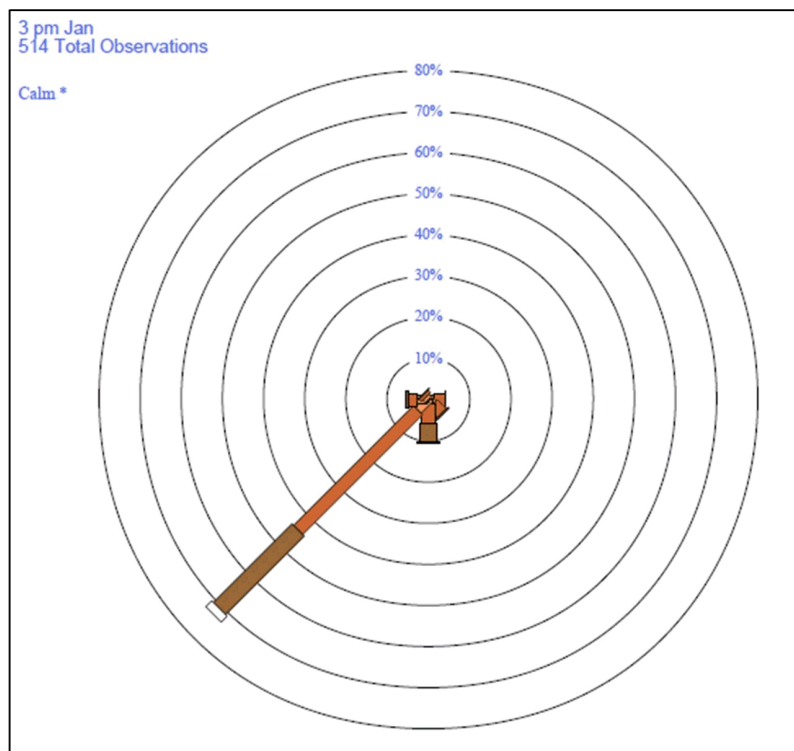


Plate 2: Wind rose (Swanbourne) - 3 pm January Observations (BOM, 2016)

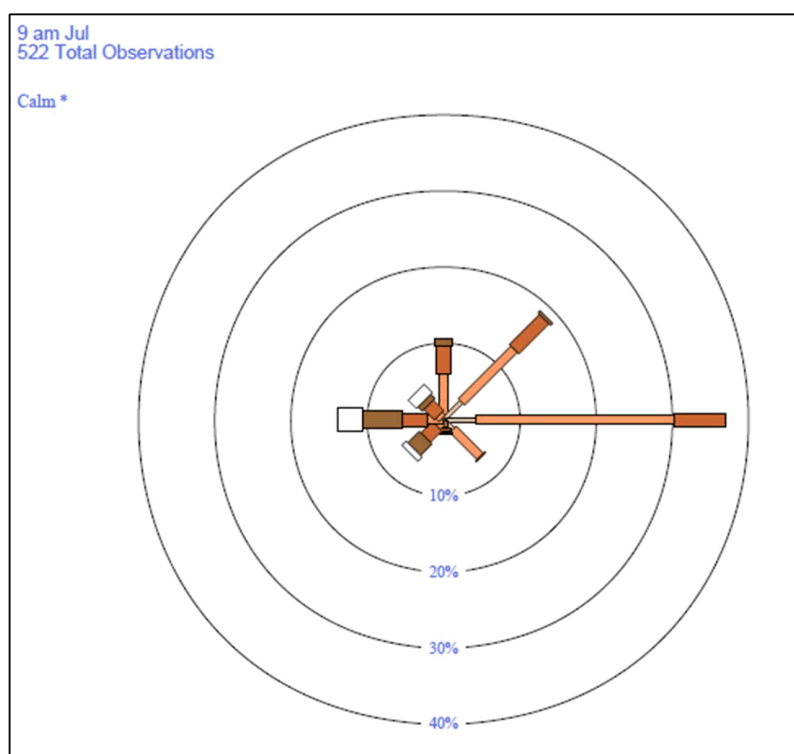


Plate 3: Wind rose (Swanbourne) - 9 am July Observations (BOM, 2016)

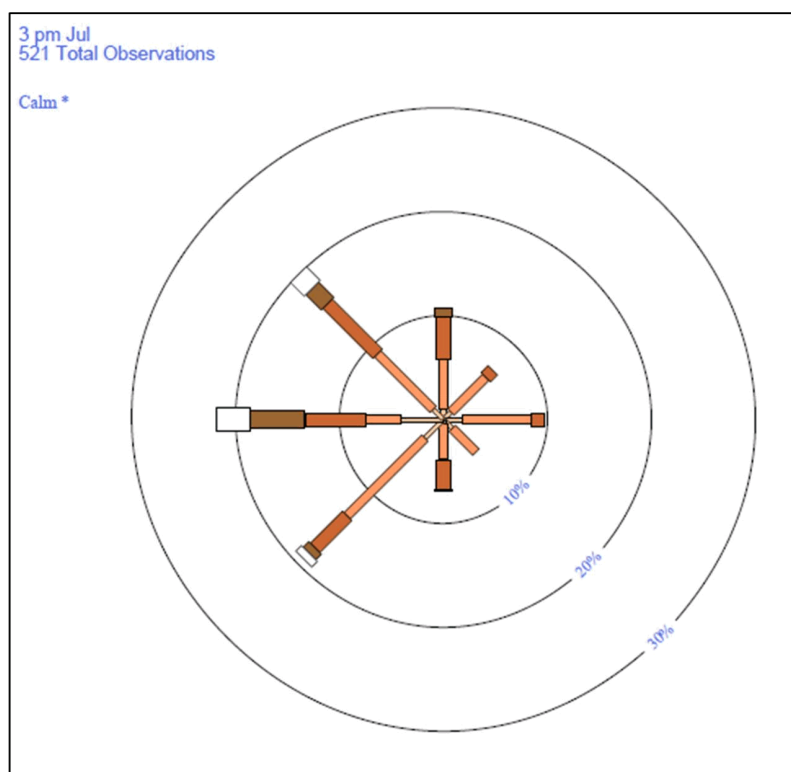


Plate 4: Wind rose (Swanbourne) – 3 pm July Observations (BOM, 2016)

5.2 Climate Change and Sea Level Rise

Sea level rise attributed to the various scenarios of climate change has been modelled for the next 100 years, by the Intergovernmental Panel on Climate Change (IPCC). Increases in the global sea level are likely to lead to accelerated vulnerability (i.e. beach erosion), and various formulas have been employed to quantify the likely impacts (MP Rogers, 2015 and 2019). DoT (2010) completed an assessment of the potential increase in sea level that could be experienced on the Western Australian coast in the coming 100 years, the results of which have since been adopted by the WAPC for use in coastal planning in Western Australia (including SPP 2.6). This sea level rise scenario is provided in Plate 5.

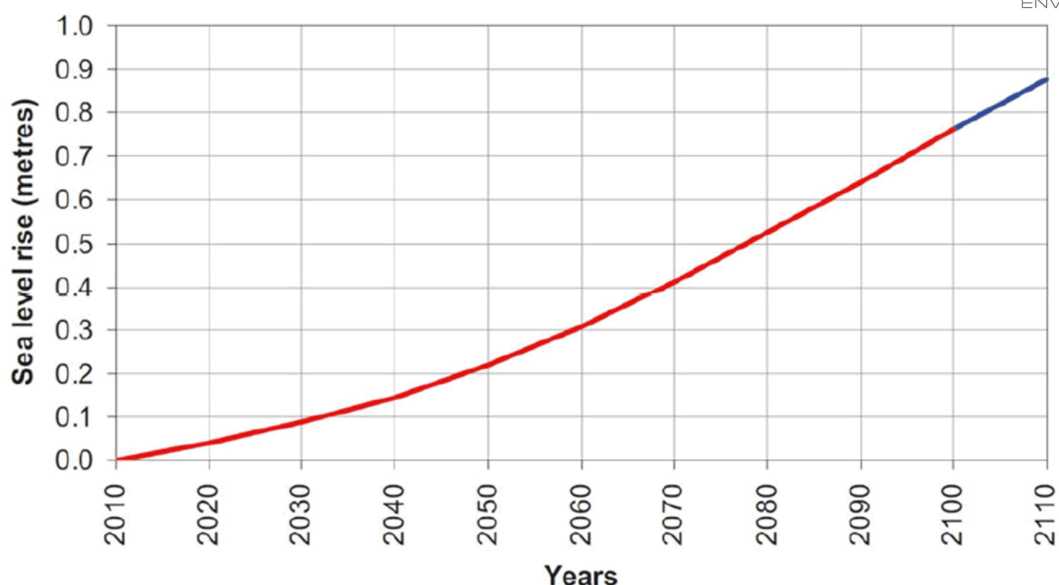


Plate 5: Recommended sea level rise scenario for coastal planning in WA (DoT, 2010)

5.3 Coastal Hazard Risk

As a requirement of SPP 2.6, a CHRMAP is required to be undertaken for any proposed development located in an area that may be at risk of coastal hazards and inundation.

5.3.1 City of Wanneroo CHRMAP

MP Rogers (2015) undertook Coastal Vulnerability Study and Hazard Mapping (Part 1) of the City of Wanneroo's coastline, for a 100 year planning period. The location of the proposed beach access and carpark occurs within Zone 3 of Tertiary Sediment Cell 29a (Mindarie Keys North to Burns Beach) (MP Rogers, 2015) (Figure 3).

The Risk Assessment and Adaptation Planning (Part 2) component of the City's CHRMAP (Cardno, 2018) used the results of the coastal vulnerability study and hazard mapping to apply a risk and vulnerability assessment to key areas with vulnerable assets and / or timeframes.

These reports are discussed in more detail in Section 3.2.

5.3.2 Catalina Estate Coastal Access Infrastructure CHRMAP (MP Rogers, 2019)

A site specific Coastal Hazard Risk Management & Adaptation Plan was subsequently prepared for the Catalina Estate coastal access route and associated infrastructure and assets (MP Rogers, 2019). The CHRMAP addresses the following:

- Establishment of the context
- Coastal hazard identification and vulnerability
- Risk analysis and evaluation
- Risk management and adaptation planning

- Implementation plan

This CHRMAP is provided in Appendix B and is summarised below. The development of the adaptation plan is informed by the coastal erosion and inundation hazards at the coastal location of the beach access infrastructure. The CHRMAP considers the potential risks posed by coastal hazards over a range of horizons covering the 100 year planning timeframe to the year 2120, as required by SPP 2.6 for development on the coast.

5.3.2.1 Key Assets

The key assets considered within the CHRMAP (MP Rogers, 2019) include only those new assets proposed as part of the Catalina Estate development. Existing assets, which include the beach, dunes and vegetation were assessed as part of the City's CHRMAP processes and would remain unchanged as a result of the proposed construction of the coastal access infrastructure.

As such, the key assets covered by this CHRMAP include the following.

- Beach access path
- 30 bay car park
- Coastal access road
- Land area for potential future SLSWA outpost and toilet block/change rooms (note: these infrastructure assets are not currently proposed and as such, no plans have been prepared and cannot be assessed within the current version of the CHRMAP)

5.3.2.2 Coastal Erosion and Inundation

Using the methodology specified in SPP 2.6, MP Rogers (2015) assessed the appropriate coastal erosion hazard allowances across the planning horizons introduced previously. Figure 3 provides the risk presented by coastal erosion hazards following the consideration of the following factors:

- (S1 Erosion) Allowance for the current risk of storm erosion associated with the 100 year ARI event.
- (S2 Erosion) Allowance for long term shoreline movement trends.
- (S3 Erosion) Allowance for erosion caused by future sea level rise.
- (Allowance for Uncertainty) Allowance of 0.2 m/year for unforeseen or unaccounted for shoreline change

MP Rogers (2015) also undertook a coastal inundation assessment as required by the SPP 2.6 to determine the potential exposure of the City of Wanneroo open coastline to inundation associated with severe storm surge (equivalent to a 500 year ARI event). The SBEACH modelling undertaken suggests the inundation influence of the extreme water level associated with storm surge (based on historic Fremantle harbour data) plus wind and wave setup from the 5 m contour to the beach plus allowance for Sea Level Rise results in the following modelled Total Water Levels:

- Present Day (2015): +2.8 mAHD
- 2030: +2.9 mAHD
- 2050: +3.0 mAHD
- 2070: +3.2 mAHD
- 2090: +3.4 mAHD
- 2120: +3.8 mAHD

This methodology through which the coastal hazard mapping was developed is discussed in detail in the CoW CHRMAP Part 1 (MP Rogers, 2015).

5.3.2.3 Coastal Vulnerability

The built form assets considered as part of the CHRMAP for the Catalina Estate coastal access infrastructure were assessed in relation to their level of exposure to coastal hazards, as well as their sensitivity to the impacts caused by these hazards and their ability to respond to them (termed adaptive capacity).

5.3.2.4 Risk Assessment and Coastal Adaptation Approach

MP Rogers (2019:17) reports that there is a high likelihood that the beach access track would be impacted by coastal erosion from the time it is constructed. This is an unavoidable consequence of constructing a track down to a beach, and management and maintenance of this track will need to be completed over its lifetime to accommodate these changes. Termination of the path approximately 5 to 10 m behind the front face of the dunes at an appropriately low level (making way to a graded sand track) is recommended to allow a degree of change to the shoreline without loss of the path itself in the near future.

The likelihood of the remainder of the assets being impacted by coastal erosion is expected to be rare until at least 2070 (refer to Appendix B).

The majority of the assets, with the exception of the lower portions of the beach access path, are located at elevations above 15 mAHD and are therefore a long way above the potential inundation levels. As a result, the only asset that could be prone to inundation during severe events would be the beach access path (MP Rogers, 2019:18).

The entirety of the proposed carpark lies behind the 2050 vulnerability line (Figure 3), with a significant portion of the hardstand area behind the 2070 vulnerability line. It is noted that roads and carparks typically have a lifespan of 30 years, therefore this location is considered appropriate for the anticipated lifespan. Beyond this timeframe (2070), if the shoreline has experienced erosion that is consistent with the allowance made in the coastal hazard assessment, then a planned or managed retreat of the infrastructure could be completed to prevent an increase in exposure to coastal hazard risk.

The risks identified in relation to the location of the assets are loss of infrastructure from potential future coastal erosion and inundation. The adaptation strategy proposed follows the planned or managed retreat adaptation option identified in

SPP 2.6. The location of the proposed coastal access infrastructure meets the requirements of LPP 4.21 (MP Rogers, 2019:26). MP Rogers (2019:26) concludes that “the higher value, and potentially more rigid assets such as the car park, coastal access road and land area for the SLS outpost and/or toilet block and change rooms, avoid the risk of coastal hazards over the relevant planning horizon to 2070”.

This is considered suitable in this situation; at the conclusion of the carpark lifespan funds would need to be allocated to upgrade or reinstate the carpark regardless of location. Planning to relocate the carpark at this time would be logical, and MP Rogers (2019) have provided a suggested landward location for the future relocation of the carpark in their report (Appendix B).

5.4 Landform and Geomorphology

The foreshore area is located within the Quindalup Dune System, a coastal dune formation of unconsolidated Holocene aeolian deposits (Safety Bay Sand) and Tamala limestone, occurring to the west of the Spearwood Dunes. The major formations are moderately inclined to steep sided, complex parabolic dunes. Active foredune ridges also occur adjacent to the coast. The dominant soils are rapidly drained, uniform pale calcareous sands with minimal profile development (Wells and Clarke, 1986).

The foreshore reserve is steeply undulating, being located over the primary dune system to the coast. The access track is undulating as it traverses the natural dune features. It ranges from 0 mAHD at the water's edge to 32 – 34 mAHD on the dune crests and ridgelines (Figure 4).

5.5 Groundwater

Regional groundwater contours mapped in the Perth Groundwater Atlas (DoW, 2017) indicate that maximum groundwater levels occur between 2 mAHD at the eastern portion of the access road, to 0 mAHD at the water's edge (groundwater flows in a westerly direction discharging to the ocean).

5.6 Vegetation and Flora

The vegetation within the foreshore area is mapped as part of the regional Quindalup Complex. The Quindalup Complex consists of two alliances - the strand and fore dune alliance and the mobile and stable dune alliance. The vegetation differs in the species composition from one area to the other because of differences in the dune environment due to edaphic and topographical factors and shelter from salt laden winds (BEC, 2016)

This vegetation complex is considered well-represented across the Swan Coastal Plain, with 55% of the original extent remaining (Local Biodiversity Program, 2013).

5.6.1 Vegetation Type and Condition

Bennett Environmental Consulting (BEC) undertook a Level 2 flora and vegetation survey over the proposed coastal infrastructure footprint in November 2016 to

determine the vegetation type and condition within the infrastructure development area (to be impacted) (Appendix C).

A total of 31 vascular plant families, 58 genera and 68 taxa were recorded during the survey, of which 26 taxa were weeds (BEC, 2016).

The survey found four different vegetation types occurring, described as follows (Figure 5):

- Open Heath of *Melaleuca cardiophylla* over Very Open Grassland dominated by **Ehrharta longiflora* over Herbland dominated by **Raphanus raphanistrum*, **Crassula glomerata* and **Petrohragia dubia* over Sedgeland dominated by *Lomandra maritima* and *Desmocladius flexuosus*;
- Tall Open Scrub of *Acacia rostellifera* and *Spyridium globulosum* over Low Shrubland of *Melaleuca systema* over Open Grassland dominated by **Ehrharta longiflora* over Open Herbland dominated by **Lysimachia arvensis* over Very Open Sedgeland of *Lomandra maritima* and *Desmocladius flexuosus*;
- Shrubland of *Acacia rostellifera* over Low Shrubland dominated by *Rhagodia baccata subsp. dioica* and *Scaevola crassifolia* over Very Open Grassland dominated by **Ehrharta longiflora* over Open Herbland dominated by *Acanthocarpus preissii*, **Crassula glomerata* and **Trachyandra divaricata* over Sedgeland of *Lepidosperma gladiatum*; and
- Low Open Shrubland of *Olearia axillaris*, *Scaevola crassifolia*, **Pelargonium capitatum* and *Rhagodia baccata subsp. dioica* over Grassland dominated by *Spinifex longifolius* over Very Open Herbland dominated by **Trachyandra divaricata*.

The vegetation condition of the area is described by BEC (2016) as varying between Very Good and Good, according to the Keighery condition rating scale (Figure 6). The only exception to this is along the cleared track, which is degraded.

Table 1 provides a description of each of the condition ratings (Keighery, 1994).

Table 1: Condition Rating Scale (Keighery, 1994)

Rating	Description	Explanation
1	Pristine	Pristine or nearly so, no obvious signs of disturbance.
2	Excellent	Vegetation structure intact, disturbance affecting individual species and weeds are non-aggressive species.
3	Very Good	Vegetation structure altered, obvious signs of disturbance.
4	Good	Vegetation structure significantly altered by very obvious signs of multiple disturbances. Retains basic vegetation structure or ability to regenerate it.
5	Degraded	Basic vegetation structure severely impacted by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management.
6	Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species.

5.6.2 Threatened Ecological Communities

None of the vegetation types recorded within the subject area are considered to be representative of a Threatened Ecological Community (TEC) or Priority Ecological Community (PEC) (BEC, 2016).

A search of the Department of Parks and Wildlife Threatened and Priority Ecological Community database (DPaW, 2016) found no communities occurring in the subject area (BEC, 2016). Whilst a search of the federal *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters database identifies the TEC "Banksia Woodlands of the Swan Coastal Plain" as possibly occurring, the vegetation survey confirms that this TEC is not present in the area.

5.6.3 Conservation Significant Flora

No flora species listed under state (*Wildlife Conservation Act 1950*) or federal (EPBC Act) legislation as conservation significant were recorded during the Syrinx (2009) conservation significant flora survey or the BEC (2016) survey.

Syrinx (2009) recorded a Priority 3 moss (*Fabronia hampeana*) within the greater Tamala Conservation Park, however this was not recorded by BEC (2016) within the proposed coastal infrastructure footprint.

5.6.4 Weeds

Syrinx (2009) noted that the most prevalent weed within Bush Forever Site 322 is Geraldton carnation weed (*Euphorbia terracina*), covering more than one third of the site. Other notable weeds included rose geranium (*Pelargonium capitatum*), although limited to the edges of the tracks and veldt grass (*Ehrharta calycina*).

BEC (2016) recorded 26 weed taxa during the flora and vegetation survey of the proposed coastal infrastructure footprint, of which none are considered to be Declared Plants under the *Biosecurity and Agriculture Management Act 2007*. Many of these were introduced grasses.

5.6.5 Phytophthora Dieback

The study area occurs on the Quindalup Dunes, the soils of which tend to be well-drained and highly calcareous. As such, the occurrence and expression of plant disease such as phytophthora dieback (*Phytophthora cinnamomi*) is limited.

5.6.6 Bush Forever

The access road and carpark are proposed to be constructed within Bush Forever Site No. 322 – Burns Beach Bushland. A portion of this coastal bushland reserve was previously under the ownership of TPRC and was ceded to the Crown for conservation (see Section 1.1.1).

5.7 Fauna and Habitat

The Tamala Conservation Park forms part of an important wildlife refuge and corridor linkage from the coast to Neerabup National Park and beyond to the State

forest areas on the Gnangara Mound (WAPC, 2012). A limited survey of the park previously identified 54 bird species, three native mammal species, and 23 different types of reptiles in the area (Kinhill Stearns, 1983).

A search of the WA Museum and DBCA NatureMap database (a polygon over the subject area and surrounds) found 50 fauna species potentially occurring in the area, with several of these considered threatened and four given priority status (Table 2; Appendix D). The EPBC Act Protected Matters database (a polygon over the subject area and surrounds plus 2 km buffer) found 34 threatened species potentially occurring within the subject area (Appendix D). Many of these are shorebirds (i.e. albatross, petrel) that may occur along this coastline, but are unlikely to be impacted by the clearing of vegetation to create the access road and carpark hardstand area.

Table 2: Likelihood of Threatened and Priority Fauna species occurring within the vicinity of the subject area

Species	Conservation status		Habitat	Likelihood of presence within the subject area
	WC Act	EPBC Act		
<i>Anous tenuirostris melanops</i> (Australian Lesser Noddy)	E	V	The Australian lesser noddy is only known to breed in Houtman Abrolhos, with colonies on Pelsaert Wooded and Morley Islands. The oceanic range of the Australian lesser noddy is largely unknown (TSSC, 2015).	Unlikely to occur within the vicinity of the site. GHD (2013) report species very unlikely to occur within subject area.
<i>Calidris ferruginea</i> (Curlew Sandpiper)	V	CE	The species is widespread around coastal and sub-coastal plains from Cape Arid to south-west Kimberley. They occur in large numbers, in thousands to tens of thousands, at Port Hedland Saltworks, Eighty-mile Beach, Roebuck Bay and Lake Macleod (TSSC, 2015a).	Unlikely to occur within the vicinity of the subject area.
<i>Calyptorhynchus latirostris</i> (Carnaby's Cockatoo)	T	E	Typically occurs in woodlands and scrubs of semiarid interior of Western Australia, in non-breeding season wandering in flocks to coastal areas, especially pine plantations and Banksia woodlands. Food includes the flowers, nectar and seeds of Banksia, Dryandra, Hakea, Eucalyptus, Corymbia, Grevillea, also seeds of Pinus.	Likely to occur within the vicinity of the site. Subject area within modelled distribution for CC (DEE, 2017). However, foraging plant species not within the subject area (DEC, 2011).
<i>Calyptorhynchus banksii subsp. naso</i> (Forest Red-tailed Black Cockatoo)	T	V	It inhabits the dense Eucalyptus marginata (Jarrah), E. diversicolor (Karri) and Corymbia calophylla (Marri) forests receiving more than 600mm of annual average rainfall.	Likely to occur within the vicinity of the subject area. Subject area within modelled distribution for RTBC (DEE, 2017). However, foraging plant species not within the subject area (DEC, 2011).

Species	Conservation status		Habitat	Likelihood of presence within the subject area
	WC Act	EPBC Act		
<i>Caretta caretta</i> (Loggerhead Turtle)	E	E	Nesting locations Dirk Hartog Island, Muiron Islands, Gnarlaloo Bay, Ningaloo coast (plus 20km buffer). Primarily herbivorous, foraging on algae, seagrass and mangroves. In their pelagic juvenile stage, they feed on algae, pelagic crustaceans and molluscs (DEE, 2017).	Site outside the known WA nesting areas (DEE, 2017a). Unlikely to occur within the vicinity of the site.
<i>Chelonia mydas</i> (Green Turtle)	V	V	Nesting locations Adele Island, Maret Island, Cassini Island, Lacepede Islands, Barrow Island, Montebello Islands (all with sandy beaches), Serrurier Island, Dampier Archipelago, Thevenard Island, Northwest Cape, Ningaloo coast	Site outside the known WA nesting areas (DEE, 2017a). Unlikely to occur within the vicinity of the site.
<i>Dasyurus geoffroii</i> (Chuditch, Western Quoll)	V	V	Inhabits eucalypt forests (particularly jarrah), dry woodland and mallee shrubland. Utilises fallen hollow logs and burrows for dens in wooded habitats. Fragmented and scattered distribution within the Western and Simpson Deserts, and towards the Kimberley coast.	Unlikely to occur within the vicinity of the site due to the lack of suitable habitat.
<i>Diomedea chlororhynchos</i> (Yellow-nosed Albatross)	E	V	The Indian Yellow-nosed Albatross breeds on islands of the southern Indian Ocean. The southern limit of breeding may be determined by the distance to subtropical waters used for feeding (Weimerskirch et al. 1986).	Unlikely to occur within the vicinity of the site due to the lack of suitable habitat.
<i>Halobaena caerulea</i> (Blue Petrel)		V	The blue petrel previously bred on Macquarie Island itself, but breeding is now restricted to offshore stacks near Macquarie Island (TSSC, 2015b)	Unlikely to occur within the vicinity of the site. Outside of known distribution and lack of suitable habitat on site.
<i>Isodon fusciventer</i> (Quenda, Southwestern brown bandicoot)	P4	-	Quenda have a patchy distribution through the Jarrah and Karri forest, the Swan Coastal Plain. Scrubby, often swampy, vegetation with dense cover up to 1 m high, often feeds in adjacent forest and woodland that is burnt on a regular basis and in areas of pasture and cropland lying close to dense cover.	Suitable habitat may likely to occur within the vicinity of the site.
<i>Leipoa ocellata</i> (Malleefowl)	V	V	Found principally in the semi-arid to arid zone in shrublands and low woodlands dominated by mallee	Unlikely to occur within the vicinity of the site due to the lack of suitable habitat. GHD (2013) very unlikely that species occurs within the subject area.
<i>Neelaps calonotos</i> (Black-striped Snake)	P3	-	Occurs in Banksia woodlands and sandy areas of the Perth region.	Suitable habitat may likely to occur within the vicinity of the site. Likely to occur within the subject area (GHD, 2013)
<i>Rostratula australis</i> (Australian Painted-snipe)	E	E	The Australian painted snipe occurs in shallow freshwater (occasionally brackish) wetlands, both ephemeral and permanent, such as lakes, swamps, claypans, inundated or waterlogged grassland/saltmarsh, dams, rice crops, sewage farms and bore drains, generally with a good cover of grasses, rushes and reeds, low scrub, <i>Muehlenbeckia spp</i> (TSSC, 2013)	Unlikely to occur within the vicinity of the site due to the lack of suitable habitat

Species	Conservation status		Habitat	Likelihood of presence within the subject area
	WC Act	EPBC Act		
<i>Synemon gratiosa</i> (Graceful Sunmoth)	P4		It is associated with two habitat types: coastal heathland on Quindalup dunes, thought to be the preferred habitat, where it is restricted to secondary sand dunes where the host plant <i>Lomandra maritima</i> is locally abundant; and Banksia woodland on Spearwood and Bassendean dunes, where the second known host plant <i>L. hermaphrodita</i> is widespread (DEC, 2011).	One vegetation type occurring on site contains Sedgeland dominated by <i>Lomandra maritima</i> . Suitable habitat likely to occur in the vicinity of the site. Suitable habitat within the vicinity of the subject area (GHD, 2013).

GHD (2013:27) completed a Level 1 fauna and habitat assessment for the proposed coastal path between Mindarie and Burns Beach which included the subject area, reporting that 28 fauna species were recorded within the vicinity, consisting of 21 birds (all native) and three mammals (one native and two exotic/naturalised), and four reptiles (all native). No species of conservation significance were recorded during the field assessment. Four broad fauna habitat types were identified occurring within the vicinity including: Previous survey of adjacent land has found quendas and an array of reptiles (G. Harewood, *pers com*, 2018).

While black cockatoos are known to occur within the vicinity of the subject area based on the four vegetation units (Figure 5), no potential breeding tree species i.e. salmon gum (*E. salmonophloia*), wandoo, tuart, jarrah, flooded gum (*E. rudis*), york gum (*E. loxophleba subsp. loxophleba*), powderbark (*E. accedens*), karri and marri, blackbutt (*E. patens*), tuart (DEE, 2017) have been recorded within the subject area and the vegetation types do not support the typical foraging species commonly used by Carnaby's black cockatoo (DEC, 2011).

A Level 1 fauna survey plus a targeted survey for black cockatoos and associated habitat is proposed to be undertaken for the subject area prior to the commencement of site works. The results of this survey will advise the fauna relocation program for the construction of the beach access infrastructure (to be agreed with the CoW prior to the commencement of site works). If a more comprehensive survey is required, this can be incorporated into the conditions of Development Approval.

5.8 Heritage Values

5.8.1 Aboriginal Heritage

A search of the Department of Aboriginal Affairs (DAA) (DAA, 2017) heritage database identified no Registered Sites of Aboriginal heritage significance within the subject area.

5.8.2 European Heritage

A search was conducted of the Heritage Council of Western Australia database (Heritage Council of WA, 2017). No places of heritage significance were located within the subject area.

6.0 COASTAL ACCESS INFRASTRUCTURE

6.1 Public Use and Access

6.1.1 Beach Car Park Access Vehicular Road

The proposed concept plan (Figure 2) provides a two-way vehicular road originating with the Catalina Estate development (Catalina Beach) and terminating at a 30-bay car park (including one ACROD bay), designed in line with the CoW's standard infrastructure specifications. A typical cross section is provided in Figure 2, and includes a 6 m wide asphalt pavement, with a 1.8 m wide pedestrian path and table drain within the road verges. Street lighting will be provided along the length of the access road.

Fencing will be provided along the access road edge to restrict uncontrolled off-road vehicle access. Fencing along the access road will be rural conservation style fencing (as per City standard drawing TS01-3: Appendix E) with a 200 mm gap provided between the bottom of the wire and the ground to facilitate ground dwelling fauna movement. This fencing style will facilitate continued north-south movement of ground dwelling fauna species within the coastal bushland. Pedestrian 'kissing' gates (Appendix D) will be installed, which will also facilitate kangaroo movement.

The provision of this access road is intended to provide authorised and controlled access to the coastline, directing users to a beach location deemed to be safe for swimming and other aquatic recreational activities (SLSWA, 2014).

6.1.2 Beach Access Car Park

The beach carpark providing 30 car parking bays (including one ACROD bay) is proposed to be constructed in line with the City's specifications for recreation area carparks. Street lighting will be provided within the car park.

Ten bicycle parking facilities will be provided adjacent to the carpark.

Fencing along the Car Park will also be rural conservation style fencing (as per City standard drawing TS01-3: Appendix E) with a 200 mm gap provided between the bottom of the wire and the ground to facilitate ground dwelling fauna movement. This fencing style will facilitate continued north-south movement of ground dwelling fauna species within the coastal bushland. Pedestrian 'kissing' gates (Appendix E) will be installed, which will also facilitate kangaroo movement.

One in every four car bays will include a shade tree (Figure 2). Detailed carpark design will be included in the Development Application.

6.1.3 Pedestrian Beach Access Pathway

A beach access path is proposed to be constructed between the southern boundary of the car park leading over the fore dune to the beachfront, as shown in the concept plan (Figure 2). A visual example of the foredune in this location is shown in Plate 6.

It is the developer's preference that the pedestrian beach access path be constructed using stabilised limestone, and if alternative materials are to be required, this shall be specified in the conditions of development approval. The path will be 3 m wide, which is consistent with the City of Wanneroo path specifications. The westerly end of the path will be aligned in a north-westerly direction to minimise the accumulation of sand (relative to the prevailing winds on this coastline) and will receive specific engineering design attention, in consultation with the City's engineers.

Beach accessway fencing will be installed along the path edges to prevent uncontrolled pedestrian access outside of this area, which could result in damage to the dune and coastal vegetation in this area. The beach accessway fencing will be compliant with the CoW's fencing specifications shown in drawing TS 01-4-2 (Appendix E). Lockable bollards will be installed at the carpark end of the beach accessway to prevent uncontrolled vehicular access to the beachfront.

The accessway will be installed as part of the construction program associated with the development application for the project.



Plate 6: Foredune over which an access track will be constructed to provide pedestrian and maintenance vehicle accessway to the beachfront (photo taken facing west)

6.2 Stormwater and Wastewater

Stormwater will be generated from the handstand road, carpark and beach access path surfaces. The stormwater drainage design proposed to manage the runoff, which addresses Water Sensitive Urban Design principles as advocated by the Department of Water (DoW, 2008), includes:

- Construction of table drains adjacent to the beach access road to facilitate infiltration of stormwater at or close to source.

- Installation of soak wells associated with the carpark to facilitate infiltration at source from this surface.
- Drainage design to reflect pre-development hydrology where possible.
- Drainage to utilise natural low points in the landscape to increase the ability to retain natural topography and vegetation.
- Installation of small areas of rock pitching as necessary to minimise erosion of the sandy substrate.

The depth to groundwater in the areas proposed for drainage infrastructure varies from approximately 8 to 32 m below ground level. The soils at the subject area are highly permeable and conducive to supporting infiltration.

Specific drainage infrastructure is not proposed to be installed along the beach access path alignment due to the limited surface area of this asset and the objective to minimise clearing of vegetation to installation of additional infrastructure. Along this path direct runoff into the adjacent highly permeable coastal sands is proposed for stormwater management.

Detailed engineering design, including stormwater infrastructure, will be included in the Development Application prepared for submission to the City of Wanneroo for the proposed works. Drainage infrastructure will be designed to address WSUD principles as well as having the specific objectives of managing direct flows into the Bush Forever vegetation, and minimising potential erosion.

Facilities that will generate wastewater are not proposed as part of this development. If an amenities building was to be constructed in the future this would be subject to a separate design and assessment process.

6.3 Detailed Engineering and Landscape Design

Prior to commencement of construction detailed engineering and landscape plan will require submission to the CoW. Design features which will be addressed in these plans will include:

Engineering

- Alignment of the western end of the beach access path, noting that aligning the path in a north east orientation at this point is preferable to minimise sand accumulation. The westerly end of the path will receive specific engineering design attention, in consultation with the City's engineers (Assets Directorate) to ensure the risk of damage due to storm events and/or sand erosion is addressed, and to avoid or minimise premature damage (i.e. within the engineering design life of the structure) through appropriate design treatment.
- Stormwater drainage design and location of stormwater infrastructure.
- Demonstration that a safe trafficable connection between the coastal access road and development site is being achieved.

- Location and materials proposed for the construction of the 1.8 m wide pedestrian path.

Landscape

- Tree species selection and planting location within the car park.

7.0 MANAGEMENT ACTIONS

7.1 Pre-Construction

7.1.1 Vegetation and Fauna Protection – Infrastructure layout and design

The proposed foreshore access infrastructure (road, carpark and associated facilities, and pedestrian access track) has been the subject of much consideration, particularly with regard to environmental impacts. A number of surveys have been undertaken over the greater area, as well as at a smaller scale in order to understand the environmental values present. The infrastructure footprint has been located as per the concept plan in order to minimise clearing as far as possible, as well as minimising impacts to the dune structure and managing for potential future erosion.

The road has been aligned as far as possible (subject to engineering considerations) to overlap existing informal tracks. The carpark has been located within a degraded dune blowout supporting very little vegetation to further minimise clearing required for construction.

Where clearing is required, it is necessary for the safe and efficient construction of the access infrastructure and has been focused in areas of lower condition vegetation, as far as possible.

7.2 During Construction

7.2.1 Vegetation Management – Temporary Fencing

Temporary fencing is to be installed adjacent to clearing areas at the commencement of site works to prevent accidental clearing of vegetation to be retained. This fencing is to meet the CoW specifications for native vegetation protection fencing as shown in drawing TS 01-12-0 (Appendix E).

7.2.2 Fauna Management

The following actions will be undertaken to minimise the impacts to any potential resident fauna during clearing:

- A fauna relocation specialist will be engaged to oversee site clearing works and relocate any fauna that does not depart the immediate area of its own accord, i.e. snakes, birds, etc.
- Equipment will be started and allowed to run for 10 minutes prior to clearing commencing to encourage fauna to move away from this noise source.
- Clearing will, where possible, be undertaken outside of the black cockatoo breeding season (i.e. between July and November), to avoid inflicting damage to breeding fauna and their young (noting that breeding is uncommon on the Swan Coastal Plain). Should clearing occur within this period the following will be undertaken:

- Habitat tree assessments of potential breeding trees within 10 m of the construction area (if present) will be checked by a qualified fauna specialist for nesting hollows and use by black cockatoos.
- If active black cockatoo nests are located on site, the tree will be clearly demarcated (with fencing and signage) and not cleared or disturbed until further assessment and consultation with relevant authorities has been undertaken.
- Vegetation will be observed for any fauna that may be trapped, injured or occupying an unseen nest or shelter, and if feasible, felled vegetation will be left in situ overnight to allow the escape of any resident fauna species before removal.

7.2.3 Dieback Management

In order to prevent the spread of pathogen into the foreshore area the following actions as advocated by the '*Managing Phytophthora Dieback – Guidelines for Local Government*' (Dieback Working Group, 2000) and '*Managing Phytophthora Dieback in Bushland – A guide for landholder and conservation groups*' (Dieback Working Group, 2008) will be undertaken:

- Should any off-site fill be required for use within the foreshore this material will be obtained from a dieback free source.
- Prior to entering the site any construction equipment and construction materials (i.e. pipes, bricks etc) must be clean and free of any adhered soil/mud.
- Construction equipment to stay within the construction zone and avoid moving into bushland areas.
- Imported material for construction works is to be stored in areas clear of vegetation which do not drain towards retained vegetation.
- Plants used in the landscaping works onsite are to be from a dieback free source.
- Restrict uncontrolled vehicles accessing retained vegetation areas.
- Information in relation to dieback management is to be provided to the construction contractors as part of the site induction.

7.2.4 Erosion and Dust Management

The CoW Earthworks and Sand Drift Policy (LPP 4.18) provides guidance on dust management measures to be employed during earthworks. Assessment of the proposed works against the Site Risk Assessment included in this policy identified the site to have a Level 1 classification. As recommended by this policy for Level 1 sites no specific provisions are required. Irrespective of this the following management measures will be undertaken during the construction program:

- Vehicle speeds will be kept below 30 km/hr.
- Vehicle will remain within the construction area, and not be permitted to access other parts of the coastal zone.

- Brushing, mulching and fibre matting will be used where necessary to stabilise sand as a component of the rehabilitation program.

7.2.5 Construction Site Access Management

Temporary fencing will be installed around the development site at the commencement of construction works to restrict third party access through the construction site and foreshore reserve.

Contractors will check fencing on a weekly basis throughout the construction period and report and repair damage as necessary.

7.2.6 Fire Management

Where possible, clearing and construction should be undertaken outside of high fire risk conditions. Fire extinguishers should be available for all vehicles and machinery being used onsite, and all firefighting equipment must be tagged, inspected and certified according to relevant standards.

Smoking will be prohibited within the construction area. Designated smoking areas will be positioned away from the foreshore vegetation.

7.3 Post-Construction

7.3.1 Rehabilitation

Rehabilitation works are proposed to be undertaken in the previously vegetated areas adjacent to the road and carpark footprint required to be cleared and / or modified to enable construction of the access infrastructure (as per the engineering design). The approximate extent of these areas corresponds to the extent of batters shown on Figure 2. The exact boundary of these areas will be confirmed in mapping provided to the CoW prior to rehabilitation works commencing.

The rehabilitation program will be undertaken by a specialist rehabilitation consultant. This consultant will have input to the final species selection to ensure that success of the program is maximised. The consultant will coordinate with the City's Land Development Group (Planning and Sustainability Division) on the matter of appropriate vegetation species and surface stabilisation techniques for treatment of swales, batters and slopes at the appropriate time, when detailed design work is being undertaken, and prior to the preparation of any Development Application documents.

7.3.1.1 Seed Collection, Cuttings and Propagation

Seed and plant cuttings are proposed to be collected from the clearing footprint area and surrounding foreshore reserve by a suitably qualified person, remaining as close as possible to areas to be rehabilitated to ensure that all species used in rehabilitation are endemic to that particular vegetation type. A license will be required from DBCA prior to the collection of plant components, which will require authority from the landowner (CoW / WAPC) prior to issue, as well as requiring a competently qualified person to collect plant components. Cuttings of *Spinifex longifolius* and *Spinifex hirsutus* will be undertaken in the sections of the car park

area proposed for disturbance, prior to clearing. Propagation of these species (and others) is guided by the Coastal Planning and Management Manual (DoP, 2011).

Should additional seed or tubestock be required for revegetation outside of the seed bank collected from the foreshore area, local provenance seed should be sourced where possible (potentially from the seed bank collected for revegetation within Catalina Estate, if there is excess stock). Otherwise, general nursery stock may be used to supplement planting.

7.3.1.2 Weed Control

During the flora and vegetation survey, weeds were recorded in high density near tracks and cleared areas (BEC, 2016). A list of weed species present in the area is provided in Appendix F. Those that were identified by Mattiske Pty Ltd (2000) as representing the most serious threat (ie. high invasiveness, wide distribution, high ecological impact) are identified within this table.

Weed control is proposed to be undertaken within a 2 m buffer directly adjacent to the proposed rehabilitation areas prior to planting being undertaken. Weeds compete for moisture to the detriment of native plants in areas where plants are to be grown with minimal or no water; as such it is important to control weed growth in rehabilitation areas prior to revegetation (DoP, 2011). DoP (2011) provides additional guidance regarding weeds and their management in coastal areas.

Two weed control events will be undertaken within proposed rehabilitation areas in the six months prior to planting. Weed control will largely be undertaken through a herbicide spraying program, however the following control measures will be enacted:

- Spraying is to take place only on calm days to reduce the risk of spray drift.
- Herbicides should always be used as per specifications on the Material Safety Data Sheets (MSDS) supplied with all herbicides.

A post-planting weed control event will also be undertaken in late winter/early spring following planting. This will allow for additional removal of weeds prior to flowering and seed propagation.

Following establishment, a spring weed monitoring event will occur annually, and weed control will be undertaken where necessary up until handover (5 years following construction).

7.3.1.3 Species Selection

A species planting list has been derived from the species list recorded by BEC (2016) (Appendix C) with input from the rehabilitation consultant in relation to the stock onsite available for collection and most suitable species to include in the program (Appendix G).

Endemic *Spinifex* species should be used in the foredune area as an alternative to the introduced marram grass (*Ammophila arenaria*). Marram grass has been used along the Western Australian coastline to stabilise dunes, as it is adapted to sand accretion with the burial promoting leaf elongation and the development of rhizomes from the axillary buds (BEC, 2016). It traps sand and builds dunes at rates

much greater than that of the native species, thus out competing the native species and interfering with the natural dynamics of the dune systems (WA Herbarium, 2016).

Final species selection and location of planting will be confirmed with the CoW prior to commencement of the rehabilitation program, based on availability and suitability in proposed rehabilitation areas. Species must be carefully selected to maximise survival rates, as different species are adapted to different environments, such as:

- Exposed locations (such as beach front, dune crests, windward face of dune)
- Partially protected areas
- Protected areas (such as dune swales, leeward face of dune)

7.3.1.4 Proposed Revegetation

Revegetation will be undertaken in the previously vegetated areas surrounding the coastal infrastructure that is required to be cleared and / or modified during construction. Revegetation will be vital to ensure stabilisation of these areas.

Preparation of planting areas will include:

- Weed control (see above)
- Removal of rubbish or debris
- Brushing and / or hydromulching (no seed impregnated) as required in erosion prone areas

Tubestock will be planted at a density appropriate to the species, location and likelihood of success. The target for the revegetation planting will be to achieve an average plant density of 2 plants/m² across the rehabilitation area. Direct seeding may be used in conjunction with tubestock planting. Stock will be sourced from the seeds and cutting collected onsite, and supplemented with purchased seeds or tubestock where required.

All plants will have plant guards installed following planting, to be removed once deemed large and robust enough to survive without this protection.

Water crystals or tablets will be placed around the roots of tubestock considered likely to be sensitive to dehydration, however species planted will be representative of the local vegetation communities and as such will be generally drought tolerant.

7.3.2 **Fauna Management**

7.3.2.1 Speed Limitation

The beach access road is proposed to be constructed through an ecologically sensitive area. As such, measures are proposed to minimise impacts to wildlife as a result of allowing vehicles access through this area.

Reducing vehicle speed provides fauna adequate time to move out of the path of an oncoming vehicle, as well as providing the motorist more time to respond to the situation. The speed limit along the beach access road will be limited to 30 km / hr

to provide for the safety of pedestrians using the pedestrian path, and to protect fauna likely to cross over the road. Additionally, wildlife crossing signage will be installed as described below.

7.3.2.2 Wildlife Crossing Signage

To improve awareness of facility users, wildlife crossing signage shall be installed at both entrance points to the access road. Examples of signage are provided in Plate 7.



Plate 7: Example wildlife road awareness sign

7.3.3 **Access Management**

Rural conservation style fencing (Appendix E) will be installed along the coastal access road boundaries. It is important that fauna movement between the northern and southern sections of the foreshore reserve adjacent to Catalina Estate be maintained, and that the fencing along the beach access road does not isolate these two areas to potentially create an anthropogenic barrier to the existing populations of ground dwelling fauna species. To facilitate this the fencing will include a 200 mm gap between the bottom of the wire and the ground.

A lockable gate will be installed at the entrance to the access road from Catalina Estate, to enable access to vehicles to be restricted at certain times. Specification to be agreed with the CoW.

7.3.4 **Erosion and Dust Management**

By providing coastal access infrastructure originating at Catalina Estate, access to the foreshore reserve will be restricted to the designated access locations. Beachgoers are required to utilise the formal infrastructure proposed and any off-road access is considered illegal. This does not extend to authorised vehicles, which are permitted to access the foreshore reserve as required. This action serves to

reduce the anthropogenic impact to the dune system and minimise coastal erosion as a result of human use.

Erosion control measures will be undertaken within proposed rehabilitation areas, as discussed in Section 7.3.1.4.

7.3.5 Stormwater Management

The access road and carpark have been designed to allow for stormwater runoff from the introduced impermeable surfaces. As discussed in Section 6.2, a table drain will be constructed adjacent to the road and the entire extent of the carpark. Outfall from the table drain will only occur in significant rainfall events, and is limited to three outfall locations into the dunes. Small areas of rock pitching will be installed as necessary to minimise erosion of the sandy substrate, which will assist in providing a stable substrate for vegetation to establish around the outfalls (Figure 2). Given the low expected nutrient inputs from road drainage, inclusion of vegetation within the swales to assist with nutrient uptake is not proposed.

The specific drainage infrastructure required and any maintenance requirements will be identified following completion of the detailed engineering design. Detailed engineering drawings will be provided prior to road construction (this is a standard WAPC condition). Drainage infrastructure will be designed to address WSUD principles as well as having the specific objectives of managing direct flows into the Bush Forever vegetation, and minimising potential erosion.

7.3.6 Fire Management

The coastal access road will provide a firebreak through the foreshore reserve, as the road pavement is 6 m wide and the pedestrian path provides an additional 1.8 m separation. With the table drain and road verge included, the total cleared width of the road is approximately 9 m.

Controlling access to the coastal node by providing appropriate infrastructure will limit unauthorised vehicles and pedestrian access through the foreshore area, reducing the risk of fire ignition relating to human influence.

7.3.6.1 Adjacent Residential Area

There are no residences or habitable built structures proposed for development within the proposed coastal infrastructure footprint.

The Bushfire Management Plan (FirePlan, 2014) prepared for the Catalina Beach precinct addresses the fire management measures that are required as a result of the precinct's proximity to the foreshore reserve.

7.3.6.2 Emergency Access

Access to the coastal access node vehicles will be via the main access road, which enables two-way traffic and has sufficient space for vehicles to pull over and / or overtake to make way for emergency vehicles. The trafficable surface of the access road (including path) is 7.8 m.

7.3.7 Beach Safety Management

7.3.7.1 Safety Signage

Appropriate coastal hazard signage is recommended to be installed at the beach access carpark outlining the hazards of the area and encouraging awareness and vigilance, as part of a greater education and awareness program (SLSWA, 2014). An example of this type of signage is provided in Plate 8. In this case, QR code signs are used to enable those with smart phone technology to access the beachsafe.org website for live and local beach conditions in a number of foreign languages. Generally this is an initiative assisted by the Department of Health and the Surf Life Saving Association of WA through local government recommendations (SLSWA, 2014).

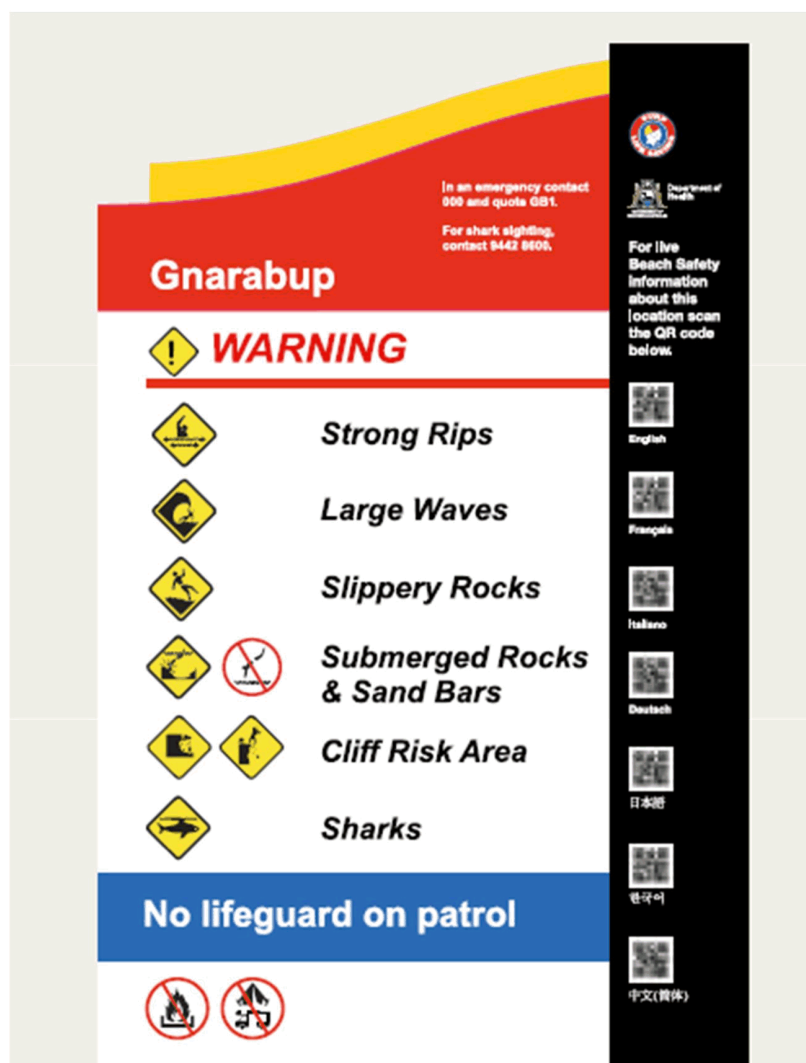


Plate 8: Example of recommended safety signage

8.0 SUCCESS CRITERIA

8.1 Monitoring and Reporting

A rehabilitation consultant / botanist will undertake monitoring to assess weed cover and plant survival rates against success criteria. These monitoring events will occur annually commencing in the Spring of the year planting was undertaken (i.e. approximately 3 months after planting). Monitoring to be ongoing for 5 years after practical completion (until handover) to ensure success criteria have been met and to implement contingency measures where required. Contingency actions are described in Section 8.3 below.

Monitoring will also make note and include photos of any signs of erosion or storm damage to rehabilitated areas to enable appropriate management measures.

8.2 Completion Criteria

The success of the rehabilitation program will be determined by comparing the monitoring results to the success criteria provided in Table 3.

Table 3: Success Criteria for Rehabilitation Works

Criteria	Performance Target
Average density of plants	≥ 2 plants / m ²
Plant diversity (% of planted species surviving)	70%
Ground coverage (% of area)	25%
Weed coverage	<20%

8.3 Contingency Actions

Where success criteria are not met, contingency actions will be undertaken to rectify the various issues. Contingency actions may include:

- Infill planting to increase plant numbers, plant species, ground coverage and / or replace damaged or dead seedlings
- Additional weed control to reduce weed coverage
- Erosion control measures, such as application of hydromulch (not impregnated with seed), installation of brushing / matting / rock pitching (if near asphalt surfaces), and / or infill planting (with pegging where deemed necessary)

Handover of the areas will occur five years after practical completion of the FMP area.

9.0 IMPLEMENTATION PLAN

9.1 Implementation Actions Summary

A summary of actions for implementation is provided in Table 4.

Responsibility for undertaking the works identified on Table 4 will remain with the Tamala Park Regional Council until handover occurs. Handover and the management of the infrastructure will be handed over to the City five years after practical completion of all items in the FMP.

Table 4: Implementation Summary

Action	Pre-Construction	During Construction	Post-Construction
Vegetation Management and Rehabilitation	<ul style="list-style-type: none"> • Rehabilitation species list and final rehabilitation locations to be confirmed with the CoW following advice from the specialist rehabilitation consultant. • Undertake seed and cutting collection from the clearing footprint area and surrounds, remaining as close as possible to areas to be rehabilitated. • Propagation of selected seeds (i.e. those species not proposed for direct seeding) at an accredited nursery. 	<ul style="list-style-type: none"> • Ongoing propagation of selected seeds (i.e. those species not proposed for direct seeding) at an accredited nursery as required. 	<ul style="list-style-type: none"> • Ongoing propagation of selected seeds (i.e. those species not proposed for direct seeding) at an accredited nursery as required. • Removal of any rubbish present within the rehabilitation area. • Two weed control events to be undertaken in and directly adjacent to proposed rehabilitation areas within 6 months prior to planting. • Undertake direct seeding and planting of tubestock. • One weed control event to be undertaken in late winter/early spring approximately 12 months after planting. • Installation of tree guards as required. • Removal of tree guards. • Provide brushing and / or hydromulching (no seed) as required in erosion prone areas. • Annual vegetation and weed monitoring in spring is proposed in rehabilitation areas. • Preparation of monitoring report and submission to CoW annually, outlining the progress of the development as well as the progress against success criteria and the rehabilitation success. • Where success criteria are not met, contingency actions will be undertaken. • Contingency actions may include: <ul style="list-style-type: none"> - Infill planting - Additional weed control - Erosion control measures



Action	Pre-Construction	During Construction	Post-Construction
Fauna Management		<ul style="list-style-type: none"> • Started and run equipment for 10 minutes prior to clearing commencing. • Where possible, undertake clearing outside of the black cockatoo breeding season (i.e. between July and November). • Observe vegetation for any fauna that may be trapped, injured or occupying an unseen nest or shelter. • If feasible, felled vegetation to be left in situ overnight. • If necessary, engage a fauna relocation specialist to oversee site clearing works. 	<ul style="list-style-type: none"> • Install signage indicating speed limit of 30 km/hr. • Wildlife crossing signage to be installed at both entrance points to the access road
Dieback Management		<ul style="list-style-type: none"> • Should any off-site fill be required this is to be obtained from a dieback free source. • Prior to entering the site any construction equipment and construction materials must be clean and free of any adhered soil/mud. • Construction equipment to stay within the construction zone. • Imported material for construction works is to be stored in areas clear of vegetation which do not drain towards retained vegetation. • Plants used in the landscaping works to be from a dieback free source. • Restrict uncontrolled vehicles accessing retained vegetation areas. • Construction contractors to be provided with dieback management information. 	



Action	Pre-Construction	During Construction	Post-Construction
Access Management	<ul style="list-style-type: none"> • Install clearing protection fencing to prevent accidental clearing of vegetation to be retained as per CoW specification TS 01-12-0. • Maintain clearing protection fencing to prevent accidental clearing of vegetation to be retained. 	<ul style="list-style-type: none"> • Temporary fencing will be installed around development site at the commencement of construction works to restrict third party access through the construction site and foreshore reserve. • Contractors will check fencing on a weekly basis and report and repair damage as necessary. 	<ul style="list-style-type: none"> • Provide fencing along the access road and carpark boundaries as per CoW specification TS01-3 to restrict off-road vehicles from leaving the road and entering the vegetated foreshore reserve area. • Install fencing along the pedestrian access track to beach as per CoW specification TS 01-4-2.
Erosion and Dust Management		<ul style="list-style-type: none"> • Vehicle speeds will be kept below 30 km/hr • Vehicle will remain within the construction area. • Use brushing, mulching and fibre matting where necessary to stabilise sand. 	
Stormwater Management	<ul style="list-style-type: none"> • Detailed engineering design, including stormwater infrastructure, will be included in the Development Application prepared for submission to the City of Wanneroo for the proposed works. • Drainage infrastructure will be designed to address WSUD principles as well as having the specific objectives of managing direct flows into the Bush Forever vegetation, and minimising potential erosion. 	<ul style="list-style-type: none"> • Drainage infrastructure to be constructed as per the Development Application. 	



Action	Pre-Construction	During Construction	Post-Construction
Fire Management		<ul style="list-style-type: none"> • Clearing and construction should be undertaken outside of high fire risk conditions where possible. • Fire extinguishers and equipment to be readily available for all vehicles / machinery and must be tagged, inspected and certified according to relevant standards. • Smoking will be prohibited within the construction area. Designated smoking areas will be positioned away from the foreshore vegetation. 	<ul style="list-style-type: none"> • Coastal access road corridor to act as a firebreak. • Restrict unauthorised access to coastal bushland (see Vegetation and Fauna Protection action).
Beach Safety Management			<ul style="list-style-type: none"> • Coastal hazard signage is to be provided within the carpark. SLSWA and CoW shall approve the signage prior to installation by TPRC.

10.0 CONCLUSION AND FUTURE APPROVALS

The proposed development of an access road and carpark facilities to the beach adjacent to Catalina Estate is considered to be important in ensuring safe, environmentally sound and convenient access to a safe coastal environment for swimming and other water-based activities.

The proposal to provide an access road and carpark facilities is also consistent with the Tamala Conservation Park Establishment Plan (WAPC, 2012). The Establishment Plan recommends that community access to safe swimming areas adjacent to Tamala Park, with public road access, appropriately located facilities such as car parking, toilets and potential surf-life-saving facilities should be investigated and provided.

The location of the carpark area and beach access is also based on the Coastal Aquatic Risk Assessment (2014) undertaken by Surf Life Saving Western Australia which identified the site as a preferred beach access location, due to safe swimming conditions and absence of potential hazards present in the existing access locations to the north and south.

The proposed development of coastal access infrastructure within the foreshore reserve is subject to the following planning and environmental approvals:

- Development Application (CoW / WAPC)
- Detailed engineering design and landscape design drawings (CoW)
- Native vegetation clearing permit (DWER)

The coastal access road and associated infrastructure will remain under the ownership of both CoW and WAPC, in accordance with the existing reserve boundaries. This is in keeping with the CoW's formal agreement to continue managing (wholly or in part) the reserves between Burns Beach and Mindarie (WAPC, 2012).

11.0 REFERENCES

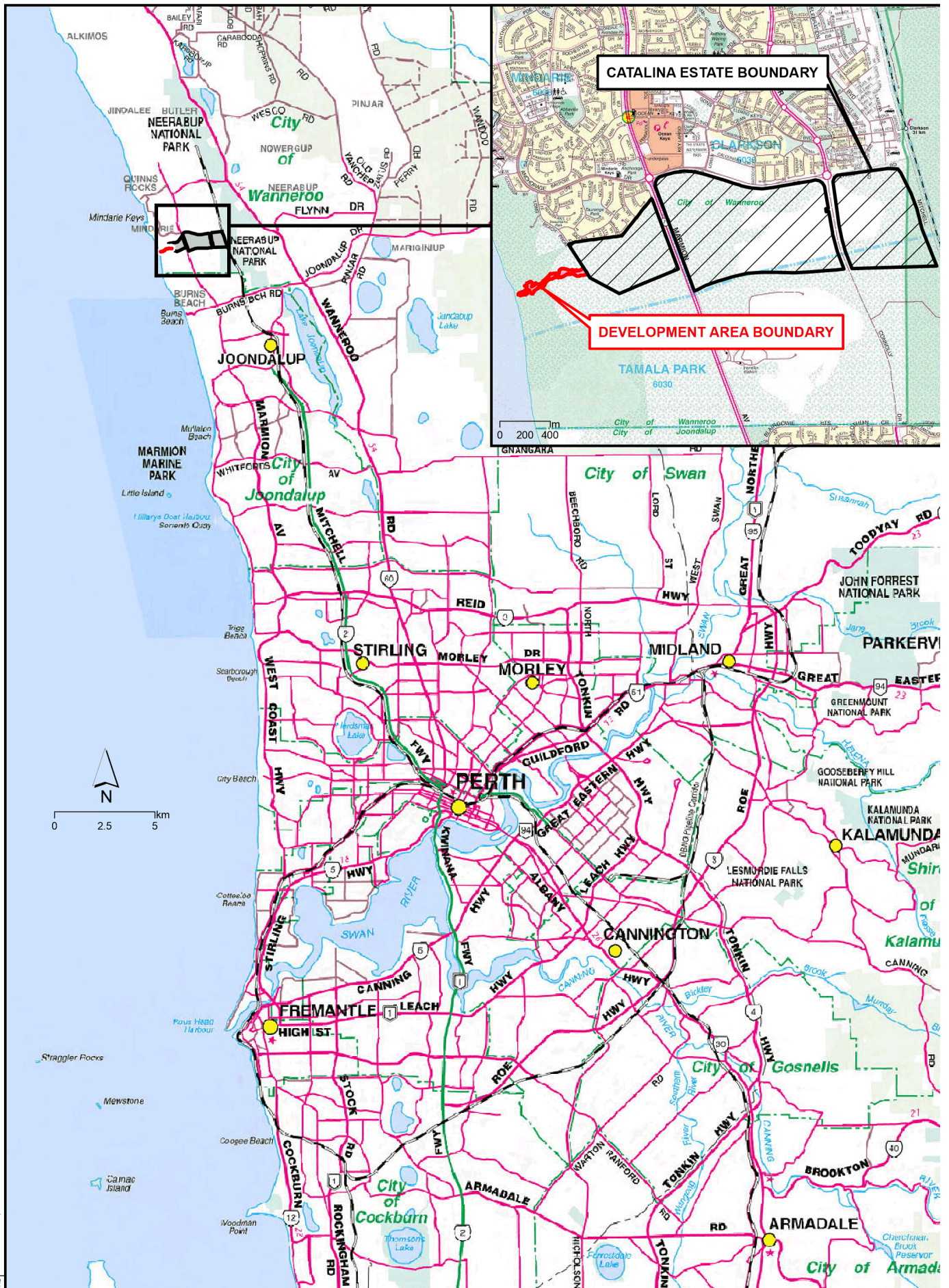
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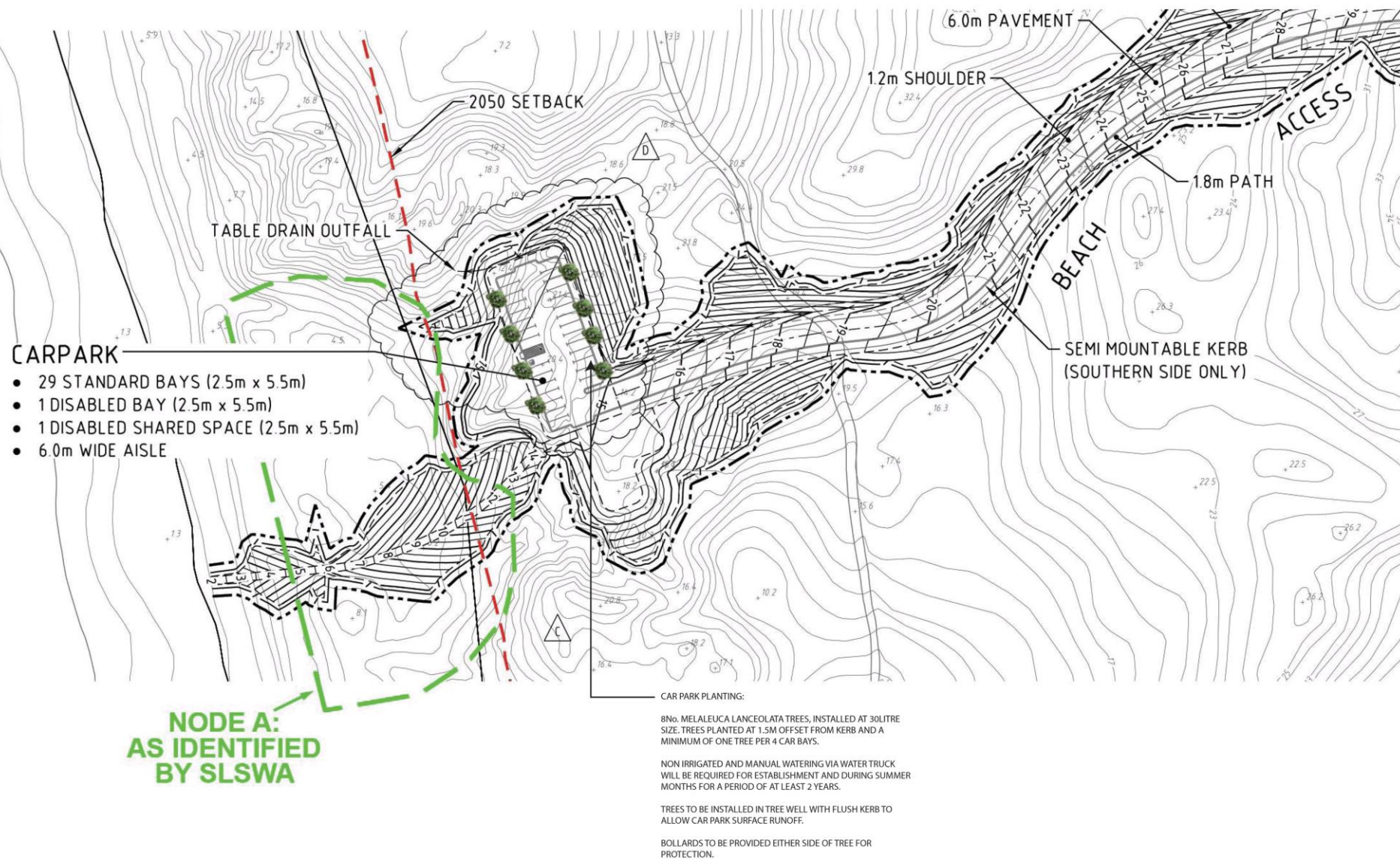
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FIGURES

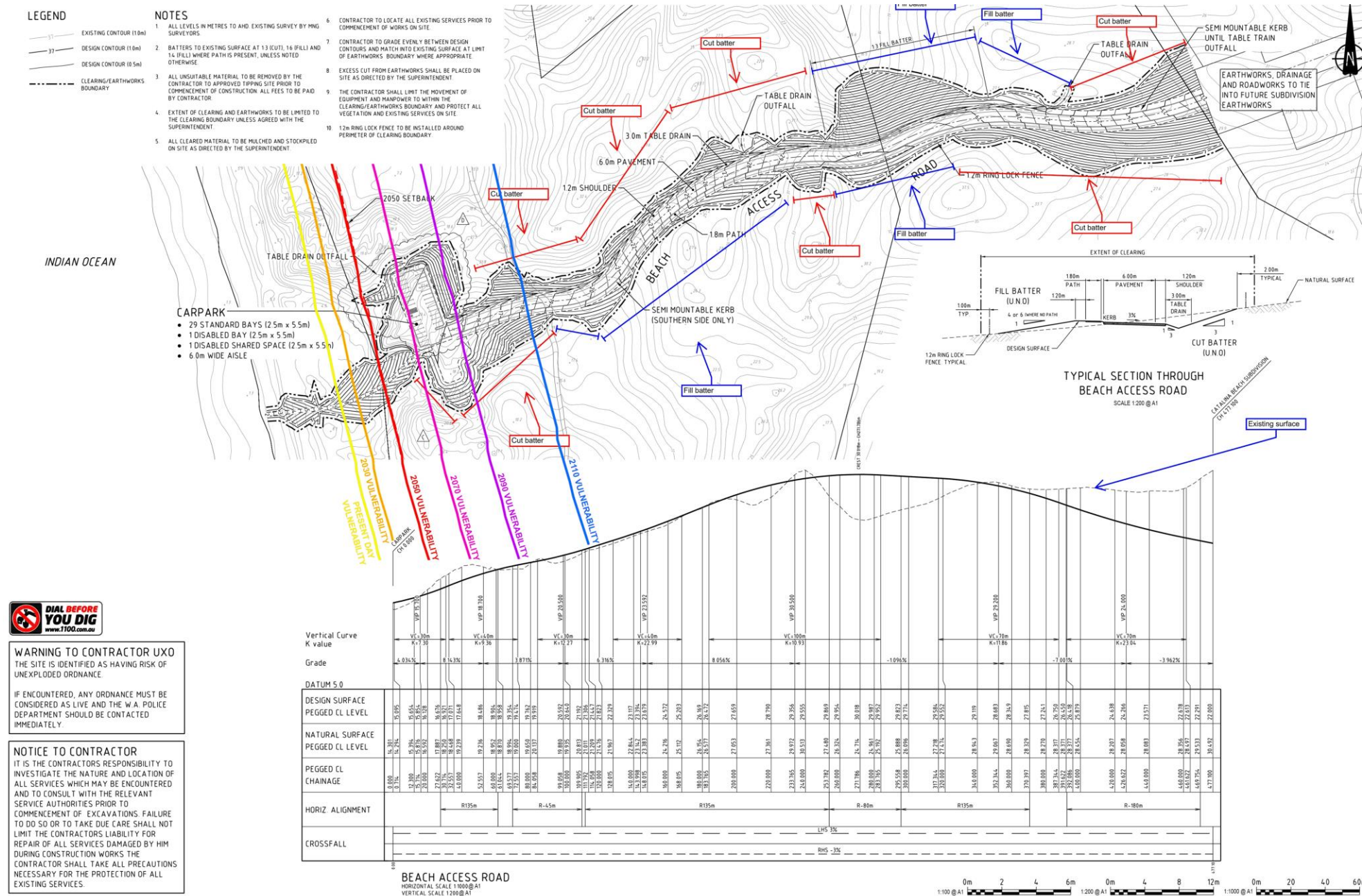




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Tamala Park Regional Council
FORESHORE MANAGEMENT PLAN
LOT 15448 & 3050 TAMALA PARK
BEACH ACCESS INFRASTRUCTURE



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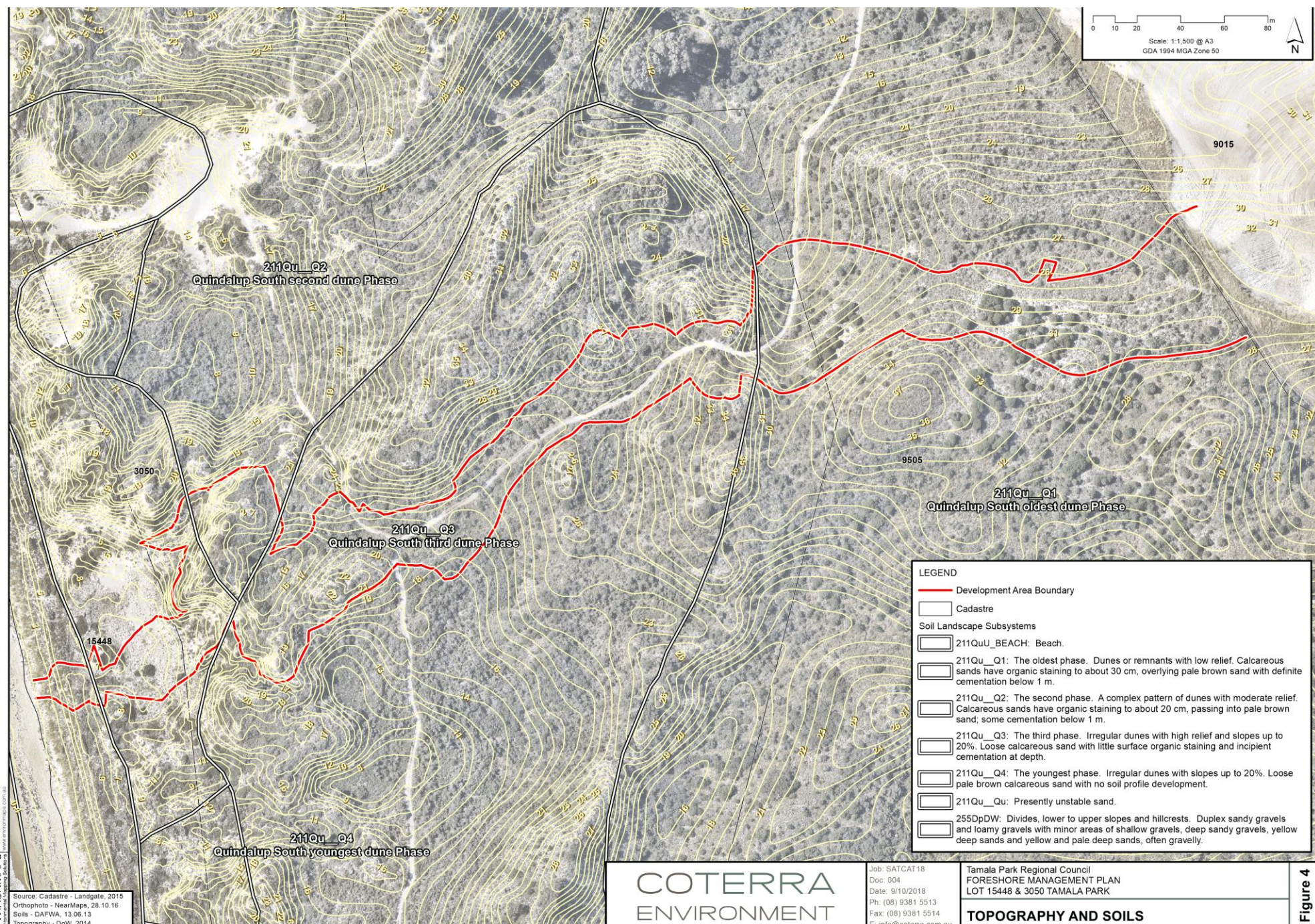
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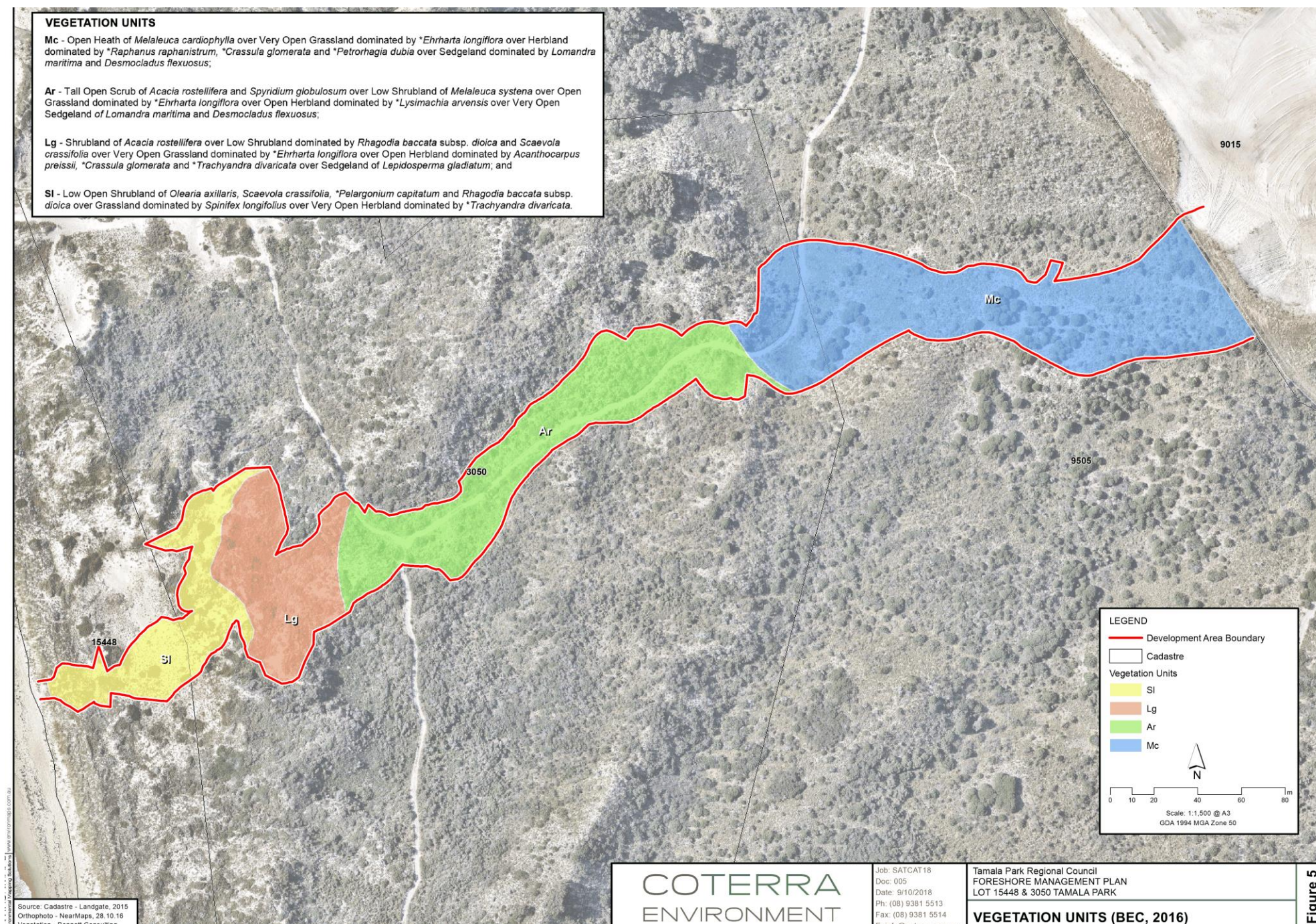
NOTICE TO CONTRACTOR
IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

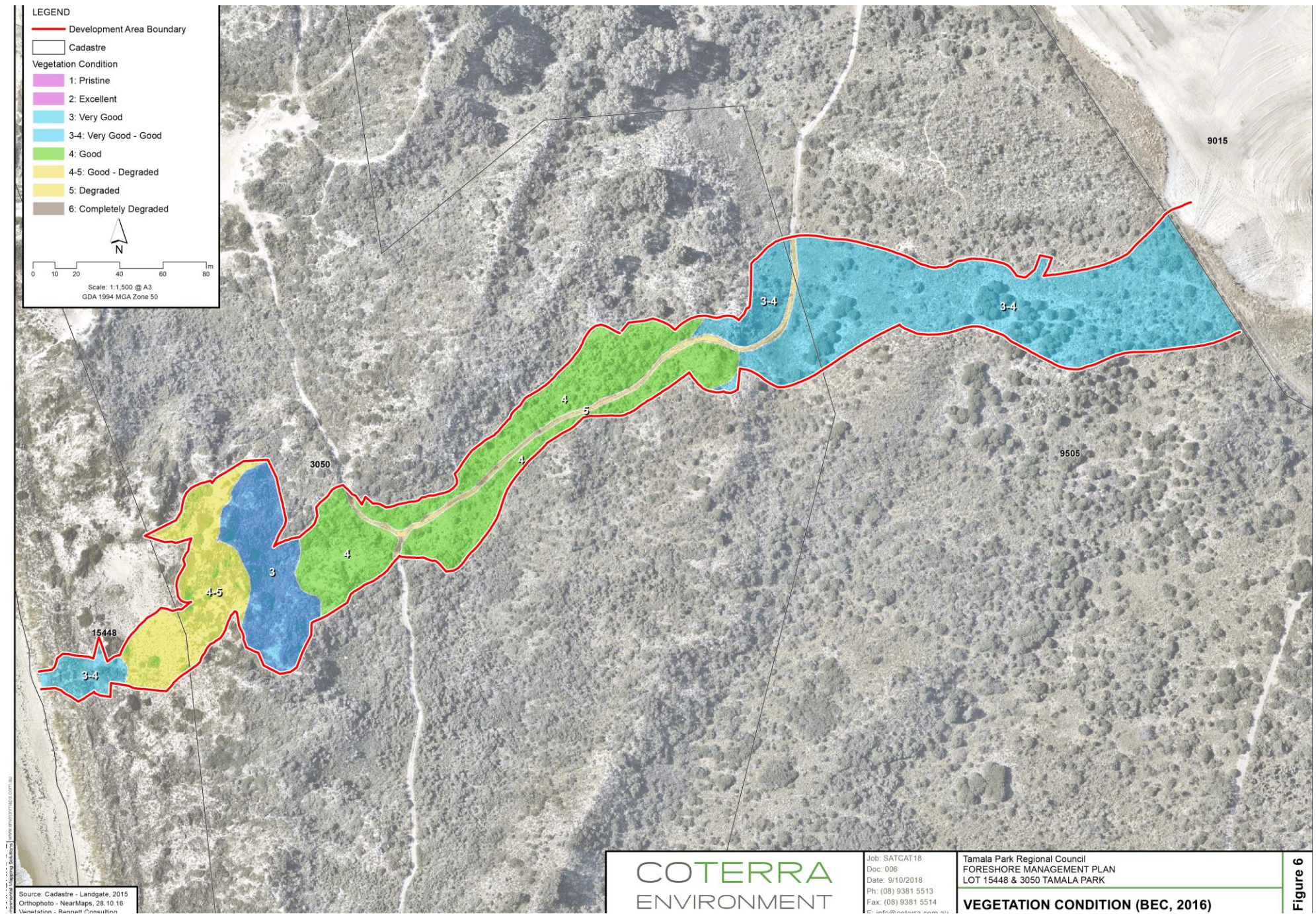
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Tamala Park Regional Council
FORESHORE MANAGEMENT PLAN
LOT 15448 & 3050 TAMALA PARK







Approval Services

3.3 Consideration of Development Application (DA2018/1197) - Change of Use from Showroom to Recreation Centre - Unit 3, Lot 381 (10) Pensacola Terrace, Clarkson

File Ref:	DA2018/1197 – 19/104960
Responsible Officer:	A/Director Planning & Sustainability
Disclosure of Interest:	Nil
Attachments:	5

Issue

To consider a development application (DA2018/1197) for a Change of Use from a Showroom to Recreation Centre (Pool and Snooker) at Unit 3, Lot 381 (10) Pensacola Terrace, Clarkson (subject site).

Applicant	Carl Caton
Owner	Bronze Holdings Pty Ltd
Location	Lot 381 (10) Pensacola Terrace, Clarkson
Site Area	Unit 3: 400m ² Lot 381 (10) Pensacola Terrace, Clarkson: 4,447m ²
MRS Zoning	Urban
DPS 2 Zoning	Centre
ASP 2 Zoning	Business

Background

On 15 August 2018, the City received a development application for a Change of Use from a Showroom to a Recreation Centre (Pool and Snooker) at Lot 381 (3/10) Pensacola Terrace, Clarkson (subject site). A location plan of the subject site is included in **Attachment 1**.

The development application was referred back to Administration from the Council Meeting on 5 February 2019 with a request for additional information on the proposed development. This information has been included in the report.

Detail

The development application proposes a Change of Use from a Showroom to a Recreation Centre which is a "D" (Discretionary) use in the Business zone. Discretionary uses are not permitted, unless the Council grants its approval after following the procedures laid down by subclause 6.2.2. The details of the development are as follows:

- The use of the premises for pool and snooker activities;
- The incorporation of a lounge area to accommodate a future small bar area for the purpose of serving food and drinks (incidental to the Recreation Centre and subject to a liquor licence);
- A maximum of 57 staff and patrons at any one time; and
- Operating hours between 11am – 12am Monday to Saturday and 12pm – 11pm Sunday.

Further information on the operation of the proposed Recreation Centre is included as **Attachment 2**. The site plan and floor plan for the subject site are included in **Attachment 3**.

Consultation

The proposal was advertised to the surrounding residential landowners along Pensacola Terrace and St Kilda Turn, Clarkson as indicated on **Attachment 1**. Advertising was undertaken by the City in writing for a period of 21 days commencing on 24 October 2018 and closing on 14 November 2018.

Following consultation, three submissions were received which all objected to the proposal. The main issues raised during the advertising period relate to:

- The potential for the Recreation Centre to create parking issues in the area;
- The generation of additional noise due to late operating hours;
- The proposal not being a compatible land use in the area;
- The generation of anti-social behaviour due to late operating hours; and
- A reduction in housing values for nearby properties.

The issues raised in the submissions are discussed in further detail in the Comment section below. A summary of submissions and Administration's comments are included in **Attachment 4**.

Comment

The application has been assessed in accordance with the provisions of City of Wanneroo's District Planning Scheme No. 2 (**DPS 2**) and Agreed Structure Plan 2 (**ASP 2**). The main issues identified by Administration relate to the appropriateness of the land use within the ASP 2 area and the compatibility with the objectives of the Business zone. These issues, as well as those identified in the submissions received are discussed in further detail below.

ASP 2 Zoning

The ASP 2 area is centred around Ocean Keys Boulevard as the main street. Surrounding the main street is Commercial-zoned land, surrounded by Mixed Use, Business and Residential Zones. This is shown in **Attachment 5**. The subject land is located within the Business zone under ASP 2, the primary objectives of which are:

- To provide for a range of retail and wholesale outlets dealing predominantly in bulky goods;
- To create a retail environment that complements the Clarkson Activity Centre and the residential/mixed use areas;
- To provide a compatible land use buffer between the major traffic thoroughfares and the residential areas; and
- To provide an interesting and attractive main road frontage.

The Business zone is intended to comprise predominantly of mixed business and showroom uses, with supporting bulky goods, retail, office and service commercial uses. Comparatively, the Commercial-zoned core of the ASP 2 area is intended to be the active focus and centre of the community, with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity.

Surrounding Land Uses

The subject site is located within the ASP 2 Business zone to the north of Ocean Keys Boulevard. This area is predominantly comprised of premises for the following uses:

- Vehicle Sales and Hire Premises;
- Motor Vehicle Repairs; and
- Shops.

These premises are typically open to the public between 8am – 5pm Monday to Saturday. The Recreation Centre subject of this application is proposed to operate until midnight between Monday to Saturday and until 11pm on Sundays. These proposed operating hours are inconsistent with the operating hours of the existing land uses within the northern ASP 2 Business zone. It is, however, noted that there are a number of Recreation Centres within the ASP 2 Business zone which have approval for extended operating hours, namely:

- Any Bodies 24 hr Fitness (gym) located at 4 Pensacola Terrace, Clarkson neighbouring the subject site, which is currently operating with development approval for 24/7 use.

There is also a portion of ASP 2 Business-zoned land located to the south of Ocean Keys Boulevard. There are approved Recreation Centres within this area, which operate outside of standard business hours:

- Da Beat (Dance Studio): 4.00pm to 9.00pm Monday to Friday and Saturday from 9.00 am to 3.00pm;
- Surge Fitness: 24/7; and
- Breathe Pilates Studio: operating at various hours but not past 7.30pm.

These Recreation Centres are approved to accommodate between 14 to 100 persons at any one time.

Administration has contacted both Any Bodies 24 hour Fitness and Surge Fitness, and has been informed that whilst these venues have approval for 24/7 operation, peak periods are generally after work between 4.30pm to 7.30pm. To reflect the quieter period, the gyms are not staffed past 7.30pm and generally have low occupancy past 8pm. In contrast it is anticipated that the proposed Recreation Centre is likely to have its busier period in the evening up to closing time. This level of activity is out of character with the surrounding land uses and residential area and is considered by Administration to be more appropriately located in the Commercial zone as this type of activity will complement other uses within the zone. Furthermore, whilst these uses have development approval for extended operating hours within the Business zone, the nature of these fitness-based Recreation Centres is considered substantially different to the leisure-based Recreation Centre which would be considered an entertainment source for the Business zone and potentially draw activity away from the Commercial zone, contrary to the specific objectives of ASP 2. In contrast, the existing fitness-based Recreation Centres are used for physical exercise and are not considered to be an entertainment activity.

Under DPS 2, Recreation Centre is defined as follows:

“any premises used for physical exercise or sports including swimming, ice skating, ten pin bowling, cricket, tennis, squash, soccer, billiards and similar activities.”

This definition is notably broad and can be applied to many different uses, including fitness centres/gyms, dance studios and indoor sporting complexes. A Recreation Centre is a discretionary ‘D’ use within the Business zone, meaning that Council is to have regard to the

matters listed in Clause 67 of the Deemed Provisions of DPS 2 when considering the application. These matters include:

- The aims and provisions of DPS 2;
- Any relevant structure plan; and
- The amenity and character of the locality.

As detailed above, the surrounding locality is characterised by motor vehicle-related uses which typically operate during standard business hours. There are also a number of fitness-based Recreation Centres in the locality, including in the Business-zoned area to the south of Ocean Keys Boulevard, which operate outside of standard business hours.

The existing fitness based Recreation Centres are considered to be more compatible with the Business zone than the Commercial zone due to the nature of activities associated with the use and the peak hours of operation. The pool and snooker centre is more compatible and complementary to the uses with the Commercial zone as there is greater opportunity for reciprocity between existing uses in the Commercial zone such as restaurants and the tavern. The proposed small bar area within the pool and snooker hall is also considered to align with the permitted uses within the Commercial zone.

Compatibility with the objectives of the Business Zone

Clause 7.6.2 of ASP 2 outlines the specific objectives of the Business zone. The table below outlines the objectives and Administration's comments on the proposal in respect to these.

7.6.2 Objectives		Comments
a.	To provide for a range of retail and wholesale outlets dealing predominantly in bulky goods;	The proposal does not incorporate the sale of goods of any nature, either by retail or wholesale.
b.	To create a retail environment that complements the Clarkson Activity Centre and the residential/mixed use areas;	The proposal does not incorporate the retail sale of goods and will be operating during and outside the peak retail times of 9am-5pm. The proposed use would also draw leisure/ night activity away from the Centre.
c.	To provide a compatible land use buffer between the major traffic thoroughfares and the residential areas; and	The proposal creates a land use that is not compatible with the Residential Area to the east Clarkson.
d.	To provide an interesting and attractive main road frontage.	This is not considered to be relevant to the proposal as there are no changes proposed to the built form.

As outlined above, the proposed Recreation Centre does not address the objectives of the Business Zone under ASP 2. Rather, the proposal is compatible with the Commercial Zone range of uses. The table below outlines the objectives of the Commercial zone in ASP 2 and Administration's comments on the proposal in respect to these.

7.6.1 Objectives		Comments
a.	Create a Main-Street as the active focus for the community with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity;	The Recreation Centre within this zone would create an additional public activity, which given the operating hours would be available for day and evening use.
b.	Encourage high standards of built form and streetscape;	No impact as there is no change to the built form.

c.	Provide continuity of activity along streets; and	The Recreation Centre is compatible with existing uses within the Commercial zone which increase activity.
d.	Provide efficient vehicle access with pedestrian priority.	This is not considered to be relevant to the proposal no new development is proposed.

The purpose of the proposed Recreation Centre is to provide leisure opportunities to the public and has the capacity to generate activity in later hours of the day. Such activity is suited to the Commercial zone. Additionally, it is considered to be compatible with existing food and leisure uses along the main street (Ocean Keys Boulevard), which would increase the social amenity of the Commercial Zone. Were the Recreation Centre to be located in the Business zone, it would be segregated from other compatible uses within the Centre of ASP 2 and draw activity away from the Commercial zone.

Notwithstanding, Administration does not support the proposal as discussed above, the following comment is provided in relation to the other issues raised in the submissions.

Parking

Concerns were raised in the submissions over the potential for increased parking demand on the site and within the adjacent road reserve as a result of the proposed change of use. In order to address the parking concerns raised in the submissions, the maximum number of patrons and staff was reduced from 70 to 57 to satisfy the parking requirements of DPS 2. As shown in **Attachment 3**, a total of 67 bays are currently provided on site. As a result of the proposed change of use, a total parking requirement of 67 bays under DPS 2 has been identified, as outlined below.

Tenancy	Land Use	DPS2 Parking Requirement	Bays Required
1	Showroom	1 bay per 30m ² GFA	9.4
2a	Motor Vehicle Repairs	5 bays per service bay	5
2b	Recreation Centre	1 bay per 4 people accommodated	4.3
	<i>Note: Unit 2a was approved for Motor Vehicle Repairs in 2010 and Unit 2b as a Recreation Centre in 2011. Both units have been used as one Showroom since 2013. Approval has not been sought for this Change of Use.</i>		
3	Recreation Centre (based on 57 people)	1 bay per 4 people accommodated	14.25
	<i>Note: The unit is currently approved as a showroom with a requirement for 1 bay per 50sqm of NLA. This would equate to a requirement of 8 bays.</i>		
4	Unlisted Use (Tint a Car)	1 bay per 50m ² GFA	9.3
5	Motor Vehicle Repairs	5 bays per service bay	15
6	Showroom	1 bay per 30m ² GFA	8.9
TOTAL			67 bays

The provision of 67 existing parking bays satisfies the minimum parking requirement as outlined above. Under the previous approvals for the entire site, parking bays have not been allocated to each individual unit. Administration considers that the parking issue raised in the submissions has been sufficiently addressed through modifying the proposal to reduce the maximum number of patrons and staff.

Noise

Submitters raised concerns with regards to the potential for increased noise as a result of the subject development due to the extended operating hours of 11am – 12am Monday to Saturday and 12pm – 11pm Sunday.

The applicant provided an acoustic report, which concluded that the proposed development could comply with the *Environmental Protection (Noise) Regulations 1997*, subject to a number of noise mitigation measures being undertaken, including:

- Ensuring the entry door is fitted with an automatic closer so that it is kept closed at all times after 10:00pm;
- Ensuring that subwoofers are not in use within the premises;
- Ensuring that no glass is emptied into external bins after 7:00pm; and.
- Ensuring that groups of individuals do not congregate within the car park after 10:00pm. Signage is required to be placed on the exit door to this effect.

Administration considers that the noise issue raised in the submissions could be addressed through the imposition a condition, requiring compliance with the acoustic report.

Conclusion

The submitters concerns in regards to noise and parking are capable of being addressed sufficiently. Notwithstanding, Administration recommends that the application for a Showroom to Recreation Centre (Pool/ Snooker) at 3/10 Pensacola Terrace, Clarkson be refused for the reasons set out in the recommendation.

Statutory Compliance

This application has been assessed in accordance with the City of Wanneroo's District Planning Scheme No. 2 and Agreed Structure Plan 2.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.3 *Enhance distinctive built form and spaces based on identity of areas”*

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O20 Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

Policy Implications

The application has been assessed against the relevant provisions in the DPS 2 and ASP 2 – Clarkson Activity Centre.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Clause 68(2)(c) of the Deemed Provisions of the District Planning Scheme No. 2 **REFUSES** the development application for a Change of Use from Showroom to Recreation Centre (Pool/ Snooker) at Lot 381 (3/10) Pensacola Terrace, Clarkson, for the following reasons:
 - a) The proposed use does not meet the objectives of the Business zone to facilitate commercial development comprising predominantly mixed business and showroom uses, with supporting bulky goods, retail, office and service commercial uses;
 - b) The proposal is out of character with the existing and intended uses for the Business zone as entertainment uses are intended to be located in the Commercial zone. The impact of locating entertainment uses away from the Commercial zone will be to weaken the vibrancy of the zone and compromise the intent of the Business zone.
2. **ENDORSES** Administration's responses to the submissions as provided in Attachment 4; and
3. **ADVISES** the submitters of its decision.

Attachments:

1↓.	DA2018/1197 - Proposal Brief - 3/10 Pensacola Terrace, Clarkson (Attachment 1)	19/54604	
2↓.	DA2018/1197 - Location Plan - 3/10 Pensacola Terrace, Clarkson (Attachment 1)	18/514685	
3↓.	DA2018/1197 - Updated Plans - 3/10 Pensacola Terrace, Clarkson (Attachment 3)	19/26991	
4↓.	DA2018/1197 - Schedule of Submissions - 3/10 Pensacola Terrace, Clarkson (Attachment 4)	19/61433	Minuted
5↓.	DA2018/1197 - Zone Map - 3/10 Pensacola Terrace, Clarkson (Attachment 5)	19/34776	

Q's

Prepared by: Carl Caton
Date: 15/08/2018
Version: 1:3

Proposal for:

Unit3/10 Pensacola Terrace,
CLARKSON,
WA, 6030

August 16, 2018

Dear Dept of Planning representatives,

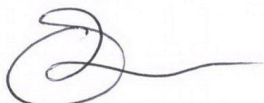
Within the following is my proposal for a new business venture for the Clarkson, and surrounding suburbs. With this venture I hope to bring an entertainment idea to a wide demographic that is suited to the populous and I believe will be well received by the community of the area.

What I am proposing is to open my own pool and snooker hall in this location. Offering a social venue in the Northern suburbs that so far is sadly missing.

The venue will open with 12 tables, 4 dartboards and a relaxing area to sit and chill with a soft beverage. With a low level musical background. The ambiance that akin to the sport of snooker and pool. It will offer a welcome leisure pursuit to young and old adults alike, and offer an environment for them to engage respectfully and maturely.

Please consider this proposal objectively and I hope that as I see, so will you, that this would be a great addition and much appreciated venue, offering a unique opportunity to the people of local area and surround northern and southern suburbs.

Sincerely,



Carl Caton

Proposal brief

The local area around Clarkson, and the neighbouring suburbs are missing something; a social void. Something for every area and demographic to enjoy. Something for men, women, families, friends, retirees, couples, teens, tradies and office workers.

What I propose is to fill the void and offer the general public a place where they will be welcomed, be free and able to enjoy themselves. Whether that be a night out with friends or a new love, or an afternoon escape. A place where anyone can enter and feel like they have always been welcome there.

With an ever expanding population in and around the suburbs the need for social activities are on the increase. The need for a location that can be utilised by all; a location that can bridge the split between young old, male female, and nationalities. This is my proposal, to make such a place and make it the best location in Perth.

Q's is my vision, my ambition for the Clarkson community and its surrounding suburbs. Capturing interest from the community in areas as wide and far as Joondalup and Yanchep. Who knows maybe beyond.

What is Q's? What is my vision. Well, Q's will be the number one location for pool and snooker in the Wanneroo area. Offering sociable play, competitions, drinks (alcoholic and non-alcoholic) and a relaxed friendly atmosphere where everyone and anyone can enjoy, and play the most popular tablesports the world has to offer.

Offering numerous snooker tables and a large amount of pool tables within a location that is vast enough to cater for all the tables yet compact enough to offer a great vibe and relaxed atmosphere.

Q's will also offer drinks via a fully licensed bar once approved. Dartboards in their own enclosed areas with full lighting, scoreboards, and oche. TV with music channels and sports events, as available, playing on various displays around the venue. Along with a chilled seating area where locals can sit relax and let the day or night pass without a care in the world.

The location of the proposed venue is an existing prebuilt industrial unit. With little modification in way of an internal fit out and a refreshing external paint to facade it can be presented as a respectable location for the planned purpose.

The proposal for this business will be as following:

Location: 3/10 Pensacola Terrace, Clarkson, 6030

Opening hours: Monday - Saturday 1100 - 2359, Sunday 1200 - 2300

Peak operation times: Friday, Saturday 1900 - 2200

Monday - Thursday 1830 - 2130

The venue is planned to be opened as an unlicensed location, with the opportunity to apply for special facility license to enable casual drinks to be served. This will be assessed as per the requirements of customers that frequent the venue when open. If it is not something they would like it will not be pursued.

The commercial units aside of the unit and complex have been closely looked at and have been assessed by myself so as to reduce conflict between parking and traffic flow.

The following companies and operating hours are:

2/10, West coast 4wd, M-F 0830 - 1700, Sat 1000 - 1300, Sun Closed.

4/10, Tint a car, M - F 0800 - 1630, Sat Closed, Sun Closed.

5/10, Tyrepower, M - F 0800 - 1700, Sat 0800 - 1300, Sun Closed.

6/10, Automasters, M - F 0730 - 1730, Sat 0800 - 1200, Sun Closed.

With the parking available as part of the strata property there will be 8 bays outside of the unit. During the evening and night times when proposed periods of peak operation the bays along all the facade are generally open and available. The nature of the business call for parking in the morning but as works are completed over course of the day these numbers diminish. This can be a convenient and useful crossover and will ease any issues with overcrowding and the need to encroach upon the streets around the location. I believe that the proposal with its hours of operation will be a great fit for the location.

The traffic ingress/egress is out is the car park and onto Pensacola Terrace via two roadways. One towards the front elevation and one to the rear elevation of the unit complex. Pensacola Terrace then runs parallel to Marmion Avenue heading south towards the Ocean Keys Shopping centre and North to the junction at Belleville Gardens.

Residential premises are on the opposite side of Pensacola Terrace with their front elevation facing Pensacola Terrace. Consideration has been given to the disruption that may be caused to residents by the ingress and egress of customers. To reduce this impact the use of the southern exit would be the best option. This would bring customers out at a junction which is already highly illuminated 24hrs a day by the car forecourt and will have little effect of the opposing residential properties.

The other concerning factor would be the noise from the venue and the ingress and egress of customers. With regards to the internal venue ambiance. The snooker hall is a quiet respectful location. There will be a low back ground music playing that akin to the shopping centre volume, only more appropriate to the venue. With patron egress, the customers will be responsible and respectful, just as the are in the venue. Little noise or disturbance will be generated as vehicles leave, little more than the already audible traffic movement on the Marmion Avenue Road that passes by the other side of the complex.

Q's is the location that is missing from this area. There is currently no location like this in the immediate area, so the opportunities are available to tap into this ever expanding location and be the sole business enterprise to offer these facilities.

Q's has the potential location, Q's has the owners with the ambition, knowledge and drive to make it a success. Q's has the niche in the market right now to make it an overwhelming success. All we ask is you review this application and agree that this is a great opportunity.

Please forward any question you may have to:

carl.caton27@gmail.com

Kind Regards,

Carl Caton
0450200541



- Subject Site (Unit 3)
- Motor Vehicle Repairs
- Motor Vehicle Sales
- Recreation Centre (Gym)
- Recreation Centre (Dance Studio)
- Showroom
- Unlisted Use (Tint a Car)
- Hair Dresser
- Shop
- Office
- Petrol Station

Date: 29/01/2019

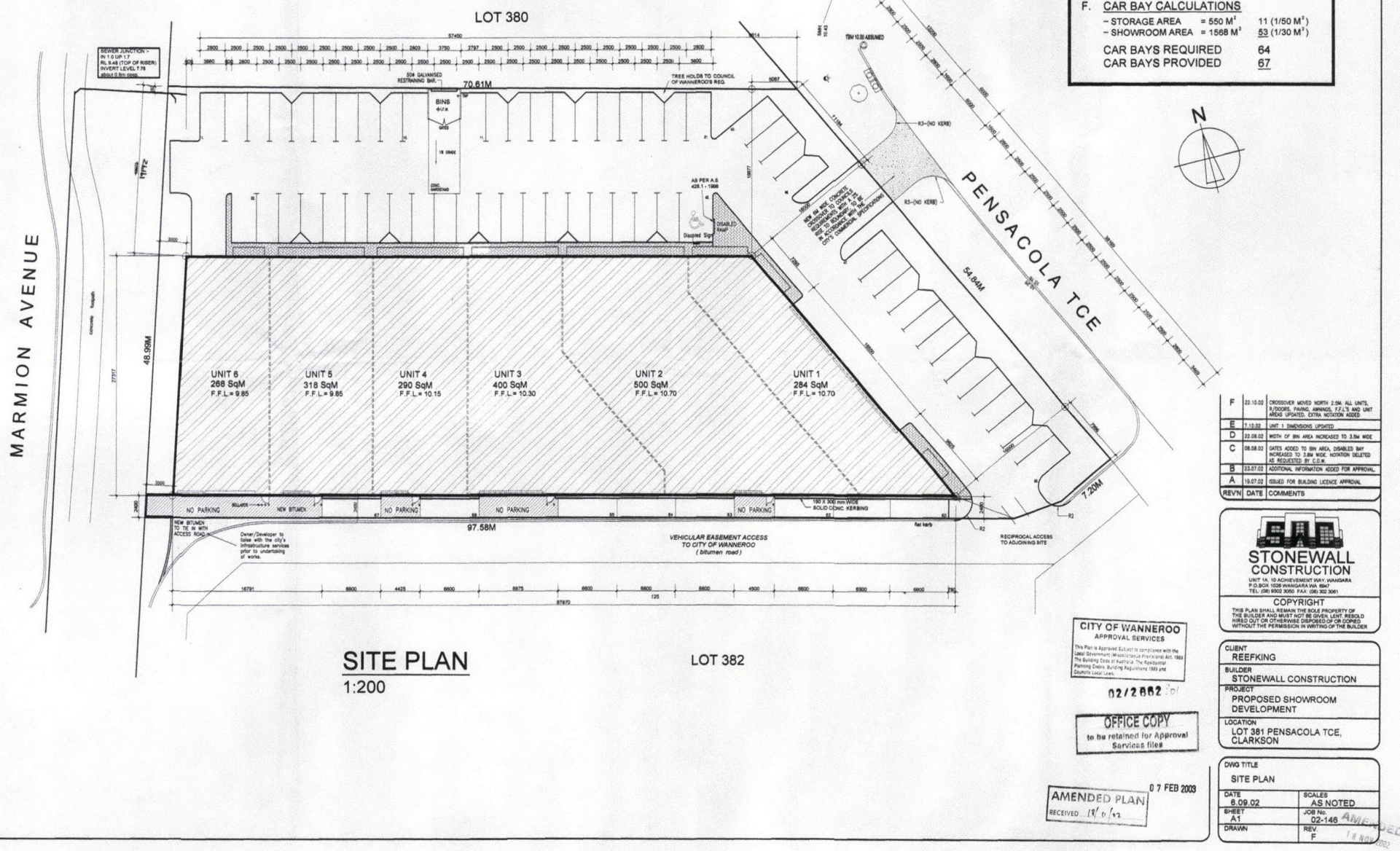
Printed by Bertone, Nick

— Extent of Business Zone

— Advertising Area

Unit 3, Lot 381 (10)
Pensacola Terrace,
Clarkson





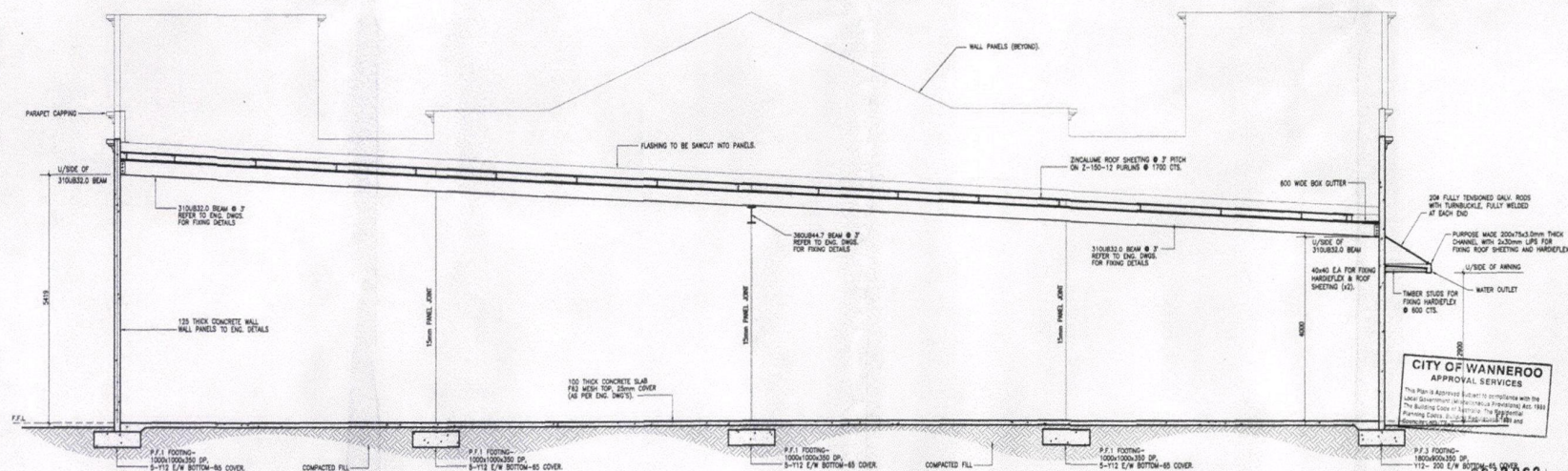
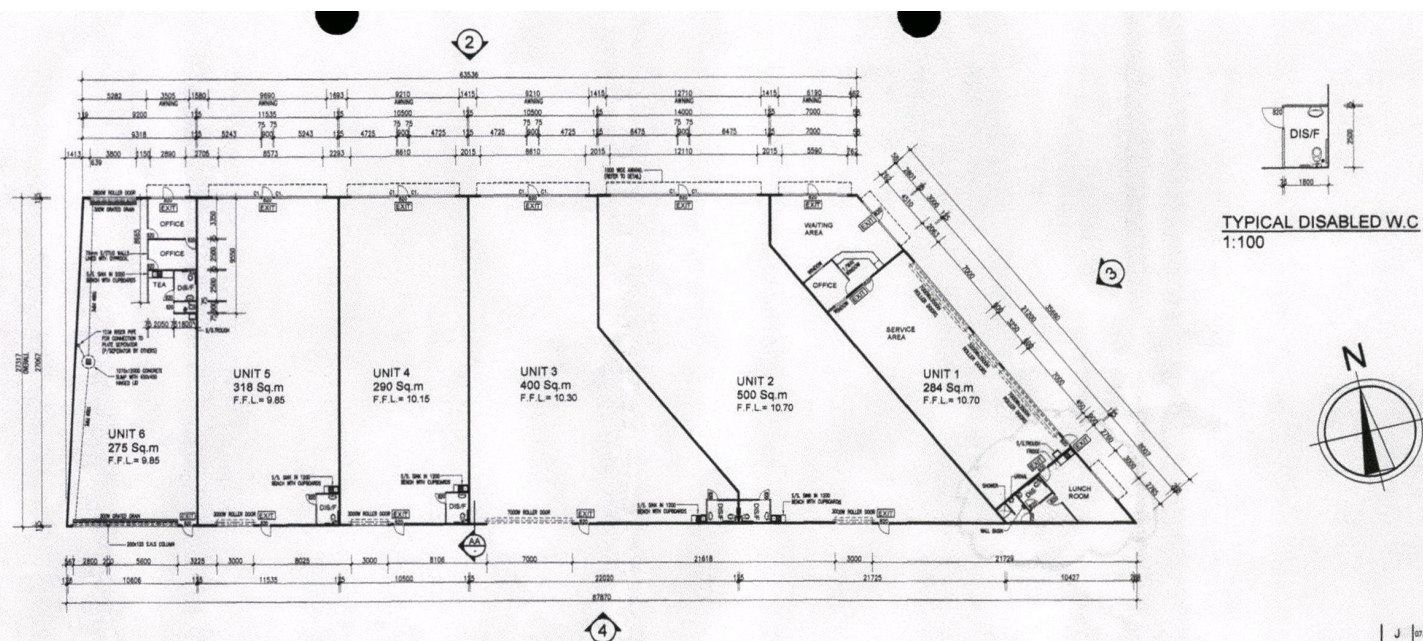
FLOOR PLAN

SCALE 1:200

NOTES

C1 = 75x75x5.0 S.H.S
C2 = 150x150x6.0 S.H.S

* EXHAUST FANS TO BE FLUMED THROUGH ROOF WHERE NOT POSSIBLE TO GO THROUGH WALLS



SECTION AA
SCALE 1:50

J	07.02.03	720 DOOR ADDED TO ALUITIONS TO HELP WITH PRIVATE CONCERN. WALL SHOWN ADDED.
I	31.10.02	SHOPFRONT WINDOW NOTING AMENDED TO SUIT WALL PANEL CONFIGURATIONS
H	18.10.02	ENTRY DOORS CHANGED TO SINGLE DOORS. OFFICE AREA CHANGED TO UNIT 6 AND 5.5 TROUGH ADDED. DIMENSIONS AMENDED.
	24.10.02	UNIT NUMBERS ALTERED. DOOR SHOWN ALTERED.
G	18.10.02	FLOOR PLAN FULLY REVISED & ALTERED.
F	10.10.02	UNIT 1 LAYOUTS FINALISED.
E	7.10.02	UNIT 1 LAYOUT AMENDED.
D	15.08.02	FINISHED FLOOR LEVELS ADDED.
C	17.07.02	ISSUED FOR BUILDING LICENCE.
B	17.04.02	ITEMS 2, 3, 4, 5, 6, 7 & 8 OF LETTER FROM 2.04.02. 4/7/02. UNIT 11. 11.11.02. ADDRESS (ITEMS 1, 2 & 3) WALL ALL BE ADDED TO. BUILDING LICENCE. APPROVED. PLANNED.
A	17.02.02	ISSUED FOR TOWN PLANNING.
REV	DATE	COMMENTS

STONEWALL CONSTRUCTION
UNIT 1A - 10 HANCOCK STREET WARRANORA
P.O. BOX 1008 WARRANORA WA 9847
TEL: 08 9380 3008 FAX: 08 9380 3001

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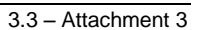
CUSTOMER
REEFKING
BUILDER
STONEWALL CONSTRUCTION
PROJECT
PROPOSED SHOWROOM DEVELOPMENT
LOCATION
LOT 381 PENSACOLA TCE, CLARKSON

DWG TITLE
FLOOR PLAN AND SECTION AA
DATE
17.07.02
SCALE
AS NOTED
SHEET
A3
JOB NO.
02-146
DRAWN
D.P. BIRD
REV.
J

AMENDED PLAN
RECEIVED 18/1/03

07 FEB 2003

OFFICE COPY
to be retained for Approval
Services files



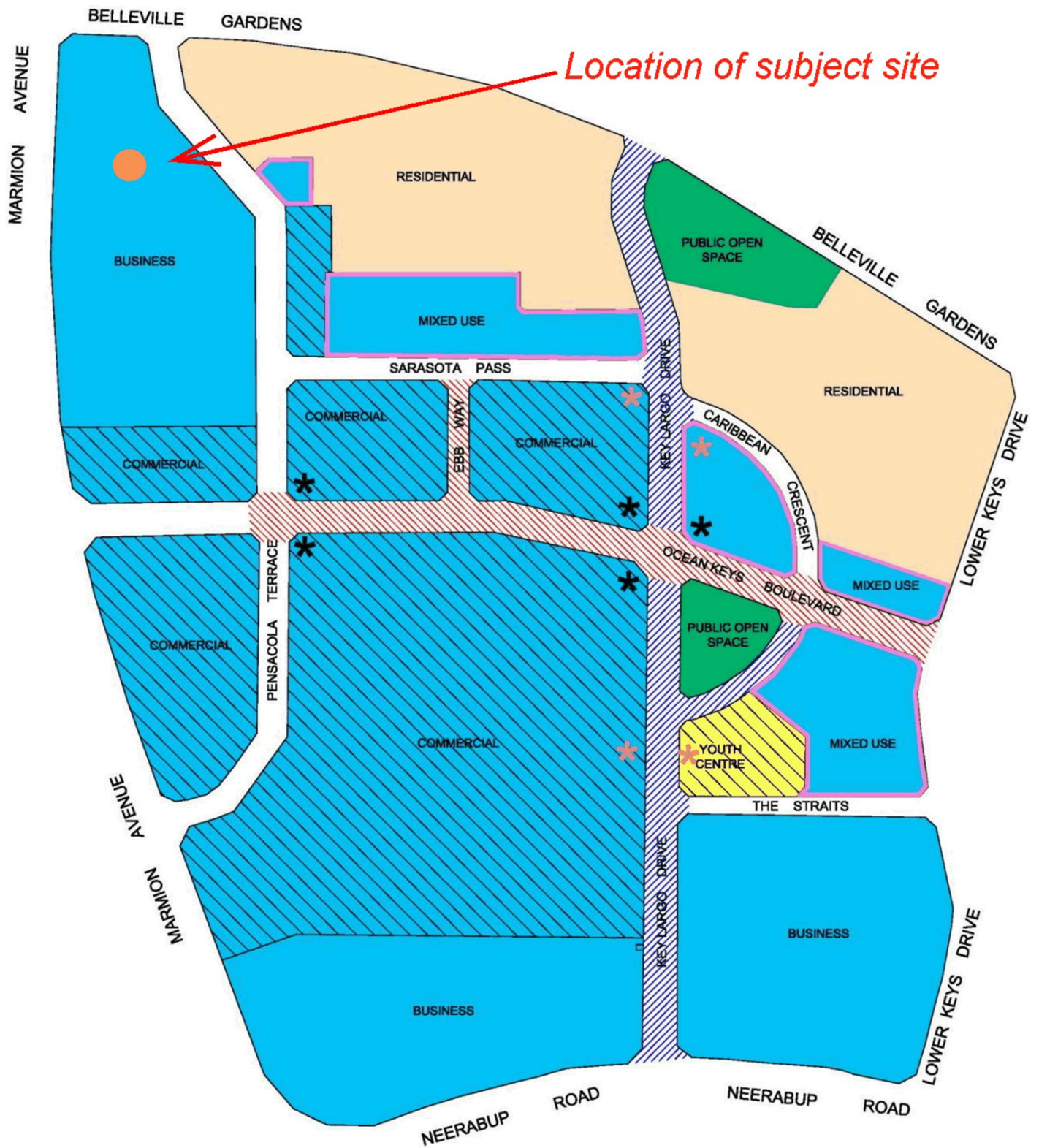
CITY OF WANNEROO
DA2018/1197 Change of Use to Recreation Centre
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Advertising Closed 14 November 2018)

No.	Summary of Submission	Administration Comment	Recommendation
1.	Lot 499 (8) St Kilda Turn, Clarkson		
1.1	Objects to the proposal	Noted.	No modification required.
1.2	There would not be sufficient parking for the proposed Recreation Centre	Noted. The applicant modified the proposal by reducing the number of patrons following concerns raised in the submissions. There is sufficient on-site parking to accommodate all uses.	No modification required.
2.	Lot 487 (5) St Kilda Turn, Clarkson		
2.1	Objects to the proposal	Noted.	No modification required.
2.2	The proposed Recreation Centre is not suitable for the area.	Noted. The subject site is zoned Business under ASP 2. A Recreation Centre is a 'D' (discretionary) land use in the Business zone, meaning that it is capable of being considered. However, Administration considers that the proposed Recreation Centre does not address the objectives of the Business Zone under ASP 2. The zone as defined in ASP 2 should accommodate business/showroom uses, with supporting bulky goods retail office and service commercial uses. As the proposal has no retail aspect it is not considered appropriate. Administration considers that the proposed Recreation Centre would be better suited to the Commercial zone. The general objectives of the Commercial Zone are:	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
		<p>a. Create a Main-Street as the active focus for the community with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity;</p> <p>b. Encourage high standards of built form and streetscape;</p> <p>c. Provide continuity of activity along streets; and</p> <p>d. Provide efficient vehicle access with pedestrian priority.</p> <p>The proposed Recreation Centre will address leisure opportunities within the Commercial Zone and has the capacity to generate activity in later social periods. Additionally, it would be compatible with existing food and leisure uses along the main street (Ocean Keys Boulevard). This zone would also be better suited should the applicant intend to apply for liquor license in the future.</p>	
2.3	The sale of alcohol should not be permitted for this venue.	Noted. The sale of liquor does not form part of this application.	No modification required.
	Concerns with a rise in anti-social behaviour as a result of the proposal.	Noted. This is not a relevant planning consideration.	No modification required.
3.	Lot 488 (7) St Kilda Turn, Clarkson		
3.1	Objects to the proposal	Noted.	No modification required.
3.2	Concerns with increased noise late at night as a result of the proposed development.	Noted. The applicant has provided an Acoustic Report which demonstrates that the proposal can comply with the noise emission requirements under <i>the Environmental Protection (Noise) Regulations 1997</i> , subject to a number of noise mitigation measures being undertaken.	Impose a condition for compliance with the noise mitigation measures outlined in the Acoustic Report prepared by Lloyd George Acoustics dated

No.	Summary of Submission	Administration Comment	Recommendation
			15 November 2018.
3.3	Concerns with a rise in anti-social behaviour as a result of the proposal.	Noted. This is not a relevant planning consideration.	No modification required.
3.4	Decrease in the value of adjoining properties.	Noted. This is not a relevant planning consideration.	No modification required.



Attachment 4 Zoning Map

LEGEND

ZONES

	COMMERCIAL
	MIXED USE
	RESIDENTIAL
	BUSINESS

OTHER

	PARKS & RECREATION RESERVE
	PUBLIC USE RESERVE
	MAIN STREET
	TRANSITIONAL STREET

Assets

Parks & Conservation Management

3.4 Pesticide Management Policy - Community Consultation Outcomes

File Ref:	2364 – 19/111924
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider the draft Pesticide Management Policy.

Background

At its meeting on 13 November 2018, Council resolved to endorse the draft Pesticide Management Policy for public comment, refer **Attachment 1** for the draft Policy.

The Pesticide Management Policy is an overarching Policy and provides a broader approach to pesticide use across the City and reflects current best practice for pesticide management, whilst incorporating community views and ensuring sound risk and contract management.

Detail

There is a growing awareness in the community regarding the use of pesticides for the control of pests and weeds in public areas managed by the City; this includes road reserves, drainage easements, public open spaces and conservation reserves.

Pesticides are commonly applied in the City as part of Integrated Pest Management Programs in the form of herbicides, insecticides and fungicides. Weed control forms the main part of the City's pest control program by using herbicides as the most common control method. The City considers both chemical and non-chemical methods based on the location, target, cost and practicality of applications.

The draft Policy ensures that the City meets its environmental, legal and community obligations for pesticide use on land it administers in a manner that is environmentally, socially and economically responsible. It also ensures that pesticides are applied in the City's parks, streetscapes and conservation reserves in accordance with the relevant state government acts and guidelines and industry best practice.

The Pesticide Management Policy was advertised for public comment from 16 November 2018, with submissions closing on 14 December 2018. Seven submissions were received, all being minor in nature (refer **Attachment 2** for details), as summarised below:

- Four comments were neutral/positive; and
- Three comments were received from residents who were concerned about the use of glyphosate across the City and the potential health implications of this chemical.

The City manages its use of pesticides including glyphosate in accordance with the instructions for safety and use on the label on specific products in accordance with the Australian Pesticides and Veterinary Medicines Authority (**APVMA**) guidelines. The APVMA is the National Registration Authority for agricultural and veterinary chemicals.

The APVMA operates the Australian system which evaluates, registers and regulates agricultural and veterinary chemicals. The APVMA has recently issued comment stating *"Glyphosate is registered for use in Australia and APVMA approved products containing glyphosate can continue to be used safely according to label directions. Australian law requires appropriate warnings on product labels, which include relevant poisons scheduling, first aid, and safety directions detailing personal protective equipment when handling and using products containing glyphosate. The APVMA reminds all users of the importance of following all label instructions. As the national regulator for agricultural chemicals, we continue to track and consider any new scientific information associated with safety and effectiveness of glyphosate, including the information available from other regulators"*.

Glyphosate use in the City forms part of a wider integrated pest management program including not only pesticides but also manual weed removal and the use of non-scheduled products to control weeds where practical. This practice will continue in accordance with APVMA guidelines and advice.

No changes to the draft Policy are required in response to these comments.

Consultation

The draft Pesticide Management Policy was advertised for a public comment period from 16 November to 14 December 2018, via:

- Advertisement in a local newspaper;
- Display notice of the proposal in Council offices and on the City's website; and
- Letters to relevant stakeholders as determined by Administration.

Comment

Based on the feedback received during the public comment period of the draft Pesticide Management Policy, no changes are required to the draft Policy. It is therefore recommended that Council adopt the draft Policy with no modifications.

Whilst the seven submissions received during the public consultation period do not require any modifications to the draft Policy, the comments relating to the City's use of glyphosate are noted. The draft Policy adopts a risk based approach to the use of pesticides and pesticide program development and promotes the development and implementation of an Integrated Pest Management Program incorporating the use of both schedule and non-scheduled (organic) pesticides.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 Environment (Natural)

3.2 Enhanced Environment

3.2.1 Maximise the environmental value of beaches nature reserves and parklands”

Risk Management Considerations

Risk Title	Risk Rating
CO-O22 Environmental Management	High
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

Risk Title	Risk Rating
CO-O23 Safety of Community	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risk relating to the issues contained within this report has been identified and considered within the City's Corporate risk register. Action plans have been developed to manage this risk to improve the existing management systems.

Policy Implications

Once adopted by Council, the Pesticide Management Policy will form part of existing Council Policies.

Financial Implications

Management and administration of the Pesticide Management Policy will be delivered through existing resources within Parks and Conservation Management and expenditures for the pesticide management works will be met through the annual Parks and Conservation Management Operational Budgets.

Voting Requirements

Simply majority

Recommendation

That Council ADOPTS the Pesticide Management Policy as shown in Attachment 1.

Attachments:

1 [DRAFT - Pesticide Management Policy](#)

16/299514 Minuted

2 [Pesticide Management Policy - Summary of comments from public consultation period - February 2019](#)

19/70171



Policy Manual

PESTICIDE MANAGEMENT POLICY

Policy Owner:	Parks and Conservation Management
Contact Person:	Manager Parks and Conservation Management
Date of Approval:	Draft

POLICY STATEMENT

The Policy reflects current best practice for pesticide management in the Local Government Authority environment in Western Australia whilst incorporating community views and ensuring sound risk and contract management.

POLICY OBJECTIVE

The objective of the Policy is to ensure that the City meets its environmental, legal and community obligations for pesticide use on land it administers in a manner that is environmentally, socially and economically responsible. It also ensures that pesticides are applied in the City's parks, streetscapes and conservation reserves in accordance with the relevant state government Acts and guidelines and industry best practice.

SCOPE

The Policy applies to the application of pesticides to all City managed land. Administration, City contractors and other contractors engaged in the application of pesticides within City managed land are required to comply with this Policy.

IMPLICATIONS (Strategic, Financial, Human Resources)

Administration of this Policy will be delivered through existing resources within Parks and Conservation Management and financed through the annual Parks and Conservation Management Operational Budgets.

The policy complies with the following:

- Western Australian Health Act 1911 – Health (Pesticides) Regulations 2011; and
- Government of Western Australia Department of Health – A guide to the management of pesticides in local government pest control programs in Western Australia.

IMPLEMENTATION

The City will include the use of chemical and non-chemical methods as part of all pest and weed control programs. When using pesticides the City will adhere to the following principles:

- Use pesticides on the basis of risk management, good contract management and auditing results;
- Work within specific time frames suitable to the location (Pesticide application within a 500 metre radius of school zones is prohibited between the hours of 7.30am to

16/299514

9.00am and 2.30pm to 4.00pm on school days unless otherwise approved by the school Principal);

- Inform the community and provide timely notification of pesticide application events;
- Consult other government agencies and local stakeholders when pest control activities have the potential to impact on environmentally significant land, water catchment areas, farming property or other sensitive area of activity; and
- Comply with all applicable legislation, codes and policies with respect to pesticide application by the City and its contractors.

1. Risk Management

Prior to the use of pesticides, an annual assessment of risk will be conducted for specific and collectively similar locations whilst considering the following background issues:

- The size of the program and the financial, physical and human resources available to support it;
- The extent to which the Integrated Pest Management methods are used;
- The level of skill and experience in weed and pest control held by City employees; and
- The adequacy of information held by the City on pesticides used in the pest control programs.

The identification and assessment of risks associated with the use of pesticides will be undertaken for:

- Each specific location to be treated with pesticides; and/or
- Collectively similar locations to be treated with pesticides.

2. Community Consultation and Notification

Notification of pesticide applications are based on the principle that people who live or work in or visit an area have the right to know when public places are treated with pesticides. Notifying people about pesticide applications means that they can make informed decisions about entering a public place.

The community will be given the opportunity to comment on the Policy as well as periodic plans for pest control.

All pesticide applications will be advertised on the City's website and through local community newspapers.

Table 1: Summary of pesticide notification communications

Communicate What	Frequency	Mode of Communication	Outcome Sought
Pesticide Management Policy	Once only prior to implementation	Consultation through City website	Community response
Pesticide Notification Plan	Periodically/annually	Consultation through City website	Community response
Pesticide Applications	Regularly/monthly	Notification	No response sought
No Spray List	Ongoing	Notification through City website	Community response

3. Implementation of the pest control program

All pesticide applications will be conducted by City employees and contractors trained in the safe and effective use of pesticides. will be provided with well-maintained application equipment and personal protective equipment that is appropriate to the specific pesticide product being used in accordance with the product label and Material Safety Data Sheet (MSDS).

ROLES AND RESPONSIBILITIES

Parks and Conservation Management are responsible for publication, implementation and compliance of this Policy and will provide interpretations in the event of the need for clarification.

DISPUTE RESOLUTION *(If applicable)*

All disputes in regard to this policy will be referred to the Director Assets in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to Council for referral.

EVALUATION AND REVIEW PROVISIONS

Policy documents must be reviewed at least every five (5) years, though changes related to relevant legislation, government policies or City objectives may trigger a review of the document before its calendar review date.

DEFINITIONS

Pesticides	The use of the term pesticides refers to all herbicides, insecticides and fungicides.
Integrated Pest Management	A pest management program based on chemical and non-chemical pre and post-treatment control methods.
Herbicide	Chemical substances used to control unwanted plants.
Insecticide	A substance used to kill insects.

16/299514



Policy Manual

Fungicide	Chemical compounds or biological organisms used to kill fungi or fungal spores.
Material Safety Data Sheet	A document that provides information on the properties of hazardous chemicals and how they affect health and safety in the workplace.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Pesticide Use Notification Plan.

REFERENCES

- Western Australian Health Act 1911 – Health (Pesticides) Regulations 2011
- Government of Western Australia Department of Health – A guide to the management of pesticides in local government pest control programs in Western Australia.

RESPONSIBILITY FOR IMPLEMENTATION

Manager Parks and Conservation Management

Version	Next Review	Record No:

Attachment 2

**Summary of Public Consultation Submissions for the City of Wanneroo Pesticide Policy
November – December 2018**

Comment number	Submitter/s	Submission	Administration Response
1	Friends of Yellagonga Regional Park	<p>I agree with the thrust of the review and believe it is balanced in its approach. The need for herbicides in dealing with grassy weeds in natural areas is essential. Glyphosate has had a lot of bad press mainly due to its benign nature resulting in massive overuse and development of glyphosate resistant food crops which allowed further massive overuse and development of glyphosate resistant weeds which resulted in more overuse. A descending cycle of abuse of a fantastic chemical that has been the best member of an arsenal of herbicides. Important that it not be overused or taken for granted. In the case of Craigie Bush signs should be placed at all entrances when herbicides are present.</p> <p>Kevin McLeod, Chairperson, Friends of Yellagonga Regional Park Inc</p>	Noted
2	Department of Health	<p>The DoH provides the following comments for consideration:</p> <ul style="list-style-type: none"> • One of the drivers for this policy is the protection of Public Health which should feature both as an objective and as a criterion in the relevant sections. • The authority to administer and enforce the Health (Pesticides) Regulations 2011 lays with the City's Environmental Health Officers therefore the City's Environmental Health Services should be considered under 'Implications', 'Roles & Responsibilities' and 'Responsibility for Implementation'. 	<p>This is covered in the Policy Objectives</p> <p>Noted, the Policy will be administered across the organisation.</p>

		<ul style="list-style-type: none"> The policy must stipulate that contractors employed by the City are licenced and hold the appropriate endorsements for the required tasks. 	This requirement is included in all individual contracts. Additionally, this is covered in the Policy wording under 'Implementation'.
3	Environmental Industries	<p>Environmental Industries works for several local councils in Western Australia. We also own a seeding production nursery that uses a lot of insecticides and fungicides. I believe the cities policy represents a great compromise between being environmentally responsible and the commercial realities of running such a large City.</p> <p>We have done a lot of work looking at treating weeds with steam and bid on several packages. At this stage I don't believe the numbers add up unless it is being done simply for a public relations exercise. Our experience is it takes about 3 times as long and you need to do it twice as often as glyphosate. There is some great technology coming out of Europe but it is simply too expensive at this stage. Our understanding is City of Stirling are doing a lot of research in this space in relation to spending circa \$400k on a single machine. My personal opinion is this is where we will end up but it is still several years away.</p> <p>Last time we investigated the use of something like pelargonic acid as a non-selective herbicide the costs were simply prohibitive. In round numbers it might cost \$1 per 15ltr knapsack for glyphosate and the pelargonic acid was in the region of \$50 per knapsack. In a city the size of Wanneroo the premium would be huge.</p> <p>The City of Fremantle recently put out a package to use Barricade as a pre-emergent on their turf surfaces. Their intent is to do three applications per annum. From their point of view the attraction is that it is not a scheduled herbicide so the public perception isn't such an issue. The issue is the cost. A post emergent such as spearhead costs approximately \$100/hectare for the chemical. Something like Barricade at a low rate of 2.5ltr/hectare the chemical alone is around \$450/hectare.</p> <p>Spraying technology is still a long way behind the broad acre farmers. I believe the biggest savings in the next few years will come from more efficient equipment rather than using different chemicals. Toro have just released a GPS package for their spray unit where it</p>	Noted

		<p>will turn each individual nozzle on the boom on/off automatically to stop overlap. They are claiming chemical savings of up to 20%. The issue from a contractors point of view is the system costs an additional \$50k+ on top of the base spray unit and being the first release there are some definite teething issues. When the going rate for spraying is approx \$70/hectare (not including chemical) it is a lot of hectares to spray to before you get a return. The information on the unit is here: http://www.toro.com.au/media/12787/toro-aus-multi-pro-sprayers-with-geolink-sell-sheet-last-updated-27102017.pdf. This technology has been available to broad acre farmers for many years but has only recently been scaled down to the size machines we use on sports fields and public open spaces. One option would be to make the use of a system like this mandatory. No doubt in time it will become far more attractive in terms of pricing.</p> <p>The health department have recently changed the rules around people getting their pesticide tickets. As of late this year everybody has to have a full medical to submit with their application. This has added approximately \$1000 to the cost of getting a staff member their pesticide ticket. It makes the whole process now a \$2500 - \$3000 exercise for spot spraying. Boom spraying is another \$500. i.e. as an employer we aren't going to put staff through their license unless we are certain that they are either going to stay around and have a very good idea of what they are doing.</p> <p>Generally I think the cities policy is very safe and logical. Yes there are things you can do to reduce the use of chemical but the cost implications are significant. Hope this provides some sort of scope to the chemical landscape in Perth at the moment and happy to discuss further.</p> <p>Brendon Winterbourn, Maintenance Manager, Environmental Industries</p>	
4	Landcare Weed Control	<p>In the draft documents there are several areas that for us, a contractor for the City applying herbicides using backpacks and vehicle mounted spray units and manual techniques including basal barking in over 70 of the natural areas reserves within the City of Wanneroo, need clarification. As currently written they have potential to impact our work within the City so in order to determine if there will be impacts and to what level we require clarification.</p>	

		<ul style="list-style-type: none"> • The Pesticide notification Plan states Contractors.....are required to provide the City all information related to intended pesticide application in accordance with the Pesticide Management Policy and the Pesticide Notification Plan. It is not clear exactly what information the contractor is required to supply other than all information. What is the intention of “all information”? • In Section 2 of the Pesticide Management Policy in the table under Pesticide Applications it states that the notification of pesticide application is to be advertised on the City website and community newspapers on a regular/monthly frequency. When is the contractor required to provide this information to the City and is this the information referred to in Query1? • It states in the document Pesticide Notification Plan that the requirements are to provide the proposed date/s of the applications. What is the intention in the document of “proposed date”? Does proposed date mean that the contractor is to provide a detailed list of sites and proposed attendance dates or a list of intended sites for that month? Is it month by month, week by week or day by day? For example in the month of Feb sites A, B, C, D, E etc, or week commencing X/Y/Z a list of sites, or Date of X/Y/Z sites A, B and C. What degree of specificity is required? • Dependent upon the intention of “proposed date” is there scope for flexibility if a site is completed ahead of schedule to move to another site not scheduled until later in the month? 	<p>The intention is that the City needs to know what, when and where chemicals are being applied to inform the community.</p> <p>Contractors shall submit application schedules monthly, including what is intended to be applied, where, when and the target.</p> <p>For all programmed pesticide use, as per the plan, the proposed schedule each month will include:</p> <ul style="list-style-type: none"> • Location; • Target pest/weed; • Product; and • Proposed date. <p>There is flexibility to include additional sites to the schedule each month, as long as the site is listed for application in that month.</p>
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		<p>As written there are several areas of ambiguity within the documents which require clarification. Further it is impossible to determine as the documents are currently written if there will be any level of impact on the work we as a contractor do for the City. These areas of query need to be made clear in the document.</p> <p>Emilie Hethey, Landcare Weed Control</p>	<p>Noted. Administration will provide guidance to all contractors on their obligations and requirements to provide relevant information on implementing the Policy once adopted.</p>
5	Resident	<p>To whom it may concern, As a concerned resident, and with much safer and effective weed management strategies out there including steam weeding (which has been taken up by other local shires like Bassendean) is it not time for a change? After taking in ALL the available information there is out there, thinking of our children, future generations and our environment/ecology (including our dwindling bee populations)... How can we go on with our current practices?</p> <p>Concerned, Bronson Smith</p>	<p>Noted.</p> <p>The City will continue to investigate and trial alternative weed control methods as required. However, currently steam treatment is cost prohibitive and impractical, particularly in natural areas. The City uses chemical weed control only when necessary, and is used in conjunction with handweeding methods.</p> <p>Glyphosate has been deemed safe for use by Australian Government Authorities.</p>
6	Resident	<p>To whom it may concern, I meant to comment before now but work constraints and time have eluded me. I realise the time frame for comments have now closed, but would like to ask a few questions. How much research has gone into the use of the chemical glyphosate. Have you read or heard about experts in the US such as Dr Stephanie Seneff from MIT? In scientific fields it is known as a disrupter and gets into the gut of people and animals. This is how it kills plants as it disrupts the protein pathways. It disrupts ours as</p>	<p>Noted</p> <p>The City will continue to investigate and trial alternative weed control methods as required.</p>

		<p>well. It only has it been proven to be carcinogenic but it also causes many allergies. Is it used with other chemicals as the synergistic effect with other chemicals makes them more toxic. I am concerned as a resident that glyphosate is being used without proper research just because it is recommended by pesticide companies. It is bad enough that it is sprayed over our crops and we then eat it, unless you buy organic. But when it is sprayed on a park it then blows into our neighbourhoods and we have no choice but to breathe it in or touch it and our pets get it on their paws and fur and then lick it, leading to cancers. It also concerns me that your workers have no protection when spraying it. My son worked for the City at one time and he tells me that no protective gear was worn when spraying glyphosate. You obviously know how toxic it is as you put up a warning sign for the public. Please do some research before it is too late. In light of the latest court case in The US please provide protection for your workers. Please make the right choice for our community the people as well as the animals. This includes all our native species and insects as well are being affected by glyphosate. Please consider safer options.</p> <p>Regards, Linda Ingate</p>	<p>However, currently steam treatment is cost prohibitive and impractical, particularly in natural areas. The City uses chemical weed control only when necessary, and is used in conjunction with handweeding methods.</p> <p>Glyphosate has been deemed safe for use by Australian Government Authorities.</p> <p>All CoW employees follow strict OSH procedures when using any pesticides, including wearing appropriate PPE and this requirement is included in the policy document.</p>
7	Resident	<p>I would like to believe that everyone in our Council want to do their best to ensure that they are not adding to the health issues most people have these days. Here, with a few articles I would like to bring under your attention to show you the toxic effect Glyphosate has on humans, animals and the planet:</p> <ol style="list-style-type: none"> 1. www.sbs.com.au/news/the-feed/roundup-one-weed-killer-multiple-scientific-options 2. www.pubs.acs.org/doi/abs/10.1021/acs.jafc.8b02212 3. https://www.momsacrossamerica.com/data 4. The recent court case in America... the lawyer Robert F Kennedy a member of Mr Johnson's legal team said: "This jury found Monsanto acted with malice and oppression because they knew what they were doing was wrong and doing it with reckless disregards for human life". https://www.abc.net.au/news/2018-08- 	<p>Noted</p> <p>The City will continue to investigate and trial alternative weed control methods as required. However, currently steam treatment is cost prohibitive and impractical, particularly in natural areas. The City</p>

		<p>11/monsanto-ordered-to-pay-289-mil-lion-to-school-groundskeeper/10109352</p> <p>5. https://www.youtube.com/watch?v=x5EcxzZDLf8</p> <p>6. http://zachbushmd.com/science-literature/</p> <p>7. https://articles.mercola.com/sites/articles/archive/2016/12/24/poisoned-field-glyphosate-underrated-risk.aspx</p> <p>I would like to ensure that you know about better options for weed control than the current Roundup / Glyphosate option being applied so regularly all around our suburb. Here is an example of such a business: http://www.greensteamaustralia.com.au/ & www.weedsteamers.com.au using steam as a weed controller. From memory Fremantle & Maribyrnong & BaysideCity & Booroondara council uses their services already. "We are involved with all aspects of non chemical weed control and have vast experience in the industry. The main core of our business is weed control for local government, and the principle area of operation is in the Greater Perth metro area. Greensteam Australia was established in 2007 and is involved in all aspects of non chemical weed control. The company prides itself on being able to undertake a range of diverse projects, and its director Jonathan is hands on, providing valuable advice, experience and leadership. This in turn leads to excellent relationships with clients for being reliable, efficient and professional, whilst placing high emphasis on completing contracts within budget and on time. This approach has led to a high level of repeat business." https://www.communitynews.com.au/melville-times/news/councils-set-off-steam-over-pest-weeds-but-melville-not-there-yet/ I would love to see in 2019 the City of Wanneroo joining other councils in Perth using safer treatments like 'steam treatment' to deal with weeds. I live at 69 Appleby drive, Darch. We would like to opt out of any Glyphosate or other chemical spraying happening close to our house and in our suburb for that matter. This week, we stopped a council glyphosate application worker on a Quad applying the poison to the front of our house. Unfortunately this doesn't stop it being applied to the homes either side of us.... We are trying to grow an Organic garden and what we have noticed in the last couple of weeks is that there are no bees! The bees have now been killed off, which is also another HUGE health and environmental concern. We were really enjoying the sight of bees and the children were watching pollination happen! Now there are no bees and we are finding dead bees everywhere! This is disturbing and a clear wake-up call that this is a dangerous poison. Not only is there a concern of our property and our organic edible garden being compromised, I also have a concern for the council workers health who are applying Glyphosate on a daily basis. PLEASE revise that</p>	<p>uses chemical weed control only when necessary, and is used in conjunction with handweeding methods.</p> <p>Glyphosate has been deemed safe for use by Australian Government Authorities.</p> <p>All CoW employees follow strict OSH procedures when using any pesticides, including wearing appropriate PPE and this requirement is included in the policy document.</p>
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		<p>they are wearing proper PPE and that they are not being affected by working with the poison, even better look into safer practices (Steam) where health issues related to poison toxicity wont be a concern. https://www.pnas.org/content/115/41/10305 https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0205074#sec022</p> <p>We are a block away from Appleby Park, which is being sprayed frequently. I am very sensitive to chemicals (I have severe respiratory issues) and I also have a child who is very sensitive to chemicals like roundup. We have more 'flare-up's' around the periods of spraying. And it also makes going down to the local park a concern as we are not sure whether or not it has been sprayed until after we come home and we either have rashes or respiratory distress. I have also voiced on our local Facebook page about the use of Glyphosate being sprayed in our area, and there was quite a response to others also opposing the use of the poison with concern for their pets and also health. I would really appreciate it if you would be looking into the steam option listed above. This is the health of our community we are talking about. A lot of which are young families with young children, with at least 3 schools in the area. I would also appreciate more clear notification of when the poison will be applied and for signage to stay up once it has been applied! I notice that there is signage during application, but not after. I feel that the later is important. And also a letter notification for ALL residents in Darch when Glyphosate will be applied. But hopefully changes will be made quickly, new and healthier implements will be put in place and this will no longer be a concern for all residents. Please keep me informed of the proceedings of this issue, any changes or no changes that will be made. Kind regards, Donna Andriotis 69 Appleby Drive, DARCH 0422 816 286</p>	
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Community & Place

Community Service Delivery

3.5 Draft Social Strategy

File Ref:	26963 – 19/75528
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	2

Issue

To endorse the City's inaugural draft Social Strategy for public comment.

Background

The City has a variety of community-directed plans that are designed to inform and resource outcomes relating to the Society theme within the City's Strategic Community Plan (**SCP**).

At present, the approaches and themes identified in these plans are not consolidated through an overarching Strategy. The Social Strategy (**Attachment 1**) has been developed in order to provide direction on how the City will achieve its strategic objectives and priorities through its various community-directed plans, with particular focus on creating '*healthy, safe, vibrant and connected communities*'.

The Social Strategy provides guidance to the delivery of the outcomes under the Society theme of the SCP in a similar way to how the recently adopted Local Environmental Strategy does for the Environment theme.

Detail

The Strategy establishes a set of guiding principles and clarifies the various roles played by the City in order to achieve its social outcomes. To ensure ongoing consideration of current and emerging community needs, these guiding principles and roles are being integrated with ongoing SCP and Corporate Business Plan (**CBP**) development and review.

To achieve the vision and aspirations of the SCP, the Social Strategy is taking a considered and staged approach to delivering current priorities through alignment with the City's community-centric Place approach. The Strategy will be delivered through the strategic and operational actions contained within service plans to ensure that all relevant business planning activities are delivered through the most appropriate and effective approaches.

Consultation

Extensive work has been undertaken to ensure that the draft Social Strategy aligns with the City's Integrated Planning and Reporting Framework.

Once the Strategy has been considered by Elected Members, it is intended that the document will be released for public comment. Feedback will be sought from the community and other key stakeholders on fundamental aspects of the Strategy, including the guiding principles, roles and approaches. Comments will be collated and considered in the refinement of the Strategy prior to formal Council adoption.

Comment

While this document will guide the City in the development and review of its relevant community-directed Plans, it is also important that the community understands how the City intends to achieve its strategic social outcomes through the Strategy.

To ensure that residents and stakeholders understand the key elements of the Strategy, a consolidated version of the document has been developed (**Attachment 2**) that will also be distributed for public comment.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O09 Integrated Reporting	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
CO-O20 Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risks relating to the issue contained within this report has been identified and considered within the City's Corporate risk register in the delivery of our Strategic Community Plan. The Social Strategy has been developed in order to provide direction on how the City will achieve its strategic objectives and priorities through its various community-directed plans.

Policy Implications

Nil

Financial Implications

Implementation of the draft Social Strategy can be delivered through the City's endorsed plans that are considered as part of the City's annual budget process.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ENDORSES the draft Social Strategy being released for public comment for a period of four weeks; and**
- 2. NOTES that the feedback received and the draft Social Strategy will be presented for Council adoption following the public comment period.**

Attachments:

- 1 [!\[\]\(d410bf35b5f13e023f1b42553b11cb3c_img.jpg\)](#) Social Strategy DRAFT (March 2019) 18/431726
- 2 [!\[\]\(11bc97d971b3f1ec1c3312bf12eda87b_img.jpg\)](#) Social Strategy Community Summary 19/101201



SOCIAL STRATEGY

2019



Mayor's Message

The City of Wanneroo is committed to moving from a 'one size fits all' approach to a Place approach that acknowledges the local uniqueness, diversity and heritage of its communities.

Our vision is to create a vibrant and progressive City within which our communities benefit from improved social health and wellbeing.

This ambitious Strategy sets out how the City will deliver this vision and how the social objectives identified by Council will be achieved.

The City of Wanneroo will help its community reach the best possible social outcomes through:

- **Working in partnership** with residents and local organisations
- **Policy development** that recognises community needs and identifies gaps and strengths in service delivery
- **Providing** services, facilities, funding and programs that meet community expectations within the framework of the City's financial sustainability policies
- **Regulatory functions** such as land use planning, local laws and public health
- **Acting as a catalyst** and an **advocate for change** that benefits our community
- **Educating** residents to assist them to understand the City's role and actions.

Enhancing the social prosperity of our City is a fundamental and exciting process that ensures the development of safe, healthy and vibrant communities. We look forward to embarking on this exciting journey with you.

Mayor Tracey Roberts JP

Contents

OVERVIEW	5
STRATEGIC ALIGNMENT	7
THE JOURNEY AHEAD	8
COMMUNITY IMPACT CONTINUUM	9
GUIDING PRINCIPLES	10
OUR APPROACH	11
CITY SERVICES	13
COMMUNITY PROFILE	14
CHANGE DRIVERS	17
MONITORING & REPORTING	19
ALIGNMENT OF CITY SERVICES WITH SOCIAL STRATEGY	20

Overview

The City of Wanneroo's vision is to create a vibrant and progressive City within which our communities can prosper. We recognise the opportunities and challenges presented by steady population growth and increasing diversity within our community. Our ten year Strategic Community Plan (SCP) outlines our aspirations in relation to this, and the outcomes that we want to deliver for the communities of Wanneroo.

Purpose

The Social Strategy sets out how the City will deliver on the long term vision for our community and provides the direction on how the social objectives identified by the Council will be achieved.

The Social Strategy:

- recognises the differing needs and challenges faced by individuals and families throughout their life and aims to provide a range of opportunities that enable them to thrive and prosper in our community;
- recognises the importance of proactive and preventive approaches to safeguard the social, environmental and economic wellbeing of the community;
- prioritises resources to enhance social cohesion and reduce disadvantage; and
- assists the City to gain important information on objective and subjective social outcome indicators to measure and assess community wellbeing and areas for development.



Strategic Context

The City's SCP 2017/18 – 2026/27 sets out the vision and aspirations for the City across four key themes: Society, Economy, Environment and Civic Leadership. The Social Strategy guides, in particular, how the objectives of the Society theme are to be developed, delivered and evaluated in line with the City's priorities and services.

The Social Strategy is both informed by and informs other Strategies and Plans developed and delivered across the organisation. As such, the Strategy aims to provide clarity on the approach and delivery of organisational initiatives undertaken through these various community-directed plans. It is therefore essential that all future plans and projects continue to align with the Strategy's guiding principles and approach.

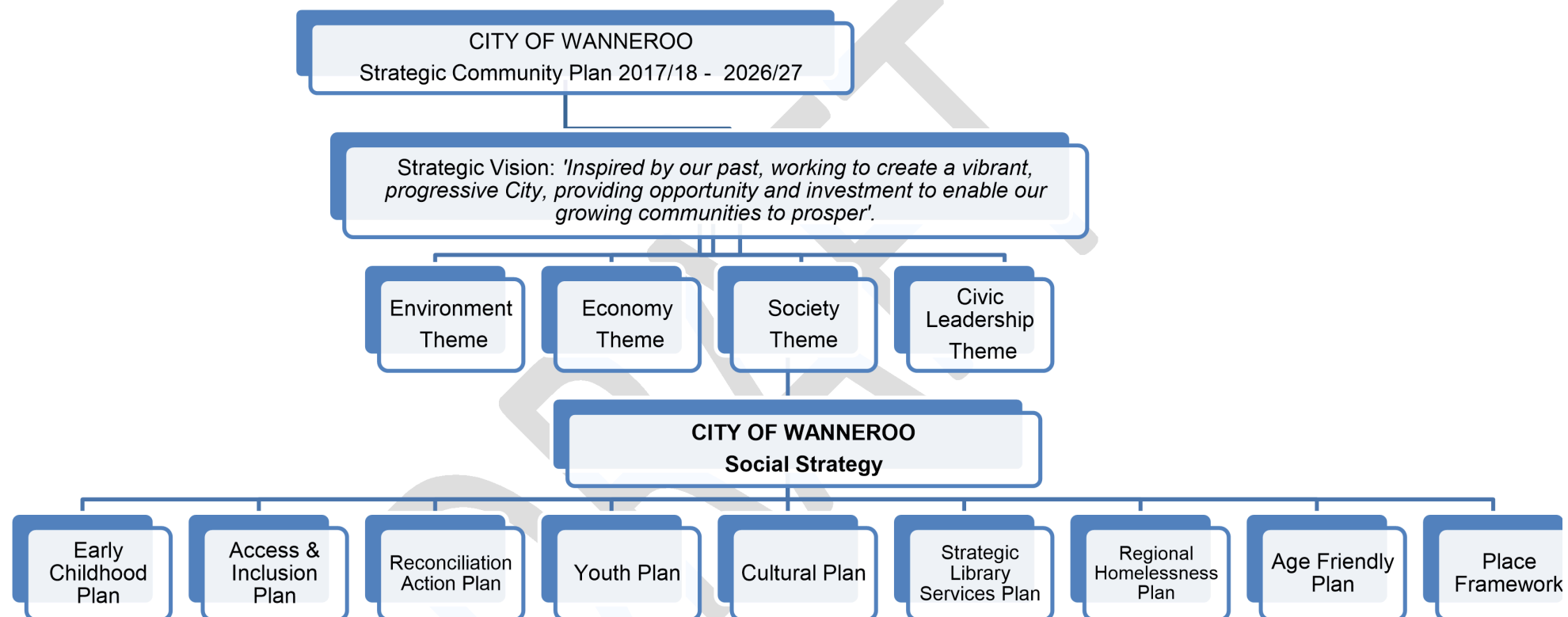


Objectives

The objectives of the Social Strategy are to:

- Outline a set of guiding principles that underpin the Society theme;
- Adopt a capacity building approach to deliver localised place based responses to community need;
- Facilitate enhanced relationships with the community in planning and project delivery;
- Provide guidance to achieving the outcomes and priorities of the Society theme; and
- Inform Strategic and Service Planning.

Strategic Alignment



Other Relevant Plans: Community Facilities Planning Framework, Active Reserves Masterplan, CCTV Service Plan

The Journey Ahead

Although the Strategy is guided by the content and themes identified through existing Plans, it also aims to be visionary so that any new plans that require development can align to the guiding principles and identified approaches. In turn, identified future initiatives also assist in reviews of the SCP.

To achieve the aspirations and vision of the SCP, the City's Social Strategy is taking a considered and staged approach to delivering current priorities. The City is committed to moving from a "one size fits all" approach to adopting a community centric Place Approach that acknowledges the local uniqueness, diversity and heritage of communities living within the City.

Planning to meet our immediate and future community needs is an evolving process that utilises new communication strategies and interactive opportunities for community participation. The City's forward planning strategies bring a renewed energy and focus to how we engage with the community to support future goals and aspirations for their local areas.

The *Community Impact Continuum* illustrates the City's journey towards realising the aspirations of the Strategic Community Plan through the Plans and Services that deliver on the Social Strategy.



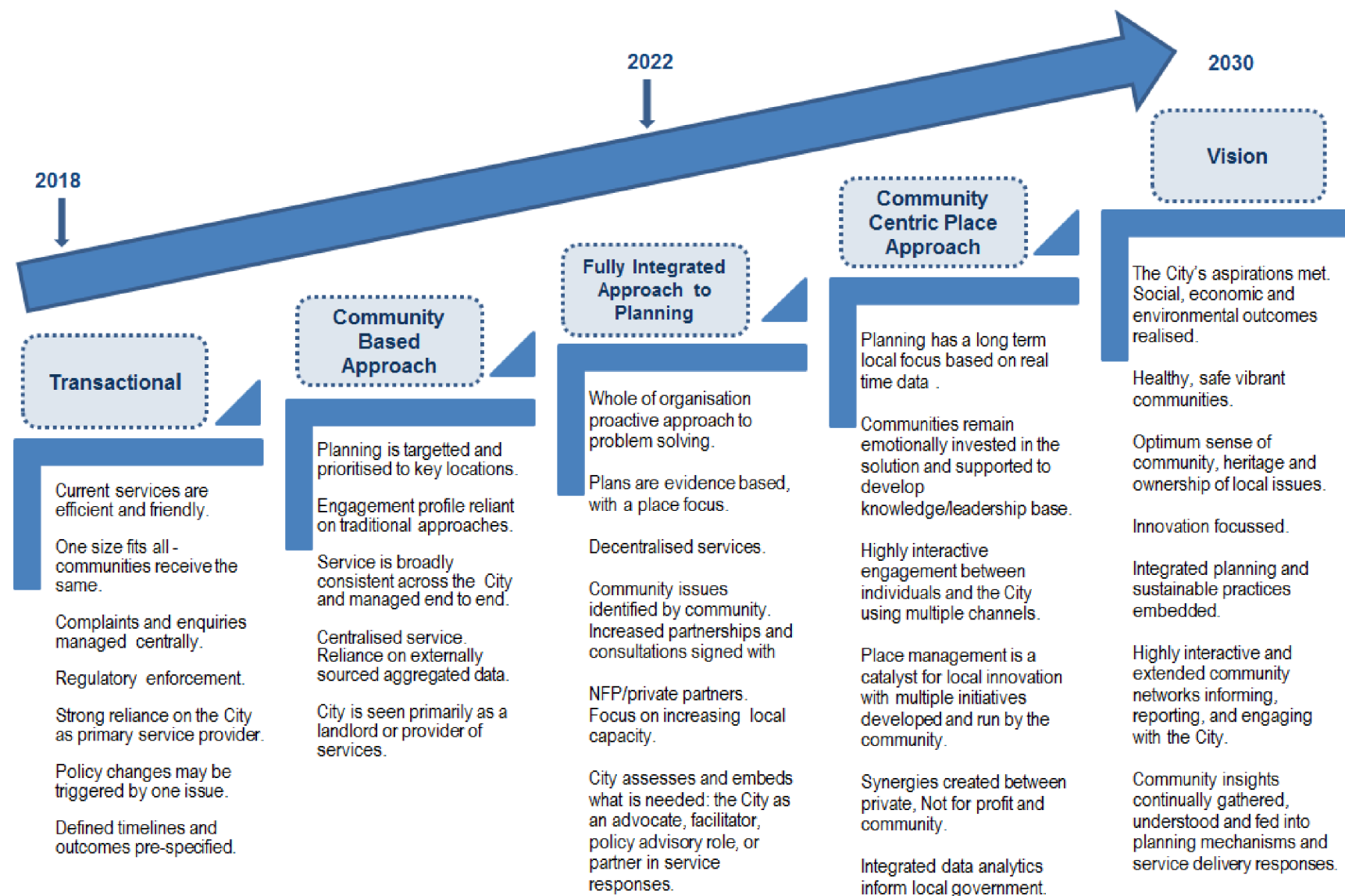
Community

People living in the same locality and the relationships between them.

...includes place based, interest based and other forms of new and emerging communities.

Kalpana Goel

Social Strategy Community Impact Continuum



Guiding Principles

The following principles apply to the Social Strategy and are considered to be fundamental to enhancing our community's health and wellbeing. These principles will be considered across all plans, projects and services either delivered by the City, on behalf of the City, or in partnership with the City.

The City:

Places the health and wellbeing of the community as the paramount consideration in all its interactions.

Demonstrates a proactive approach to community engagement by promoting opportunities for participation in the planning, review and improvement of services and projects for our community.

Strengthens its cultural capability by engaging with people from culturally and linguistically diverse backgrounds.

Demonstrates its commitment to reconciliation by proactively and meaningfully engaging with Aboriginal and Torres Strait Islander peoples.

Contributes positively to place based community driven solutions to local needs.

Plans for new and/or repurposing of spaces to reflect character and distinctiveness of place that is reflective of local heritage and natural environment and responds to changing community needs.

Develops self-sufficiency of individuals and communities through the provision and promotion of volunteer opportunities, leadership and capacity building initiatives, and continuing to leverage from local knowledge and skillsets.

Ensures that vital social infrastructure is coordinated and integrated into place activation strategies and land use planning.

Supports high quality sustainable services for the community that utilise multi-sector approaches and encourages innovation, continuous improvement and maximum benefit to the community.

Leads information sharing, partnerships and collaboration with different stakeholders to further strengthen the City's social, environmental, cultural and economic wellbeing.

Meets governance standards and accountability measures that reflect quality and value for money.

Our Approach

The City works with the community to effect positive change and sustainable development, while having regard for Wanneroo's distinctive and diverse communities and places of interest.

The City has a wealth of skills and expertise to enable a good understanding of community needs and aspirations through its community engagement and strategic planning processes, data gathering and research base. The City's planning activities across all themes of the SCP includes undertaking evidence-based research and seeking the input of our residents, service users, business, community and stakeholders including partners across all levels of Government, peak bodies, private providers and the non-government sector.

To achieve healthy, safe, and connected communities; the City through its plans and actions will undertake a range of key roles to achieve the City's priority outcomes for 2018-2022. These roles include:

1. Information and Engagement

The City has a role in ensuring the community is well informed of City business and has the opportunity to engage, connect and inform the prioritising and improvement of City services and facilities.



2. Advocacy and Support

The City is well placed to provide a mechanism for individuals and communities to express their needs and for the City to negotiate on their behalf for resources, funding and recognition.

3. Partnership Development

The City actively develops and maintains relationships with key stakeholders to ensure that service provision is maximised within the City. The City will identify and work closely with partners to collaborate in the provision of community services and community capacity building.

4. Service and Facility Provision

The City provides services and facilities in partnership with government, community and business.

5. Community Leadership and Empowerment

The City is able to encourage and promote opportunities for community leadership by leveraging from local skill sets and facilitating solutions which enhance community capacity and self-sufficiency.



6. Policy and Planning

The City takes a planned, considered approach to all initiatives in accordance with legislation and best practice, and develops Policy to support this approach as needed.



Community Development

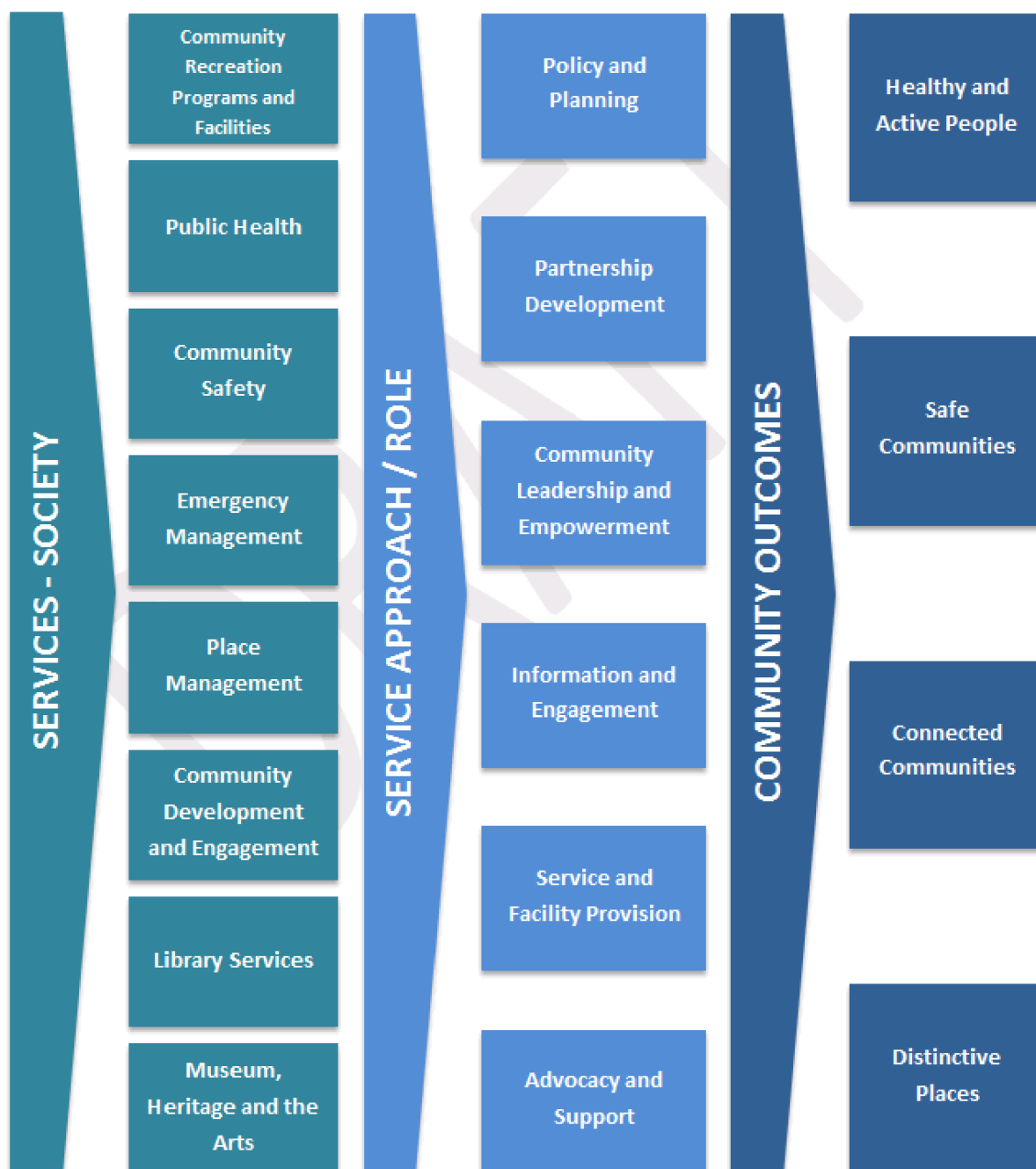
Community Development is a process based on social justice and mutual respect and assists Local Government to work with their communities to develop active, sustainable and supportive environments in which people live and work.

WA Local Government Association

City Services

The City offers a variety of services that connect directly with the community and provide support for a range of community and social priorities.

These services are provided directly or indirectly by the City through its varied roles and approaches to achieving community outcomes.



Community Profile

The Strategy is far reaching, across a City with changing demographics and a variety of services.

Community

212,096 Estimated number of residents in 2018

20% Speak a language other than English at home

33 years Median age of residents

24,748 Expected increase in population from 2018-2021

41% Of our residents were born overseas

3,000 Additional dwellings needed per year

Community Facilities



4

Libraries



2

Recreation Centres



25

Community Centres

Infrastructure

575 Parks and open spaces

1,650 Kilometres of road

Totalling:

2,608 Hectares

1,284 Kilometres of pathways

This includes:

41 Active parks comprising golf courses, sporting complexes and sports grounds

128 Conservation reserves such as bushland and wetlands

Data taken from the City of Wanneroo Strategic Community Plan 2017/18 – 2026/2027, Corporate Business Plan 2018/19 – 2021/22 and Access & Inclusion Plan 2018/19- 2021/22.



8.9%

ARE UNPAID CARERS
ASSISTING A PERSON
WITH A DISABILITY,
LONG TERM ILLNESS
OR OLD AGE



3.5%

NEED HELP IN THEIR
DAY TO DAY LIVES DUE
TO A DISABILITY



41%

OF RESIDENTS WERE
BORN OVERSEAS

20%



ARRIVED IN AUSTRALIA
5 YEARS PRIOR TO 2016

17%



CAME FROM
COUNTRIES
WHERE ENGLISH
WAS NOT THEIR
FIRST LANGUAGE

FASTEST GROWING

The City is the fastest growing local government in Western Australia and fifth fastest growing in Australia.

Perth's next major Strategic Metropolitan Centre at Yanchep is currently being developed in the City of Wanneroo's north.



TOTAL AREA

683km²



RAPIDLY EXPANDING

The City of Wanneroo is a rapidly expanding outer metropolitan local government on the northern fringe of the Perth Metropolitan Area.

The City is located approximately 12 kilometres from the Perth CBD at its nearest point and 63 kilometres at its furthest point.



COUNTRY OF BIRTH

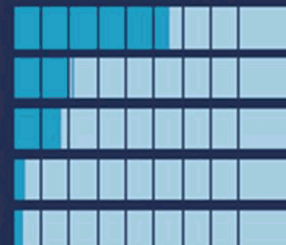
AUSTRALIA 55%

OTHER 21%

UK 17%

NEW ZEALAND 4%

SOUTH AFRICA 3%



How does this data inform the City?

This data assists the City to:

- Plan for, approach and engage the most vulnerable groups at risk of disadvantage and isolation;
- Identify areas of emerging need;
- Inform our range of plans; and
- Prioritise our approach to best meet community need where it is most felt.



In doing so, we will continue to create opportunities that enable enhanced community health and wellbeing, well connected social and economic infrastructure, and safe and distinctive spaces which maximise our natural environment, vegetation and habitat and can be enjoyed by the whole community.

A key commitment is to create connected communities by building on the strength of the cultural and heritage diversity within our community. Heritage plays a big part in shaping an area, and in responding to this, we are committed to creating a City with distinctive places based on the identity of areas and people's connection to these places.

Capacity Building

The process of developing and strengthening the skills, instincts, abilities, processes and resources that organisations and communities need to survive, adapt, and thrive in a fast-changing world.

United Nations Academic Impact

Change Drivers

The Social Strategy is informed by and integrates with other Strategies and Plans which have been developed to respond to the following key drivers in our operating context:

Economy:

- Slowdown in the National and State economy has increased the demand for jobs, recreation and services close to home along with increasing pressure for transport solutions.
- The City is undertaking place management and place activation at the Girrawheen Hub and the Yanchep Two Rocks Access Centre (YTRAC) to recognise the business development needs and skills retraining requirements of the local community.

Environment:

Environmental issues such as scarcity of resources and climate change has created greater community awareness and ownership/stewardship of their environment including beaches, parks, bushland and wetlands. Responses to environmental issues include:

- Joint Agency Risk Mitigation (Lake Joondalup)
- Local Emergency Management Arrangements
- Coastal Hazard Risk Mitigation and Adaptation Plans
- Biodiversity Plan
- Environmental Management Strategy

Service Delivery:

Changes in the role of Local Government in context of Federal and State policy drivers and funding allocation, together with changing community expectations, has required development of different service models, increased collaboration, resource sharing through partnerships, and advocacy. Examples can be found in the:

- Transition of Home and Community Care Services
- Reinstatement of funding for financial counselling
- Partnerships i.e. Merriwa Hub

Growth:

Population growth has put pressure on housing diversity, with a corresponding demand for services that respond to diverse cultures and age demographics. Responses to population growth include:

- | | |
|---|-------------------------------|
| • Active Reserves Master Plan | * Local Area Planning |
| • Community Facilities Planning Framework | * Place Framework |
| • Developer Contribution Plans | * Strategic Land Use Planning |

Accountability and Engagement

An increased accountability and performance requirement from State Government, through initiatives such as the Integrated Planning and Reporting Framework, requires higher standards of governance systems, transparency and engagement with communities evidenced through:

- Community Engagement Framework
- Customer First Strategy
- Annual Performance Reporting

As such, the roles played by the City in delivering on the Strategy will be based on:

1. Achieving the City's priorities for 2018/19-21/22.
2. A strong understanding of demographic, social and economic issues and trends, developed in consultation with the community about what works best to inform decision making.
3. Incorporating ways that technology may provide affordable options for the community that improve access to information and service delivery responses.
4. Applying business, governance and financing models that attract social enterprise and investment from our community partners and stakeholders.
5. Supporting continuous improvement in the way services are delivered.
6. Place based approaches that connect, improve and transform communities.



Monitoring & Reporting

This Strategy aims to provide direction for the City, and its many residents and stakeholders to collaborate on initiatives which meet the goals and objectives of the SCP and other key strategic documents.

Reporting

The Strategy is reflected through the City's annual Service Planning process with key actions delivered through Service Plans, both strategic and operational. Alignment with the Strategy will be reported to Council through the Annual Reporting process against both individual Informing and Resourcing Plans.

It is anticipated that social outcome measures will be developed throughout the lifecycle of this Strategy in order to analyse and review achievements and learnings.



Review

The Strategy will be reviewed in conjunction with major reviews of the SCP (every four years) to ensure alignment with the priorities of Council to reflect the aspirations and future needs of the community.

As the City moves towards holistic service-based planning, the overarching principles and approach of the Social Strategy are intended to be integrated with the Corporate Business Plan, and therefore the objectives of this document will adapt accordingly. In addition, when community driven plans or strategic documents are created or reviewed, this will be in accordance with the Guiding Principles and Approaches of the Social Strategy.

Alignment of City Services to Social Strategy Roles and Approaches

Service	Social Strategy Roles & Approach	Informing & Resourcing Plans
Community Recreation Programs and Services <ul style="list-style-type: none"> • Sport and recreation program delivery • Community and sporting clubs liaison • Surf lifesaving beach patrols • Community facility planning • Community facility bookings • Facility management 	<p>Information and Engagement The City has a key role in ensuring the community is well informed of programs, services and events which encourage healthy, active lifestyles and promote positive physical and mental wellbeing. It is important that the City engages and connects with its community in order to deliver programs and services aligned to community needs.</p> <p>Partnership Development To develop and maintain relationships with key stakeholders to ensure that service provision is maximised within the City. The City will partner and collaborate with relevant stakeholders to increase physical and mental wellbeing, through leisure and recreation services/initiatives and a variety of high-quality facilities, open spaces and parks which promote healthy lifestyles and connection within the community. This includes strong relationships with sporting and community clubs and partners who assist the City to deliver vital services such as Surf Lifesaving Patrols.</p> <p>Service and Facility Provision The City will provide access to facilities, services, programs and events which encourage community members to participate in activities which promote healthy, active lifestyles and community connections. The City will explore opportunities to use and leverage social infrastructure to build community wellbeing in partnership with government, community and/or business.</p> <p>Policy and Planning The City will plan for and provide innovative models for quality community facilities and programs to enable opportunities for healthy and active lifestyles.</p>	<ul style="list-style-type: none"> • Facility Asset Management Plans • Active Reserves Master Plan • Master Plan for Sport related Cycling Facilities • Community Facilities Planning Framework • Customer First Strategy • Access & Inclusion Plan • Community Engagement Framework • Asset Management Plan • Youth Plan • Age Friendly Strategy • Cultural Plan • Regional Homelessness Plan • Early Childhood Strategy • Reconciliation Action Plan • Strategic Library Services Plan
Public Health <ul style="list-style-type: none"> • Food safety • Water quality monitoring • Disease prevention • Pest control • Built environment • Pollution monitoring 	<p>Policy and Planning The City will ensure statutory compliance through the provision of integrated compliance services to facilitate healthy and safe communities.</p> <p>Information and Engagement To continue to raise awareness and provide information about a range of public health risks including vector and pest control, domestic and commercial noise, pollution and handling of asbestos.</p> <p>Service and Facility Provision To effectively meet the statutory requirements and local laws particularly in the areas of food safety, air, land and noise pollution. The City will also continue to monitor and respond to emerging environmental health risks.</p>	
Community Safety <ul style="list-style-type: none"> • Community Safety Education • Safety Patrols • Local Law enforcement • CCTV Management • Animal Management 	<p>Information and Engagement To ensure the community is well informed of City business in relation to community safety, including provision of information and education initiatives in conjunction with industry partners. The City will also engage and inform the community through its Community Safety Working Group which responds to identified community safety priorities such as monitoring of hot spot areas.</p> <p>Partnership Development The City will actively inform and engage with its partners to ensure timely, proactive information sharing. The City will collaborate with a variety of stakeholders i.e. WA Police in order to provide more integrated, holistic services around risk management and safety promotion.</p> <p>Service and Facility Provision To provide services as appropriate and/or facilities in partnership with government, community or business. This is delivered through the City's CCTV Plan, Animal Care Centre management and various events and programs which promote community safety and education.</p> <p>Policy and Planning Contributing to policy and planning on community safety related initiatives including Local Law development and implementation for animal management, and ensuring property/public spaces are planned and built in accordance with Crime Prevention through Environmental Design (CPTED) principles.</p>	<ul style="list-style-type: none"> • CCTV Plan • Regional Homelessness Plan • Facility Asset Management Plans • Customer First Strategy • Community Engagement Framework • Asset Management Plan

Emergency Management

- Fire protection
- Management of volunteer bushfire brigades
- Local emergency preparedness
- Management of recovery

Information and Engagement

The City provides information and education to the community, business and other stakeholders in relation to disaster preparedness, to enhance community resilience and increase the district's ability to respond and recover from emergency situations. The City will actively inform and engage with its partners to ensure timely, proactive information sharing particularly in response to bushfires, ensuring that the City and local private properties are prepared to the fire season.

Advocacy and Support

The City will develop community resilience to crises and minimise potential risk through preparedness and recovery from natural disasters such as bushfires and floods. The Local Emergency Management Committee provides a forum to ensure that all relevant agencies have appropriate disaster mitigation and recovery plans in place through the provision of the required advice and support.

Partnership Development

To develop and maintain relationships with key stakeholders to ensure that the City's ability to respond and recover from disasters is maximised, for example through the Local Emergency Management Committee and Bushfire Advisory Committee. The City will collaborate with stakeholders and relevant authorities to ensure emergency preparedness and risk mitigation i.e. Bush Fire Brigades and Department of Fire and Emergency Services.

Service and Facility Provision

To provide appropriate services and facilities in partnership with government, the community and business to enable the community to be prepared and to recover from emergency situations. This is delivered through the, the provision of Local Emergency Response Centres, Bushfire Management and various programs which promote disaster relief and emergency preparedness.

Community Leadership and Empowerment

The City actively promotes opportunities for community leadership through ongoing support and development of volunteers whose skills and expertise promote safe Wanneroo communities and enable recovery from emergency situations and response to wild fires i.e. Volunteer Bushfire Brigades.

- Age Friendly Strategy
- Access & Inclusion Plan
- Local Emergency Management Arrangements
- CCTV Plan
- Regional Homelessness Plan
- Reconciliation Action Plan

Place Management

- Coordination of City services in place
- Development of Local Area Plans
- Place Activation advisory service

Information and Engagement

To ensure the community is well informed of City business and has the opportunity to engage and connect with the City services, facilities and each other in place. It is important for the City to also receive information from the community regarding their needs and those from within discrete areas and local places to better inform service delivery. The community will be actively engaged in the development and activation of Local Areas across the City through contributions to planning, design, infrastructure and the implementation of programs and services.

Advocacy and Support

To provide a mechanism for individuals and communities to express themselves and negotiate on their behalf for resources, funding and recognition. The City will use knowledge and data regarding the specific needs of each Place Management Area to provide relevant and adequate advocacy and support to individuals, groups and businesses which allows them to flourish.

Partnership Development

Develop and maintain relationships with key stakeholders to ensure that service provision is maximised within the City. It is vital that the City collaborates with a range of partners to influence and drive changes to ensure that residents have access to quality, place-based, sustainable services into the future.

Service and Facility Provision

The City will identify opportunities to improve, expand or diversify the provision of social infrastructure and service/program delivery in order to maximise social inclusion. The City's hubs aim to meet the needs of specific areas by ensuring services offered in place enhance the culture, heritage and distinctiveness of each place. Infrastructure will be planned for and built to reflect the uniqueness and local characteristics of the area. The City provides a varied community events program which is designed to align with and enhance the distinctiveness of each place.

Community Leadership and Empowerment

To encourage and promote opportunities for community leadership by mobilising community assets, identifying gaps and facilitating solutions to improve self-sufficiency. The City's Place Approach encourages community led initiatives driven by groups and individuals in order to add value to Local Areas in a sustainable manner.

Policy and Planning

To access local knowledge, information and data regarding the specific needs of each Place Management Area and advocate for the needs and support of individuals, groups and businesses. Decision making is based on clear, transparent processes. A strong emphasis on planning is integral to the delivery of distinctive places and ensuring the implementation of local, accessible services.

- Place Framework
- Local Area Plans
- Community Facilities Planning Framework
- Community Engagement Framework
- Cultural Plan
- Access & Inclusion Plan
- Economic Development Strategy
- Strategic Asset Management Plan
- Strategic Library Services Plan
- Reconciliation Action Plan
- Facility Asset Management Plans
- Local Planning Strategy
- Youth Leadership Model
- Strategic Library Services Plan

Community Development and Engagement

- Community transport
- Social Inclusion
- Age Friendly initiatives
- Youth services
- Early childhood services
- Community funding
- Access and inclusion
- Reconciliation
- Volunteering
- Community engagement
- Community capacity building
- Events management
- Assessment of event applications

Information and Engagement

Meaningful community engagement is essential in order to guide and shape ongoing service delivery and ensure residents feel connected with the City and one another. The City uses its varied communication channels to connect, inform and engage with the community in a variety of different ways, in a format which is inclusive and accessible for all members of the community.

Advocacy and Support

To negotiate on behalf of the community for resources, funding and recognition, with the aim of supporting individuals and communities to flourish. The City aims to ensure access and inclusion for the whole community and advocates for service provision where there are identified gaps.

Partnership Development

The City will develop and maintain relationships with key stakeholders to ensure that service provision is maximised within the City. Working with the community, industry, businesses and all level of government towards common outcomes will expand the City's capacity to improve social inclusion and create connected communities.

Service and Facility Provision

The City will focus on the development and activation of community hubs, facilities and unique places. Facilitation of programs, events and activities will allow local communities to connect with one another and access relevant, beneficial information or support.

Community Leadership and Empowerment

To encourage and promote opportunities for volunteerism and community leadership by leveraging from local skill sets which drive and shape local initiatives. The City is committed to developing self-sufficiency within the community and acknowledges the important role which community leaders and volunteers play in advising the City and delivering vital programs and events.

Policy and Planning

The City enables robust planning, policy and service delivery designed to support social and economic participation for all. The City's Plans aim to identify and support hard to reach communities, build capacity, engage individuals and families and develop responses and options to increase their participation in community life.

- Youth Plan
- Age Friendly Strategy
- Cultural Plan
- Regional Homelessness Plan
- Early Childhood Strategy
- Strategic Library Services Plan
- Reconciliation Action Plan
- Access & Inclusion Plan
- Wanneroo Cycle Plan
- Facility Asset Management Plans
- Active Reserves Master Plan
- Master Plan for Sport related Cycling Facilities
- Customer First Strategy
- Community Engagement Framework
- Asset Management Plan

Library Services

- Community resources, facilities and engagement
- Literacy and lifelong learning
- Digital media provision

Information and Engagement

The City provides a strong digital presence to promote library activities and online resources, connecting with members and the broader community through various communication channels. The City engages and informs the community via these channels and within libraries to ensure program and service delivery remains relevant to community needs.

Service and Facility Provision

The City will provide access to library facilities and services, including online and physical resources, in addition to being community hubs that encourage the community to meet and participate in programs, events and activities that promote learning, connection and leisure opportunities

Community Leadership and Empowerment

Stimulating Learning, Discovery and Creativity, the City libraries offer experiences for our local communities so that people are empowered to develop as literate, skilled and confident life-long learners.

Partnership Development

Embracing a community-led philosophy to involve communities in the designing and delivery of programs and services responsive to community needs the City will partner and collaborate with internal and external stakeholders. Partnerships will leverage our libraries as communities hubs that foster belonging and connection, adding to the vibrancy of our community.

Policy and Planning

The City will plan for and provide innovative library model, services and programs to enable opportunities for the community to learn and connect.

- Youth Plan
- Age Friendly Strategy
- Early Childhood Plan
- Cultural Plan
- Place Framework
- Strategic Library Services Plan
- Reconciliation Action Plan
- Access & Inclusion Plan
- Customer First Strategy
- Community Engagement Framework
- Information and Communication Strategic Plan

Museum, Heritage and The Arts

- *Cultural and artistic experiences*
- *Management and promotion of cultural and heritage collections and sites*
- *Heritage education programs*
- *Community history reference and retrieval services*

Information and Engagement

Increasing the community's access to and engagement with cultural activities and spaces, providing opportunities to connect, stimulate new ideas and develop skills and knowledge responsive to local aspirations and priorities.

Partnership Development

The City will strengthen partnerships with internal and external stakeholders to showcase local culture, and foster creative, heritage and learning outcomes for the community

Service and Facility Provision

Fostering the diversity and sustainability of the sector by identifying opportunities for building capacity and connecting individuals with community groups and agencies. Raising the profile of the City's facilities, services, and natural environment to build distinctive places, showcase our region and enrich our community.

Community Leadership and Empowerment

The City offers cultural and artistic experiences for our local communities so that people are empowered to learn, discover and be creative via events, programs and activities within Museum, Gallery, Libraries, Heritage sites and public spaces.

- Cultural Plan
- Strategic Library Services Plan
- Reconciliation Action Plan
- Access & Inclusion Plan
- Customer First Strategy
- Community Engagement Framework

----- END -----



PURPOSE



The Social Strategy illustrates how the City of Wanneroo will shape 'healthy, safe, vibrant and connected communities' through its many services and community plans.

STRATEGIC CONTEXT



The Social Strategy guides how the objectives of the Strategic Community Plan (particularly the Society theme) are to be developed, delivered and evaluated in line with the City's priorities and services.

JOURNEY



Although the Strategy is guided by the content and themes identified through existing Plans, it also aims to be visionary by moving from a 'one size fits all' approach to adopting a community centric Place approach.

GUIDING PRINCIPLES

The Strategy outlines a set of guiding principles which underpin the City's approach and are fundamental to enhancing our community's health and wellbeing.

The City:

Places the health and wellbeing of the community as the paramount consideration in all its interactions.

Demonstrates a proactive approach to community engagement by promoting opportunities for participation in the planning, review and improvement of services and projects for our community.

Strengthens its cultural capability by engaging with people from culturally and linguistically diverse backgrounds.

Demonstrates its commitment to reconciliation by proactively and meaningfully engaging with Aboriginal and Torres Strait Islander peoples.

Contributes positively to place based community driven solutions to local needs.

Demonstrates its commitment to reconciliation by proactively and meaningfully engaging with Aboriginal and Torres Strait Islander peoples.

Develops self-sufficiency of individuals and communities through the provision and promotion of volunteer opportunities, leadership and capacity building initiatives, and continuing to leverage from local knowledge and skillsets.

Ensures that vital social infrastructure is coordinated and integrated into place activation strategies and land use planning.

Supports high quality sustainable services for the community that utilise multi-sector approaches and encourages innovation, continuous improvement and maximum benefit to the community.

Leads information sharing, partnerships and collaboration with different stakeholders to further strengthen the City's social, environmental, cultural and economic wellbeing.

Meets governance standards and accountability measures that reflect quality and value for money.

SERVICES - SOCIETY

Community Recreation Programs and Facilities

Public Health

Community Facilities

Emergency Management

Place Management

Community Development and Engagement

Library Services

Museum, Heritage and the Arts

SERVICE APPROACH / ROLE

Policy and Planning

Partnership Development

Community Leadership and Empowerment

Information and Engagement

Service and Facility Provision

Advocacy and Support

COMMUNITY OUTCOMES

Place Management

Community Development and Engagement

Library Services

Museum, Heritage and the Arts

Community Facilities

3.6 Warradale Park, Skate and BMX Facility - Outcome of Community Consultation Process

File Ref:	34057 – 19/75650
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	8
Previous Items:	CP03-11/18 - Warradale Park - Skate and BMX Facility Concept Plan and Engagement Outcomes - Ordinary Council - 13 Nov 2018 6.30pm CP02-04/17 - PT01-02/17 Update - Upgrade of the existing BMX Track at Warradale Park, Landsdale - Ordinary Council - 04 Apr 2017 7.00pm MN02-02/17 - Investigation into the Future Needs of Warradale Park BMX Track - Ordinary Council - 07 Feb 2017 7.00pm

Issue

To consider the outcomes of the community consultation process undertaken for the Warradale Park Skate and BMX Facility proposal.

Background

Warradale Park is located at 31 Warradale Terrace, Landsdale (**Attachment 1**). The site has two lots; Lot Number 12938 located on Reserve No 45966 and Lot 13968 on Reserve No 45966. Warradale Park has an overall land area of approximately 11 hectares classifying it as a District Park. The Park is Crown Land vested to the City of Wanneroo for the purpose of public recreation.

The Park is bounded by residential properties to the north, east and west. To the south is the Landsdale Primary School. The northern section of the reserve is a man-made lake with the playing field located in the southern section of the reserve.

The current BMX track facility at Warradale Park is approximately 1,500m² in size (30m x 50m), is 20 years old and has deteriorated in condition over this period.

At the Ordinary Council Meeting held on 13 November 2018, Council considered a report on the Warradale Park Skate and BMX Facility Concept Plan and Engagement Outcomes (CP13-11/18). As a result, Council resolved the following:

That Council:-

1. *ENDORSES the Warradale Park, Landsdale – New Skate Park Facility Concept Plan shown in Attachment 2 of this report, for the purpose of broader community consultation;*
2. *NOTES that based on the current proposed schedule, consultation with the broader community will take place from December 2018 through to February 2019, with the outcomes to be reported to Council by March 2019; and*
3. *RECOGNISES and THANKS the focus group workshop participants for their involvement in the concept design development process.*

Detail

Public Comment Process

The public comment process for the Warradale Park Skate and BMX Facility was opened for a period of 25 January to 1 March 2019.

The endorsed concept plan (**Attachment 2**), a location plan (**Attachment 3**), list of elements (**Attachment 4**) was advertised for public consideration and a consultation letter (**Attachment 5**) advising of the opportunity to comment on this proposal, was sent to 1,442 properties that surround the park.

The consultation period was also advertised on the City's 'Your Say' section on the website with links provided on City of Wanneroo Facebook and Youth Facebook pages.

Administration liaised with the Landsdale Primary School to promote the consultation period through the schools newsletter/parents and citizenships group communication.

The project and consultation also featured in the Wanneroo Times on 11 February, inviting youth input and provided the survey link.

Public Comment Outcomes

At the close of the consultation period, Administration received 102 responses, which comprised of 92 via online feedback and 10 submitted by hard copy. Of the 102 responses, 90 (88.24%) directly supported the concept design or were undecided pending suggested changes. Ten (9.8%) respondents did not support the concept plans – some due to wishes for design changes or other reasons. Two respondents did not answer the question.

In regards to the location of respondents properties, 10 (9.8%) stated that their property is in the directly surrounding locations of House Number 4 - 124 Warradale Terrace, Kevo Place and 49 - 23 Southmead Drive, Landsdale. Ninety two (90.2%) stated that their property is outside of these locations.

A summary of the top five comments received in favour of the project are as follows and have been outlined in more detail within (**Attachment 6**);

- *The facility will save residents having to travel to other locations such as Scarborough to use other skate parks;*
- *Good for kids to be out and physically active and family friendly;*
- *Good seating and covered areas for viewing;*
- *Good to see the City investing in a Landsdale facility; and*
- *Suitable for a wide range of users of all skill levels as well as skaters, bikes and scooters.*

A summary of further comments design changes or additions, are as follows and have been outlined in more detail within (**Attachment 7**):

- *Needs to be suitable for all ages;*
- *Addition of a toilet located near to the facility;*
- *Develop the basketball area;*
- *Increased BMX provision (Dirt Jumps/Pump Track/Longer BMX Track);*
- *Addition of CCTV for security; and*
- *Lighting should be considered.*

A summary of the main reasons for the proposal not being supported has been included below and has been outlined in more detail in **(Attachment 8)**:

- *Potential for increased anti-social behaviour;*
- *Concern about noise;*
- *Financial considerations; and*
- *Preference of different locations.*

Project Schedule

As reported to Council at the meeting held on 13 November 2018, the current project schedule is as follows:

Key Tasks / Milestones	Anticipated Start	Anticipated Finish
Community consultation – survey on concept design	December 2018	February 2019
Report to Council – consultation outcomes	February 2019	March 2019
Grant Application	February 2019	March 2019
Detailed Design	February 2019	May 2019
Construction Tender Preparation and Implementation	June 2019	November 2019
Construction and Practical Completion	December 2019	June 2020
Defects Liability Period	June 2020	June 2021

As previously advised, it should be noted that the project schedule will be subject to further revision as the project progresses and more detailed planning is undertaken.

Consultation

The consultation process has been undertaken as per the City's Community Engagement Policy. Consultation with key stakeholders will be undertaken as a matter of course throughout the design and construction processes.

Comment

Although the large majority of respondents are in support of the concept as presented, Administration will seek to work with key stakeholders and the appointed contractors during the detail design process to consider and investigate the inclusion of the suggested design changes.

In respect to concerns raised by respondents about anti-social behaviour, Administration will seek to mitigate this risk through engaging with young people prior and post the completion of the project, to reinforce positive behaviours and to develop a sense of ownership to the facility. It is envisaged that this process will have a strong link to the local schools.

Statutory Compliance

The current BMX track and proposed development site for the new facility is in close proximity to two known Aboriginal Heritage sites at Warradale Park, Landsdale. The two sites are Registered Aboriginal Site #16804 (Gnangara Site 6) and lodged site #22350 (Snake Swamp 2).

Administration sought advice from the Department of Planning, Lands and Heritage in May 2018 on whether the proposed works would likely impact on Aboriginal heritage and therefore require Section 18 consent. A response letter was provided to the City on 25 May 2018 confirming that the proposed works did not constitute an impact and would therefore not require approval under the *Aboriginal Heritage Act 1972*.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-020 Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

The City's Local Planning Policy 4.3 Public Open Spaces was used as the guiding framework for the development of the draft concept plan. The community consultation process was undertaken as per the City's Community Engagement Policy.

Financial Implications

Funds of \$50,000 are listed within the 2018/19 budget for design, with a further \$600,000 of municipal funds proposed for construction in 2019/20 within the City's Long Term Financial Plan. The current cost estimate for construction of the new facility is \$615,600 and is within budget.

Budget	
2018/19 Design	\$50,000
2019/20 - Construction	\$600,000
Total	\$650,000
Expenditure To Date - Design	\$32,385
Budget Balance	\$617,615

An estimate for the provision of lighting as a subsequent stage has been put at \$200,000. This has not been included within the current project cost. If lighting was to be considered it will be undertaken as a subsequent stage.

Administration has met with external funding agencies to notify of the City's interest in submitting a grant for this project. Administration is in the process of preparing the grant application which is due for submission by the end of March 2019.

Should the external grant application be successful, the City's contribution will be reduced. Should the grant application not be successful, a further report will be provided to Council to outline the revised funding model for the project.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the outcomes of the Warradale Skate and BMX Facility community consultation process, which indicates that 88.43% directly in support of the concept design or were undecided pending suggested changes;
2. **NOTES** that Administration will be submitting a grant application for the project by the end of March 2019, **NOTING** that the construction budget is listed for the 2019/20 financial year; and
3. **RECOGNISES** and **THANKS** the community for their participation in the consultation process for the Warradale Skate and BMX Facility project.

Attachments:

1 	Warradale Park, Landsdale - BMX Track Location	17/79736
2 	Warradale Skate Park - Concept	18/448736
3 	Warradale Park - Skate & BMX Facility - Concept Location	19/11446
4 	Warradale Skate Park - Elements	18/448765
5 	Sample Template Letter - Warradale Skate & BMX Park - Community Consultation PDF	19/112121
6 	Specific elements liked - concept plans - Warradale Skate PDF	19/112149
7 	Further comments or suggestions - concept design of Warradale Skate - PDF	19/112168
8 	Do not support - Concept Plans - Warradale Skate Park - PDF	19/112206



Parcel Boundaries

Lot Number	801
Park & Reserve Name	WARRADALE PARK
Property	
Parcel Number	325262
Property Name	WARRADALE PARK
Address	31 Warradale TCE
Suburb	LANDSDALE 6065
Property Type	Crown Land - COW Managed
Reserve Purpose	Public Recreation
Reserve No	45966
Owner	
Name	Crown Land - City of Wanneroo Management
Address	Locked Bag 1
Locality	WANNEROO WA 6946
Address3	
Home Phone	
Mobile Phone	
Work Phone	9405
Email	



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Warradale Park, Landsdale - New Skate Park Facility - Location Plan

Date: 18/12/2017

Printed by Blee, Rohan

Scale = 1:3500



WARRADALE SKATE PARK - CONCEPT





Property
Parcel Number 325262
Assessment 2731749
Number
Property Name WARRADALE PARK
Address 31 Warradale TCE
 LANDSDALE 6065
Suburb Crown Land - COW
Property Type Managed
Legal Description Lot: 801 DP: 409474
Volume 3167
Folio 793
Reserve Purpose Public Recreation
Reserve No 45966
Owner
Name Crown Land - City of Wanneroo Management
Address Locked Bag 1
Locality WANNEROO WA 6946
Address3
Home Phone
Mobile Phone
Work Phone 9405
Email
Road Name Yes (1)
Provenance



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Warradale Park - Concept Location

Date: 10/01/2019

Printed by Handicott, Stephen

Scale = 1:4000



WARRADALE SKATE PARK - ELEMENTS



File Ref: 34057 – 18/515603
Your Ref: PMO18122
Enquiries: Stephen Handicott – 9405 5084

15 January 2019

<<Name>>
<< Address 1>>
<<Address 2>>

Dear Sir/Madam

WARRADALE PARK, LANDSDALE, NEW SKATE & BMX FACILITY

In February 2017, the City received a proposal from the Landsdale Residents Association to upgrade and/or repurpose the existing BMX track at Warradale Park. In consultation with groups of residents of Landsdale and the City's appointed contractor, CONVIC PTY Ltd the attached concept plan was developed.

At the Ordinary Council Meeting 13 November 2018, Council endorsed the Warradale Park, Landsdale, New Skate and BMX Facility Concept Plan for community consultation.

The City is committed to the provision of facilities that service the needs of the community. This consultation aims to ensure that the development is best suited to meet the needs of both park users and the surrounding community before commencement of construction.

To review the full concept designs and provide feedback on your preferences for the new Skate and BMX Facility, please complete the online survey (survey link below) which is available from 1 February 2019 to 1 March 2019.

<https://www.surveymonkey.com/r/63F59LP>

Alternatively the link to the survey and further information can be found on the "Your Say" section of the City's website www.wanneroo.wa.gov.au.

An onsite meeting will be held at 5.00pm on Thursday 21 February 2019, providing an opportunity for interested community members to view the plans and make comments to Elected Members or City Officer's directly.

If you would like a hard copy of the plans or survey sent to you please contact leisure.planning@wanneroo.wa.gov.au or 9405 5084.

We thank you for your interest in the Warradale Park, New Skate and BMX Facility and welcome any feedback on the draft concept plan.

Yours sincerely



Shane Spinks
MANAGER COMMUNITY FACILITIES

Are there specific elements that you like about the concept plans of Warradale Skate & BMX Facility?

- Just the up dating
- The idea that CoW is investing in Landsdale
- Yes a pump track and also some dirt jumps something like in Kingsley.
- Its free flowing and good for a wide variety of ages and skill levels.
- Yes it will be good for the local kids to hang around and play on
- Any improvements are welcomed to encourage more outdoor play for the local kids
- I'm happy for the new development however city should put cctv camera to monitor any incidents to make sure no crime activity increased due to this
- Good lighting, range of equipment to suit various ages
- BBQ and undercover area
- Suitable for all ages, scooter-friendly, shade shelter
- Layout
- Local facility will not have to travel as far
- I like the plan for a skate facility in general
- Suitable for both bikes and skateboards
- Family friendly. Kids play area.
- Fun BMX track
- I like the concept mostly but feel it needs more
- It will be a great upgrade to a facility that has been neglected for a long time.
- Proper assessment of safety for the users and ensure activities don't end too late at night.
- Interesting park for everyone to enjoy with seating to watch.
- Good for kids for doing activities like bike and skate ride. Kids will leave phones and tablets to perform physical activity.
- I think there needs to be more skate parks around for the kids
- LOVE LOVE LOVE! save driving to the new one in Scarborough
- I like that it will be suitable for both safe and bikes. That it will entice older children/ teens to use it. The facilities at warradale are amazing with playgrounds galore but they are geared towards younger kids
- It has a straight set of bmx jumps but an oval track would be better
- Bright lights, seats, shade and bins Ramps for all age children
- Well built, trees for shade, and a variety of elements.
- Yes the whole concept is good. Great initiative
- Giving children the opportunity to be active outside
- Toilets nearby, water fountain
- Its Family Friendly and gives the kids something to do.
- Suitable for multiple ages
- Open design with lots of skill levels.
- Better than what we have now
- Gets the kids out and doing things
- I like all of them
- I like the basketball

- Flat section for flat ground tricks, different level stairs 2,4,6,8 stairs. decent sized bowl, please just make sure you have actual skaters design the park. someone who knows what skaters want

Further comments or suggestions regarding the concept design of Warradale Skate & BMX Facility?

- A pump track would be fantastic
- There should be a flat bar grinding rail
- Make it very under 12 aged friendly with shaded areas, water fountain and perhaps small playground.
- Make a pump track
- BMX dirt jumps and lights
- There has already been a large increase in traffic on Warradale Tce due to the Sam Trott Park and residential developments nearby. Still nothing has been done to slow the traffic down on Warradale Tce. Cars and buses often speed and it is very dangerous. There are often children and pets crossing the street and it is only a matter of time before someone is injured. PLEASE install speed bumps or some sort of curbing to slow the traffic down.
- What about a basketball court with two rings not just one. Close access to toilets also.
- Yes as mentioned require CCTV
- Hopefully goes ahead ASAP
- Thank you, this addition to the park will be fantastic
- Please don't let it get run by 7 year olds on three wheeled scooters
- When will it start and finish hurry up already
- It is average at best, uncreative and clearly not designed for purpose
- Security!
- Needs to be bigger and suitable for all ages
- Hoping that the facility will be controlled/monitored (cctv) and well lit at night.
- With a lot of young family's in the area a separate section for the little kids with features like stop go signs traffic lights etc
- Glad the kids will have a great place
- I would like to see some elements from the bike park at sheppard bush kingsley/carramar incorporated if not here at other parks
- Big Jump
- You guys are doing good job for kids.
- Make it usable for all ages.
- There needs to be more skate parks to keep kids occupied
- Will be good to see that area used for its intended purpose
- Make dirt jumps
- A set of easy dirt jumps and a more advanced set of jumps for experienced riders and a pump track
- BMX track instead of skate park
- Love how far this has come, I remember signing petitions for this in primary school. Would most definitely take my board down there for a skate and can not wait to do so
- THANK YOU! EXCITED
- Provide more shade, include young children facilities
- Adequate lighting for evenings. This will help with older perhaps adults hanging around and causing trouble or vandalism

- A longer bmx track, just a few straight jumps doesn't seem enough
- As this facility will be a meeting point for children and youth, I feel it is imperative to have adequate lighting all around the rink. My worry is that youth with unsociable inclinations could cause problems for the community at large.
- Shade. Please ensure you provide as much shade as possible. Skin cancer is no one's friend
- I feel more shaded areas are needed. Perhaps some shade sails over the skate areas and also along the sides for people/parents to sit without worrying about getting sunburnt/skin cancer. Also maybe a little scooter/cycle course with small bumps for the little ones. The Shepherds bush park on Barrisdale Drive (city of Joondalup) is a good example.
- Please provide exercise equipment for all the community
- Fantastic idea and wish it was around sooner
- Do not build leave as is
- Toilet is a good idea
- Build it.
- You might think you know what you're doing, but getting an actual skater to design the park is all Landsdale residents need.
- All good.
- Develop the basketball court as well.
- BMX Dirt jumps and lights
- Will there be lighting? Will there be upgrades to the basketball court? It is in need of some maintenance
- Not really. It is too tight and a fish bowl that will limit the amount of users at any one time. It seems like it has been designed for BMX riders solely and not for skaters
- I think should be extended to include a long track with obstacles especially for the BMX bike riders
- Pump track section being separate from the ramps as smaller kids tend to use these. Would always be nice to have a smaller skate park section off to the side for the younger kids as I've seen one too many collisions at various skate parks in CoW.
- I'd prefer the basketball court to be included into the design of the skate park.
- Needs a pump track and jumps for bmx racing practice like the one at Kingsley
- I think that the park should have lights and an additional bmx dirt jumps and maybe even a new pump track
- I do support a place for young kids to play and meet up in the local park but as noticed with other skate parks and bmx play areas is that if not supervised or patrol by police/rangers it becomes a haven for unsociable behaviour and then attracts the real dregs of society.
- More seating and shelter is required. A water fountain for the kids. Are night lights an option, timer on until 8pm? My boys love their scooters and would love to see a full bowl or half bowl to allow them to develop their skills. This would also allow the COW Youth Services to look at Landsdale for community skating events too.
- A more progressive bmx/dirt jump/ pump track facility conjoined with the skate park would offer greater use potential and attract a greater skill set from beginners through to intermediate and advanced users. Much like the Kingsley Barrisdale dirt jumps
- I do support the development; however I am slightly concerned about anti-social behaviour by older teenagers.

Do not support the presented concept for the development of Warradale Skate & BMX Facility

- I would like some development done in South West Landsdale.
- Keen to see basket area improved. i worry about noise of skate park
- Council should put some CCTV and put ranger petrol to make no crime activity increased
- I think it's a waste of money....
- I would prefer something in Darch, Warradale already has had many upgrades yet Darch hasn't. I would prefer something within Mirrabooka Ave & Hartman Dr as I would let my kids go to the skate park but not if they have to cross those busy roads
- Because if there was just a skate park it would be over run
- I don't support because i want a BMX track like Kingsley bmx track not a skate park
- There is a skate park in Alexander Heights, a very short distance away. I don't see the need for one at Warradale Park.
- Because drugos will hang around and start trouble and then that's not a family environment
- No skate park because all the drugos and drop kicks will start trouble there

3.7 Concept Design - Leatherback Park Sports Amenities Building

File Ref:	32965 – 19/19025
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	5
Previous Items:	CP01-10/16 - City of Wanneroo Active Reserve Master Planning Report Consultation Outcomes - Ordinary Council - 11 Oct 2016 7.00pm

Issue

To consider the proposed concept design and community consultation outcomes for the Leatherback Park Sports Amenities Building in Alkimos.

Background

Leatherback Park (the **Park**) is an existing active reserve located at 1 Fairy Parade, Alkimos (**Attachment 1**). The Park is a shared use oval with Alkimos Beach Primary School and used by the Alkimos Pirates Lacrosse Club, Alkimos Ball Club, Brighton Seahawks Football Club and West Perth Football District Development. The current total weekly usage for the Reserve is approximately 35 hours per week for the School and 27 hours per week for the sporting clubs.

A GIS investigation of the Reserve indicates the following:

Item	Current Status
Park Size / Hierarchy	3.98 ha / Neighbourhood Active Reserve
Reserve No.	51873
Lot No.	443
Property Type	Crown Land – Power to Lease
Ownership	Crown Land - City of Wanneroo managed
Aboriginal Sites	None listed on GIS
Bush Forever	None listed on GIS

Other active reserves within the vicinity include:

Park	Location	Facilities
Kingsbridge Park	55 Kingsbridge Boulevard 2.2km South East	Single multi-purpose active reserve, community centre, sports amenities building, tennis courts x2, car park and skate facility.
Belhaven Park	2 Belhaven Terrace 2.4km South	One large and one small open space, cricket pitch. Shared use with Primary School. Amenities Building to be constructed.
Heath Park	90 Heath Avenue 3.5km North	Temporary Buildings on a district level active reserve. Floodlighting. Currently single oval, but in future a second oval to be constructed.

The City's Active Reserve Master Plan, endorsed by Council at its meeting on 11 October 2016 (CP01-10/16), identified a number of upgrades for the Reserve. These are listed within the Long Term Financial Plan as per the following:

Year	Work Asset Item	Total Cost	Funding Source	
			Municipal	Grants*
2018/19	Sports Amenities Building - Design	55,000	55,000	0
2019/20	Sports Amenities Building - Construct	420,000	420,000	0
2020/21	Sports Amenities Building - Construct	927,000	927,000	0
TOTAL		1,402,000	1,402,000	0

Detail

Concept Development

Administration has prepared a draft concept design (**Attachment 2**) and 3D images (**Attachment 3**) for the development of the proposed Sports Amenities Building at the Reserve. The proposed scope of works for the building are outlined in the table below:

Element	Description
Changerooms	2 x 45m ² unisex change rooms each with showers, toilet and basins
Storerooms	2 x 20m ²
First Aid Room	10m ²
Umpires Room	15m ² includes shower and toilet
Male, Female and Accessible Toilets	Male and female toilets that are separate facilities from change rooms and two separate universal access toilet (one internal access and on external) total 35m ²
Kitchen/Kiosk	17m ² with external servery
Cleaners and Electrical Rooms	4m ² + 2m ²
Bin Store	11m ²
Multi-Purpose Room	100m ² multi-purpose room.
Furniture Store	6m ²

Note – Bin Store has not been included in the concept plan, however is confirmed as part of the scope.

The proposed development of the Sports Amenities Building seeks to meet the operational requirements of the primary school and sporting clubs who currently use the Reserve. The building is consistent with the City's existing level of provision for Sports Amenities Buildings servicing a Neighbourhood Active Reserve. The location of the Sports Amenities Building is somewhat limited due to the location of the existing carpark and playing area dimensions.

Project Schedule

The proposed timeframe for the delivery of the Sports Amenities Building is as follows:

Project Phase	Timeframe
Concept Design	February 2019 to April 2019
Detailed Design	April 2019 to October 2019
Tender Construction	October 2019 to February 2020
Construction and Practical Completion	March 2020 to October 2020
Defects Liability Period	October 2020 to October 2021

It should be noted this schedule has been refined since initial consultation letters were distributed to stakeholders.

Consultation

Community Consultation Process

The community consultation process was undertaken as per the City's Community Engagement Policy for the period 18 February to 15 March 2019 and included the following elements:

- Distribution of an information letter (including concept and site plan) (**Attachment 4**) to 835 residents within 400m radius of the park; ‘
- Liaison with relevant sporting clubs;
- Onsite meeting held with interested residents and stakeholders on 6 March 2019; and
- Liaison with Department of Education and the Alkimos Beach Primary School regarding the approval of concept plans.

Public Comment Outcomes

At the close of the community consultation period, Administration received a total of eleven responses, which is a return rate of approximately 1%. These are summarised below:

- *“We are happy with the design that has been proposed. Our club is growing at an exciting rate and we are especially proud of providing a pathway for local girls to play Australian Rules Football. Due to this, female friendly facilities are a high priority for our club. I can see this has been taken into consideration with the proposed design.”*
- *“The club is very happy with the design and layout. We are looking forward to using the facility. The only consideration I'd say would be one more large storage room. This would be for multiple sports using the facility.”*
- *“Firstly, I'd like to say i think the sports club idea is fantastic and I support the ideas outlined in the email update.”*
- *“Have looked at the plans and the complex looks really modern and appropriate for purpose. I think that this will be something that will get a lot of use from community groups and a good addition for the community; particularly with getting some clubs up and running.”*

A complete summary of responses has been included as (**Attachment 5**).

Comment

Additional to the information received from stakeholders, the following requests have been made.

Comment	Response
Consideration to provide some additional shaded areas for spectators at the oval if possible.	<ul style="list-style-type: none"> There will be shade provided on the veranda and potentially in the area immediately surrounding the building. However, any shade around the ground would be subject to a separate project.
One more large storage room. This would be for multiple sports using the facility.	<ul style="list-style-type: none"> The storage provided (20m²) is larger than the typical storage provision. This is in recognition that this type of facility provision in the area is limited at this point in time. As a result, it is not recommended to increase the size of the storage rooms
Has the existing palm tree and bike exercise course been considered. Will this be affected by construction?	<ul style="list-style-type: none"> The current bike exercise facility and palm tree will not be affected by construction.
Has the City considered Lendlease's future plan to deliver a Youth Precinct in the buildings surrounding once construction is completed?	<ul style="list-style-type: none"> This will be taken into consideration in the detailed design stage of the project.
Is there a better design outcome for that wall to reduce the amount of wall (referring to the west facing wall)?	<ul style="list-style-type: none"> This will be considered during the detailed design phase, noting that the concept design is high-level in nature. When an Architect has been appointed to further develop the design, they will be asked to consider options.
Will there be any storage in the Multipurpose Room to allow for groups to keep materials and equipment on site?	<ul style="list-style-type: none"> Storage allocation will be considered at a later date, during the expression of interest period (usually occurring towards the end of the construction period).
The First Aid room should be bigger than the current proposal."	<ul style="list-style-type: none"> The First Aid and Umpires Room sizes are based on standard provision requirements.
Please ensure that the doors/windows and the like are heavily reinforced.	<ul style="list-style-type: none"> Windows, doors and materials will be addressed during detailed design. The design will ensure the facility is robust and appropriate for short and long term use.

Administration is of the view that the proposed facility provision is appropriate for a neighbourhood level active reserve of this size, is consistent with amenities provided at other reserves and will encourage active, healthy lifestyles within the community.

Statutory Compliance

The City will be required to secure the necessary development and building approvals prior to the commencement of construction.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-O20 Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

The design has been undertaken in line with the City's Local Planning Policy 4.3: Public Open Space and Access and Inclusion Plan. The Community Consultation process has been undertaken as per the City's Community Engagement Policy.

Financial Implications

The Leatherback Park Sports Amenities Building is currently listed in the 2019/20 Capital Works Program as PR-2990 as follows:

Year	Work Asset Item	Total Cost	Funding Source	
			Municipal	Grants*
2018/19	Sports Amenities Building - Design	55,000	55,000	0
2019/20	Sports Amenities Building - Construct	420,000	420,000	0
2020/21	Sports Amenities Building - Construct	927,000	927,000	0
TOTAL		1,402,000	1,402,000	0

*Unsuccessful Community Sport and Recreation Facilities Fund (CSRFF) grant of \$461,334 – 2018 round.

The project budget identified above is sufficient to meet the estimated cost of construction of \$1,402,000.

Voting Requirements





Simple Majority

Recommendation

That Council:-

1. **ENDORSES** the Leatherback Park Sports Amenities Building concept, as shown in Attachment 2 and Attachment 3 of this report;
2. **NOTES** that construction of the proposed development is planned to commence in March 2020 and be concluded by October 2020; and
3. **RECOGNISES** and **THANKS** the community for its involvement in the community consultation component of the project.

Attachments:

1 	Leatherback Park, Alkimos	19/94820	
2 	Leatherback Park Sports Amenities Building Concept Design	19/94917	Minuted
3 	Leatherback Park Sports Amenities Building Concept Design - 3 D Elevations	19/94916	Minuted
4 	Letter - Leatherback Park Sports Amenities Building - Community Consultation	19/94957	
5 	Consultation Summary - Leatherback Park Sports Amenities Building Concept Design	19/99531	





FLOOR PLAN
SCALE: 1:100

[illegible]



	CITY OF WANNEROO			
	ASSETS			
	LEATHERBACK PARK PROPOSED SPORTS AMENITIES BUILDING CONCEPT DESIGN 31 FAIRY PARADE, ALKIMONG WA 9608			
ELEVATIONS SHEET 3 OF 3				
DRAWN BY 007	CHECKED BY 0	DESIGNED BY 0	REVISIONS AND DTD 3538 - 3 - A	
			A1	

File Ref: (32965) 19/53543
Your Ref:
Enquiries: Peter Hoole – 9405 5670

DD/MM/YYYY

NAME
ADDRESS
SUBURB STATE PC

Dear Sir/Madam

LEATHERBACK PARK SPORTS AMENITIES BUILDING

Leatherback Park is located at 1 Fairy Pde, Alkimos. The active reserve is currently used by sporting clubs and Alkimos Beach Primary School.

As part of the City of Wanneroo's Capital Works Program, a sports amenities building is being constructed to assist the local sporting clubs and other reserve users.

For your information a copy of the concept plan has been included on the reverse of this letter. The concept plan includes the City's standard provision of:

- Unisex changerooms (2 x 45m²);
- Kiosk (18m²);
- Male, Female and Accessible toilets (35m²);
- First aid room (10m²);
- Umpires room (15m²);
- Club storage (2 x 20m²);
- Multipurpose Room (100m²); and
- External verandah.

It is anticipated that construction will occur from October 2019 to June 2020.

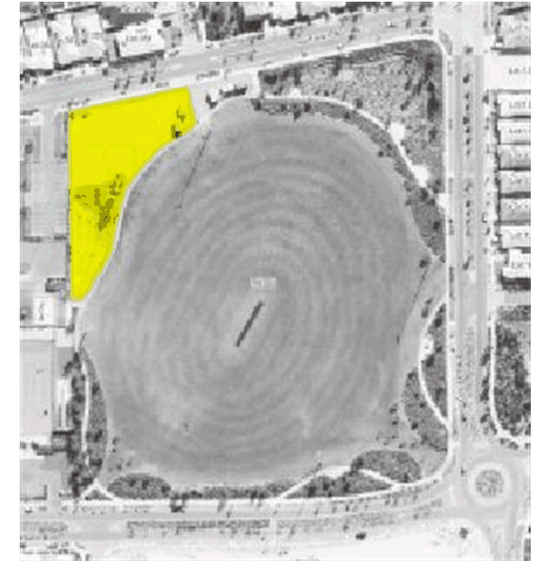
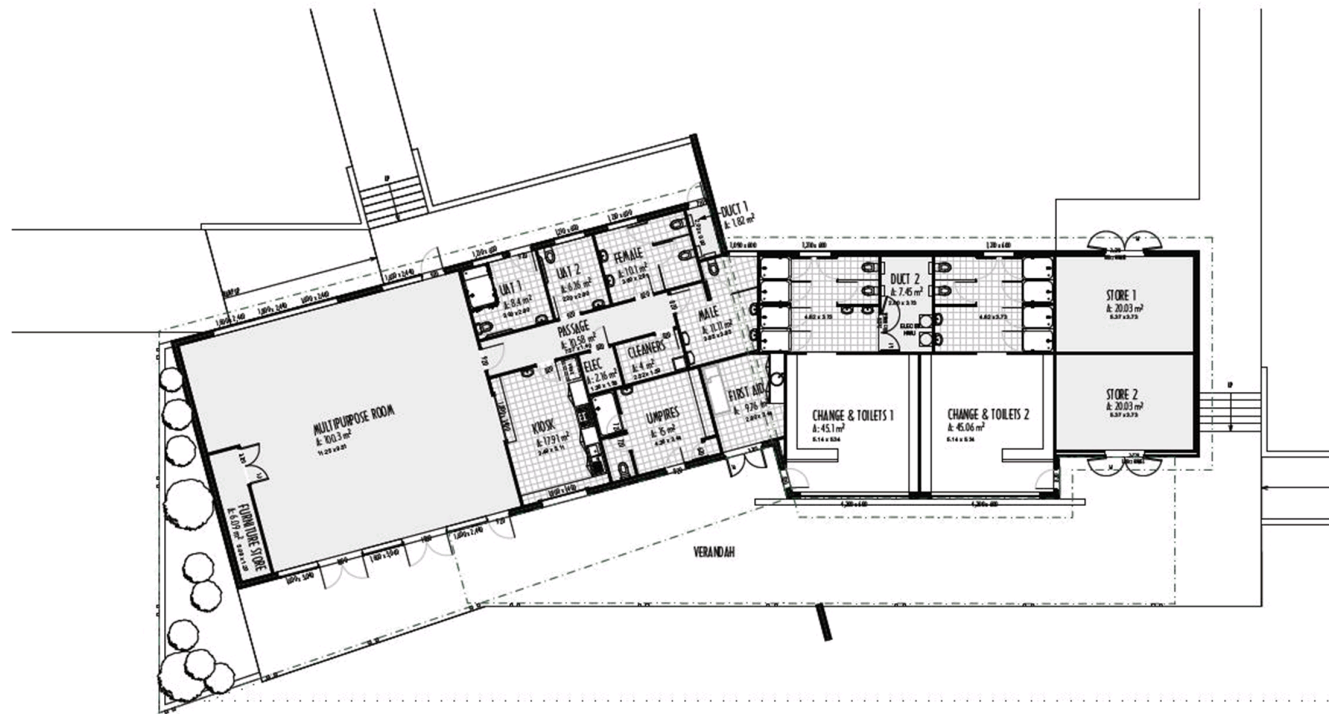
City Officers will be onsite to answer any questions from 5:30pm on Wednesday 6 March.

Should you have any questions please contact leisure.planning@wanneroo.wa.gov.au or 9405 5670 by Friday 15 March 2019.

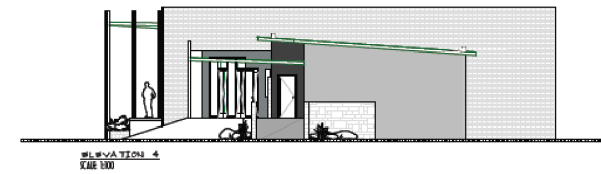
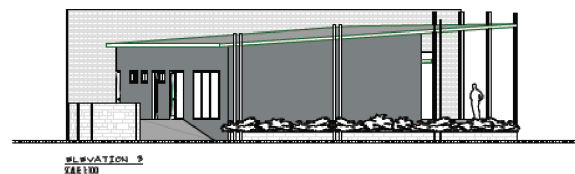
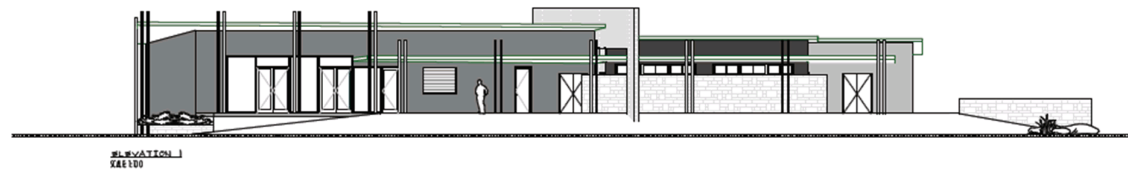
Yours sincerely

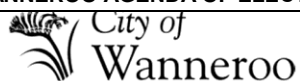


Shane Spinks
MANAGER COMMUNITY FACILITIES PLANNING



LEATHERBACK PARK SPORTS AMENITIES BUILDING CONCEPT DESIGN





SUMMARISED CONSULTATION RESULTS

LEATHERBACK PARK SPORTS AMENITIES BUILDING CONCEPT DESIGN CONSULTATION SUMMARY MARCH 2019

COMMENTS

We are happy with the design that has been proposed. Our club is growing at an exciting rate and we are especially proud of providing a pathway for local girls to play Australian Rules Football. Due to this, female friendly facilities are a high priority for our club. I can see this has been taken into consideration with the proposed design. One thing I have been asked to mention from some of the parents at our club is consideration to provide some additional shaded areas for spectators at the oval if possible.

Follow Up – “Some of the parents are asking for shaded areas around the oval.”

Firstly, I'd like to say i think the sports club idea is fantastic and I support the ideas outlined in the email update.

Just one thing I think is a bit of an eye sore at the entrance to Alkimos beach and I think cheapens the look of the Estate.

The black totem poles placed either side of Marmion Ave which are painted in various strips of colour at the southern boundary of Alkimos Beach to me look a bit cheap and nasty and add nothing to the ambience or appeal of the estate

I think it would be better place something a bit more classier and permanent similar to the stone wall at entrance on the church site or else remove them all together

This is just my opinion but if your trying to sell blocks of land then you need to look at the entry statements of the other estates to know that Alkimos Beach totem poles are not that exciting

By the way the quicker the Alkimos Central can start and the Railway this will add to the appeal

Keep up the great work

Have looked at the plans and the complex looks really modern and appropriate for purpose. I think that this will be something that will get a lot of use from community groups and a good addition for the community; particularly with getting some clubs up and running.

Via Email

“The club is very happy with the design and layout. We are looking forward to using the facility.

The only consideration I'd say would be one more large storage room. This would be for multiple sports using the facility.”

On Site

- Room for additional fridges in kiosk
- Additional Parking
- Additional Storage
- “Hit-Up” Wall

We wish to convey our support for the proposal, for the following reasons:

- The Sports Amenities Building will provide much needed services to support the delivery of active recreation;
- The facilities proposed (i.e. public toilets) will providing benefit to all residents and encourage passive recreational use of the oval (i.e. dog walking);
- The proposal provides a meeting place for the local community, strengthening local ties to the area;
- The design of the pavilion is contemporary and is a scale which is sympathetic to the surrounding residential area;
- The location of the building maximizes on views across Leatherback Park and is located to be mutually beneficial to Alkimos Primary School;

SUMMARISED CONSULTATION RESULTS

- The facilities proposed (i.e. multipurpose room) provide for future adaptability to respond to changing needs of residents; and
- The proposal demonstrates the City's commitment to support the residents of Alkimos Beach.
- Has the existing palm tree next to the Bike Safety training course been considered in the design? It had previously been discussed that this needs to be considered as moving the tree again could cause substantial damage.
- Please ensure that the northern boundary of the existing bike safety course doesn't interfere with the design and construction.
- Does the design incorporate any environmental & sustainability initiatives? E.g. design for cross ventilation, water efficient taps etc.
- On the plans it indicates landscaping behind the building. Has the City considered Lendlease's future plan to deliver a Youth Precinct in the buildings surrounding once construction is completed?
- Will there be use for toilets by public i.e. time delay lockable toilet doors, or will toilet only be accessible when a group is using the building?
- Will the Multipurpose room have lockable storage / cupboards included to allow groups to keep equipment / materials on site? Multiple groups have reported the ability to store items as a key concern.
- Will the current demountables be relocated to allow use during construction?
- The amount of brick on the rear wall facing Fairy Parade (back section of the changerooms) could be a high graffiti risk, especially when the Youth precinct is added. Is there a better design outcome for that wall to reduce the amount of wall?
- Will there be any storage in the Multipurpose Room to allow for groups to keep materials and equipment on site?
- Would Alkimos Scouts be able to store their flag and flag pole in the furniture store room?
- Will the two primary storage rooms be used by multiple groups and have separate storage areas?

Just adding my thoughts, I was thinking that perhaps a decorative sports mural placed somewhere on one or several of the walls would be neat.

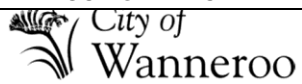
I believe the First Aid room should be bigger than the current proposal.

I recommend the current size of 10 m2 should be at least swapped with the Umpires room of 15 m2.

This recommendation is based on my experience working with Crown Perth Resort's Medical Coordinator Team, Emergency and Evacuation Team, Security Team and Surveillance Team.

I have this feedback for the future facilities:

- Please ensure that the doors/windows and the like are heavily reinforced. The current temporary facilities are often being damaged by vandals (usually kids). This vandalism includes pulling doors open. These doors then bang in the wind, or allows for the toilets to be used as play areas for kids, or for more unsavoury reasons by adults.
- Similarly, please have a system whereby users of the facilities (football clubs) ensure everything is locked and left as it was. This ensures security to the site, and by extension, to people living nearby.
- Have a system where rubbish is taken away after games/training by the teams.
- Make sure the external colour scheme is in keeping with nature. Natural colours/neutrals look so much nicer than concrete grey or hideous bright colours. I can attest to this as I live directly across from the multicoloured neon monstrosities.



SUMMARISED CONSULTATION RESULTS

Saying that they stick out like a sore thumb is an understatement.

- Finally, please get rid of all 5 of the temporary structures once the permanent one is ready to go.

3.8 Outcomes of 2018 Community Sporting and Recreation Facilities Fund

File Ref:	21392V02 – 19/68194
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	Nil
Previous Items:	CP07-09/18 - Community Sporting and Recreation Facilities Fund (CSRFF) - 2019/20 Funding Round - Ordinary Council - 18 Sep 2018 7.00pm CP04-08/18 - Wanneroo City Soccer Club Change Rooms Extension - Concept Design - Ordinary Council - 21 Aug 2018 7.00pm

Issue

To consider the outcomes of the Department of Local Government, Sports and Cultural Industries (**DLGSCI**) Community Sporting and Recreation Facilities Fund (**CSRFF**) 2018 grant round.

Background

Through the CSRFF grant, DLGSCI allocated \$8.3M (annual and forward planning) for the 2018 round to provide financial assistance to community groups and Local Governments to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation with an emphasis on increasing physical activity, through the development of sustainable, good quality, well-designed and well-utilised facilities.

At its meeting held on 18 September 2018, Council considered report CP07-09/18 and resolved the following:

“That Council:-

1. *FORWARDS the following Community Sport and Recreation Facilities Fund applications to the Department of Local Government, Sport and Cultural Industries for the 2019/20 funding round with the following assessment, project rating and prioritisation, noting a total grant amount sought of \$2,059,097:*

<i>Project</i>	<i>Assessment</i>	<i>Project Rating</i>	<i>Priority</i>
PR-4108 Wanneroo City Soccer Club Change Rooms Extension	Satisfactory	Well planned and needed by the municipality	1
PR-2968 Koondoola Park - Sports Floodlighting Installation	Satisfactory	Well planned and needed by the municipality	2
PR-4034 Hudson Park Sports Amenities Building (Dennis Cooley Pavilion) Upgrade and Extension	Satisfactory	Well planned and needed by the municipality	3
PR-4156 Hainsworth Park - Sports Floodlighting Installation	Satisfactory	Well planned and needed by the municipality	4
PR-2792 Dalvik Park Sports Amenities Building	Satisfactory	Well planned and needed by the municipality	5
PR-2967 Addison Reserve	Satisfactory	Well planned and	6

Building Extension		needed by the municipality	
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	Satisfactory	Well planned and needed by the municipality	7

2. *NOTES that a further report will be presented to Council in March 2019 advising the outcomes of all CSRFF applications for the 2019/20 funding round and related funding implications for the City's Long Term Financial Management Plan.*

Detail

Administration has received advice from DLGSCI in regards to the outcomes of the 2018 CSRFF grant round, with the results being as follows:

Project	Project Cost	CSRFF Requested	CSRFF Approved (2018/19)
PR-4108 Wanneroo City Soccer Club Change Rooms Extension	\$930,000	\$250,000	\$250,000
PR-2968 Koondoola Park - Sports Floodlighting Installation	\$219,938	\$73,313	\$73,313
PR-4034 Hudson Park Sports Amenities Building (Dennis Cooley Pavilion) Upgrade and Extension	\$1,270,770	\$394,360	\$394,360
PR-4156 Hainsworth Park - Sports Floodlighting Installation	\$219,452	\$73,151	\$73,151
PR-2792 Dalvik Park Sports Amenities Building	\$1,631,260	\$445,578	\$0
PR-2967 Addison Reserve Building Extension	\$981,295	\$292,825	\$0
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	\$1,427,260	\$461,334	\$0
Total	\$6,679,975	\$1,990,561	\$790,824

A summary of each project in respect to project status, impact of the funding outcome and recommended action is as follows:

PR-4101 Wanneroo City Soccer Club Change Rooms Extension

Received the full CSRFF grant amount and therefore no budget adjustment is required. This project was last considered by Council at its meeting held on 21 August 2018 (CP04-08/18). Project is currently in the design phase. Construction is anticipated to commence November 2019 and complete May 2020. It is recommended that the project continue as per the current project schedule.

PR-2968 Koondoola Park - Sports Floodlighting Installation

Report CP07-9/18 listed a grant amount of \$110,000 based on an estimated project cost of \$362,000. In the time between Council consideration of report (CP07-09/18) and submission of the application, a revised cost estimate of \$219,938 was received, with the grant amount being adjusted to \$73,313 (being one-third of the project cost) and this has been funded.

As such, it will be recommended the project continue as planned, with an update made to the 2019/20 Capital Works budget to reflect the revised estimate. The project is currently in the design phase, with the project due to be completed by May 2020.

PR-4034 Hudson Park Sports Amenities Building (Dennis Cooley Pavilion) Upgrade and Extension

Received the full CSRFF grant amount and therefore no budget adjustment is required. This project was last considered by Council at its meeting held on 18 September 2018 (CP03-09/18). Project is currently in the design phase. Construction is anticipated to commence August 2019 and complete May 2020. It is recommended that the project continue as per the current project schedule.

PR-4156 Hainsworth Park - Sports Floodlighting Installation

Report CP07-09/18 listed a grant amount of \$105,000 based on an estimated project cost of \$360,000. In the time between Council consideration of report (CP07-09/18) and submission of the application, a revised cost estimate of \$219,452 was received, with the grant amount being adjusted to \$73,151 (being one-third of the project cost) and this has been funded.

As such, it will be recommended the project continue as planned, with an update made to the 2019/20 Capital Works budget to reflect the revised estimate. The project is currently in the design phase, with the project due to be completed by May 2020

PR-2792 Dalvik Park Sports Amenities Building

Unsuccessful for CSRFF and a budget adjustment for an additional \$445,578 in municipal funds will be required for the project to continue. Concept plan and initial costings have been completed in the 2018/19 year, with construction proposed to occur in the 2019/20 financial year.

This report will recommend that the project be deferred subject to the review of capital budget funding capacity (noting the additional funding requirements) as a part of the 2019/20 budget process. This will result in a revised project schedule.

PR-2967 Addison Reserve Building Extension

Unsuccessful for CSRFF and a budget adjustment for an additional \$292,825 in municipal funds will be required for the project to continue. Concept plan and initial costings have been completed in the 2018/19 year, with construction proposed in the 2019/20 financial year.

Given concerns raised with Administration in respect to the community engagement for the associated floodlighting and oval extension, Administration will be seeking to undertake a more detailed community engagement process from April 2019 to further inform the building, floodlighting and reserve extension projects.

PR-2990 Leatherback Park Sports Amenities Building Design and Construction

Unsuccessful for CSRFF and a budget adjustment for an additional \$461,334 in municipal funds will be required for the project to continue. Concept plan and initial costings have been completed in the 2018/19 year, with construction proposed in the 2019/20 financial year. Community consultation commenced in March 2019. This report will recommend that the project continue subject to the review of capital budget funding capacity (noting the additional funding requirements) as a part of the 2019/20 budget development process. This may result in a revised project schedule.

Consultation

Consultation has been ongoing with the relevant stakeholders/sporting clubs to ensure they are kept updated with the progress of the projects

Comment

The City has been successful in obtaining \$790,824 in funding requested from the 2018 Community Sporting and Recreation Facilities Fund grant round. The remaining projects that were unsuccessful are still recognised as needed by the community although it is acknowledged that a review of funding capacity through the budget will be required and may impact on project schedules.

The Leatherback Park project has been given a priority over the Dalvik Park project on the basis that there are existing user groups at Leatherback Park. It is however acknowledged that interest has been registered for the use of Dalvik Park by an existing local sporting club. It should also be noted that should there be changes to the Addison Park project following the community consultation, then Dalvik Park would be the next active reserve development priority.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
ST-G09 Long Term Financial Planning	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

The above risk/s relating to the issue contained within this report have been identified and considered within the City's Corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

Nil

Financial Implications

The projects are currently listed within the Long Term Financial Plan as follows:

Description	Municipal (3)	Cont.	CSRFF Funds (2)	Total Cost (1)
PR-4108 Wanneroo City Soccer Club Change Rooms Extension	\$680,000	\$0	\$250,000	\$930,000
PR-2968 Koondoola Park - Sports Floodlighting Installation	\$146,625 ⁽⁴⁾	\$0	\$73,313*	\$219,938⁽⁴⁾
PR-4034 Hudson Park Sports Amenities Building (Dennis Cooley Pavilion) Upgrade and Extension	\$876,410	\$0	\$394,360	\$1,270,770
PR-4156 Hainsworth Park - Sports Floodlighting Installation	\$146,301 ⁽⁴⁾	\$0	\$73,151*	\$219,452⁽⁴⁾
PR-2792 Dalvik Park Sports Amenities Building	\$1,025,156	\$0	\$445,578	\$1,557,734
PR-2967 Addison Reserve Building Extension	\$688,470	\$0	\$292,825	\$981,295
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	\$922,666	\$0	\$461,334	\$1,384,000

Notes:

(1) Total project cost estimate.

(2) CSRFF grant amount sought based on eligible project costs.

(3) Municipal contribution being two thirds of the total cost.

(4) Project cost and request adjusted between 2018 Council report and application

As not all of the projects were successful in securing funding there exists a funding shortfall for the 2019/20 financial year as follows:

Project	Grant Requested	Grant Award	2019/20 Shortfall
PR-4108 Wanneroo City Soccer Club Change Rooms Extension	\$250,000	\$250,000	\$0
PR-2968 Koondoola Park - Sports Floodlighting Installation	\$73,313	\$73,313	\$0
PR-4034 Hudson Park Sports Amenities Building (Dennis Cooley Pavilion) Upgrade and Extension	\$394,360	\$394,360	\$0
PR-4156 Hainsworth Park - Sports Floodlighting Installation	\$73,151	\$73,151	\$0
PR-2792 Dalvik Park Sports Amenities Building	\$445,578	\$0	\$445,578
PR-2967 Addison Reserve Building Extension	\$292,825	\$0	\$292,825
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	\$461,334	\$0	\$461,334
TOTAL			\$1,199,737

As a result, this report will note that a further review of funding capacity through the development of the 2019/20 budget will be required.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. NOTES the outcome of the City of Wanneroo's Community Sport and Recreation Facilities Fund (CSRFF) applications for the 2018 funding round resulting in the budget shortfall as follows:

<i>Project</i>	<i>Grant Requested</i>	<i>Grant Award</i>	<i>2018/19 Shortfall</i>
PR-4108 Wanneroo City Soccer Club Change Rooms Extension	\$250,000	\$250,000	\$0
PR-2968 Koondoola Park - Sports Floodlighting Installation	\$73,313	\$73,313	\$0*
PR-4034 Hudson Park Sports Amenities Building (Dennis Cooley Pavilion) Upgrade and Extension	\$394,360	\$394,360	\$0
PR-4156 Hainsworth Park - Sports Floodlighting Installation	\$73,151	\$73,151	\$0*
PR-2792 Dalvik Park Sports Amenities Building	\$445,578	\$0	\$445,578
PR-2967 Addison Reserve Building Extension	\$292,825	\$0	\$292,825
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	\$461,334	\$0	\$461,334
TOTAL			\$1,199,737

2. NOTES that the following projects are still considered to be needed by the community, however will be subject to a review of funding capacity through the 2019/20 budget process (based on the prioritisation identified below), which may result in revised delivery timeframes:

Project	Priority	2019/20
PR-2990 Leatherback Park Sports Amenities Building Design and Construction	1	\$461,334
PR-2792 Dalvik Park Sports Amenities Building	2	\$445,578
PR-2967 Addison Reserve Building Extension	3	\$292,825

Attachments: Nil

3.9 PT03-03/19 Installation of toilets at Catalina Beach (Portofino) Park

File Ref: 13640 – 19/95506
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 1

Issue

To consider petition PT03-03/19 which was presented to Council at its meeting held on 5 March 2019 seeking the provision of public toilets at Catalina Beach (Portofino) Park, Mindarie.

Background

Catalina Beach (Portofino) Park (**Attachment 1**) is located at 31 Portofino Promenade, Mindarie. The Park is approximately 1.13 hectares and is classified as a Neighbourhood (Recreation) Park for the purpose of public recreation. The Park, which is currently only developed on the eastern side, has play equipment, shade and barbeque facilities provided.

Other existing public open space within the walkable catchment of the Park (400m to 800m, 5 minute to 10 minute walk) includes:

Park	Location	Description of Facilities
Mcallister Park	340m east, Aviator Boulevard	Part conservation reserve, across Marmion Avenue
Seeadler Park	700m east, Seeadler Street	Play Equipment, across Marmion Avenue
Elsbury Park	630m north east, Elsbury Approach	Undeveloped, across Marmion Avenue
Anchorage Park	635m North, Fowey Loop	Undeveloped, across Anchorage Drive
Tauranga Park	570m North West, Tauranga Retreat	Play Equipment, Shade Sails, Fitness Equipment
Beamarks Park	760 m west, Beaumarks Crescent,	Undeveloped, Declared Rare Fauna site.

The closest toilet facilities are located at petrol station on Anchorage Drive (680 metres north) and at Ocean Keys Shopping Centre on Marmion Avenue (950 metres).

Portofino Park is located within the Tamala Park Local Structure Plan.

Detail

Petition PT03-03/19 specifically seeks the following:

“...that the City of Wanneroo install toilets at Catalina Beach (Portofino) Park.”

The petition presented at Council contains 25 signatures, all of who reside within the City of Wanneroo. A further page containing 25 signatures was received by Administration on 19 March, all of who reside within the City of Wanneroo.

The eastern side of Catalina Beach (Portofino Park) was developed by the Developer in 2018. The park is currently not vested to the City, which may occur two years after completion of the western side of the park. Currently, the City is not aware of the Developer's time frame to complete the western side.

Consultation

No consultation has been undertaken at this point in time. Any future consultation in regards to this matter will be undertaken in line with the City's Community Engagement Policy at the appropriate time.

Comment

The provision of toilets at Catalina Beach (Portofino) Park is inconsistent with Local Planning Policy 4.3 – Public Open Spaces, and would be deemed an overprovision.

The standard equipment provision for Neighbourhood (Recreation) such as Catalina Beach (Portofino) Park as per Local Planning Policy 4.3 includes:

- 6 x Benches/Seating;
- 6 x Play Equipment or Nature Play with Sand or mulch soft fall;
- Shade over play area;
- 2 x Picnic settings with shelter;
- 1 x Barbeque (Optional);
- 1 x Drinking Fountain;
- Bin(s);
- Internal circulation path;
- Pedestrian/Cycle Paths (External);
- Bike Rack;
- Security Lighting;
- Bollards (if required);
- Park Sign as per the City of Wanneroo Signage style guide;
- Access for Maintenance, service and emergency vehicles;
- Earthworks and retaining as required;
- Full landscaping;
- Hydrozoned irrigation w/bore licence; and
- Tree/Bush retention where possible.

Under the Policy, toilets are provided at a Neighbourhood (Sports) level through the provision of a Sports Amenity Building, and at District Level Public Open Space by the provision of toilets and change rooms.

It should be noted that while the Tamala Park Local Structure Plan identifies other areas of public open space development, there is not currently any public toilet facilities identified.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Executive Leadership Team	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Strategic risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

The City's Local Planning Policy 4.3 Public Open Spaces is used to guide the level of development within the park. Provision of toilets at a Neighbourhood (Recreation) Park is not consistent with the Policy.

Financial Implications

Nil

Voting Requirements

Simple Majority

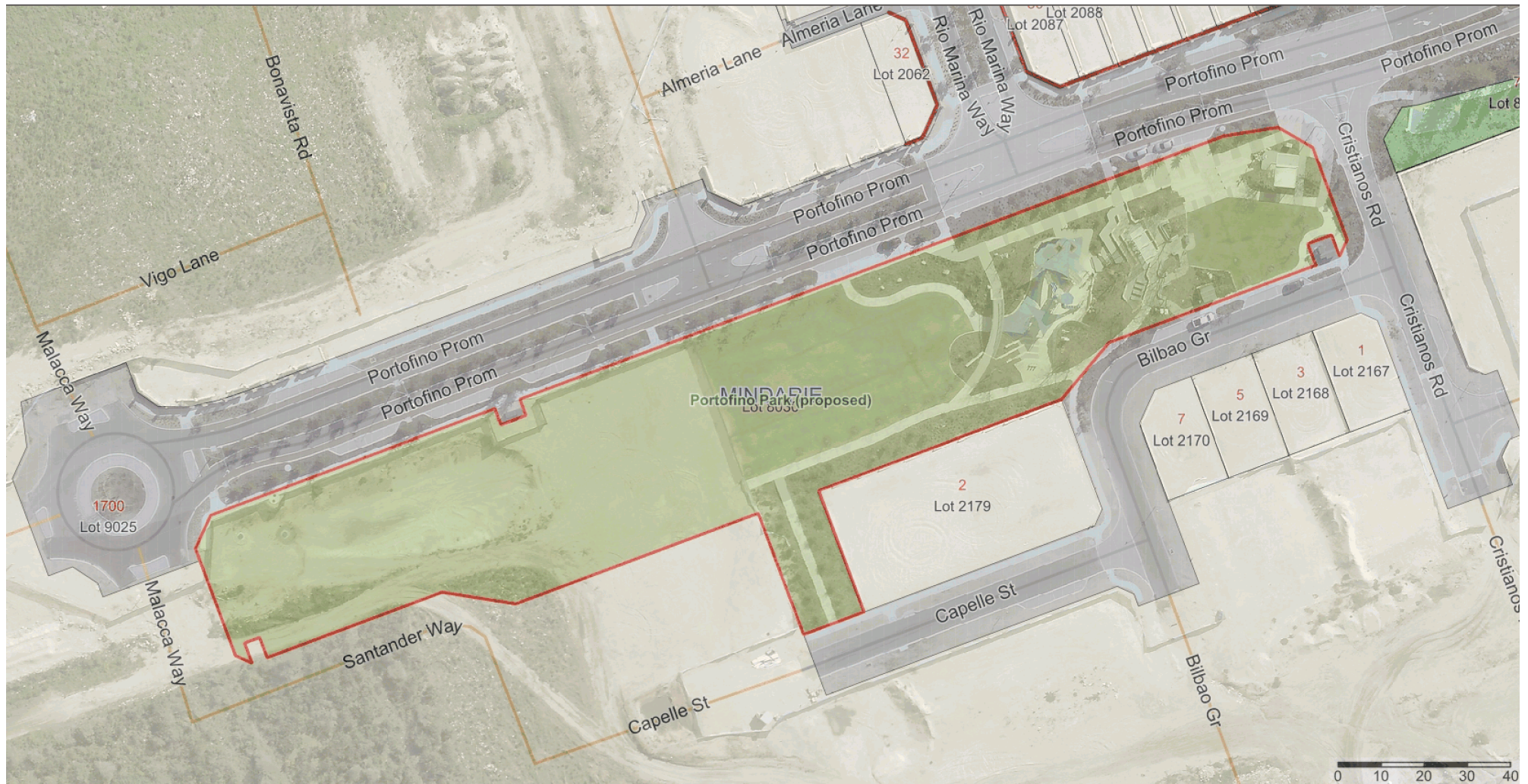
Recommendation

That Council:-

1. **NOTES** the Petition PT03-03/19 tabled at its Ordinary Council Meeting of 5 March 2019;
2. **NOTES** that Portofino Park is not currently vested with the City of Wanneroo;
3. **NOTES** the provision of toilet facilities at Catalina Beach (Portofino) Park is not consistent with Local Planning Policy 4.3 – Public Open Spaces; and
4. **AUTHORISES** the Director Community and Place to advise the petition organisers of the outcomes of this report.

Attachments:

1 [Download](#) Portofino Park - Location Plan 19/98956



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Date: 12/03/2019

Printed by Mannella, Joshua

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3.10 PT01-03/19 - Support for Early Provision of an Aquatic Facility

File Ref:	34228 – 19/106079
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	1
Previous Items:	CP02-03/19 - Progress Report - North Coast Aquatic and Recreation Facility Needs and Feasibility Assessment - Ordinary Council - 05 Mar 2019 7.00pm MN01-02/18 - Provision of Aquatic Facilities in the North Coast Ward - Ordinary Council - 06 Feb 2018 7.00pm

Issue

To consider petition PT01-03/19 presented to Council at its meeting held 5 March 2019 in support of the early provision of an aquatic facility in the Butler electorate.

Background

The petition relates to a Motion on Notice (MN01-02/18) tabled at the Ordinary Council Meeting held on 6 February 2018, in which Council resolved the following:

1. *APPROVES the inclusion an Indoor Aquatic and Recreation Centre development for the Alkimos/Yanchep corridor in the City's Advocacy Strategy, with a view to bringing forward the proposed timeframe from 2042-2046, as currently listed in the Northern Coastal Growth Corridor Community Facilities Plan (2011);*
2. *APPROVES the Mayor to write to relevant State and Federal Government Ministers to highlight the need and seek support (including funding support) for:*
 - a) *The early provision of an Indoor Aquatic and Recreation Centre in the Alkimos/Yanchep corridor; and*
 - b) *Undertaking investigation of opportunities for the City to work with the education sector (and potentially other parties) to facilitate shared use of aquatic facilities planned for the northern coastal growth corridor in the future.*

Subsequent to this resolution, an action was included in the City's 2018/19 Corporate Business Plan to "*undertake a needs and feasibility assessment in relation to a recreational aquatic facility within the Alkimos/Yanchep growth corridor (this will include a cost benefit impact on the City's Aquamotion facility*".

As a result, the scope of the Study has been developed in two parts as outlined below:

Regional Aquatic and Recreation Facility in the Alkimos / Yanchep Corridor

1. To confirm the need and feasibility for the early provision of the proposed Regional Aquatic and Recreation facility (the Facility) in the Alkimos / Yanchep corridor (current delivery timeframe of 2042 – 2046);
2. Confirm location and staging options, taking into consideration the early delivery of an outdoor 50m pool and required supporting infrastructure;
3. Development of concept site plans, facility layout plans and elevations, based on proposed site option and staging approach informed by the revised functional brief (based on that provided within the Northern Coastal Growth Corridor – Community Facilities Plan (CFP);
4. Provision of a capital cost plan for the delivery of the facility and a whole of life cost plan;

5. Prepare a detailed Business Plan for the proposed facility including income and expenditure projections over a 10 year period, market analysis, service and programming analysis, marketing and promotions strategy, organisational structure, staffing levels etc;
6. Review of project delivery and management options (in-house versus external management), taking into consideration joint provision opportunities and key stakeholder requirements.

Wanneroo Aquamotion

1. Confirm the cost/benefit impact of the proposed future provision of the Regional Aquatic and Recreation facility in the Alkimos/ Yanchep Corridor on the City's existing Aquamotion facility;
2. Identify future location assessment criteria and location options for a facility to replace (i) Aquamotion as a stand-alone (ii) Aquamotion and the Kingsway Indoor Stadium as a joint facility (based on a 20 year horizon). This is to be based on the recent State Government East Wanneroo Metropolitan Regional Scheme (**MRS**) amendment; and
3. Develop an indicative functional brief, construction cost plan, operating cost plan and whole of asset life plan and illustrative concepts for the proposed new facility. This should also consider the provision of appropriate "dry side" programming space, including but not limited to gymnasium/group fitness, multi-purpose activity and meeting room space and indoor sports halls.

Administration appointed SGL Consulting Group (**SGL**) in December 2018 via a Request for Quotation process to undertake the Study. At its meeting on 5 March 2019, Council considered report CP02-03/19, providing a progress report regarding the Needs and Feasibility Study. Council consequently resolved the following:

1. *NOTES receipt of the North Coast Regional Aquatic and Recreation Centre Needs and Feasibility Study Progress Report;*
2. *NOTES the Key Findings resulting from the Phase 2 Needs Assessment analysis as outlined within Section 8 of the Progress Report; and*
3. *NOTES the expected completion of the North Coast Regional Aquatic and Recreation Centre Needs and Feasibility Study in early May 2019.*

Detail

Petition PT01-03/19 specifically seeks the following:

To support the motion by Mayor Tracey Roberts and Councillor Natalie Sangalli for the early provision of an aquatic facility in the Butler electorate.

The petition presented at Council contains 270 pages of signatures, of which the vast majority reside within the City of Wanneroo.

Progression of the Needs and Feasibility Study, as outlined within report CP02-03/19 addresses the action sought by the petitioners.

Consultation

Subject to Council consideration of the final report, a period of community consultation will be undertaken as per the City's Community Engagement Policy.

Comment

The development of an aquatic facility in the Northern Coastal Growth Corridor has been included as part of the City's Advocacy Strategy.

As has been noted both within report CP02-03/19 and the City's Advocacy Factsheet (**Attachment 1**) there is currently no public aquatic facility north of Aquamation within the City of Wanneroo and the closest pool is in Joondalup. This facility is located approximately 20 kilometres south of Alkimos. Current population projections indicate that by 2031, the population north of Butler and Jindalee to Two Rocks inclusive will be approximately 89,000 people.

Feedback received from the community and included in the City's Advocacy Factsheet for the provision of an aquatic facility (**Attachment 1**), indicates strong community support for the proposed facility, which is consistent with the petition presented to Council.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

"1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles"

Risk Management Considerations

Risk Title	Risk Rating
ST-G09 Long Term Financial Planning	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

The above risks relating to the issues contained within this report have been identified and considered within the City's Strategic and Corporate risk registers. Action plans have been developed to manage these risks to improve the existing management systems.

Policy Implications

Nil

Financial Implications

The cost of undertaking the Needs and Feasibility Study has been met through the 2018/19 budget. As outlined within the study methodology, further detail in respect to concept plans,

cost estimates and business plan will be developed and will be the basis for further consideration of the project within the City's Long Term Financial Plan.

It is intended to list the sum of \$50,000 in the 2019/20 budget to further develop site specific concepts and approvals based on the outcome of the Needs and Feasibility Study.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the Petition PT01-03/19 tabled at its Ordinary Council meeting of 5 March 2019;**
- 2. NOTES the progress of the Needs and Feasibility Study as outlined within report CP02-03/19, and as considered by Council at its meeting held on 5 March 2019; and**
- 3. AUTHORISES the Director Community and Place to advise the petition organisers of the outcomes of this report.**

Attachments:

1 [!\[\]\(ecb9ac3dd7de938a57dbd1352f3a505a_img.jpg\)](#). *FINAL POOL including community comments 19/120959*

Connect Wanneroo

JOBS ROADS RAIL

Advocacy Factsheet:

Regional Northern Coastal Suburbs Swimming Pool

The City of Wanneroo is requesting \$40 million to develop a facility within Alkimos Regional Open Space (indicative location) including a 50 metre heated outdoor swimming pool and toddler pool.

Background

Alkimos Regional Open Space is proposed to be the centre for elite sports facilities serving the northern coastal suburbs of the City of Wanneroo. The proposed 50 -metre outside pool adds an important aquatic sports facility to the bigger picture. The facility is expected to accommodate;

- Local and regional recreational swimmers
- Students from nearby schools for a range of water-based sports such as water polo and competitive swimming
- Swimming clubs
- Elite sports such as competitive diving
- Opportunities for state, national and international competitions and events

The Need

Council has identified that the pool is required for the region. There is no public aquatic facility north of Aquamotion (in the suburb of Wanneroo) within the City and the closest 50 metre pool is in Joondalup. These facilities are approximately 20 kilometres (approximately 30 minutes drive) from the planned facility.

The need had been originally identified in the Northern Corridor Community Facilities Plan with an implementation date of 2042. At the Council meeting held February 2018 Council agreed that this date needs to be brought forward.

ALIGNMENT TO THE STRATEGIC COMMUNITY PLAN

The provision of the Northern Coastal Suburbs Swimming pool and toddler pool aligns with the City's Strategic Community Facility Plan 2017-2027 as per the following:

1. Society

1.1 Healthy and Active people

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles;

1.1.2 Facilitate opportunities within the City to access peak and elite activities

RAPID POPULATION GROWTH

The City of Wanneroo population forecast for 2018 is 212,096 and is estimated to grow to 412,996 by 2041.

The following table using ID population projections shows the forecast population growth for the following northern corridor suburbs:

Area	2016	2031	2041
Two Rocks	3085	9358	20,879
Yanchep	9161	24,741	45,012
Alkimos	6531	33,346	38,979
Eglinton	1740	17,383	29,207
Butler	13,748	17,776	17,556
Clarkson	13,393	19,255	18,866
Totals	47,658	121,859	170,499
Wanneroo	195,252	325,470	412,996
% of total	24%	37%	41%



**2018 POPULATION
ESTIMATE**

212,096



**2041 POPULATION
ESTIMATE**

412,996

Regional Northern Coastal Suburbs Swimming Pool

Current pools

Examples of pools funded by Government

- Mount Barker Vic. \$10m.
2018 Building Better Regions Funding.
Pool refurb.

Proposed Regional Northern Coastal Suburbs Swimming Pool 50 m.

HBF Arena - Joondalup (29.1km to Yanchep)

25m. Indoor – 4 lanes

50m. Indoor – 8 lanes

Includes a splash pool and slide. Managed by Venues West. Arena Swim Club based here.

Aquamotion (30.9km to Yanchep)

25m. Indoor

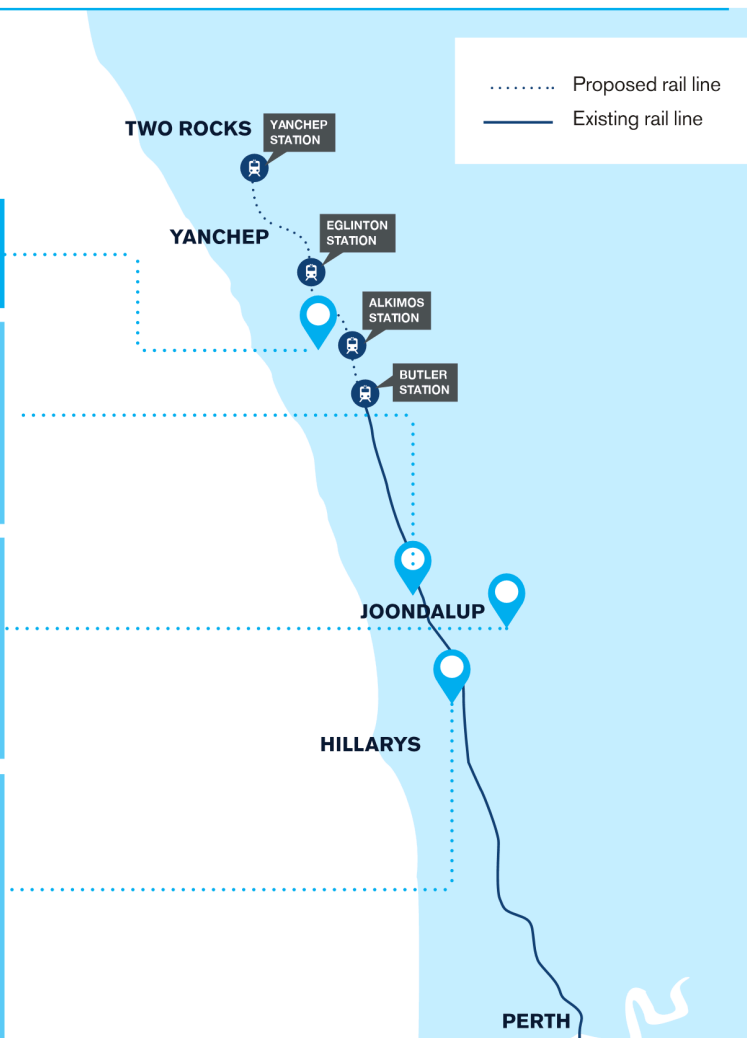
Small outside pool, water play and splash pool. Managed by the City of Wanneroo. Aquajets Swimming Club and Wanneroo Masters are both based at Aquamotion.

Craigie Leisure Centre (36.1km to Yanchep)

25m. Indoor – 8 lanes

50m. Outdoor – 8 lanes (heated)

Includes outdoor water play and an indoor lap and splash pool. Managed by City of Joondalup. Breakers Swim Club and Westcoast Masters Swim Club based here.



SCHOOL AGED CHILDREN

A petition has been started in the community and stands at 1836 signatures with a goal of 5000.

Associated and Catholic Colleges of WA (ACC) Organises and oversees one of Australia's largest school sporting programmes. Over 70 schools are members in WA.

Associated and Catholic Colleges of WA supports the City of Wanneroo to develop a 50-metre pool in what is one of the fastest growing regions in Australia, not to mention its vicinity to the coast which promotes aquatic endeavours.

In considering the Department of Education figures for all schools expected to be built in the northern corridor up to (see above) and beyond 2025 the numbers are as follows:

- Alkimos - 3 (3 x Primary School)
- Eglinton - 7 (5 x Primary School, 2 x High School)
- Two Rocks - 18 (15 x Primary School, 3 x High School)
- Yanchep - 7 (5 x Primary School, 2 x High School).

It needs to be noted that information received from the Department of Education needs to be reviewed in light of population growth and school construction.

It is expected that the needs of current and future students to access aquatic facilities for a wide range of reasons will need to be accommodated.

Learning to swim is crucial for students given the coastal position of the City. Many students and residents choose to live in the City and may never have been had an opportunity to experience the sea or swimming in an ocean. It is important people know how to survive in the water. The Surf Life Saving National Coastal Safety Report 2018 reveals that 110 coastal drowning deaths occurred in 2017 which is above the 14-year average of 99 drowning deaths.

Sports such as water polo and competitive swimming are currently outside the opportunities offered to students in the northern corridor without travelling vast distances.

EVENT ATTRACTION

With the completion of a regional facility such as this there is the opportunity to not only accommodate community-based aquatic and recreational activity, but also attract sporting and recreational events and training camps at a state, national and potentially international level. Given the envisaged proximity to a university, there is also the option to explore collaboration with the university and their graduates in the areas of sport science, recreation and leisure and facility management.

OTHER IDENTIFIED NEEDS

Other issues that demonstrate the need for a new facility include:

- There is no swimming club north of Arena Swimming Club (Joondalup HBF Arena) and Wanneroo Aquamotion. Many swimmers are travelling from Yanchep and Two Rocks to be involved in aquatic fitness and competitive swimming clubs.
- Several swim clubs (Arena Swim Club and Breakers Swim Club) in the northern regions currently have club members from as far north as Gingin, due to lack of facilities in nearby locations.
- No school in the northern corridor has a pool that can be accessed either by students or residents.

Regional Northern Coastal Suburbs Swimming Pool

The Benefits

HEALTH

The City's Public Health Plan outlines in detail the advantages of having easy access to facilities that promote healthy exercise.

EDUCATION

- Water sports for schools
- General swimming
- Water safety training

SPORTS INVOLVEMENT

- Diving WA and Water Polo WA have expressed interest

EVENT ATTRACTION

- Triathlons both State and National as well as potential international events.

Consequences of Non-Delivery

For the Northern Coastal Corridor (NCC) of the City of Wanneroo there are some distinct characteristics that support the need for an enhanced access to recreational and health-based activities including a pool.

Most residents in the NCC are between 25 and 49 years old with 40.2% of households in Alkimos made up of couples with children. The NCC has a higher proportion of pre-schoolers than the rest of the City of Wanneroo and Yanchep also has a higher number of post retirement people than the rest of the City. This pre-school group as they grow are driving future services including the number of primary and secondary schools required.

Communities in the NCC also have a percentage of residents from non-English speaking countries now calling Australia home. For example, 9% of residents in Alkimos come from non-English speaking countries.

The Socio-Economic Indexes for Areas (SEIFA) takes into account factors such as income, educational attainment, unemployment and jobs in unskilled occupations to determine an index with 1000 being the median. The City of Wanneroo sits at 1015, with numbers above 1000 indicate less disadvantage and numbers under 1,000 indicating more disadvantage. For the communities in question they rank as follows; Two Rocks 980, Yanchep 1001, Alkimos 1059 and Eglinton 1062.

Home ownership is above 66% in all four communities and as high as 70% in Yanchep and Two Rocks. As the economy changes this places pressure on these households which impacts on quality of life with any future changes in employment levels and interest rates making a negative impact.

Despite this, people are still moving to the City and the northern corridor in particular. In 2017/18 1038 residential building approvals were given. This will be mostly families with young children including school age children.

Current Project Status

The Need and Feasibility Study is currently being undertaken.

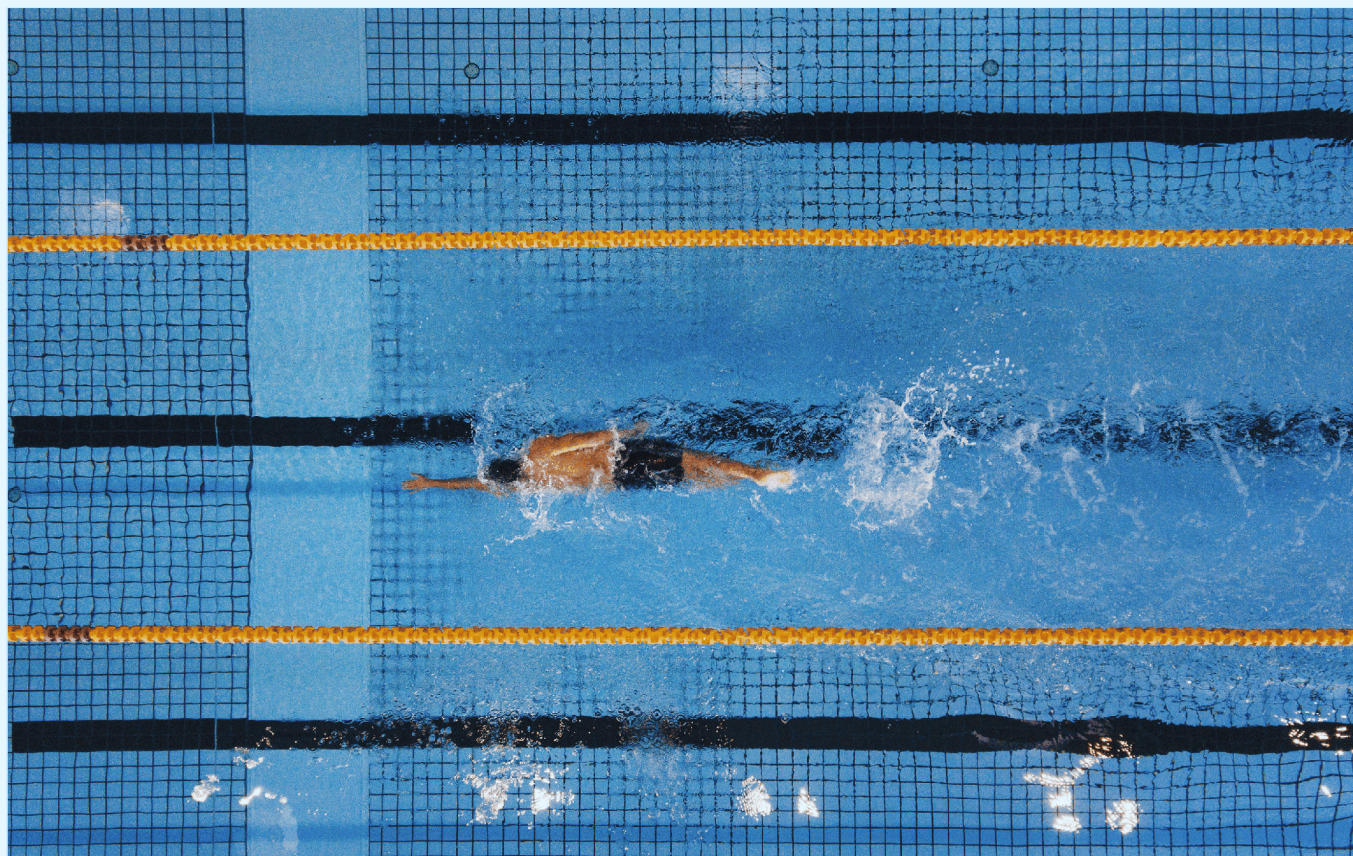
Further stages and detailed project costs will be determined as part of this study.

Indicative Budget Implications

Approximately \$40 million is required to develop the facility. Detailed project costs will be determined following completion of Stage 1.

What is Required

The City of Wanneroo is requesting \$40 million to develop a facility within Alkimos Regional Open Space (indicative location) including a 50 metre heated outdoor swimming pool and toddler pool.

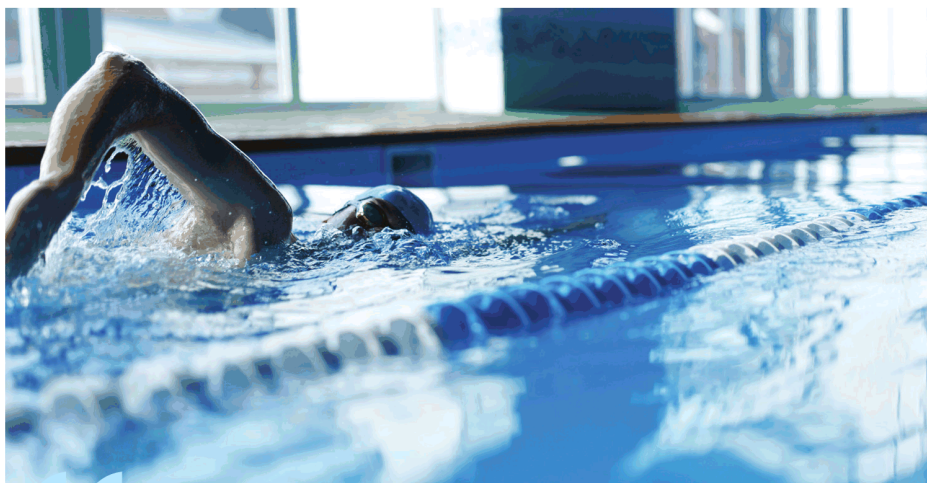


Advocacy Factsheet:

Facebook feedback from the Community

A pool in the northern suburbs would mean, myself, my husband, my daughter and son wouldn't have an hour round trip just in driving to do our swim training, for the **sport** we love of triathlon! Also having a pool up this way could mean we could start a triathlon club too as our closest is again 30min drive away, which would mean bringing a different sport to our community, **getting more people active** and enable the kids growing up to try something else that they may otherwise never have had the opportunity to do! Also, a diving facility within the pool would be an even bigger bonus!!!

Samantha



Having a local pool would **save residents money on fuel**, car running costs and take cars off the road. At the moment it's a 25 minute drive from my house to Arena Joondalup. With the amount of new estates popping up and the rapid growth along the northern corridor it will definitely be a huge asset to the area.

Renee

At the moment I travel by car 20 minutes each way to Butler and back which is very off putting. This would be a lot longer if you had to use public transport.

Jane

A pool would also allow the **schools to easily provide swimming** lessons all year, without huge travel times. Definitely a great thing to happen soon!

Kerianne

A pool up this way is essential for families. We have put our kids into **swimming lessons** since babies (an absolute necessity for all kids, in my opinion) and have always had to travel to Joondalup for it. Having a facility closer would take so much pressure off our family

Dorothy

Imagine how great it would be over the summer break to send our teens to the local pool to get them out of the house, off their devices and active!

As others have said, being able to use it for school **swimming lessons** would reduce the cost of transport for parents as well as reducing travel time giving students less time out of the classroom.

My daughter is a keen swimmer and would love a place **closer to home** so she can train more regularly.

Belinda

It would definitely be awesome! A swimming pool is **great for everyone**, from family to singles, kids to elderly, athletes to non-athletes...for fun or training, fitness or leisure...There is no negatives of having a pool in the northern suburbs!! Looking forward to it.

Bruno

Everyone should have affordable access to a public pool and the opportunity to **learn to swim**. Perth is growing, let's not wait til it's too late to find the ideal location for a swimming pool in North Ward. Swimming is unique to other sports as being in water results in physiological responses, such as lowered heart rate, which helps us to relax and is great for mental health.

Gemma



A swimming pool would offer our community a fun place to socialise and be active whilst **attracting visitors** to our area boosting commerce. I can't believe that this is still being debated. It's high time the Wanneroo City listened to its residents and provided for their needs.

Neil

Oh it would make such a difference for family that way. Save traveling. Water is so **important for recovery**. A local pool is something to be experienced and enjoyed as a kid.

Georgia

Community Safety & Emergency Management Report

3.11 City of Wanneroo Bushfire Risk Management Plan 2019 - 2023

File Ref: 8110 – 19/30627
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider the City's proposed Bushfire Risk Management Plan (**BRM Plan**) included at **Attachment 1**.

Background

The Office of Bushfire Risk Management (**OBRM**) was established in May 2012 as part of the State Government's response to the findings of the Keelty Report '*Appreciating the Risk - Margaret River Bushfire Special Inquiry January 2012*'.

The Keelty Report formed a number of recommendations, one of which included the requirement for local governments to develop a BRM Plan to assist build community resilience.

OBRM is an independent office within the Department of Fire and Emergency Services (**DFES**), reporting directly to the Fire and Emergency Services (**FES**) Commissioner. OBRM's role is to oversee prescribed burning and bushfire related risk management in Western Australia.

In December 2015, OBRM published Guidelines for Preparing a BRM Plan as a standard to support a consistent approach to bushfire risk management planning across Western Australia. The establishment of this standard addresses a number of the recommendations made by the 2011 Keelty Report '*A Shared Responsibility and the report of the Perth Hills Bushfire in February 2011 Review*', and supports Local Government to fulfil their obligations under the State Hazard Plan Fire (**Westplan Fire**).

Detail

Under the *Emergency Management Act 2005* and in accordance with *State Hazard Plan Fire (interim)* Section 2.2.7 states:

"Local governments with high or extreme bushfire risk are required to develop an integrated BRM Plan outlining a strategy to treat or reduce bushfire related risk across all land tenures. Bushfire risk management must be underpinned by a rigorous process that identifies, analyses, assesses, treats and reviews risks. The resultant BRM Plan should be reviewed by the Office of Bushfire Risk Management (OBRM) and endorsed by Council."

A BRM Plan has been prepared by Administration for the City in accordance with these requirements. The risk management processes used to develop this BRM Plan are aligned to the key principles of *AS/NZS ISO 31000:2009 Risk management – Principles and guidelines*, as described in the Second Edition of the *National Emergency Risk Assessment Guidelines (NERAG 2015)*. This approach is consistent with the policies of the *State Emergency Management Policy (State EM Policy) 3.2 – Emergency Risk Management Planning*.

OBRM has developed the mapping standard for bushfire prone areas, which defines the process and identification of bushfire prone areas in Western Australia. The map and

mapping standard are important components of State Government reforms to reduce the risk of bushfire to life, property and infrastructure.

The BRM Plan implements strategies to effectively plan for and mitigate the potential adverse effects of bushfire within the City of Wanneroo. Responsibility for the BRM Plan process sits with the Chief Executive Officer (**CEO**), however; the management and implementation of the plan is the responsibility of the Community Safety and Emergency Management Service Unit, which includes the City Chief Bush Fire Control Officer who also holds the role of Community Emergency Services Manager and who supports the implementation and identification of bushfire risk areas and recommends appropriate treatment options.

The effective implementation of this plan is reliant on the engagement and involvement of multiple stakeholders. It is the City's responsibility to facilitate a coordinated approach towards the identification, assessment and treatment of assets exposed to bushfire related risk within the City of Wanneroo. This is a tenure blind approach and is achieved through the BRM Plan and the Bush Fire Advisory Committee.

The BRM Plan is a strategic document that:

- Identifies bushfire related risk at the strategic level and prioritises areas of the City for further risk assessment;
- Identifies assets of value that are at risk from bushfire, including communities, the building environment, infrastructure and economic, cultural and environmental assets;
- Details the risk ratings assigned to assets identified and assessed in the BRM Plan and their priority for treatment;
- Details the treatment strategies to be implemented to reduce risk to an acceptable level, with priority given to the assets of greatest importance, that are most at risk;
- Documents the responsibilities of land owners and treatment managers tasked with implementing the treatment strategies outlined in the BRM Plan; and
- Specifies a timeframe for land owners to implement the treatment strategies identified in the BRM Plan.

To assist with achieving the plan's implementation, a communication strategy, asset risk register, asset-specific treatment schedule, local government wide controls and associated maps have been included.

Consultation

The BRM Plan has been presented to the following stakeholders to provide comments:

- Office of Bushfire Risk Management;
- City of Wanneroo Bush Fire Advisory Committee; and
- Local Emergency Management Committee.

Once approved by Council, measures will be implemented through the BRM Plan's treatment schedule.

Comment

The City acknowledges its responsibility in all areas of Prevention, Preparedness, Response and Recovery. The draft BRM Plan outlines strategic level planning through a tenure blind approach within the City of Wanneroo.

The BRM Plan will further strengthen coordination between agencies and organisations in the City and will provide linkages between Policy planning, operational delivery, monitoring and evaluation of mitigation works within the district. It will also assist in identifying and integrating best practice into the planning and delivery of prescribed fire programs in the City of Wanneroo.

The objective of the mitigation program is to ensure that life and property within the community is given the best protection from high intensity and devastating bushfires.

City of Wanneroo managed land that falls within the extreme or very high categories have been prioritised to have fuel management works undertaken via prescribed burning, manual fuel removal, mulching and spraying completed by the City's Volunteer Bush Fire Brigades, contractors and Administration.

Following the bushfire risk assessment mapping process, it indicates there are 574 assets (locations) within the City that are at risk from bushfires. Of these, the City is directly responsible for the implementation of mitigation programs to manage bushfire risk to 25 extreme, 7 very high, 9 high and 3 medium properties (parks, reserves, bushland).

In addition to the mapping of bushfire prone areas as indicated in the table below, the City has an ongoing bushfire mitigation program that reviews and determines treatments to over 1,000 freehold/crown properties located outside of the identified bushfire prone areas that still require bushfire mitigation work.

Total number of assets within the City at risk from bushfire:

Risk Rating (Tenure Blind)	Number of Assets (Locations)
Extreme	271
Very High	100
High	99
Medium	78
Low	26
Total	574

Administration will deliver, as far as is reasonable, an achievable and measurable program to manage treatment strategies across the City and will engage with land owners to provide advice on appropriate treatment strategies.

At the end of each financial year, Administration is required to prepare and submit a report to OBRM detailing progress against the BRM Plan.

Statutory Compliance

In accordance with the *Emergency Management Act 2005* and the *State Hazard Plan Fire*, the BRM requires endorsement by Council.

The following legislation is applicable in the development and implementation of the BRM Plan:

- *Bush Fires Act 1954;*
- *Emergency Management Act 2005;*
- *Fire and Emergency Service Act 1998;*
- *Conservation and Land Management Act 1984;*
- *Environmental Protection and Biodiversity Conservation Act 1999;*
- *Local Government Act 1995;*
- *Aboriginal Heritage Act 1972;*

- *Metropolitan Water Supply, Sewerage and Drainage Act 1909;*
- *Building Act 2011;*
- *Bush Fires Regulations 1954;*
- *Emergency Management Regulations 2006; and*
- *Planning and Development (Local Planning Scheme) Regulations 2015.*

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.2 Safe Communities

1.2.1 Enable community to be prepared and to recover from emergency situations”

Risk Management Considerations

Risk Title	Risk Rating
Safety of Community	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate Risk Register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

Nil

Financial Implications

Ongoing municipal funding will be required for the implementation of various methods of bushfire mitigation programs and this will be considered as part of the City's annual budget process.

Funds will be included in the 2019/20 budget considerations for the engagement of contractors to undertake prescription burns on City of Wanneroo land.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the Bushfire Risk Management Plan has been reviewed and assessed by the Office of Bushfire Risk Management as compliant with the standard for bushfire risk management planning in Western Australia;
2. **ENDORSES** the Bushfire Risk Management Plan as shown in Attachment 1; and
3. **ACKNOWLEDGES** that the City is the owner of the Bushfire Risk Management Plan and has responsibility, as far as reasonable, to manage the

implementation of the Bushfire Risk Management Plan and facilitate the implementation of bushfire risk management treatments by risk land owners.

Attachments:

1 [!\[\]\(0858c6feabd765e310fff9397c7e3c08_img.jpg\)](#) *Bushfire Risk Management Plan - January 2019 18/442763 Minuted*



City of Wanneroo

Bushfire Risk Management Plan

2019 – 2024

Office of Bushfire Risk Management (OBRM) Bushfire Risk Management (BRM) Plan
reviewed *28 February 2019*

Local Government Council BRM Plan endorsement *XX Month 2019*

Contents

1. Introduction.....	6
1.1 Background	6
1.2 Aim and Objectives	7
1.3 Legislation, Policy and Standards.....	7
1.3.1 Legislation	7
1.3.2 Policies, Guidelines and Standards.....	8
1.3.3 Other Related Documents	8
2. The Risk Management Process.....	9
2.1 Roles and Responsibilities.....	9
2.2 Communication & Consultation.....	11
3. Establishing the Context	11
3.1 Description of the Local Government and Community Context.....	11
3.1.1 Strategic and Corporate Framework	11
3.1.2 Location, Boundaries and Tenure.....	13
3.1.3 Population and Demographics	16
3.1.4 Economic Activities and Industry	19
3.2 Description of the Environment and Bushfire Context.....	20
3.2.1 Topography and Landscape Features	20
3.2.2 Climate and Bushfire Season	24
3.2.3 Vegetation	27
3.2.4 Bushfire Frequency and Causes of Ignition	30
3.2.5 Firebreak Notice – Existing Works.....	32
4. Asset Identification and Risk Assessment.....	33
4.1 Planning Areas	33
4.1.1 Priorities for Asset Identification and Assessment	33
4.2 Asset Identification.....	34
4.3 Assessment of Bushfire Risk.....	35
4.3.1 Likelihood Assessment.....	35
4.3.2 Consequence Assessment	36
4.3.3 Determining Bushfire Hazard (Human Settlement, Economic and Cultural Assets)	38
4.3.4 Assessment of Environmental Assets.....	38
4.3.5 Local Government Asset Risk Summary.....	42

5. Risk Evaluation	42
5.1 Evaluating Bushfire risk	42
5.2 Treatment Priorities	43
5.3 Risk Acceptability	43
6. Risk Treatment	45
6.1 Local Government-Wide Controls	45
6.2 Asset-Specific Treatment Strategies	46
6.3 Determining the Treatment Schedule	46
7. Monitoring and Review	47
7.1 Review	47
7.2 Monitoring	47
7.3 Reporting	47
8. Glossary	48
9. Common Abbreviations	52
10. Appendices	53
Communication Strategy	54
Planning Area Map	66
Asset Risk Register	67
Multi-Agency Work Plan – Local Government Wide Controls	97

Disclaimer

In approving this BRM Plan, the City of Wanneroo (the City) is acknowledging the assets that have been identified and the risk ratings and treatment priorities assigned. Approval of the plan is a commitment by the City to work with land owners and managers to address unacceptable risk within the community. Endorsement of this plan is not committing the City to a program of treatment works to be implemented by others, or an acceptance of responsibility for risk occurring on land that is not owned or management by the City.

Document Control

Document Name	Bushfire Risk Management Plan	Current Version	1.0
Document Owner	City of Wanneroo	Issue Date	
Document Location	City of Wanneroo	Next Review Date	01/11/2024

Document Endorsements

City of Wanneroo Council endorses that the Bushfire Risk Management Plan (BRM Plan) has been reviewed and assessed by the Office of Bushfire Risk Management (OBRM) as compliant with the standard for bushfire risk management planning in Western Australia, the *Guidelines for Preparing a Bushfire Risk Management Plan*. The City of Wanneroo (the City) is the owner of this document and has responsibility, as far as is reasonable, to manage the implementation of the Bushfire Risk Management Plan and facilitate the implementation of bushfire risk management treatments by risk owners. The endorsement of the BRMP by the City of Wanneroo Council satisfies their endorsement obligations under *State Hazard Plan – Fire (interim)*.

Local Government	Representative	Signature	Date
City of Wanneroo	Chief Executive Officer		

Amendment List

Version	Date	Author	Section
1.1	29/10/18	R Greer T Cole P Postma	Initial version submitted to OBRM for compliance review
1.2	18/01/2019	R Greer P Postma M Culhane	All

Publication Information

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Privacy and Release of Information

Information captured through the Bushfire Risk Management System (BRMS) includes data that is considered sensitive, such as the location of culturally and environmentally significant sites, land ownership details and risk information.

The Chief Executive Officer is to be consulted prior to public release of any data relating to the City of Wanneroo Bushfire Risk Management Plan.

1. Introduction

1.1 Background

Under the *State Hazard Plan Fire (interim)* (OEM 2017) an integrated Bushfire Risk Management Plan (BRM Plan) is to be developed for local government areas with significant bushfire risk. This BRM Plan has been prepared for the City of Wanneroo in accordance with the requirements of *State Hazard Plan Fire* and the *Guidelines for Preparing a Bushfire Risk Management Plan* (Guidelines) (OBRM 2015). The risk management processes used to develop this BRM Plan are aligned to the key principles of *AS/NZS ISO 31000:2009 Risk management – Principles and guidelines*, as described in the Second Edition of the *National Emergency Risk Assessment Guidelines* (NERAG 2015). This approach is consistent with the policies of the *State Emergency Management Policy (State EM Policy)* 3.2 – *Emergency Risk Management Planning*.

This BRM Plan is a strategic document that identifies assets at risk from bushfire and their priority for treatment. The Treatment Schedule sets out a broad program of coordinated multi-agency treatments to address risks identified in the BRM Plan. Government agencies and other land managers responsible for implementing treatments participate in developing the BRM Plan to ensure treatment strategies are collaborative and efficient, regardless of land tenure.

Assets, risk assessments and treatment data is stored and maintained in an electronic database – the Bushfire Risk Management System (BRMS). City personnel will have access to the City of Wanneroo data and are able to produce reports including the Asset Risk Register and Treatment Schedule as well as detailed maps.

This BRM Plan consists of:

- Bushfire Risk Management Plan
- Communications Strategy (Appendix 1)
- Planning Area Map (Appendix 2)
- Asset Risk Register (Appendix 3)
- Local Government Wide Controls & Multi Agency Work Plan (Appendix 4)
- Treatment Schedule (to be completed within 12 months of endorsement of the BRM Plan)

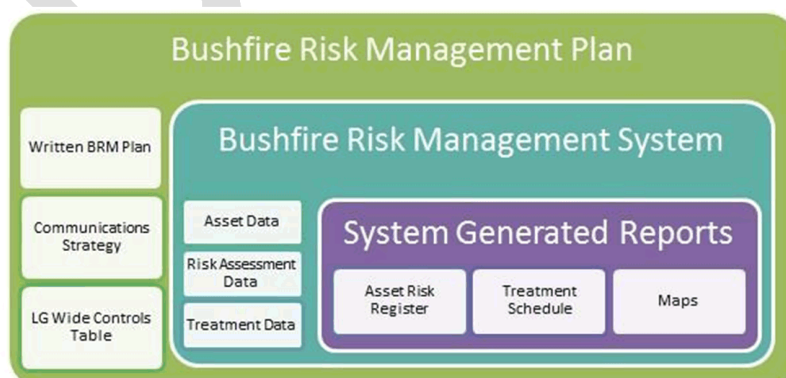


Figure 1 – Components of the Bushfire Risk Management Plan

1.2 Aim and Objectives

The aim of the BRM Plan is to document a coordinated and efficient approach toward the identification, assessment and treatment of assets exposed to bushfire risk within the City of Wanneroo.

The objective of the BRM Plan is to effectively manage bushfire risk within the City of Wanneroo in order to protect people, assets and other things of local value. Specifically, the objectives of this BRM Plan are to:

- Guide and coordinate a tenure blind, multi-agency bushfire risk management program over a five year period;
- Document the process used to identify, analyse and evaluate risk, determine priorities and develop a plan to systematically treat risk;
- Facilitate the effective use of the financial and physical resources available for bushfire risk management activities;
- Integrate bushfire risk management into the business processes of local government, land owners and other agencies;
- Ensure there is integration between land owners and bushfire risk management programs and activities;
- Monitor and review the implementation of treatments to ensure treatment plans are adaptable and risk is managed at an acceptable level.

1.3 Legislation, Policy and Standards

The following legislation, policy and standards were considered to be applicable in the development and implementation of the BRM Plan.

1.3.1 Legislation

- Bush Fires Act 1954
- Emergency Management Act 2005
- Fire Brigades Act 1942
- Fire and Emergency Service Act 1998
- Conservation and Land Management Act 1984
- Environmental Protection Act 1986
- Environmental Protection and Biodiversity Conservation Act 1999
- Local Government Act 1995
- Wildlife Conservation Act 1950
- Aboriginal Heritage Act 1972
- Metropolitan Water Supply, Sewerage and Drainage Act 1909
- Country Areas Water Supply Act 1947
- Building Act 2011
- Bush Fires Regulations 1954
- Emergency Management Regulations 2006
- Planning and Development (Local Planning Scheme) Regulations 2015

1.3.2 Policies, Guidelines and Standards

- National Emergency Risk Assessment Guidelines (NERAG) (Second Edition 2015)
- State Emergency Management Policy 2.5 – Local Arrangements
- State Emergency Management Policy 3.2 – Emergency Risk Management Planning (OEM)
- State Emergency Management Prevention Procedure 1 – Emergency Risk Management Planning (OEM)
- State Emergency Management Preparedness Procedure 7 – Local Emergency Management Committee (LEMC)
- State Emergency Management Preparedness Procedure 8 – Local Emergency Management Arrangements (OEM)
- State Hazard Plan Fire (Interim) (OEM)
- State Planning Policy 3.7: Planning in Bushfire Prone Areas (WAPC)
- State Planning Policy 3.4: Natural Hazards and Disasters (WAPC)
- Guidelines for Planning in Bushfire Prone Areas (WAPC 2017)
- Western Australian Emergency Risk Management Guidelines (OEM 2015)
- A Guide to the Use of Pesticides in Western Australia (Dept. of Health 2010)
- Guidelines for Plantation Fire Protection (DFES 2011)
- Firebreak Location, Construction and Maintenance Guidelines (DFES)
- Building Protection Zone Standards (DFES)
- Bushfire Risk Management Planning – Guidelines for preparing a Bushfire Risk Management Plan (2015)
- AS/NZS ISO 31000:2009 - Risk management – Principles and guidelines
- AS 3959-2009 Construction of buildings in bushfire-prone areas
- City of Wanneroo Firebreak Notice

1.3.3 Other Related Documents

- National Strategy for Disaster Resilience
- National Statement of Capability for Fire and Emergency Services (AFAC 2015)
- Public Service Circular No. 88 Use of Herbicides in Water Catchment Areas (Dept. of Health 2007)
- Code of Practice for Timber Plantations in Western Australia (Forest Products Commission Second Edition 2014)
- Bushfire Risk Management Planning Handbook (DFES)
- Bushfire Risk Management System (BRMS) User Guide (DFES)
- City of Wanneroo Local Emergency Management Arrangements (full review 2017)
- Local Emergency Management Welfare Support Plan
- Local Welfare Support Sub Plan Wanneroo Welfare Centres
- Aged Care Support Plan
- Barbagallo Raceway Risk Management Plan
- City of Wanneroo Biodiversity Strategy – 2018/19 – 2023/24
- City of Wanneroo Local Environmental Strategy 2018
- City of Wanneroo Environmental Management Plan Guidelines 2018
- City of Wanneroo Local Planning Policy Conservation Reserves 2018
- City of Wanneroo Tree Preservation Policy

- City of Wanneroo Planning and Sustainability Local Planning Policy Public Open Space 2018
- City of Wanneroo Coastal Management Foreshore Plans (Amberton, Yanchep Capricorn – Parts 1 and 2)
- Coastal Hazard Risk Management Adaption Plan
- Coastal Management Plan
- Foreshore Management Plan Assessment Management Process
- Surf Life Saving – Coastal Aquatic Risk Assessment
- Yellagonga Integrated Catchment Management Plan 2015-2019
- Weed Management Plan

2. The Risk Management Process

The risk management processes used to identify and address risk in this BRM Plan are aligned with the international standard for risk management, AS/NZS ISO 31000:2009, as described in NERAG (2015). This process is outlined in Figure 1 below.

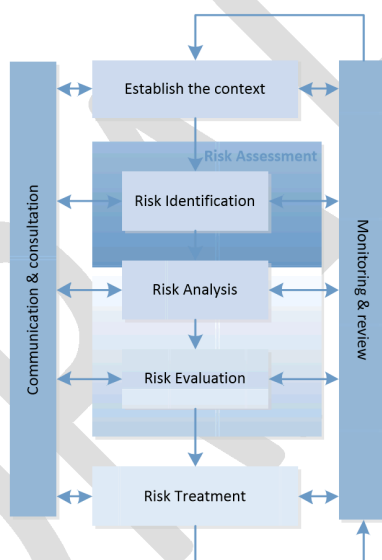


Figure 2 – Risk Management Process ¹

2.1 Roles and Responsibilities

The following table outlines the roles and responsibilities of key stakeholders tasked with the development, implementation, monitoring and review of the Bushfire Risk Management Plan and resulting 'Treatment Schedule'.

Stakeholder Name*	Roles and Responsibilities
Local Government	<ul style="list-style-type: none"> ▪ As custodian of the BRM Plan, coordination of the development, implementation and ongoing review of the integrated BRM Plan. ▪ Negotiation of commitment from land owners to treat risks identified in the BRM Plan.

¹ Source: AS/NZS ISO 31000:2009, Figure 2, reproduced under SAI Global copyright Licence 1411-c083.

Stakeholder Name*	Roles and Responsibilities
	<ul style="list-style-type: none"> As treatment manager, implementation of treatment strategies for LG owned land. As part of the approval process, submission of the draft BRM Plan to the Office of Bushfire Risk Management (OBRM) to review it for consistency with the Guidelines. As part of the approval process, submission of the final BRM Plan to Council for their endorsement and adoption.
Department of Fire and Emergency Services (DFES)	<ul style="list-style-type: none"> Participation in and contribution to the development and implementation of BRM Plan, as per their agency responsibilities under the <i>State Hazard Plan Fire (interim)</i> Hazard Management Agency. Support to local government through expert knowledge and advice in relation to the identification, prevention and treatment of bushfire risk. Facilitation of local government engagement with state and federal government agencies in the local planning process. Undertake treatment strategies, including prescribed burning on behalf of Department of Planning Lands and Heritage for Unmanaged Reserves and Unallocated Crown Land within gazetted town site boundaries. In accordance with Memorandums of Understanding and other agreements, implementation of treatment strategies for other landholders.
Office of Bushfire Risk Management (OBRM)	<ul style="list-style-type: none"> Under the OBRM Charter, to ensure bushfire risk is managed in accordance with AS/NZS ISO 31000 and reporting on the state of bushfire risk across Western Australia. Review BRM Plans for consistency with the Guidelines prior to final endorsement by council.
Department of Biodiversity, Conservation and Attractions - Parks and Wildlife Service (PaWS)	<ul style="list-style-type: none"> Participation in and contribution to the development and implementation of BRM Plans. Providing advice for the identification of environmental assets that are vulnerable to fire and planning appropriate treatment strategies for their protection. As treatment manager, implementation of treatment strategies on department managed land and for Unmanaged Reserves and Unallocated Crown Land outside gazetted town site boundaries. In accordance with Memorandums of Understanding and other agreements, implementation of treatment strategies for other landholders.
Other State and Federal Government Agencies	<ul style="list-style-type: none"> Assist the local government by providing information about their assets and current risk treatment programs. Participation in and contribution to the development and implementation of BRM Plans. As treatment manager, implementation of treatment strategies.
Public Utilities	<ul style="list-style-type: none"> Assist the local government by providing information about their assets and current risk treatment programs. Participation in and contribution to the development and implementation of BRM Plan. As treatment manager, implementation of treatment strategies.

Stakeholder Name*	Roles and Responsibilities
Corporations and Private Land Owners	<ul style="list-style-type: none"> As treatment manager, implementation of treatment strategies.

Table 1 – Roles and Responsibilities

2.2 Communication & Consultation

Communication and consultation throughout the risk management process is fundamental to the preparation of an effective BRM Plan. To ensure appropriate and effective communication occurred with stakeholders in the development of the BRM Plan, a *Communication Strategy* was prepared. The strategy is provided at **Appendix 1**

3. Establishing the Context

The City of Wanneroo acknowledges its responsibility in all areas of Prevention, Preparedness, Response and Recovery. This Bushfire Risk Management Plan (BRM Plan) outlines strategic level planning through a tenure blind approach within the City Of Wanneroo. This Bushfire Risk Management Plan will further strengthen coordination within and between agencies and organisations in the City of Wanneroo, linkages between policy planning, operational delivery and the monitoring and evaluation of mitigation works in the City of Wanneroo will be strengthened. This Bushfire Risk Management plan will also assist in identifying and integrating best practice into the planning and delivery of prescribed fire programs in the City of Wanneroo. The objective of the mitigation program is to ensure that life and property within the community is given the best protection from high intensity and devastating bushfires.

The City's Community Safety and Emergency Management Team, inclusive of the Volunteer Bush Fire Brigades work vigorously to ensure the safety of the community within the City of Wanneroo, while maintaining environmental, ecological and sociological impacts. This Bushfire Risk Management Plan has been built on the City's values of remaining customer focused delivering service excellence. Maintaining accountability and accepting responsibility meeting commitments to a high standard, along with high levels of collaboration across departments. In accordance with these requirements, defined risk treatments and actions should be incorporated as prevention strategies. This Bushfire Risk Management Plan has been developed to meet the requirements of State Hazard Plan Fire-Interim to provide 'integrated hazard reduction programs for fuel removal and/or modification by manual and prescribed burning methods. This document and accompanying maps together form part of the overall Bushfire Risk Management Plan for the City of Wanneroo.

3.1 Description of the Local Government and Community Context

3.1.1 Strategic and Corporate Framework

The Bushfire Risk Management Plan has been established to develop strategies to effectively plan for and mitigate the potential adverse effects of bushfire within the City of Wanneroo. Responsibility for the BRM Plan process sits with the City of Wanneroo Chief Executive Officer (CEO), however; the management and implementation of the plan is the responsibility of the Director Community and Place, Community Safety and Emergency Management Service Unit, which includes the City Chief Bush Fire Control Officer who also

holds the role of Community Emergency Services Manager who supports the implementation and identification of bushfire risk areas and recommends appropriate treatment options. The City also employs a Fire Protection Officer who is responsible for maintaining and updating the BRM Plan. The effective implementation of this plan is reliant on the engagement and involvement of multiple stakeholders, the City's responsibility is to facilitate the management of bushfire risk to the community as supported by the provision of this plan.

The BRM Plan will play an integral part of the City of Wanneroo Strategic Community Plan (SCP) 2017/18 – 2026/27 which represents the City's approach to planning, and sets out the vision and aspirations for the community for the next 10 years, by working to strengthen the City's capacity to achieve its overall vision.

Community aspirations expressed through the SCP consultation process have informed and shaped the four priority themes of Council, these being:

SOCIETY Healthy, safe, vibrant and connected communities	Health and Active People Safe Communities Distinctive Places Connected Communities
ECONOMY Progressive, connected communities that enable economic growth and employment	Local Jobs Strategic Growth Smart Business Places of Destination
ENVIRONMENT A healthy and sustainable natural and built environment	Resource Management Enhanced Environment Reduce, Reuse, Recycle Waste Activated Places Connected and Accessible City Housing Choice
CIVIC LEADERSHIP Working with others to ensure the best use of our resources	Working with Others Good Governance Progressive Organisation

The two priority themes of Council that directly relate to this BRM Plan include Society and Environment. These include the following; The City should work with partners to improve safety, particularly in more isolated communities and planning for and managing fire and other risks continue to be an important priority for the community. This BRM Plan will ensure these outcomes are achieved and monitored through integrating the City of Wanneroo specific documents as outlined in section 1.3.3 – other related documents.

The City recognises the importance of leadership and coordination in emergency management and has an established Local Emergency Management Committee (LEMC) with multi-agency membership. This Committee provides an important multi-agency forum to enable consultation around the BRM Plan.

The Local Emergency Management Committee (LEMC) and District Emergency Management Committee (DEMC) have endorsed the Local Emergency Management Arrangements (LEMA) for the City of Wanneroo. Part of the development of the LEMA included the development of local emergency management risk register schedule which outlines the identified risks within the City, including risk levels and treatment options.

The City has an active Bushfire Advisory Committee (BFAC) with membership holding considerable bushfire firefighting skills and experience. The BFAC representatives will be integral to the development and review of the plan.

Risk management is a critical component of the emergency risk management process. Building a sound understanding of the hazards and risks likely to impact the community enable the City of Wanneroo and its LEMC to work together to implement treatments. This process helps to build the capacity and resilience of the community and organisations which enable them to better prepare for, respond to and recover from a major emergency. The process and mandate for the City to undertake risk management is detailed in State Emergency Management Policy Section 3.2.

The City's Emergency Risk Register is a standalone document which supports the LEMA and includes all identified risks associated with the hazards assessed and their risk level.

Those risks which were rated as having an extreme or high risk level and achieved a treatment of priority 1 or 2 (requires treatment) include identified treatment strategies. Bushfire hazard has been identified as a high risk to the City and the implementation of treatment strategies are the responsibility of the Hazard Management Agency (HMA), Support Agencies and the City.

The City's LEMA identifies the following critical infrastructure within its jurisdiction:

- Major Roads
- Railway
- Telecommunication Towers
- Water Tower
- Water Bores
- Sewerage Plant
- Power Station
- Gas Pipelines
- Wanneroo Super Clinic/Medical Centres
- Service Stations
- Jetties (Mindarie, Two Rocks)
- Bridges/Overpasses
- Volunteer Bush Fire Brigade Fire Stations (4)
- SES Unit (1)
- Community Centres (Identified Evacuation/Welfare Centres)
- Ashby Operations Centre (Local Emergency Recovery Coordination Centre)

These assets may not be directly impacted by bushfire, however are critical for the City's ability to support response and recovery efforts in the event of a large scale bushfire incident.

3.1.2 Location, Boundaries and Tenure

The City of Wanneroo is located 25Km from the Perth CBD and covers a land mass of 685.8 square kilometres. The City of Wanneroo is bounded by Beach Road and the City of Stirling to the South, Alexander drive and the City of Swan to the East, Wanneroo Road and Lake Joondalup to the South West, the Indian Ocean to the West and the Shire of Gingin to the North.

The City of Wanneroo is split into three Wards. The **North Coastal Ward** consisting of the following suburbs, Alkimos, Butler, Clarkson, Eglinton, Jindalee, Merriwa, Mindarie, Quinns Rocks, Ridgewood, Tamala Park, Two Rocks, Yanchep. The **Central Ward** consists of Ashby, Banksia Grove, Carabooda, Carramar, Hocking, Jandabup, Mariginiup, Neerabup, Nowergup, Pinjar, Pearsall, Sinagra, Tapping, Wanneroo and the **South Ward** includes the suburbs of Alexander Heights, Darch, Girrawheen, Gnangara, Koondoola, Landsdale, Madeley, Marangaroo, Wangara, Woodvale.

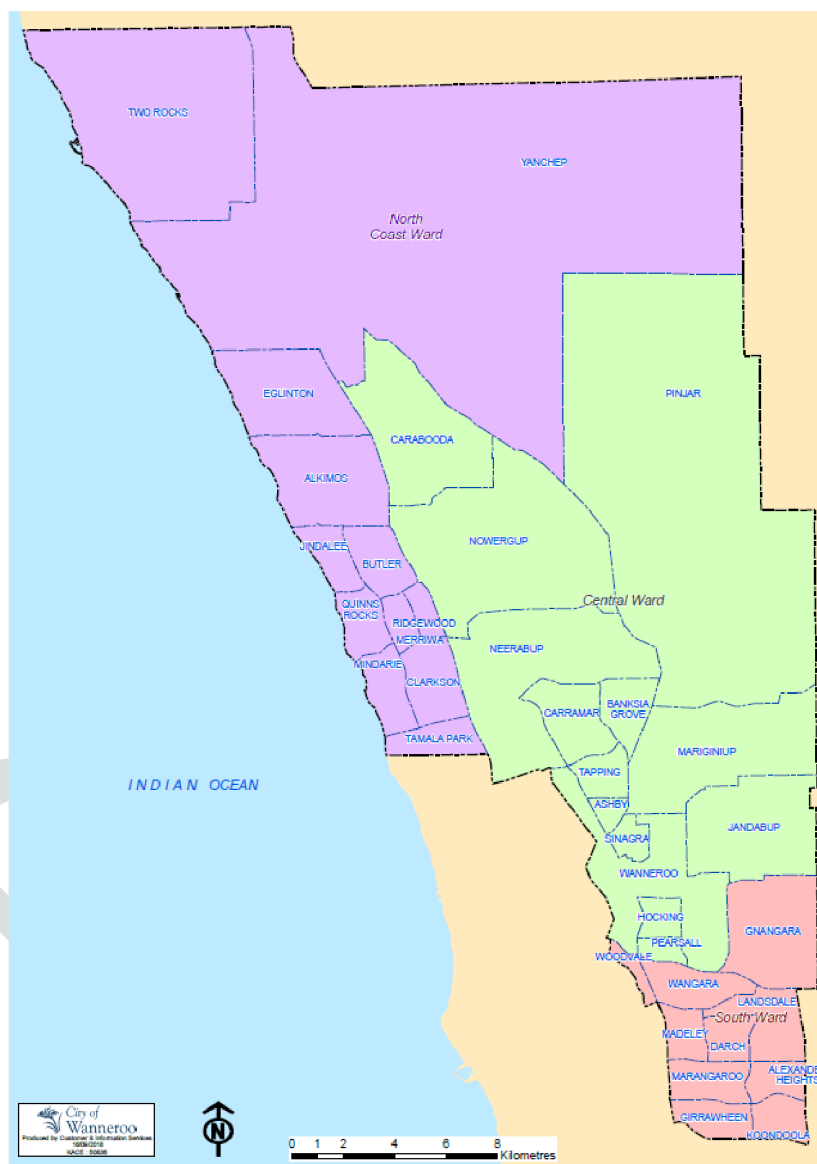


Figure 3: City of Wanneroo Ward Map (Source: City of Wanneroo)

The City of Wanneroo engages with private landowners to educate them on their responsibilities relating to fire management specifically in bushfire prone areas deemed as having extreme and very high risk. The other major land tenure falls within the Department of Biodiversity Conservation and Attractions (DBCA) and the Department of Planning Lands and Heritage (DPLH). Both of these stakeholders meet regularly with City of Wanneroo Fires Services and with Community Safety and Emergency Management Officers.

Land Manager/Owner	Government Type	Freehold Ownership (ha)	Crown Ownership (ha)	Total (ha)	% of Plan Area	Road Area
City of Wanneroo	Local Government	339		339	0.50%	
7 LGA's Wanneroo, Joondalup, Perth, Stirling, Vincent, Wanneroo, Cambridge, Victoria Park	Other Local Governments (Tamala Park)	279		279	0.41%	
Department of Biodiversity Conservation & Attractions (DBCA)	State	10	3,2078	32,088	46.88%	Nil
Department of Planning Lands & Heritage (DPLH)	State	4,948	8,360	13,308	19.44%	Includes 3787 ha of public road in 8360 ha
Other Government	State	2,849	758	3,607	5.27%	12 ha of public road
Other Government	Commonwealth	1.9	0.1	2	0.00%	
Freehold (Private Ownership)		18,680		18,680	27.29%	
Coastal UCL			141	141	0.21%	
TOTAL AREA (Hectares)				68,444	100.00%	

Table 2: Land Tenure Breakdown within the City of Wanneroo (Source: City of Wanneroo)

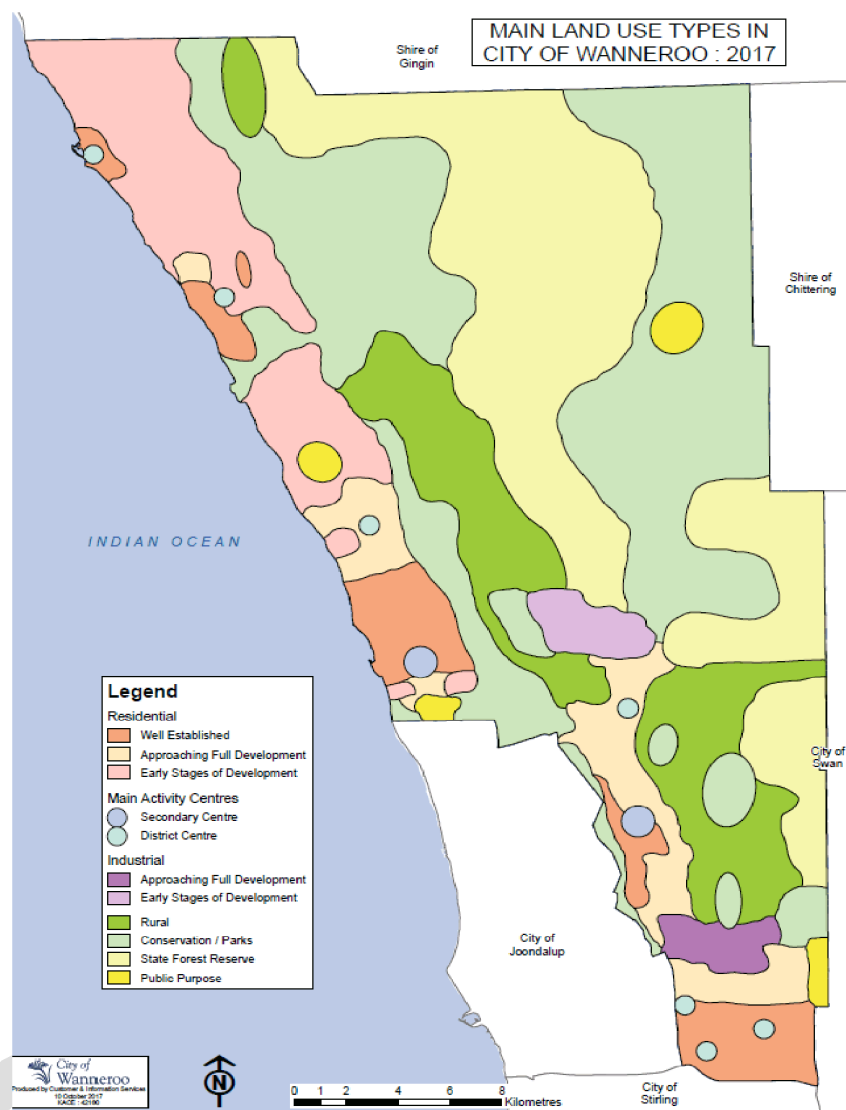


Figure 4: Main Land Use Types in City of Wanneroo (Source: City of Wanneroo)

3.1.3 Population and Demographics

In the 2017 Census, there were 207,168 people in Wanneroo. Of these 49.4% were male and 50.6% were female. Aboriginal and/or Torres Strait Islander people made up 1.4% of the population. The median age of people in Wanneroo was 33 years. Children aged 0 - 14 years made up 23.0% of the population and people aged 65 years and over made up 9.9% of the population in Wanneroo. 52.7% of people were born in Australia. The most common countries of birth were England 13.1%, New Zealand 3.8%, South Africa 3.2%, Vietnam 1.8% and Scotland 1.8%. In Wanneroo 74.0% of people only spoke English at home. Other languages spoken at home included Vietnamese 2.7%, Afrikaans 1.6%, Arabic 1.0%, Gujarati 0.9% and Mandarin 0.9%.

The population statistics in Table 4 below, demonstrates the breakdown of age groups within the City. The high level of very young and elderly residents presents additional challenges with respect to response and recovery efforts during a bushfire incident.

On the day of the Census, the most common methods of travel to work for employed people were:

- Car - as driver 66.0%, as passenger 5.3%

- Train - 3.0%;
- Bus - 2.1%;
- Worked from home - 3.4%.

On the day of the census 9.5% of employed people used public transport (train, bus, ferry, tram/light rail) as at least one of their methods of travel to work and 74.5% used car (either as driver or as passenger). Of occupied private dwellings in Wanneroo 89.3% were separate houses, 10.2% were semi-detached, row or terrace houses, townhouses, 0.2% were flat or apartments and 0.3% were other dwellings.

CITY OF WANNEROO		
Country of Birth - Top 10 overseas birthplaces		
Enumerated data	number	%
United Kingdom	29,478	15.7
New Zealand	7,086	3.8
South Africa	5,952	3.2
Vietnam	3,356	1.8
India	3,220	1.7
Philippines	2,144	1.1
Ireland	1,554	0.8
Zimbabwe	1,477	0.8
Myanmar (Burma)	1,313	0.7
Malaysia	1,235	0.7
Speaks English Only	139,275	74.0
Speaks another language, and English well or very well	32,173	17.1
Speaks another language , and English not well or not at all	6,275	3.3
Not Stated	10,507	5.6
Total Population	188,230	100.0

Table 3: Australian Bureau of Statistics, Census of Population and Housing for City of Wanneroo

Suburb	0 - 4	5 - 11	12 - 17	18 - 24	25 - 34	35 - 49	50 - 59	60 - 69	70 - 84	85+	Total
Alexander Heights	478	770	658	836	1,019	1,609	1,294	719	479	64	7,926
Alkimos	713	706	401	673	1,604	1,370	469	222	98	3	6,259
Ashby	239	243	148	206	413	564	255	215	338	45	2,666
Banksia Grove	1,059	1,115	761	966	2,323	2,002	690	314	102	12	9,344
Butler	1,251	1,686	1,353	1,373	2,272	3,197	1,082	625	416	48	13,303
Carramar	489	896	739	681	853	1,773	904	514	266	18	7,133
Clarkson	1,107	1,271	944	1,521	2,607	2,896	1,388	796	417	18	12,965
Darch	565	898	845	630	850	1,969	710	370	270	4	7,111
Eglinton	190	180	113	218	473	330	95	51	25	0	1,675

Girrawheen	658	891	656	848	1,412	1,771	940	868	617	51	8,712
Gnangara Jandabup Mariginiup	77	162	199	214	198	338	429	371	227	26	2,241
Hocking	542	721	448	486	914	1,508	621	438	229	21	5,928
Jindalee	201	259	273	261	355	629	333	151	54	0	2,516
Koondoola	317	449	315	429	588	784	442	397	291	26	4,038
Landsdale	1,041	1,285	1,123	1,215	2,174	2,864	1,430	684	375	23	12,214
Madeley Wangara Woodvale	453	693	434	492	871	1,506	660	572	508	138	6,327
Marangaro	662	947	862	1,077	1,451	2,199	1,357	1,030	747	213	10,545
Merriwa	423	533	434	460	775	964	500	373	732	300	5,494
Mindarie Tamala Park	267	734	884	751	422	1,830	1,289	651	563	109	7,500
Neerabup Pinjar Nowergup Carabooda	40	70	66	87	68	192	145	92	56	3	819
Pearsall	306	384	242	399	795	868	403	304	124	9	3,834
Quinns Rocks	540	1,008	932	815	913	2,249	1,185	639	351	60	8,692
Ridgewood	411	525	405	472	685	973	406	309	402	51	4,639
Sinagra	311	284	154	234	621	576	231	144	80	19	2,654
Tapping	821	1,325	888	785	1,332	2,485	874	525	360	32	9,427
Two Rocks	216	317	208	205	377	614	400	342	279	21	2,979
Wanneroo	782	968	749	1,066	1,725	2,265	1,537	1,417	1,126	340	11,975
Yanchep	804	1,041	663	685	1,361	1,929	933	723	620	133	8,892
Total	14,986	20,397	15,932	18,129	29,469	42,224	21,073	13,903	10,215	1,892	188,220

Table 4: Suburb Population Statistics by Age Groups (from 2016 Census)

Year	Urban Land (ha)	Rural Land (ha)	Population
2000	3,800	19,800	76,000
2010	6,300	17,300	152,746
2021	9,200	14,400	236,844
2031	11,600	12,400	325,470
2050	16,100	7,900	536,767
Full development (approximately 2070)	18,100	5,900	614,500

Table 5: Changes in Urban and Rural land over time showing corresponding population growth

Further development within the City of Wanneroo will pose its challenges for the BRM Plan and its timeframe. The City will require the Plan to be reviewed and updated six monthly due to the rapid development.

The City has approved subdivisions across the majority of Wanneroo, although there is still no development in some areas and will therefore need to be monitored and the BRM Plan updated accordingly.

The City of Wanneroo has both urban and rural communities which present different challenges relating to bushfire management and education. The rapid growth on the urban fringe has resulted in an increase of residents close to bushfire risk who often have limited understanding and experience with bushfires. There is a varying level of understanding and preparedness in the rural areas over all this is not fully understood. The City's Community Safety and Emergency Management Team are taking measures to engage with the community by providing educational information via the web-site, brochures and engagement via the Volunteer Bush Fire Brigades. The City also directs its residents to the Department of Fire and Emergency Services website.

3.1.4 Economic Activities and Industry

There are many tourist attractions and major features in the City of Wanneroo. Tourism increases the complexity of communication in the event of a bushfire. Particularly in areas such as Yanchep and Neerabup National Parks where bush walking and camping is the activity of choice in these national parks, with the peak season for this activity being from October through to May. This peak season is not only in the Bushfire Season but also the start of the season for mitigation works that include the use of prescribed burning.

Barbagallo Raceway and Motocross Clubs see large crowds of people in one place from both intrastate and interstate. Many of the events run over a period of time and see people camping in the State Forest adjacent to the raceways posing a risk with camp fires and cooking activities. These events typically see flammable materials on site in large quantities and high value mobile structures including race cars and motorbikes that are onsite and will see personnel putting themselves at risk in the event of a wildfire to save such items.

A number of private tourism businesses operate across the City with some located within the more rural areas. There are several heritage sites including the Neerabup Walk Trail, Perry's Paddock and the 10th Light Horse Heritage Trail. Although not necessarily legally sanctioned, many of the bushland areas are regularly used by recreational four wheel drivers and trail bike riders. A portion of the Gnangara and Pinjar Pine Plantations are allocated to trail bike users and maintained by the Department of Biodiversity Conservation and Attractions (DBCA).

Local industries include market gardening and other agricultural activities, limestone and sand quarries and commercial fishing. A broad range of businesses and industries operate out of the industrial hubs of Wangara, Lansdale, Clarkson and Neerabup.

Rural areas of Wanneroo consist of a large number of market gardens. These market gardens are established on large areas of land and by their construction and design are less likely to be impacted by bushfire as they have irrigation, firebreaks and are predominantly planted with vegetables and other vegetation that is not considered to be as high bushfire prone as native vegetation.

The first vegetable gardens established in Wanneroo intensified with an influx of Southern European migrants to the district. At the time, the market gardens were set up on the banks of the district's lakes such as Nowergup, Neerabup, Goollelal and Joondalup Lakes. The lake system proved ideal for agricultural purposes as the lakes receded in summer and exposed rich soils. When irrigation systems were introduced, market gardens relocated from the lake's edge to the higher sandy flats. A wide variety of foodstuffs are grown with different ethnic groups specialising in different techniques and crops, such as tomato crops, potatoes, pumpkins, carrots, cabbages, cauliflower, strawberries and grapes. New farming techniques and machinery have meant many changes to the planting and cultivation of market gardens over the years. Today the horticulture industry in Wanneroo is worth over \$100 million a year.

During the years of the district's massive growth, plant and flower nurseries were introduced to cater for the lucrative florist and home garden markets.

The closure of major transport routes during a bushfire would have negative impacts on economic industries operating in or accessing transport infrastructure within the City.

Development is a major industry in the City of Wanneroo. The City has been engaged in identifying established sub-division developments affected by previous planning decisions which are no longer in line with modern bushfire risk management principles. All established and planned residential sub-divisions are provided with two way access and egress routes to reduce the bushfire risk.

The City of Wanneroo has undertaken considerable work to reduce the impacts of bushfire on the community. This has included significant planning, including the establishment of two way access and egress routes, firebreak notice compliance and enforcement, public education, community engagement, bushfire risk management planning and fuel reduction work.

3.2 Description of the Environment and Bushfire Context

3.2.1 Topography and Landscape Features

The City of Wanneroo has many landscape features including a chain of linear wetlands, a chain of circular wetlands and subterranean wetlands. The wetlands add complexity in fire suppression due to acid sulphate soils (ASS) that occur naturally in the City but are harmless when left in a waterlogged, undisturbed environment. However when exposed to air through drainage or excavation the iron sulphides in the soils react with oxygen and water to produce iron compounds and sulphuric acid. This acid can release other substances including heavy metals from the soil and into the surrounding environment and waterways. Activities like tracking fires and installing fire breaks poses the potential to disturb ASS causing serious environmental harm. The lakes see biomass fuels and thick fuels like tree branches or logs and organic soils like the duff layer or peat causing smouldering combustion.

Smouldering combustion is the slow, low temperature, flameless burning of porous fuels. Peat soils are made by the natural accumulation of partially decayed biomass and are the largest reserves of terrestrial organic carbon. Because of this vast accumulation of fuel, once ignited, smouldering peat fires burn for very long periods of time (months, years) despite extensive rains, weather changes or firefighting attempts. Indeed, smouldering is the dominant combustion phenomena in mega-fires of peat lakes and which are almost

impossible to extinguish. The only method of extinguishing the fire is to re-establish the natural water levels of the area. There have been multiple fires in the City of Wanneroo in peat lakes that have burnt for long periods of time. These fires add complications on environmental impacts, health effects to the public and nearby residents, cost and consequences of leaving the fire to burn, social and environmental cost factors which can vary from lost productivity of the fire and emergency services and ongoing response calls, to the relocation of residents.

The City, in conjunction with the Department of Fire and Emergency Services (DFES) and the Department of Biodiversity, Conservation and Attractions (DBCA) identified a total of 1,107 properties within the City as containing peat (organic and acid sulphate) soil. Administration has engaged with these property owners to advise of the statutory requirements to install firebreaks, but to also plan around water access and supply. A guide on preventing and suppressing bushfires on organic and acid sulphate soils has also been provided to the landowners.

The map below illustrates the extent of these acid sulphate soils along with their relative associated risk levels. If disturbed and left unmanaged, they can present potential risks to groundwater and even human health.

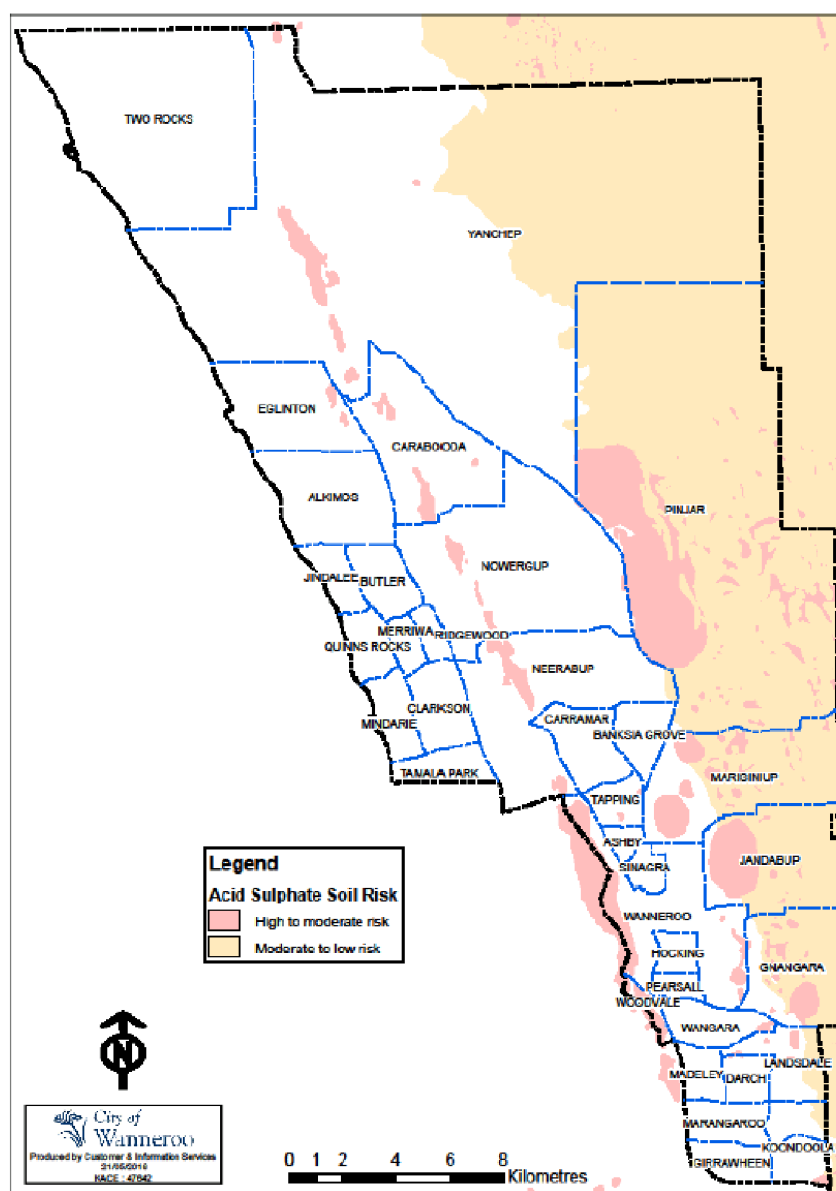


Figure 5: Acid Sulphate Soils (City of Wanneroo)

Karst features are a key environmental characteristic in the City of Wanneroo due to the distribution of Tamala limestone. Weathering of Tamala results in a number of landform features. In the City of Wanneroo the main karstic feature is the caves from the north of Wanneroo as far south as Neerabup. These Caves provide extensive slopes increasing rates of spread of wild fire, inaccessible terrain in wildfire situations making suppression dangerous for frontline firefighting crews. Hazards include unstable grounds, large holes, sharp rocks, line of sight and communication connection issues due to the limestone outcrop.

The City of Wanneroo manages 32 kilometres of coastline with residential areas among dunes in areas like Alkimos, Eglinton, Jindalee, Two Rocks and Yanchep. The coastal areas in Wanneroo have very few access tracks making fire suppression very difficult. Due to the ongoing unpermitted use of off road vehicles in Wanneroo and the ongoing developments in

the northern ward, any access tracks typically get blocked by fences, sand, rubble, rocks and excavations. Coastal fuels see very high rates of spread and fire intensity in the summer months. Mitigation works become difficult in Coastal areas due to negative environmental and sociological impacts.

Groundwater

An important groundwater resource in the City is the Gngangara Mound, which is one of the main sources of public and private water supply in the metropolitan region and is protected by State Planning Policy. This good quality groundwater is generally unconfined, fresh and easily accessible, usually at depths of up to 50 metres below the surface (Water and Rivers Commission, 2004). The fundamental groundwater issues facing the City include:

- Groundwater levels and groundwater availability to a range of users and economic activities (e.g. horticulture, market gardening);
- Current over-allocation of groundwater;
- Ongoing protection of groundwater quality and protection from contamination; and
- Optimising beneficial recharge of treated waste water and surface-runoff to the groundwater body.

Through the Water Conservation Plan, the City aims to reduce its impact on the water table as a result of extraction for watering of parks. The Local Environmental Strategy looks to expand on the efficiency of groundwater protection through responses that focus on groundwater use, water sensitive urban design, and the City's water future as a whole. The Strategy will also look at how to maximise the use of water in its agricultural areas so that groundwater can be preserved and the City's important agricultural precincts can be preserved.

Surface Water – Wetlands

The City has a range of wetland ecosystems such as permanently inundated lakes, seasonally inundated swamps and seasonally waterlogged damplands. These wetlands provide important habitat for a diversity of fauna, including an extensive number of water bird species. The City's wetlands are divided into 3 management categories which denote their relative conservation values.

The City undertakes monitoring of some of its wetlands to ensure that they remain healthy. In addition, the City provides guidance on planning proposals that could have the potential to impact on wetlands through Local Planning Policy 4.1: Wetlands. The City looks to improve the quality of its wetlands through the implementation of the LES by pursuing innovative surface water improvement initiatives.

Coastline

The City's coast stretches 32 kilometres from Tamala Park in the south, to Two Rocks in the north. Wanneroo's coastal foreshore is relatively undeveloped, especially when compared to the coastline further south. The City's ocean coastline is an extraordinary natural asset for the City and has been an important stimulus to the urban growth of the coastal corridor.

The City's coast also contains important regional conservation values and extensive ecological linkages characterised by coastal limestone cliffs and coastal heathland vegetation. The coastline also represents sand dune formations occurring as beach ridges and a variety of dune types. Virtually the entire coastal foreshore is contained in reserves for

Parks and Recreation in the Metropolitan Region Scheme, and DPS2, as well as a majority being designated 'Bush Forever' (Bush Forever is a whole-of-government policy for the conservation of regionally significant bushland on the Swan Coastal Plain portion of the Perth Metropolitan Region).

3.2.2 Climate and Bushfire Season

The City experiences a Mediterranean climate with cool wet winters and warm dry summers. According to the Bureau of Meteorology (Perth Airport, Station ID 009021, 2017) the average rainfall is 771.6 mm per annum, with the majority falling between May and August. The average maximum temperature in Wanneroo ranges from 17.9 °C in winter to 31.9 °C in summer, with the highest recorded maximum being 46.7 °C. The average minimum temperatures range from 8.0°C in winter to 17.5 °C in summer, with the lowest recorded minimum being -1.3 °C. The predominant wind directions include morning easterlies and westerly sea breezes during summer months, with an average wind speed of 23.8 km/h and gusts of more than 100 km/h.

This rainfall supports substantial vegetation growth during the winter and spring months which dries during spring and into summer creating excessive fuel loads. The combination of prevailing winds during the warmer months and desiccated vegetation increases bushfire risk.

Weather influences fire occurrences and behaviour in Wanneroo through lightning strikes and winds contributing to rates of fire spread and ember and firebrand movement. Due to the City of Wanneroo having little canopy cover over ground fuels and sand based lands, the moisture content is affected in a short period of time over high temperatures through the day increasing the curing times.

The following tables reflect the average climatic conditions for the City of Wanneroo since records commenced. Weather statistics are taken from the Bureau of Meteorology.

Statistic Element	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Annual	Start	End
Mean Max Temp (°C)	31.2	31.6	29.6	25.9	22.3	19.4	18.4	19	20.3	23.4	26.7	29.1	24.7	1994	2018
Highest Temp (°C)	44.4	44.5	42.4	37.3	34.3	26.2	25.8	27.2	34.2	37.2	40.3	44.2	44.5	1994	2018
Decile 9 Max (°C)	37.5	37.5	35.4	30.8	26.3	22.4	21	22.1	24.4	29	33.4	36.5		1994	2018
Mean Min Temp (°C)	18.1	18.5	16.7	13.8	10.5	8.5	7.8	8.3	9.5	11.6	14.3	16.3	12.8	1994	2018
Lowest Temp (°C)	8.9	9.9	6.3	4.7	1.3	-0.7	0	1.3	1	2.2	5	7.9	-0.7	1994	2018
Highest Temp (°C)	29.7	27.7	28.1	23.4	19.2	16.3	16.5	17.1	18.2	21.3	24.4	27.3	29.7	1994	2018
Decile 9 Min Temp (°C)	22	22	20.8	18	15	13.1	12.7	13	13.6	15.7	17.9	20.2		1994	2018
Mean Rainfall (mm)	20.2	13.1	19.7	35.7	89.4	124.5	145.9	126	84.8	38.8	21.8	10.9	733.2	1994	2018
Decile 9 Monthly Rainfall (mm)	47.1	25.6	53	72.8	138.4	193.6	196.7	167.4	112.2	59.6	44.4	20.4	869.2	1994	2018
Mean 9am Temp (°C)	23.8	23.7	21.8	19	15.8	12.8	11.9	12.9	15.2	17.7	20.8	22.6	18.2	1994	2010
Mean 9am Relative Humidity (%)	51	53	57	64	72	78	80	75	67	58	52	50	63	1994	2010
Mean 9am Wind Speed km per hr	13.9	14	13	10.4	9.6	9.6	9.7	10.6	12.4	13.6	13.8	13.9	12	1994	2010
Mean 3pm Temp (°C)	29	29.5	27.9	24.3	21.4	18.2	17.2	17.7	18.7	21.3	24.2	26.8	23	1994	2011
Mean 3pm Relative	39	38	40	46	50	56	57	54	53	47	44	41	47	1994	2011

Humidity (%)															
Mean 3pm Wind Speed km per	19	17.9	15.9	14.3	12.5	13	13.3	14.3	16.6	18.1	18.7	19.1	16.1	1994	2011

Table 6: Bureau of Meteorology Climate Data for Perth Metropolitan Area (1993 – 2018)

Statistic Element	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Start	End
Mean Max Temp (°C)	33.5	33.3	30.6	26.4	22	18.9	17.9	18.4	20.1	23.5	27.4	30.4	25.2	1940	2018
Highest Temp (°C)	46	45.7	42.9	39.4	35.4	27.2	29.6	29.6	33	38	41.6	44.2	46	1940	2018
Decile 9 Max (°C)	40.2	39.6	36.4	32.1	26.4	22.3	20.7	21.7	24.2	29.3	34.5	37.6		1940	2018
Mean Min Temp (°C)	17	17.6	16	13.3	10.7	9.3	8.4	8.2	8.8	10.2	12.6	14.5	12.2	1940	2018
Lowest Temp (°C)	7.4	6.8	4.5	2	-0.6	-2.9	-1.9	0.5	0.5	1.2	2.8	5.3	-2.9	1940	2018
Highest Temp (°C)	31.2	29.1	28.1	24.2	22	17.4	16	16.3	19.1	23.4	26.2	28	31.2	1940	2018
Decile 9 Min Temp (°C)	22	22.5	21	18.5	15.4	13.3	12.3	12.2	12.7	14.5	17	19.6		1940	2018
Mean Rainfall (mm)	10.7	13.2	16.7	34.5	83.9	130	134.4	106.2	68.8	36	22.5	11.1	655.1	1937	2018
Decile 9 Monthly Rainfall (mm)	27.6	33.6	39.4	66.9	137.1	205.1	198.2	141.9	103.9	61.6	55.1	35	789	1937	2018
Mean 9am Temp (°C)	24.1	24	21.8	18.9	15.6	13.2	12.1	12.7	14.6	17.3	20.5	22.6	18.1	1940	2011
Mean 9am Relative Humidity (%)	48	50	56	64	72	78	79	76	71	61	53	48	63	1944	2011
Mean 9am Wind Speed km per hr	17.9	17.8	16.3	13.3	11	11.2	10.5	11.3	1.3	14.9	16.7	16.7	14.2	1940	2011
Mean 3pm Temp (°C)	31.4	31.5	28.7	24.8	20.9	17.7	16.6	17.2	18.9	22.1	25.5	28.4	23.6	1940	2011
Mean 3pm Relative Humidity (%)	30	31	35	43	50	60	61	57	54	46	39	33	45	1944	2011
Mean 3pm Wind Speed km per	20.4	19	17.8	15.8	13.9	15.3	15.5	16.6	17.7	18.5	20.5	21.1	17.7	1940	2011

Table 7: Bureau of Meteorology Climate Data for Pearce (1937 – 2018)

The below images represents the mean wind directions at 9:00am and 3:00pm for both Perth Metro and Pearce. These depictions clearly indicate that the predominant wind patterns are easterly in the morning tending to swing to south westerly in the late morning/early afternoon.

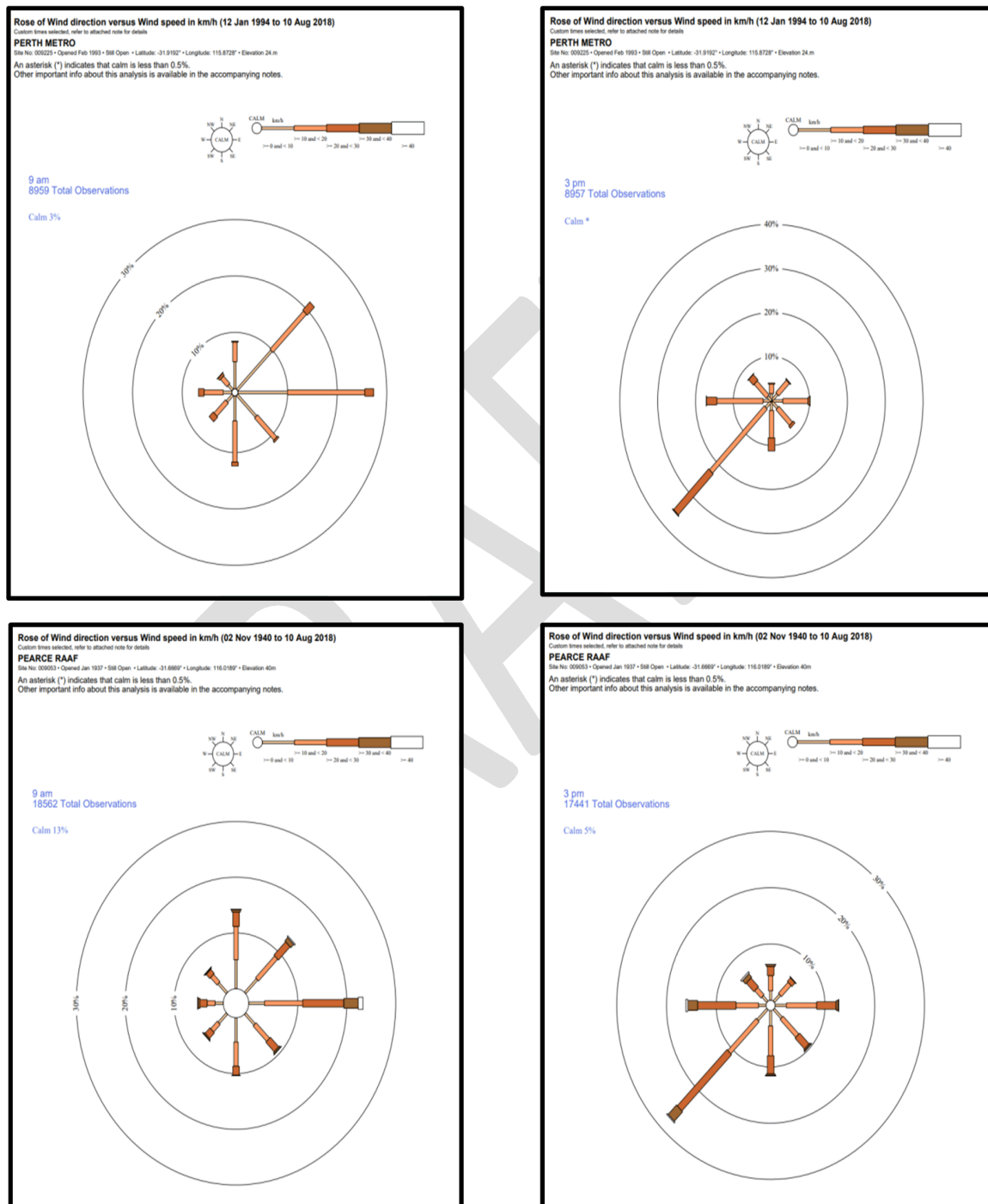


Figure 6: Perth Metro and RAAF Pearce Mean Wind Direction vs Wind Speed (km/h)

The City has similar conditions to Pearce and Perth Airport, therefore based on research, it has been determined that Severe FDR's are reached on average approximately 2 to 3 times per year.

The bushfire season in Wanneroo is generally considered to be from November through to April. The City has restricted, unrestricted burning times and a prohibited burning period as follows:

Restricted Burning Period	1 April until 31 May annually (permits required)
Unrestricted Burning Period	1 June until 31 August annually
Restricted Burning Period	1 September until 30 November annually (permits required)
Prohibited Burning Period	1 December until 31 March

Table 8: Restricted, Unrestricted and Prohibited Burning Times

These dates can be varied based on seasonal climatic variables and weather conditions including periods where lack of winter rainfall may constitute drought conditions. Irregular summer storms emanating mostly from tropical cyclones in the north of the state may produce lightning and high winds in the outer metropolitan area. This increases the potential risk of wildfires and erratic fire behaviour in the City of Wanneroo. With a high population in the City of Wanneroo and areas of vacant land around subdivisions a large contribution of wildfire comes from human error and arson attack. The City of Wanneroo has seen arson attacks across the local government district with Yanchep being attacked heavily between 2015 -2018. The City's Community and Safety Team deploy covert cameras in the affected areas. Rangers and Wanneroo Fire Services also conduct regular patrols during the period of arson attacks.

3.2.3 Vegetation

The City features a range of distinctive geomorphic landforms that run in a north south direction roughly parallel to the coastline, each displaying different topography and soil characteristics. These landforms contribute to distinct landscapes, varied native vegetation types and distinct "sense of place".

The City is located on the Swan Coastal Plain, which comprises fifteen vegetation complexes. Of these fifteen vegetation complexes, twelve are mapped within the City of Wanneroo (Figure 7). The City of Wanneroo contains the only occurrences of the Pinjar Complex in the bioregion and Karrakatta Complex – North in the Perth metropolitan region. It also contains a significant portion of the Karrakatta Complex – Central and South, which is in steep decline across the Swan Coastal Plain.

The 32km of coastline running from the south of Mindarie to as far north as Two Rocks is home to the "Quindalup Complex". This coastal heath vegetation provides very high rates of spread and proves difficult in suppression activities from October through to April. The Quindalup Complex is very complicated regarding treatment methods due to environmental, ecological and sociological considerations and limitations.

Table 8 prescribes a priority level for each vegetation complex within the City of Wanneroo in accordance with the objectives for biodiversity conservation as set out in The National

Objectives and Targets for Biodiversity Conservation 2001 – 2005. These priorities have been assigned based on the regional and local representation of the vegetation complex and it's the level of protection within the City of Wanneroo. Priorities range from Critical to Low.

Vegetation Complex	Percentage of pre-European Extent Remaining in the Swan Coastal Plain	Percentage of pre-European Extent Remaining in the City of Wanneroo	Percentage of pre-European Extent Protected in the City of Wanneroo	Priority
Bassendean Central and South	27.7	16.3	12.4	High – Critical
Bassendean Central and South Transition	97.7	99.6	99.6	Low
Bassendean North	72.2	51.4	50	Low
Bassendean North Transition	91.4	67	61.9	Low
Cottesloe Central and South	35.2	32.4	17.5	High
Cottesloe North	69	66	60.6	Low
Karrakatta Central and South	23.9	10.9	5.6	Critical
Karrakatta North	37.7	21.2	18	High
Karrakatta North Transition	88.8	79.5	79.1	Low
Quindalup	55.4	25.3	11.3	High
Herdsmen	34.6	41.2	28.6	High
Pinjar	30.1	30.1	16.3	Critical

Legend

Critical	Less than 30% of original extent remaining regionally; Less than 10% of original extent remaining locally; Less than 10% Protected. Endemic to the City of Wanneroo
High	Greater than 30% of original extent remaining regionally; Less than 30% of original extent remaining locally; Less than 30% Protected.
Medium	Greater than 30% of original extent remaining regionally; Adequately represented locally; Less than 30% Protected.
Low	Adequately represented regionally; Adequately represented locally; Adequately Protected.

Table 9: Restricted, Unrestricted and Prohibited Burning Times

Figure 7 illustrates the vegetation complexes within the City of Wanneroo.

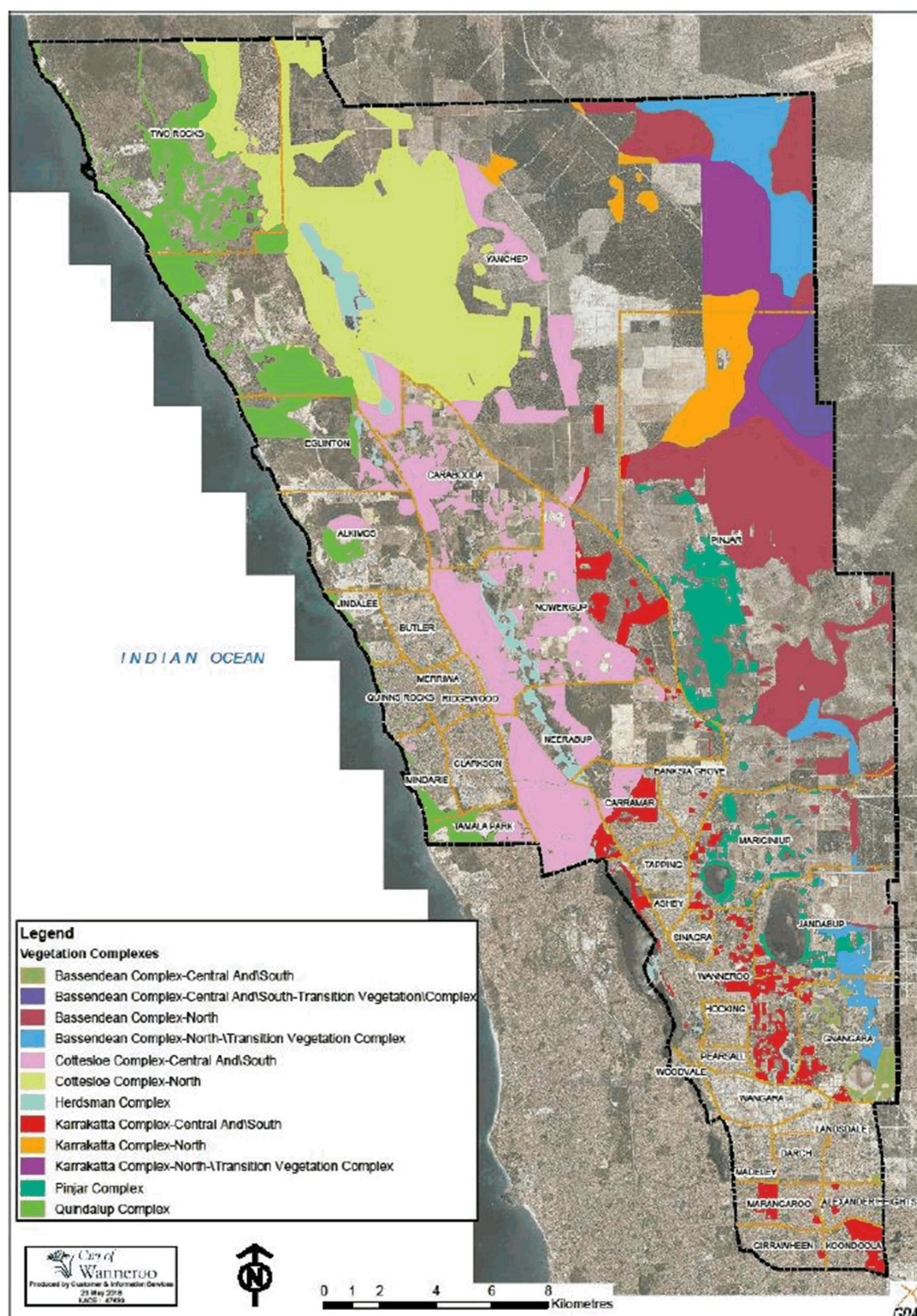


Figure 7: Vegetation Complexes (City of Wanneroo)

3.2.4 Bushfire Frequency and Causes of Ignition

The City of Wanneroo has 4 active brigades, these being Wanneroo Central, Quinns Rocks, Two Rocks and Wanneroo Fire Support. Between 2014 and October 2018 Wanneroo Central turned out to 859 calls, Quinns Rocks turned out to 758 calls, Two Rocks turned out to 483 and Wanneroo Fire Support turned out to 208 calls. The peak time for all fire calls between 2014 and 2018 have been between 12:00pm and 6:00pm with the majority of calls being received at 3.00pm.

Primary ignitions are human related being arson, stolen vehicles, vehicle accidents and accidental causes such as lost hazard reduction burns. Another significant ignition source is summer storms containing dry lightning cells.

The City has several areas of acid sulphate/peat soils in former lake systems that cause concern when a wildfire impacts the area.

Peat fires are unique and require a specialised approach. Recent level 1 peat fire ignited in Neerabup and was of a complex nature due to the amount of peat which proved to be very difficult to contain to the area. The area was very dry, resistant to water and was two to three metres deep with the peat burning below the surface and could not be readily detected. Containment and ongoing extinguishment was supported by Wanneroo Bush Fire Brigades, assistance from other local governments and the Department for Biodiversity, Conservation and Attractions to provide additional fire fighters and equipment.

There have been previous Peat fires within the City of Wanneroo, namely in 2004 and 2014. Corrective actions have now been implemented to assist the City to be better prepared for future peat fire ignitions. Some strategies developed are as follows:

- Map all potential areas where peat soil is located;
- Identify locations of water supplies;
- Develop initial Response Plans and Fire Action Plans for each identified area;
- Consult with the Department of Water and Environmental Regulation (DWER) in the development of the business plan and resulting peat fire policy and procedure;
- Ensure land owners of properties that have been identified as potentially containing peat (organic and acid sulphate) soil, have installed firebreaks as per City requirements. This will assist firefighters to suppress any fire as quickly as possible to safeguard residents and mitigate the risk to the firefighting crews.

The Koondoola fire in 2011 highlighted the need to undertake a combination of strategies to provide effective outcomes such as controlled hazard reduction burning, mulching, weeding and spraying. The reserve had been well maintained with limestone tracks installed with a weed and spraying program undertaken in previous years, however still managed to burn through 62.66 hectares of the 135 hectare reserve. The combined fire-fighting cost to extinguish this fire was estimated at \$1.2 million.

In 2014 Celladon Park was subject to a deliberate arson attack with multiple ignition points, however due to a hazard reduction burn conducted in the previous year, this helped decrease fire intensity and fire-fighters were able to contain and control the fire quickly which also assisted in reducing the damage to the reserve.

The most recent significant fire was the 2015 Bullsbrook/Wanneroo Fire, while the highest risk areas of significant bushfire impacting on human habitations would be in the suburbs of Two Rocks, Yanchep, Carabooda, Mariginiup, Nowergup and Neerabup.

DFES records indicate the City's four Volunteer Bush Fire Brigades were activated from 1 January 2014 to 12 October 2018 as follows:

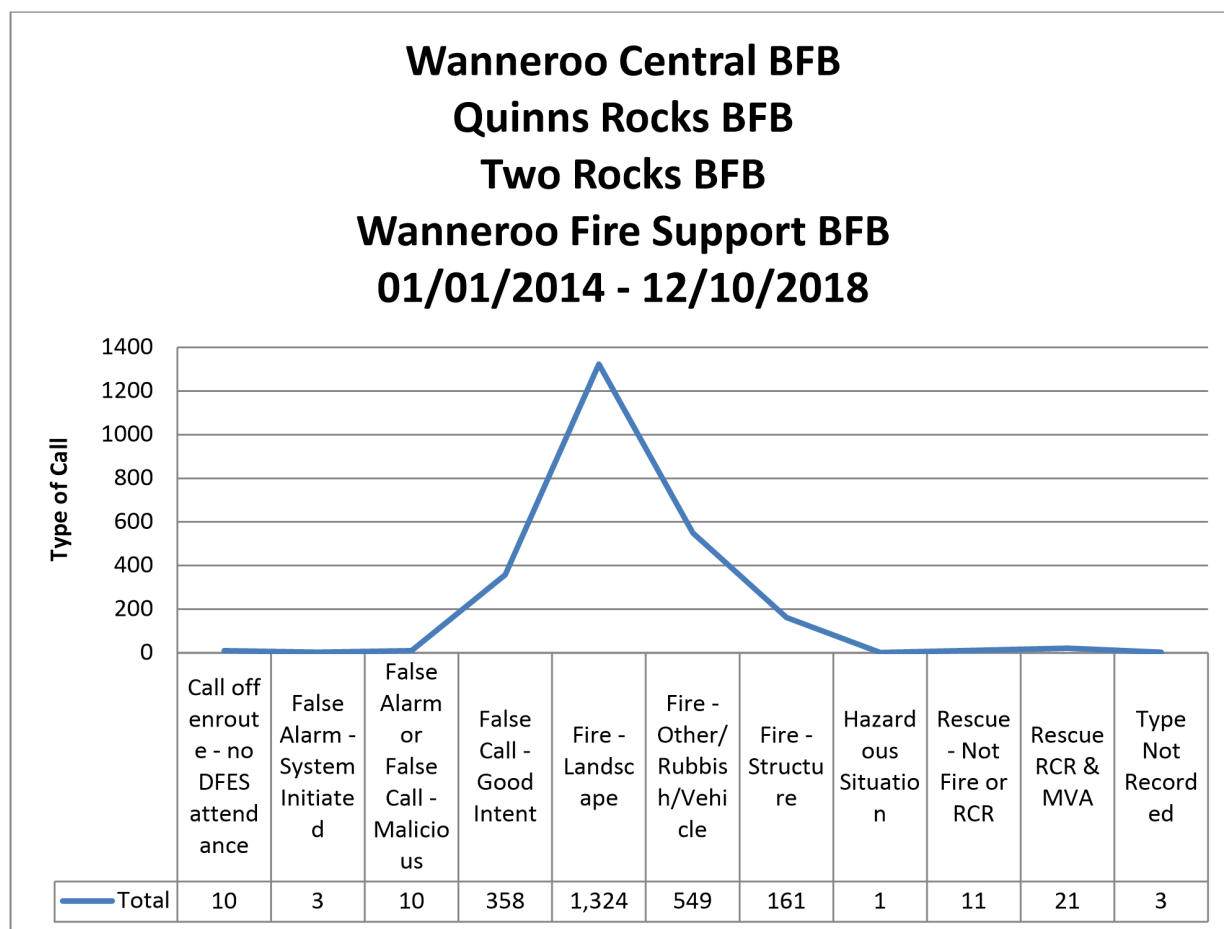


Figure 8: City of Wanneroo Volunteer Bush Fire Brigades Activations



Government of Western Australia
Department of Fire & Emergency Services



All Landscape Fires
LGA of WANNEROO (C)
from 01/07/2007 to 30/06/2018

Bushfires Summary of Ignition

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	Total
Total Number of Bushfires:	470	535	484	528	435	391	322	354	328	266	201	4,314
Burn off fires	5	5	4	5	5	9	6	5	10	9	6	69
Campfires/bonfires/outdoor cooking	2	2	2	1	0	4	4	1	0	6	7	29
Children misadventure	7	12	15	8	1	4	1	1	3	3	3	58
Cigarette	55	74	102	72	90	62	69	43	92	67	48	774
Electrical distribution (excl. power lines)	1	5	4	0	0	2	2	0	0	0	1	15
Equipment - Mechanical or electrical fault	0	0	0	0	0	0	1	1	0	0	1	3
Equipment - Operational deficiency	0	0	1	0	0	0	2	1	1	0	0	5
Fireworks/flammables	0	0	1	1	0	3	0	2	1	0	1	9
Heat from other hot objects or friction	0	0	0	0	0	1	0	0	0	0	0	1
Hot works (grinding, cutting, drilling etc.)	2	0	1	2	2	1	3	2	1	1	0	15
Human Error (Left on, knock over, unattended etc.)	0	5	7	0	0	1	1	3	1	1	1	20
Improper Fuelling/Cleaning/Storage/Use of material ignited	4	3	5	8	1	4	1	6	2	4	3	41
Indoor Appliances - cause unknown	0	0	0	0	0	1	0	0	0	0	0	1

	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	Total
Other open flames or fire	32	25	27	24	19	11	12	16	5	8	4	183
Power lines	0	0	3	3	3	3	4	5	0	4	1	26
Reignition of previous fire	19	17	25	24	19	11	10	16	19	6	5	171
Sleeping/Alcohol/Drugs/Physical-Mental impairment	1	2	0	3	1	1	1	1	2	2	4	18
Suspicious/Deliberate	277	293	215	269	199	226	170	183	146	120	96	2,194
Undetermined	29	26	20	40	40	24	16	14	4	6	7	226
Unreported	32	53	44	60	50	9	9	34	21	20	7	339
Vehicles (incl. Farming Equipment/Activities)	2	2	2	2	2	1	2	7	3	1	2	26
Weather Conditions - Lightning	0	1	3	1	0	5	5	10	1	5	1	32
Weather Conditions (High winds, natural combustion etc. Excludes Lightning)	2	10	3	5	3	8	3	3	16	3	3	59

Table 10: All Landscape Fire – 01/07/2007 – 03/06/2018 (City of Wanneroo)

3.2.5 Firebreak Notice – Existing Works

The Firebreak Notice is reviewed yearly to ensure it is kept up to date with contemporary bushfire management practices including measures provided by the Western Australian Planning Commission's Guidelines for Planning in Bushfire Prone Areas and Appendices and AS3959-2009 Construction of Buildings in Bushfire Prone Areas. The current Firebreak Notice includes installing a 3 metre wide bare earth cleared fire break as close as possible to all external boundaries of the property. Firebreaks must be installed by 1 November each year and maintained until 30 April the following year, where it is not possible to install the firebreak adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the firebreak around the obstacle. If this variation requires the firebreak to be greater than 5 metres away from the external boundary, a firebreak variation is required. A minimum vertical clearance of 3.5 metres must also be

maintained along the fire breaks to ensure vehicles can drive along the firebreaks without being impeded by tree branches. The Installation of and maintenance of a 20 metre building protection zone surrounding all buildings, large hay stacks and fuel storage areas is required. A building protection zone includes undertaking measures such as pruning all lower tree branches to prevent fire entering the trees, ensuring 3 metre spacing between tree canopies to prevent treetop fires spreading between trees, keeping all grasses to a height of not more than 50 millimetres and storing all firewood piles more than 20 metres away from the buildings. The City will not enforce existing homes to retrospectively adopt all State Planning Policy 3.7 measures.

The implementation of State Planning Policy 3.7, Planning in Bushfire Prone Areas, through information provided within the Guidelines and Appendices for new constructions will help to ensure:

- Decision makers determine appropriate land use planning in relation to bushfire prone areas;
- Specification of requirements to be met at each stage of the planning process; and
- Necessary bushfire protection measures are incorporated into development.

4. Asset Identification and Risk Assessment

4.1 Planning Areas

The City of Wanneroo has been divided into three planning areas, these being Pinjar, Wanneroo Coastal and Wanneroo. A map showing the boundaries of the planning areas identified within the City of Wanneroo is attached at *Appendix 2*.

4.1.1 Priorities for Asset Identification and Assessment

Assets were identified and assessed across the local government area, based on the following order of priority.

Priority	Asset Category	Asset Subcategory	Planning Area
First Priority	Human Settlement	Special Risk and Critical Facilities	All
Second Priority	Human Settlement	All other subcategories	All
Third Priority	Economic	Critical Infrastructure	All
Fourth Priority	Economic	All other subcategories	All
Fifth Priority	Environmental	All subcategories	All
Sixth Priority	Cultural	All subcategories	All

Table 11: Priorities for Asset Identification and Assessment

The *Planning Area Assessment Tool* was applied to each planning area to determine the priorities for asset identification and assessment. Using the tool, each planning area was rated against six risk factors, with the highest scoring planning area being the first priority for asset identification and risk assessment.

Assets were identified and assessed in each planning area, based on the results of the planning area assessment outlined in the following table.

4.2 Asset Identification

Asset identification and risk assessment has been conducted at the local level using the methodology described in the *Guidelines*. Identified assets have been mapped, recorded and assessed in the Bushfire Risk Management System (BRMS). Identified assets are categorised into the following subcategories:

Asset Category	Asset Subcategories
Human Settlement	<ul style="list-style-type: none"> • Residential areas Rural urban interface areas and rural properties. • Places of temporary occupation Commercial, mining and industrial areas located away from towns and population centres (that is, not adjoining residential areas). • Special risk and critical facilities Hospitals, nursing homes, schools and childcare facilities, tourist accommodation and facilities, prison and detention centres, government administration centres and depots, incident control centres, designated evacuation centres, police, fire and emergency services.
Economic	<ul style="list-style-type: none"> • Agricultural Pasture, grazing, livestock, crops, viticulture, horticulture and other farming infrastructure. • Commercial and industrial Major industry, waste treatment plants, mines, mills and processing and manufacturing facilities and cottage industry. • Critical infrastructure Power lines and substations, water and gas pipelines, telecommunications infrastructure, railways, bridges, port facilities and waste water treatments plants. • Tourist and recreational Tourist attractions and recreational sites that generate significant tourism and/or employment within the local area. • Commercial forests and plantations • Drinking water catchments
Environmental	<ul style="list-style-type: none"> • Protected Rare and threatened flora and fauna, ecological communities and wetlands. • Priority Fire sensitive species and ecological communities. • Locally important Nature conservation and research sites, habitats, species and communities, areas of visual amenity.
Cultural	<ul style="list-style-type: none"> • Aboriginal heritage Places of indigenous significance. • Recognised heritage Assets afforded legislative protection through identification by the National Trust, State Heritage List or Local Planning Scheme Heritage List.

Asset Category	Asset Subcategories
	<ul style="list-style-type: none"> • Local heritage Assets identified in a Municipal Heritage Inventory or by the community. • Other Other assets of cultural value, for example community centres and recreation facilities.

Table 12: Asset Categories and Subcategories

4.3 Assessment of Bushfire Risk

Risk assessments have been undertaken for each asset or group of assets identified using the methodology described in the Guidelines.

The Asset Risk Register at **Appendix 3** shows the consequence and likelihood ratings assigned to each asset or group of assets identified and the subsequent risk rating.

4.3.1 Likelihood Assessment

Likelihood is described as the chance of a bushfire igniting, spreading and reaching an asset (or group of assets). The likelihood assessment considers fuel age and separation distance as the key factors that influence the likelihood of fire occurring at an intensity that will damage nearby asset/s.

The inputs that apply when determining the likelihood rating are:

- **Separation Distance** - The distance between the asset and the hazard vegetation, measured in meters.
- **Fuel Age** - The period of time elapsed since the fuel was last burnt, measured in years.

Likelihood Rating	Description
Almost Certain (Sure to Happen)	<ul style="list-style-type: none"> • Is expected to occur in most circumstances; • High level of recorded incidents and/or strong anecdotal evidence; and/or • Strong likelihood the event will recur; and/or • Great opportunity, reason or means to occur; • May occur more than once in 5 years.
Likely (Probable)	<ul style="list-style-type: none"> • Regular recorded incidents and strong anecdotal evidence; and /or • Considerable opportunity, reason or means to occur; • May occur at least once in 5 years.
Possible (feasible but < probable)	<ul style="list-style-type: none"> • Should occur at some stage; and/or • Few, infrequent, random recorded incidents or little anecdotal evidence; and/or • Some opportunity, reason or means to occur.
Unlikely (Improbable, not likely)	<ul style="list-style-type: none"> • Would only occur under exceptional circumstances.

Table 13: Likelihood Ratings

4.3.2 Consequence Assessment

Consequence is described as the outcome or impact of a bushfire event. The approach used to determine the consequence rating is different for each asset category: Human Settlement, Economic, Environmental and Cultural.

There are four possible consequence ratings: minor, moderate, major and catastrophic.

Consequence Rating	Descriptions
Minor	<ul style="list-style-type: none"> No fatalities. Near misses or minor injuries with first aid treatment possibly required. No persons are displaced. Little or no personal support (physical, mental, emotional) required. Inconsequential or no damage to an asset, with little or no specific recovery efforts required beyond the immediate clean-up. Inconsequential or no disruption to community. Inconsequential short-term failure of infrastructure or service delivery. (Repairs occur within 1 week, service outages last less than 24 hours.) Inconsequential or no financial loss. Government sector losses managed within standard financial provisions. Inconsequential business disruptions.
Moderate	<ul style="list-style-type: none"> Isolated cases of serious injuries, but no fatalities. Some hospitalisation required, managed within normal operating capacity of health services. Isolated cases of displaced persons who return within 24 hours. Personal support satisfied through local arrangements. Localised damage to assets that is rectified by routine arrangements. Community functioning as normal with some inconvenience. Isolated cases of short to mid-term failure of infrastructure and disruption to service delivery. (Repairs occur within 1 week to 2 months, service outages last less than 1 week.) Local economy impacted with additional financial support required to recover. Government sector losses require activation of reserves to cover loss. Disruptions to businesses lead to isolated cases of loss of employment or business failure. Isolated cases of damage to environmental or cultural assets, one-off recovery efforts required, but with no long term effects to asset.
Major	<ul style="list-style-type: none"> Isolated cases of fatalities. Multiple cases of serious injuries. Significant hospitalisation required leading to health services being overstretched. Large number of persons displaced (more than 24 hours)

Consequence Rating	Descriptions
	<p>duration).</p> <ul style="list-style-type: none"> • Significant resources required for personal support. • Significant damage to assets, with ongoing recovery efforts and external resources required. • Community only partially functioning. Widespread inconvenience, with some services unavailable. • Mid to long-term failure of significant infrastructure and service delivery affecting large parts of the community. Initial external support required. (Repairs occur within 2 to 6 months, service outages last less than a month.) • Local or regional economy impacted for a significant period of time with significant financial assistance required. Significant disruptions across industry sectors leading to multiple business failures or loss of employment. • Significant damage to environmental or cultural assets that require major rehabilitation or recovery efforts. • Localised extinction of native species. This may range from loss of a single population to loss of all of the species within the BRM Plan area (for a species which occupies a greater range than just the BRM Plan area).
Catastrophic	<ul style="list-style-type: none"> • Multiple cases of fatalities. • Extensive number of severe injuries. • Extended and large number requiring hospitalisation, leading to health services being unable to cope. • Extensive displacement of persons for extended duration. • Extensive resources required for personal support. • Extensive damage to assets that will require significant ongoing recovery efforts and extensive external resources. • Community unable to function without significant support. • Long-term failure of significant infrastructure and service delivery affecting all parts of the community. Ongoing external support required. (Repairs will take longer than 6 months, service outages last more than 1 month.) • Regional or state economy impacted for an extended period of time with significant financial assistance required. Significant disruptions across industry sectors leading to widespread business failures or loss of employment. • Permanent damage to environmental or cultural assets. • Extinction of a native species in nature. This category is most relevant to species that are restricted to the BRM Plan area, or also occur in adjoining areas and are likely to be impacted upon by the same fire event. 'In nature' means wild specimens and does not include flora or fauna bred or kept in captivity.

Table 14: – Consequence Ratings

The methodology used to determine the consequence rating for each asset category is based on the following:

- **Consequence Rating - Human Settlement Assets**
The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the hazard posed by the classified vegetation and the vulnerability of the asset.
- **Consequence Rating - Economic Assets**
The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the hazard posed by the classified vegetation and vulnerability of the asset.
- **Consequence Rating - Environmental Assets**
The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the vulnerability of the asset and the potential impact of a bushfire or fire regime.
- **Consequence Rating - Cultural Assets**
The outcome or impact of a bushfire event on the asset, or a group of assets, measured by the hazard posed by the classified vegetation and the vulnerability of the asset.

4.3.3 Determining Bushfire Hazard (Human Settlement, Economic and Cultural Assets)

The level of bushfire hazard posed by the classified vegetation for human settlement, economic and cultural assets is determined using a quantified bushfire hazard assessment model.

The bushfire hazard assessment model incorporates the methodology set out in AS3959-2009 Construction of buildings in bushfire prone areas that is used to undertake a Bushfire Attack Level (BAL) assessment.

The Hazard rating is calculated in BRMS using relevant information about the vegetation presenting the greatest hazard to the asset. Classified vegetation located within the Asset Protection Zone (20 metres) and Hazard Separation Zone (80 metres) is the focus of the hazard assessment, as it significantly influences an asset's exposure to mechanisms of bushfire attack (ember attack, radiant heat and direct flame contact).

4.3.4 Assessment of Environmental Assets

Using available biological information and fire history data, environmental assets with a known minimum fire threshold were assessed to determine if they were at risk from bushfire, within the five year life of the BRM Plan. Environmental assets that would not be adversely impacted by bushfire within the five year period have not been included and assessed in the BRM Plan. The negative impact of a fire on these assets (within the period of this BRM Plan) was determined to be minimal, and may even be of benefit to the asset and surrounding habitat.



Figure 9: Bushfire Management Zones

The criteria applied when undertaking a bushfire hazard assessment are as follows:

- **Application of Fire Danger Index (FDI) 80.** - The fire danger index reflects the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short-term drought effects. For the purpose of establishing a hazard assessment for an asset an FDI of 80 (Grass Fire Danger Index 110) conditions, as per AS3959-2009 are utilised.

Note: The higher the FDI, the less chance of controlling a fire until weather conditions improve. Utilising the FDI, predictions can be made regarding a fire's rate of spread, intensity and the potential for various suppression tactics to succeed. The FDI is the basis for determining the Fire Danger Rating (Figure 11), which is a scale developed to assist communities to better understand information about fire danger.²³

- **Classification of vegetation** - Vegetation is classified as per the vegetation categories listed in the Guidelines for Preparing a Bushfire Risk Management Plan, and in accordance with AS3959-2009. Vegetation that meets the low hazard exclusion criteria is automatically rated as low hazard. Where more than one vegetation type is present, the assessment is based on the vegetation type that presents the greatest hazard to the asset.
- **Separation Distance** - Is measured from the closest part of the assets, such as a house, to the nearest edge of the hazard vegetation. Where there is a flammable structure within 6 metres (e.g. a shed or patio next to a house), it is included as a part of the asset.
- **Slope** - Slope has a direct impact on the rate of spread of a fire doubling for every 10 degrees slope when travelling uphill towards an asset. Two slope measurements are used in the hazard assessment calculation – the slope of the land under the hazard vegetation and the slope of the land between the asset and the hazard vegetation.

² Source: Department of Fire and Emergency Services

³ Bushfire Risk Management Planning Handbook, DFES (March 2018)

FIRE DANGER RATING	WHAT DOES IT MEAN?	
CATASTROPHIC 100+	<ul style="list-style-type: none"> These are the worst conditions for a bush or grass fire If a fire starts and takes hold, it will be extremely difficult to control and will take significant firefighting resources and cooler conditions to bring it under control 	<ul style="list-style-type: none"> Spot fires will start well ahead of the main fire and cause rapid spread of the fire. Embers will come from many directions Homes are not designed or constructed to withstand fires in these conditions The only safe place to be is away from bushfire risk areas.
EXTREME 75-99	<ul style="list-style-type: none"> These are very hot, dry and windy conditions for a bush or grass fire If a fire starts and takes hold, it will be unpredictable, move very fast and difficult for firefighters to bring under control 	<ul style="list-style-type: none"> Homes that are prepared to the highest level, have been constructed to bushfire protection levels and are actively defended may provide safety
SEVERE 50-74	<ul style="list-style-type: none"> Spot fires will start and move quickly. Embers may come from many directions 	<ul style="list-style-type: none"> You must be physically and mentally prepared to defend in these conditions The only safe place to be is away from bushfire risk areas.
VERY HIGH 32-49	<ul style="list-style-type: none"> These are hot, dry and possibly windy conditions for a bush or grass fire If a fire starts and takes hold, it may be hard for firefighters to control 	<ul style="list-style-type: none"> Well prepared homes that are actively defended can provide safety You must be physically and mentally prepared to defend in these conditions.
HIGH 12-31	<ul style="list-style-type: none"> If a fire starts, it is likely to be controlled in these conditions and homes can provide safety 	<ul style="list-style-type: none"> Controlled burning may occur in these conditions if it is safe – check to see if permits apply.
LOW-MODERATE 0-11	<ul style="list-style-type: none"> Be aware of how fires can start and reduce the risk 	

Figure 10: Fire Danger Ratings – Based on Forest Fire Danger Index (FFDI)

Figure 11 shows the comparison between the Forest Fire Danger Index (FFDI) AND THE Grassland Fire Danger Index (GFDI).

Fire danger rating

Category	Fire Danger Index	
	Forest	Grassland
Catastrophic (Code Red)	100 +	150 +
Extreme	75–99	100–149
Severe	50–74	50–99
Very High	25–49	25–49
High	12–24	12–24
Low–Moderate	0–11	0–11

Figure 11: Comparison between Fire Danger Index (FFDI) and the Grassland Fire Danger Index (GFDI)

The following table illustrates threatened flora and fauna on City of Wanneroo Reserves. The City has adopted a range of mitigation treatment options to ensure the species are protected whilst maintaining treatment of bushfire risks within the areas identified as having an very high and extreme risk rating.

Reserve Name	Suburb	Flora (Threatened)	Fauna (Threatened)
Countryside Park	Two Rocks		Carnaby Cockatoos
Bernard Park	Carabooda		Yellow Rumped Thornbills Quenda
Estrel Park	Wanneroo	Jacksonia sericea	
Nanovich Park	Wanneroo	Jacksonia sericea	
Celadon Park	Banksia Grove	Jacksonia sericea	
Golfview Park	Gnangara	Jacksonia sericea	
Foreshore Reserve	Mindarie	Conostylis pauciflora Hibbertia spicata Stylidium maritimum	White-winged Fairy-wrens Splendid Fairy-wrens New Holland Honeyeaters
Appleby Park	Darch		White-cheeked Honeyeaters Varied Sittellas Yellow Rumped Thornbills
Tranquil Park	Carramar		Thornbills Scarlet Robin Yellow-throated Miner
Alvarez Park	Tapping	Jacksonia Sericea	Yellow Rumped Thornbills Splendid Fairy-wrens Scarlet Robin
Damian Park	Jandabup	Pithocarpa Pulchella	Bronzewing Pigeon
Brazier Park	Yanchep	Melaleuca Cardiophylla	
Coogee Park	Mariginiup	Boronia Purdienana	
Rufus Park	Madeley		Yellow-throated Miner

Waldburg Park	Tapping		Yellow Rumped Thornbills
Boyagin Park	Sinagra	Lasiopetalum Membranaceum	
Anchorage Park	Mindarie		Carnaby's Cockatoos New Holland Honeyeaters
Emerald Park	Carabooda	Pimelia calcicola	Splendid Fairy-wrens
Hepburn Park	Landsdale	Conospermum incurvum Verticordia nitens	White-cheeked Honeyeaters Western Brown Bandicoot
Landsdale Park	Darch	Cyathochaeta equitans Verticordia nitens t	Quenda Western Brush Wallaby Varied Sittellas Carnaby's Cockatoos Rainbow Bee Eaters
Wattle Park	Neerabup		Quenda
Caporn Park	Mariginiup	Jacksonia sericea	Carnaby's Cockatoos Yellow Rumped Thornbills

Table 15: – Threatened Flora and Fauna (City of Wanneroo Reserves)

4.3.5 Local Government Asset Risk Summary

A risk profile for the local government is provided in the summary table below. This table shows the proportion of assets at risk from bushfire in each risk category at the time the BRM Plan was endorsed.

Risk Rating Asset Category	Low	Medium	High	Very High	Extreme
Human Settlement	2.3%	9.5%	14.7%	10.5%	39.1%
Economic	3%	4.3%	3.7%	5.5%	3.8%
Environmental	0	0	0	0	0
Cultural	0.2%	0.3%	0.7%	0.7%	1.7%

Table 16: – Local Government Asset Risk Summary

5. Risk Evaluation

5.1 Evaluating Bushfire risk

The purpose of evaluating risk is to confirm that the risk rating for each asset is appropriate, to identify treatment priorities and to identify which assets require treatment. (Refer to Section 8.1 and 8.2 of the Guidelines).

The risk rating for each asset has been assessed against the likelihood and consequence descriptions to ensure:

- The rating for each asset reflects the relative seriousness of the bushfire risk to the asset;
- Likelihood and consequence ratings assigned to each asset are appropriate; and

- Local issues have been considered.

5.2 Treatment Priorities

The treatment priority for each asset has been automatically assigned by BRMS, based on the asset's risk rating. Table 9 shows how likelihood and consequence combine to give the risk rating and subsequent treatment priority for an asset.

Consequence Likelihood	Minor	Moderate	Major	Catastrophic
Almost certain	3D (High)	2C (Very High)	1C (Extreme)	1A (Extreme)
Likely	4C (Medium)	3A (High)	2A (Very High)	1B (Extreme)
Possible	5A (Low)	4A (Medium)	3B (High)	2B (Very High)
Unlikely	5C (Low)	5B (Low)	4B (Medium)	3C (High)

Table 17: – Treatment Priorities

5.3 Risk Acceptability

Risks below a certain level were not considered to require specific treatment during the life of this BRM Plan. They will be managed by routine local government wide controls and monitored for any significant change in risk.

The City managed land that falls within the extreme or very high categories has been prioritised to have fuel management works via prescribed burning or manual fuel removal completed in the 2018/19 financial year by the City's Bush Fire Brigades, Prescribed Burning Contractor, City Parks and Conservation Team.

In most circumstances risk acceptability and treatment will be determined by the land owner, in collaboration with local government and fire agencies. As a general rule, the following courses of action have been adopted for each risk rating.

The City has sent letters to land owners with identified Acid Sulphate/Peat Soils with advice on how to reduce the impact of bushfire on their lands and seeking assistance to ensure their property not only has the statutory firebreaks installed and maintained, but also a plan around water access and supply. It was explained that bushfire risk and prevention is a shared responsibility by state, local governments, landowners and the broader community. The letter also detailed that smoke from peat fires contains chemicals and fine particulates that may cause irritation or more serious health effects. A guide to preventing and suppressing bushfire on organic and acid sulphate soils was included for information.

Risk Rating	Criteria for Acceptance of Risk	Course of Action
Extreme (Priorities 1A, 1B, 1C)	Only acceptable with excellent controls. Urgent treatment action is required. Local Government Wide Controls are not enough to adequately manage the risk. Immediate attention required as a priority.	<ul style="list-style-type: none"> Specific action(s) required in the first 2 years of BRM Plan where resourcing and funding permits Priorities will be made for treatments that will have maximum benefit to multiple assets and critical infrastructure Identification of partnerships with other agencies for strategic mitigation Communication with stakeholders as per the Communications Plan
Very High (Priorities 2A, 2B, 2C)	Only acceptable with excellent controls. Urgent treatment action is required. Local Government Wide Controls are not enough to adequately manage the risk.	<ul style="list-style-type: none"> Specific action(s) required in the first 2-3 years of BRM Plan where resourcing and funding permits Priorities will be made for treatments that will have maximum benefit to multiple assets and critical infrastructure Identification of partnerships with other agencies for strategic mitigation Communication with stakeholders as per the Communications Plan
High (Priorities 3A, 3B, 3C, 3D)	Only acceptable with adequate controls.	<ul style="list-style-type: none"> Specific action(s) required in the first 3-4 years of BRM Plan where resourcing and funding permits Where assets fall adjacent to Extreme or Very High assets, treatments may be extended and included where there may be strategic benefit Communication with stakeholders as per the Communications Plan Risk assessment to be reviewed at least once within the life of the plan
Medium (Priorities 4A, 4B, 4C)	Acceptable with adequate controls. Treatment action is not required, but risk should be monitored. If there is a change in the landscape / environment these assets may need to be reassessed more frequently.	<ul style="list-style-type: none"> Addressed through Local Government Wide Controls Where assets fall adjacent to Extreme or Very High assets, treatments may be extended to include assets with this risk rating, where there may be strategic benefit Communication with stakeholders as per the Communications Plan Risk assessment to be reviewed at least once within the life of the plan
Low (Priorities 5A, 5B, 5C)	Acceptable with adequate controls. Treatment action is not required, but risk should be monitored. If there is a change in the landscape / environment these assets may need to be reassessed more frequently	<ul style="list-style-type: none"> Addressed through Local Government Wide Controls Specific action is not required

Table 18: – Criteria for Acceptance of Risk and Course of Action

6. Risk Treatment

The purpose of risk treatment is to reduce the likelihood of a bushfire occurring and/or the potential impact of a bushfire on the community, economy and environment. This is achieved by implementing treatments that modify the characteristics of the hazard, the community or the environment.

There are many strategies available to treat bushfire risk. The treatment strategy (or combination of treatment strategies) selected will depend on the level of risk and the type of asset being treated. Not all treatment strategies will be suitable in every circumstance.

6.1 Local Government-Wide Controls

Local government-wide controls are activities that reduce the overall bushfire risk within the City of Wanneroo. These types of treatments are not linked to specific assets, and are applied across all or part of the local government as part of normal business or due to legislative requirements. The following controls are currently in place across the City of Wanneroo:

- Bush Fires Act 1954 Section 33 notices, including applicable fuel management requirements, firebreak standards and annual enforcement programs. The City of Wanneroo also has a firebreak exemption process that allows for individual section 33 notices to be applied tailored to fuel types, environmental sensitivities, terrain and access;
- Declaration and management of Prohibited Burn Times, Restricted Burn Times and Total Fire Bans for the local government area;
- Public education campaigns and the use of Parks and Wildlife Service (PWS) and the Department of Fire and Emergency Services (DFES) state-wide programs, tailored to suit local needs;
- State-wide arson prevention programs developed in conjunction with WA Police and DFES;
- State Planning Framework and Local Planning Schemes, implementation of appropriate land subdivision and building standards in line with DFES, Department of Planning and Building Commission policies and standards;
- Monitoring performance against the BRM Plan and reporting annually to the City of Wanneroo Council and OBRM;
- City of Wanneroo Prescribed Fire Program
The City currently has one fire protection officer that assesses risk and treats risk on City of Wanneroo managed lands. The City's Emergency Management Team collates and prioritises treatments and conducts a prescribed burning program annually updating BRMS and local government GIS mapping;
- City of Wanneroo Fire and Burning Information Guide
This guide provides information on burning periods, building protection zones, treatment methods, fire bans, bushfire survival plans and firebreak information and examples. The guide is available in five different languages including Mandarin, Gujarati, Tagalog, Vietnamese and Afrikaans. The guides are located at the City's

libraries and are distributed by the Rangers to assist provide education over enforcement;

- Fire Response Maps of high risk areas include fuel loads and completed treatments, water points, communication plans, control points and contact numbers; and
- Identify, construct and maintain firebreaks and access routes necessary for fire management purposes.

A multi-agency work plan has been developed and is attached at **Appendix 4**. The plan details work to be undertaken as a part of normal business, to improve current controls or to implement new controls to better manage bushfire risk across the local government.

6.2 Asset-Specific Treatment Strategies

Asset specific treatments are implemented to protect an individual asset or group of assets, identified and assessed in the BRM Plan as being at risk from bushfire. There are six asset specific treatment strategies:

Fuel Management	Treatment reduces or modifies the bushfire fuel through manual, chemical and prescribed burning methods
Ignition Management	Treatment aims to reduce potential human and infrastructure sources of ignition in the landscape
Preparedness	Treatments aim to improve access and water supply arrangements to assist firefighting operations
Planning	Treatments focus on developing plans to improve the ability of firefighters and the community to respond to bushfire
Community Education	Treatments seek to build relationships, raise awareness and change the behaviour of people exposed to bushfire risk
Other	Local government-wide controls, such as community education campaigns and planning policies, will be used to manage the risk. Asset-specific treatment is not required or not possible in these circumstances

6.3 Determining the Treatment Schedule

Efforts will be made to finalise the Treatment Schedule within 12 months of this Plan being endorsed by Council. The Treatment Schedule will be developed in broad consultation with land owners and other stakeholders.

Land owners are ultimately responsible for treatments implemented on their own land. This includes any costs associated with the treatment and obtaining the relevant approvals, permits or licences to undertake an activity. Where agreed, another agency may manage a treatment on behalf of a land owner. However, the onus remains with the land owner to ensure treatments detailed in this BRM Plan are completed.

7. Monitoring and Review

Monitoring and review processes are in place to ensure that the BRM Plan remains current and valid. These processes are detailed below to ensure outcomes are achieved in accordance with the *Communication Strategy* and *Treatment Schedule*.

7.1 Review

A comprehensive review of this BRM Plan will be undertaken at least once every five years, from the date of Council endorsement. Significant circumstances that may warrant an earlier review of the BRM Plan include:

- Changes to the BRM Plan area, organisational responsibilities or legislation;
- Changes to the bushfire risk profile of the area; or
- Following a major fire event.

7.2 Monitoring

BRMS will be used by the City's Community Safety and Emergency Management Team to monitor the risk ratings for each asset identified in the BRM Plan, schedule treatments and record the treatments implemented. The Team will also use the BRMS to provide the City's Executive Management Team with updates on risks and treatments. Risk ratings are reviewed on a regular basis and new assets will be added to the *Asset Risk Register* when they are identified.

7.3 Reporting

The City of Wanneroo will submit a BRMS generated annual report to OBRM each year summarising progress made towards implementation of the BRM Plan. The City will also report its progress on the BRM Plan both the Bush Fire Advisory Committee (BFAC) and the Local Emergency Management Committee (LEMC) for review and feedback. Both Committees have officers with considerable fire-fighting skills and experience. A pre fire season report will be submitted to Council annually summarising treatment strategies.

8. Glossary

Asset	A term used to describe anything of value that may be adversely impacted by bushfire. This may include residential houses, infrastructure, commercial, agriculture, industry, environmental, cultural and heritage sites.
Asset Category	There are four categories that classify the type of asset – Human Settlement, Economic, Environmental and Cultural.
Asset Owner	The owner, occupier or custodian of the asset itself. Note: this may differ from the owner of the land the asset is located on, for example a communication tower located on leased land or private property.
Asset Register	A component within the Bushfire Risk Management System used to record the details of assets identified in the Bushfire Risk Management Plan.
Asset Risk Register	A report produced within the Bushfire Risk Management System that details the consequence, likelihood, risk rating and treatment priority for each asset identified in the Bushfire Risk Management Plan.
Bushfire	Unplanned vegetation fire. A generic term which includes grass fires, forest fires and scrub fires both with and without a suppression objective. ⁴
Bushfire Management Plan	A document that sets out short, medium and long term bushfire risk management strategies for the life of a development. ⁵
Bushfire Risk Management	A systematic process to coordinate, direct and control activities relating to bushfire risk with the aim of limiting the adverse effects of bushfire on the community.
Bushfire Hazard	The hazard posed by the classified vegetation, based on the vegetation category, slope and separation distance.
Consequence	The outcome or impact of a bushfire event.
Draft Bushfire Risk Management Plan	The finalised draft Bushfire Risk Management Plan (BRM Plan) is submitted to the OBRM for review. Once the OBRM review is complete, the BRM Plan is called the 'Final BRM Plan' and can be progressed to local government council for endorsement.

⁴ Australasian Fire and Emergency Service Authorities Council 2012, *AFAC Bushfire Glossary*, AFAC Limited, East Melbourne.

⁵ Western Australian Planning Commission 2015, *State Planning Policy 3.7: Planning in Bushfire Prone Areas*, WAPC, Perth.

Emergency Risk Management Plan	A document (developed under <i>State Emergency Management Policy</i> 2.9) that describes how an organisation(s) intends to undertake the activities of emergency risk management based on minimising risk. These plans help inform the ongoing development of Local Emergency Management Arrangements (LEMA) and Westplans.
Geographic Information System (GIS)	A data base technology, linking any aspect of land-related information to its precise geographic location. ⁶
Geographic Information System (GIS) Map	The mapping component of the Bushfire Risk Management System. Assets, treatments and other associated information is spatially identified, displayed and recorded within the GIS Map.
Land Owner	The owner of the land, as listed on the Certificate of Title; or leaser under a registered lease agreement; or other entity that has a vested responsibility to manage the land.
Likelihood	The chance of something occurring. In this instance, the chance of a bushfire igniting, spreading and reaching the asset.
Locality	The officially recognised boundaries of suburbs (in cities and larger towns) and localities (outside cities and larger towns).
Planning Area	A geographic area determine by the local government which is used to provide a suitable scale for risk assessment and stakeholder engagement.
Priority	See Treatment Priority.
Recovery Cost	The capacity of an asset to recover from the impacts of a bushfire.
Responsible Person	The person responsible for planning, coordinating, implementing, evaluating and reporting on a risk treatment.
Risk Acceptance	The informed decision to accept a risk, based on the knowledge gained during the risk assessment process.
Risk Analysis	The application of consequence and likelihood to an event in order to determine the level of risk.
Risk Assessment	The systematic process of identifying, analysing and evaluating risk.

⁶ Landgate 2015, *Glossary of terms*, Landgate, Perth

Risk Evaluation	The process of comparing the outcomes of risk analysis to the risk criteria in order to determine whether a risk is acceptable or tolerable.
Risk Identification	The process of recognising, identifying and describing risks.
Risk Manager	The organisation or individual responsible for managing a risk identified in the Bushfire Risk Management Plan; including review, monitoring and reporting.
Risk Register	A component within the Bushfire Risk Management System used to record, review and monitor risk assessments and treatments associated with assets recorded in the Bushfire Risk Management Plan.
Risk Treatment	A process to select and implement appropriate measures undertaken to modify risk.
Rural	Any area where in residences and other developments are scattered and intermingled with forest, range, or farm land and native vegetation or cultivated crops. ⁷
Rural Urban Interface (RUI)	The line or area where structures and other human development adjoin or overlap with undeveloped bushland. ⁸
Slope	The angle of the ground's surface measured from the horizontal.
Tenure Blind	An approach where multiple land parcels are consider as a whole, regardless of individual ownership or management arrangements.
Treatment	An activity undertaken to modify risk, for example a prescribed burn.
Treatment Objective	The specific aim to be achieved or action to be undertaken, in order to complete the treatment. Treatment objectives should be specific and measurable.
Treatment Manager	The organisation, or individual, responsible for all aspects of a treatment listed in the Treatment Schedule of the Bushfire Risk Management Plan, including coordinating or undertaking work, monitoring, reviewing and reporting.
Treatment	The order, importance or urgency for allocation of funding, resources

⁷ Australasian Fire and Emergency Service Authorities Council 2012, *AFAC Bushfire Glossary*, AFAC Limited, East Melbourne

⁸ Australasian Fire and Emergency Service Authorities Council 2012, *AFAC Bushfire Glossary*, AFAC Limited, East Melbourne

Priority	and opportunity to treatments associated with a particular asset. The treatment priority is based on an asset's risk rating.
Treatment Schedule	A report produced within the Bushfire Risk Management System that details the treatment priority of each asset identified in the Bushfire Risk Management Plan and the treatments scheduled.
Treatment Strategy	The broad approach that will be used to modify risk, for example fuel management.
Treatment Type	The specific treatment activity that will be implemented to modify risk, for example a prescribed burn.
Vulnerability	The susceptibility of an asset to the impacts of bushfire.

9. Common Abbreviations

APZ	Asset Protection Zone
BRM Plan	Bushfire Risk Management Plan
BRMS	Bushfire Risk Management System
CALD	Culturally and Linguistically Diverse
DEMC	District Emergency Management Committee
DFES	Department of Fire and Emergency Services
ERMP	Emergency Risk Management Plan
FFDI	Forest Fire Danger Index
FMP	Fire Management Plan
GFDI	Grassland Fire Danger Index
GIS	Geographic Information System
HSZ	Hazard Separation Zone
JAFFA	Juvenile and Family Fire Awareness
LEMA	Local Emergency Management Arrangements
LEMC	Local Emergency Management Committee
LG	Local Government
LMZ	Land Management Zone
OBRM	Office of Bushfire Risk Management
PWS	Parks and Wildlife Service
SEMC	State Emergency Management Committee
SLIP	Shared Land Information Platform
WAPC	Western Australian Planning Commission

10. Appendices

Appendix 1 - Communication Strategy

Appendix 2 - Planning Area Map

Appendix 3 - Asset Risk Register

**Appendix 4 - Local Government Wide Controls, Multi-Agency
Treatment Work Plan**

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City of
Wanneroo

City of Wanneroo
Bushfire Risk Management Planning
Communication Strategy

Document Control

Document Name	Bushfire Risk Management Plan Communications Strategy	Current Version	1.0
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Related Documents

Title	Version	Date
City of Wanneroo Bushfire Risk Management [GR3]Communication Strategy	1.0	February 2019
Communication Plan	1.0	February 2019

Amendment List

1 INTRODUCTION

A Bushfire Risk Management Plan (BRM Plan) is a strategic document that outlines the approach to the identification, assessment and treatment of assets exposed to bushfire risk within the City of Wanneroo. This Communication Strategy accompanies the BRM Plan for the City of Wanneroo. It documents the communication objectives for the BRM Plan, roles and responsibilities for communication, key stakeholders, target audiences and key messages at each project stage, communication risks and strategies for their management, and communication monitoring and evaluation procedures.

2 COMMUNICATIONS OVERVIEW

Communication Objectives

The communication objectives for the development, implementation and review of the BRM Plan for the City of Wanneroo are as follows:

1. Key stakeholders understand the purpose of the BRM Plan and their role in the bushfire risk management planning process;
2. Stakeholders who are essential to the bushfire risk management planning process, or can supply required information, are identified and engaged in a timely and effective manner;
3. Relevant stakeholders are involved in decisions regarding risk acceptability and treatment;
4. Key stakeholders engage in the review of the BRM Plan as per the schedule in place for the local government area; and
5. The community and other stakeholders engage with the bushfire risk management planning process and as a result are better informed about bushfire risk and understand their responsibilities to address bushfire risk on their own land.

Communication Roles and Responsibilities

City of Wanneroo is responsible for the development, implementation and review of the Communication Strategy. Key stakeholders support local government by participating in the development and implementation of the Communications Strategy as appropriate. An overview of communication roles and responsibilities follows:

- City of Wanneroo Chief Executive Officer, responsible for endorsement of the BRM Plan Communications Strategy;
- Manager Community Safety and Emergency Management, responsible for monitoring and reporting on the BRM Plan and Communication strategy;
- Manager Communications, Marketing & Events Communications, Marketing & Events, City of Wanneroo, responsible for external communications with local government area; and

- Community Emergency Services Manager, Department of Fire and Emergency Services, is responsible for operational level communication between the City of Wanneroo, Department of Fire and Emergency Services and the Office of Bushfire Risk Management.

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Key Stakeholders for Communication

The following table identifies key stakeholders in bushfire risk management planning. These are stakeholders that are identified as having a significant role or interest in the planning process or are likely to be significantly impacted by the outcomes.

Stakeholder	Role or interest	Level of impact of outcomes	Level of engagement
City of Wanneroo	Facilitation of BRM Plan, Land Managers	High	Consult, Involve and Inform
Department of Fire and Emergency Services	Assist the City with implementation and communication of BRM Plan.	High	Consult, Collaborate, Involve and Inform
Office of Bushfire Risk Management	Significant role in plan development, implementation and review	Medium	Inform, consult and collaborate
Department of Biodiversity, conservation and Attractions (Parks and Wildlife)	Significant role in treatment development, implementation and review. Asset identification, Land Managers	High	Consult, Involve and Inform
Service Providers	Asset identification, Land Managers	Medium	Consult and Inform
Private Land Owners	Asset / Land Manager	Medium	Consult, Inform and Empower
Business Owners	Land Managers / Impact of bushfire on business	Low	Consult, Inform and Empower
Interest Groups	Awareness of BRM Plan, Consultation Asset Identification	Low	Consult, Inform and Empower
Bushfire Advisory Committee, Local Emergency Management Committee	Role in plan development and review	High	Inform, consult, involve, collaborate and empower
Department of Planning Lands and Heritage	Asset / Land Manager	High	Consult, Involve and Inform
Water Corporation	Asset / Land Manager	High	Consult, Involve and Inform
Main Road	Critical Infrastructure Owner	High	Consult, Involve and Inform
Western Power	Critical Infrastructure Owner	High	Consult, Involve and Inform

Communication Plan

Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Development of the BRM Plan								
Life of Plan	City of Wanneroo Councillors and Executive Management Team	All (1-5)	<ul style="list-style-type: none"> Emails Meetings 	<ul style="list-style-type: none"> Informed, consulted Accountable/responsible Review and input into Plan. 	Director Community & Place	<ul style="list-style-type: none"> Time constraints Unclear message 	<ul style="list-style-type: none"> Planning and time management 	<ul style="list-style-type: none"> Feedback, questions and level of support received
Life of plan	Bushfire Advisory Committee (BFAC) / Local Emergency Management Committee (LEMC)	All (1-5)	<ul style="list-style-type: none"> Meetings (Quarterly) Face to Face 	<ul style="list-style-type: none"> Engaged in process of BRM Plan Treatment Schedule and Risk Analysis 	CESM/CBFCO CS&EM	<ul style="list-style-type: none"> Time constraints Unclear message 	<ul style="list-style-type: none"> Prepare presentation for each BFAC Provide updates as required 	<ul style="list-style-type: none"> Feedback, treatments negotiated and supported by committee.
Life of Plan	Department of Biodiversity Conservation & Attractions (Parks & Wildlife)	1 – 3 and 5	<ul style="list-style-type: none"> Face to face meetings Email Telephone 	<ul style="list-style-type: none"> Confirmation of environmental assets Identification of Parks & Wildlife burn plans Confirming project objectives, seeking input into treatment plans and providing project updates Development of treatment options 	CESM/CBFCO CS&EM BRMO	<ul style="list-style-type: none"> Time constraints No plan Availability of BFB volunteers 	<ul style="list-style-type: none"> Clarify misunderstandings and intention of plan Confirm benefits Preparation Ensure current information in BRM Plan Project available 	<ul style="list-style-type: none"> Feedback Support for BRM Plan process Level of engagement

Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Life of Plan	Land Managers Land Owners	1 and 2	<ul style="list-style-type: none"> • Social Media • City Website • Face to face meetings • Community workshops and forums, meetings 	<ul style="list-style-type: none"> • Inform of the BRM Plan process • Identify valued assets • Identify existing controls 	CS&EM/FPO	<ul style="list-style-type: none"> • Limit Resources • Stakeholder not identified • Limit engagement from Stakeholder 	<ul style="list-style-type: none"> • Time management • Widespread consultation 	<ul style="list-style-type: none"> • Engaged throughout process • Feedback received • Success of outcomes
Life of Plan	Asset Owners	1 and 2	<ul style="list-style-type: none"> • City Website, • Face to face meetings, • Community workshops and forums, 	<ul style="list-style-type: none"> • Inform of the BRM Plan process • Identify valued assets • Identify existing controls 	CS&EM/FPO	<ul style="list-style-type: none"> • Media not reaching majority • Workshops and forums could get abstracted by other agendas 	<ul style="list-style-type: none"> • Newspaper and website details • Chair meetings with strict agenda and purpose 	<ul style="list-style-type: none"> • Engaged throughout process • Feedback received • Success of outcomes
Life of Plan	Service Providers	1 and 2	<ul style="list-style-type: none"> • Email • Phone Call • Face to face meetings 	<ul style="list-style-type: none"> • Inform of the BRM Plan process • Identify valued assets • Identify existing controls 	CS&EM/FPO	<ul style="list-style-type: none"> • Limit Resources • Stakeholder not identified • Limited engagement from Stakeholder 	<ul style="list-style-type: none"> • Time management • Widespread consultation 	<ul style="list-style-type: none"> • Level of support received • Feedback received • Success of outcomes
Implementation of the BRM Plan								
Life of Plan	City of Wanneroo Councillors and Executive Management Team	3, 4 and 5	<ul style="list-style-type: none"> • Face to face meetings • Email • Reports 	<ul style="list-style-type: none"> • Risk Analysis and prioritised strategic treatments. 	CS&EM/CBFCO	<ul style="list-style-type: none"> • Incorrect information • Lack of understanding 	<ul style="list-style-type: none"> • Clear communication and regular updates • Clear purpose 	<ul style="list-style-type: none"> • Feedback, questions and level of support received

Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Life of plan	Bushfire Advisory Committee (BFAC) / Local Emergency Management Committee (LEMC)	3, 4 and 5	<ul style="list-style-type: none"> • Face to face meetings • Report 	<ul style="list-style-type: none"> • Risk Analysis and prioritised strategic treatments. 	CS&EM/CBFCO	<ul style="list-style-type: none"> • Incorrect information 	<ul style="list-style-type: none"> • Clear communication and regular updates • Clear purpose 	<ul style="list-style-type: none"> • Good feedback received on works
Life of Plan	Land Managers	3, 4 and 5	<ul style="list-style-type: none"> • Social Media • City Website • Face to face meetings • Community workshops and forums 	<ul style="list-style-type: none"> • Treatment Schedule and Risk Analysis • Negotiation of treatments 	CS&EM/FPO	<ul style="list-style-type: none"> • Incorrect information • Limited engagement from Stakeholder • Limit Resources 	<ul style="list-style-type: none"> • Well planned and executed sharing of information • Negotiations conducted 	<ul style="list-style-type: none"> • Feedback and commitment received to implement agreed controls • Highly engaged
Life of Plan	Asset Owners	3, 4 and 5	<ul style="list-style-type: none"> • Face to face meetings 	<ul style="list-style-type: none"> • Empowerment through Provision of risk analysis information 	CS&EM/FPO	<ul style="list-style-type: none"> • Incorrect information • Lack of understanding • Limited engagement from Stakeholder • Limit Resources 	<ul style="list-style-type: none"> • Well planned and executed sharing of information • Negotiations conducted 	<ul style="list-style-type: none"> • Feedback and commitment received to implement agreed controls • Highly engaged

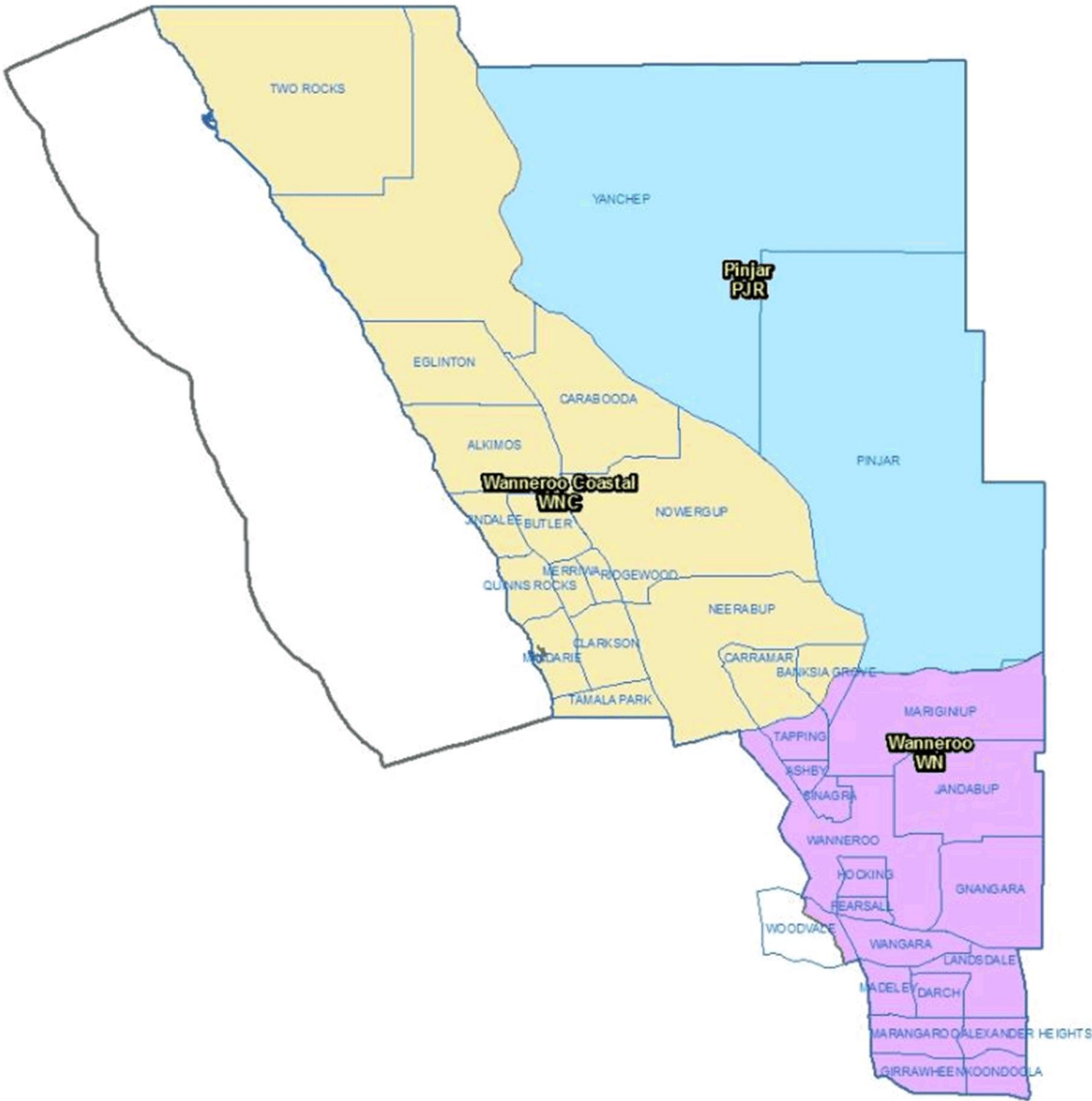
Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Life of Plan	Service Providers	3, 4 and 5	<ul style="list-style-type: none"> • Social Media • LG Website • Face to face meetings • Community workshops and forums 	<ul style="list-style-type: none"> • Provision of Risk Analysis and Prioritised strategic treatments. 	CS&EM/CBFCO	<ul style="list-style-type: none"> • Incorrect information • Limited engagement from Stakeholder • Limit Resources 	<ul style="list-style-type: none"> • Well planned and executed sharing of information • Negotiations conducted 	<ul style="list-style-type: none"> • Feedback and commitment received to implement agreed controls
Life of Plan Refer 7.2 of BRM Plan – “Review”	Stakeholders – Landowners / Land Managers	1 – 3 & 5	<ul style="list-style-type: none"> • Email • Face to face meetings • Presentations • Community Engagement 	<ul style="list-style-type: none"> • Inform and consult • Confirm accountability and responsibility • Status and progress of plan • Treatment status, gaps and issues to be addressed 	CS&EM/CBFCO	<ul style="list-style-type: none"> • Availability • Time • Loss of Commitment • Access to treatment resources • Funding 	<ul style="list-style-type: none"> • Planned sharing of information • Negotiations conducted • Communicate funding opportunities when available 	<ul style="list-style-type: none"> • Feedback • Commitment to implement agreed controls • Highly engaged • Treatments being completed
Review of the BRM Plan								
Annually	OBRM/City of Wanneroo Emergency Management Team	All (1-5)	<ul style="list-style-type: none"> • Report • Email • Meeting 	<ul style="list-style-type: none"> • Review, Monitor and Reporting • Endorse plan • Compliance to plan and acceptance of risk 	CS&EM/CBFCO	<ul style="list-style-type: none"> • Poor reporting and recording of information • Review not completed by BRMB and OBRM 	<ul style="list-style-type: none"> • CBFCO/CS&EM-FPO to record data and information appropriately • Approved by CBFCO and CS&EM for LG 	<ul style="list-style-type: none"> • Feedback from Council received • Work completed as a result of plan • Good reporting

Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Annually	City of Wanneroo Councillors and Executive Team	3 and 4	<ul style="list-style-type: none"> Report Meeting 	<ul style="list-style-type: none"> Report on actions and key performance indicators for BRM Plan process 	CS&EM/CBFCO	<ul style="list-style-type: none"> Objectives not clearly set out Key actions not identified 	<ul style="list-style-type: none"> Discuss with Elected Members and Executive team Clear objectives set 	<ul style="list-style-type: none"> Good reporting and feedback from CEO and Director on work completed
5 Yearly	City of Wanneroo Councillors and Executive Team	3 and 4	<ul style="list-style-type: none"> Report Email Meeting 	<ul style="list-style-type: none"> Full review of BRM Plan 	CS&EM/CBFCO	<ul style="list-style-type: none"> Review not completed Limited resources to complete review 	Approved by OBRM for LG	<ul style="list-style-type: none"> Feedback from Council received Work completed as a result of plan Good reporting
Quarterly and as required	City of Wanneroo - Assets	2, 3 and 4	<ul style="list-style-type: none"> Face to face meetings 	<ul style="list-style-type: none"> Report on actions and status of BRM Plan; Continuous improvement 	CS&EM	<ul style="list-style-type: none"> Time; Conflicting priorities 	Forward planning	<ul style="list-style-type: none"> Feedback on work completed Risk ratings reduced Improvements identified and implemented

Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Biannually and as required	DFES Regional District	4 and 5	<ul style="list-style-type: none"> Face to face meetings Email 	<ul style="list-style-type: none"> Report on actions and status of BRM Plan; Continuous improvement; UCL/UMR funding 	CS&EM/CBFCO	<ul style="list-style-type: none"> Time; Conflicting priorities 	Plan communications	<ul style="list-style-type: none"> Feedback on work completed Risk ratings reduced Improvements identified and implemented
Annually	BFAC, DEMC, LEMC, CBFCO	4 and 5	<ul style="list-style-type: none"> Face to face meetings Email Telephone Presentations 	<ul style="list-style-type: none"> Report on actions and status of BRMP Continuous improvement 	CS&EM/CBFCO	<ul style="list-style-type: none"> Availability Time Conflicting priorities Buy in 	Keep informed	<ul style="list-style-type: none"> Feedback on work completed Risk ratings reduced Improvements identified and implemented
Annually or as required	Stakeholders – Land Owners/Land Managers	4 and 5	<ul style="list-style-type: none"> Face to face meetings Telephone Presentation Community Engagement 	<ul style="list-style-type: none"> Status of treatments Success of treatments Continuous improvement 	CS&EM/CBFCO	<ul style="list-style-type: none"> Availability Time Conflicting priorities Buy in Access to resources 	<ul style="list-style-type: none"> Plan communication Target communication Planned and prepared 	<ul style="list-style-type: none"> Feedback on work completed Risk ratings reduced Improvements

Timing of Communication	Stakeholder (s)	Communication Objective(s)	Communication Method	Key Message or Purpose	Responsibility	Identified Risks to Communication	Strategy to Manage Risks	Monitoring and Evaluation Method
Every 2 years or as required	Stakeholders – Other	4 and 5	<ul style="list-style-type: none"> • Face to face meetings • Telephone • Presentations • Community Engagement 	<ul style="list-style-type: none"> • Status of treatments • Success of treatments • Continuous improvement 	CS&EM/CBFCO	<ul style="list-style-type: none"> • Availability • Time • Conflicting priorities • Buy in • Access to resources 	<ul style="list-style-type: none"> • Plan communication • Target communication • Planned and prepared 	<ul style="list-style-type: none"> • Feedback on work completed • Risk ratings reduced • Improvements identified and implemented

Planning Area Map



Appendix 3

Asset Risk Register

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANPJR004	Economic	Critical Infrastructure	Pinjar Power Station	1330 Perry Road Pinjar	PJR	Almost Certain	Major	Extreme	1C
WANPJR018	Human Settlement	Residential	Neaves Rd East	Neaves Rd East, Mariginiup	PJR	Almost Certain	Catastrophic	Extreme	1A
WANPJR089	Human Settlement	Residential	163 Perry Road	163 Perry Rd, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR090	Human Settlement	Residential	171 Perry Rd	171 Perry Rd, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR296	Human Settlement	Residential	14 Nisa Rd, Pinjar	14 Nisa Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR297	Human Settlement	Residential	1139 Old Yanchep Rd, Pinjar	1139 Old Yanchep Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR298	Human Settlement	Residential	1521 Old Yanchep Rd, Pinjar	1521 Old Yanchep Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR299	Human Settlement	Residential	1441 Old Yanchep Rd, Pinjar	1441 Old Yanchep Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR300	Human Settlement	Residential	1621 Old Yanchep Rd, Pinjar	1621 Old Yanchep Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR301	Human Settlement	Residential	86 Nisa Rd, Pinjar	86 Nisa Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR302	Human Settlement	Residential	140 Nisa Rd, Pinjar	140 Nisa Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR304	Human Settlement	Residential	110 Nisa Rd, Pinjar	110 Nisa Road, Pinjar	PJR	Likely	Catastrophic	Extreme	1B
WANPJR320	Human Settlement	Residential	707 Perry Rd, Pinjar	707 Perry Road, Pinjar	PJR	Almost Certain	Catastrophic	Extreme	1A
WANPJR323	Human Settlement	Residential	895 Perry Rd, Pinjar	895 Perry Road, Pinjar	PJR	Almost Certain	Catastrophic	Extreme	1A
WANPJR383	Human Settlement	Residential	881 Perry Rd, Pinjar	881 Perry Road, Pinjar	PJR	Almost Certain	Catastrophic	Extreme	1A
WANWN003	Human Settlement	Residential	Rufus Park	Rufus Parkway Madeley	WN	Likely	Catastrophic	Extreme	1B
WANWN004	Human Settlement	Residential	Amstel Park	Cooper Street Madeley	WN	Likely	Catastrophic	Extreme	1B
WANWN020	Human Settlement	Residential	Landsdale rd	Landsdale Rd Darch	WN	Likely	Catastrophic	Extreme	1B
WANWN022	Human Settlement	Residential	Hepburn Ave Marangaroo	Hepburn Ave south, between Mirrabooka Ave and Bradford Pl Marangaroo	WN	Almost Certain	Major	Extreme	1C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN023	Human Settlement	Residential	Middleton Park South	Goldsworthy Entrance Alexander Heights	WN	Likely	Catastrophic	Extreme	1B
WANWN024	Human Settlement	Residential	Montrose Park	Montrose Ave Cnr Mirrabooka Ave Girrawheen	WN	Likely	Catastrophic	Extreme	1B
WANWN026	Human Settlement	Residential	Marangaroo Golf course East	East of Marangaroo Golf Course	WN	Likely	Catastrophic	Extreme	1B
WANWN027	Human Settlement	Residential	Paloma Park	Mirrabooka Ave Marangaroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN029	Human Settlement	Residential	Koondoola open space SW	SW side of Koondoola open space. Waddington Crescent Koondoola	WN	Likely	Catastrophic	Extreme	1B
WANWN030	Human Settlement	Residential	Koondoola open space NW	Koondoola Ave, Koondoola. NW corner of open space	WN	Likely	Catastrophic	Extreme	1B
WANWN038	Human Settlement	Residential	Alvarez Parkway	Alvarez Parkway, Tapping	WN	Likely	Catastrophic	Extreme	1B
WANWN041	Human Settlement	Residential	Spring Hill	Spring Hill Cnr Waldburg Dr.	WN	Likely	Catastrophic	Extreme	1B
WANWN067	Human Settlement	Residential	San Rosa Road	Wanneroo Rd, Scenic Dr and San Rosa Rd.	WN	Likely	Catastrophic	Extreme	1B
WANWN070	Human Settlement	Residential	Paini Way	Paini Way Jandabup	WN	Likely	Catastrophic	Extreme	1B
WANWN071	Human Settlement	Special Risk and Critical Facilities	Pineview Lifestyle Village	Cnr Wanneroo and Ashley Rd Tapping	WN	Likely	Catastrophic	Extreme	1B
WANWN072	Economic	Drinking Water Catchments	167 Townsend Rd Jandabup	167 Townsend Rd Jandabup	WN	Almost Certain	Major	Extreme	1C
WANWN073	Human Settlement	Residential	Watkins Loop	Watkins Loop Tapping	WN	Likely	Catastrophic	Extreme	1B
WANWN074	Human Settlement	Residential	Ashley Road Units	Corner Ashley Rd and Titian Way Tapping	WN	Likely	Catastrophic	Extreme	1B
WANWN075	Human Settlement	Residential	Pinecrest Way	Pinecrest Way Gngara	WN	Likely	Catastrophic	Extreme	1B
WANWN076	Human Settlement	Special Risk and Critical Facilities	Regents Gardens Retirement Resort	33 Drovers Place Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN093	Human Settlement	Residential	Neaves Road	Neaves Road Mariginiup	WN	Likely	Catastrophic	Extreme	1B
WANWN094	Human Settlement	Residential	Adams Road	Adams Road Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN095	Human Settlement	Special Risk and Critical Facilities	Landsdale Farm School	80 Landsdale Road, Darch	WN	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN104	Human Settlement	Residential	Viridan Park	Viridian drive Banksia Grove	WN	Likely	Catastrophic	Extreme	1B
WANWN105	Human Settlement	Residential	Hepburn Park	Landsdale Road Landsdale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN109	Human Settlement	Residential	Highview Park	Errina Road Alexander Heights	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN111	Human Settlement	Residential	Edgar Griffiths Park	Garden park Dr, Caporn Rd, Franklin Rd, Dundobar Rd	WN	Likely	Catastrophic	Extreme	1B
WANWN112	Human Settlement	Residential	Sinagra East	Caporn Rd, Garden Park Dr, Dundobar Rd Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN114	Human Settlement	Residential	Bebich Drive	Bebich Drive Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN115	Human Settlement	Residential	Leach Way Gngara	Leach Way Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN116	Human Settlement	Residential	Vintage Lane Gngara	Vintage Lane Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN117	Human Settlement	Residential	579-621 Gngara Rd.	579-621 Gngara Road Gngara	WN	Likely	Catastrophic	Extreme	1B
WANWN120	Human Settlement	Residential	Badgerup Lake East	Badgerup Rd Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN122	Human Settlement	Residential	Lake Lands Drive North. Gngara	Lakelands Drive North, Gngara	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN124	Human Settlement	Residential	Knight Road Gngara	Knight Road Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN128	Human Settlement	Residential	Damian Park	Damian Road, Jandabup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN129	Human Settlement	Residential	Trichet Road	Trichet Road, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN130	Human Settlement	Residential	Elliot Road	Elliot Road, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN131	Human Settlement	Residential	Hawkins Road	Hawkins Road , Jandabup	WN	Almost Certain	Major	Extreme	1C
WANWN132	Human Settlement	Residential	Wirrega Road	Wirrega Road , Jandabup	WN	Almost Certain	Major	Extreme	1C
WANWN133	Human Settlement	Residential	Chicquita Park	High Road, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN134	Human Settlement	Residential	NW Lake Jandabup	NW Lake Jandabup, Franklin Road.	WN	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN135	Human Settlement	Residential	Lee Steere Drive.	Lee Steere Drive, Mariginiup.	WN	Almost Certain	Major	Extreme	1C
WANWN137	Human Settlement	Special Risk and Critical Facilities	COW Aged Persons Home	9 Amos Road Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN139	Human Settlement	Residential	Amos Road	Amos Road, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN140	Human Settlement	Residential	71 High Road	71 High Road , Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN143	Human Settlement	Residential	Lake Mariginiup West	Pinjar Road, Mariginiup.	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN201	Human Settlement	Residential	James Street, Mariginiup.	James Street, Mariginiup	WN	Likely	Catastrophic	Extreme	1B
WANWN204	Human Settlement	Residential	SE Lake Mariginiup	Caporn Street X Mariginiup Road, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN213	Human Settlement	Residential	Greenvale Place, Banksia Grove	Greenvale Place, Banksia Grove	WN	Almost Certain	Major	Extreme	1C
WANWN219	Human Settlement	Residential	Mornington Drive, Banksia Grove	Mornington Drive, Banksia Grove	WN	Almost Certain	Major	Extreme	1C
WANWN221	Human Settlement	Residential	Yandella Prom, Tapping	Yandella Prom, Tapping	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN223	Human Settlement	Residential	Ranch Road, Mariginiup	Ranch Road, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN225	Human Settlement	Residential	Criveli Parkway Wanneroo	Criveli Parkway Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN226	Human Settlement	Residential	Saporona Drive Wanneroo	Saporona Drive, Sinagra	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN227	Human Settlement	Residential	Speranza Parkway Wanneroo	Speranza Parkway Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN228	Human Settlement	Residential	Todema Road Wanneroo	Todema Road / Monet Drive Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN238	Human Settlement	Residential	Kirkstall Drive	Kirkstall Drive Hocking	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN239	Human Settlement	Residential	Anfield Parade	Anfield Parade Hocking	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN240	Cultural	Other	30 Ranworth Avenue	30 Ranworth Avenue	WN	Almost Certain	Major	Extreme	1C
WANWN241	Human Settlement	Residential	107 Belgrade Road	107 Belgrade Road Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN242	Human Settlement	Residential	111 Belgrade Avenue	111 Belgrade Avenue Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN243	Human Settlement	Residential	127 Belgrade Avenue	127 Belgrade Avenue Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN244	Human Settlement	Residential	Vincent Road, Sinagra	Vincent Road Sinagra	WN	Almost Certain	Major	Extreme	1C
WANWN247	Human Settlement	Residential	Woodvale Drive	Woodvale Drive Corner Wanneroo Road, Woodvale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN248	Human Settlement	Residential	Woodvale Drive x Wanneroo Road	Woodvale Drive x Wanneroo Road Woodvale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN249	Cultural	Other	Charles Ashby House	1000 Wanneroo Road Singara	WN	Almost Certain	Major	Extreme	1C
WANWN328	Human Settlement	Residential	Badgerup Rd, Gngara	462-476 Badgerup Rd and 40-56 Carmignani Rd, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN331	Human Settlement	Residential	SW Lake Jandabup	SW Lake Jandabup. Franklin and Trichet Roads.	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN347	Human Settlement	Residential	141 Townsend Rd, Mariginiup	141 Townsend Road, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN348	Human Settlement	Residential	129 Townsend Rd, Mariginiup	129 Townsend Road, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN349	Human Settlement	Residential	109 Townsend Rd, Mariginiup	109 Townsend Road, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN350	Human Settlement	Residential	170 Rousset Rd, Mariginiup	170 Rousset Road, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN356	Human Settlement	Residential	175 Badgerup Rd, Gngara	175 Badgerup Road, Gngara	WN	Likely	Catastrophic	Extreme	1B
WANWN365	Human Settlement	Residential	55 Stoney Rd, Gngara	55 Stoney Road, Gngara	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN370	Human Settlement	Residential	99 Stoney Rd, Gngara	99 Stoney Road, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN371	Human Settlement	Residential	Thaxter Park, Landsdale	Thaxter Road, Landsdale	WN	Almost Certain	Major	Extreme	1C
WANWN378	Human Settlement	Residential	Edgbaston Dr, Madeley	Edgbaston Drive, Madeley	WN	Almost Certain	Major	Extreme	1C
WANWN386	Human Settlement	Residential	Berlotto Dr, Tapping	Berlotto Drive, Tapping	WN	Almost Certain	Major	Extreme	1C
WANWN387	Human Settlement	Residential	Carosa Rd, Tapping	Carosa Road, Tapping	WN	Almost Certain	Major	Extreme	1C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN393	Human Settlement	Residential	Solaia Lp, Woodvale	Solaia Loop, Woodvale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN394	Human Settlement	Residential	Appleby Park	37 Appleby Drive Landsdale	WN	Almost Certain	Major	Extreme	1C
WANWN395	Human Settlement	Residential	Sedano Glade, Landsdale	Sedano Glade, Landsdale	WN	Likely	Catastrophic	Extreme	1B
WANWN396	Human Settlement	Residential	Versailles Park, Landsdale	Monceau Meander, Landsdale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN397	Human Settlement	Residential	Torrigiani Park	Torrigiani Street, Landsdale	WN	Almost Certain	Major	Extreme	1C
WANWN404	Human Settlement	Residential	69 Rousset Rd, Mariginiup	69 Rousset Road, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN406	Human Settlement	Residential	99 Rousset Rd, Mariginiup	99 Rousset Road, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN407	Human Settlement	Residential	109 Rousset Rd, Mariginiup	109 Rousset Road, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN408	Human Settlement	Residential	11 Lakeview ST, Mariginiup	11 Lakeview Street, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN409	Human Settlement	Residential	19 Lakeview ST, Mariginiup	19 Lakeview Street, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN410	Human Settlement	Residential	31 Lakeview ST, Mariginiup	31 Lakeview Street, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN411	Human Settlement	Residential	55-61 Lakeview ST, Mariginiup	55-61 Lakeview Street, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN415	Human Settlement	Residential	Caporn Rd, Mariginiup	Corner Caporn Road and Rousset Road, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN419	Human Settlement	Residential	38 Lakeview ST, Mariginiup	38 Lakeview Street, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN421	Human Settlement	Residential	57 Rousset RD, Mariginiup	57 Rousset Road, Mariginiup	WN	Almost Certain	Major	Extreme	1C
WANWN453	Human Settlement	Residential	33 Golfview PL, Gngara	33 Golfview Place, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN454	Human Settlement	Residential	17 Golfview PL, Gngara	17 Golfview Place, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN456	Human Settlement	Residential	132 Ross ST, Gngara	132 Ross Street, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN457	Human Settlement	Residential	11 Golfview St, Gngara	11 Golfview Street, Gngara	WN	Almost Certain	Major	Extreme	1C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN461	Human Settlement	Residential	86 Carmignani RD, Gngara	86 Carmignani Road, Gngara	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN462	Human Settlement	Residential	72 Golfview PL, Gngara	72 Golfview Place, Gngara	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN465	Human Settlement	Residential	Ashley ST, Wanneroo	Ashley Street, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN466	Human Settlement	Residential	63 Grisker RD, Wanneroo	63 Grisker Road, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN476	Human Settlement	Residential	345-351 Badgerup RD, Wanneroo	345-351 Badgerup Road, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN480	Human Settlement	Residential	60-66 Jambanis RD, Wanneroo	60-66 Jambanis Road, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN481	Human Settlement	Residential	441 Badgerup RD, Wanneroo	441 Badgerup Road, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN484	Cultural	Local Heritage	Cockman House	1230 Ocean Reef RD, Woodvale	WN	Almost Certain	Major	Extreme	1C
WANWN485	Human Settlement	Residential	579 Wanneroo RD, Woodvale	579 Wanneroo Road, Woodvale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN486	Human Settlement	Residential	585 Wanneroo RD, Woodvale	585 Wanneroo Road, Woodvale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN487	Human Settlement	Residential	26 Woodvale DR, Woodvale	26 Woodvale Drive, Woodvale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN488	Human Settlement	Residential	Rhoeo OTLK, Sinagra	Rhoeo Outlook, Sinagra	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN491	Human Settlement	Residential	Burbanks ELB, Wanneroo	Burbanks Elbow, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN492	Human Settlement	Residential	122 Dundobar RD, Wanneroo	122 Dundobar Road, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN493	Human Settlement	Residential	Bonnievale TCE, Wanneroo	Bonnievale Terrace, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN494	Human Settlement	Residential	Lovero PASS, Wanneroo	Lovero Pass, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN495	Human Settlement	Residential	Steven ST, Wanneroo	Steven Street, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN496	Human Settlement	Residential	Wyola LANE, Wanneroo	Wyola Lane, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN497	Cultural	Other	32 Mulwarrie CIR, Wanneroo	32 Mulwarrie Circle, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN498	Human Settlement	Residential	156 Dundobar RD, Wanneroo	156 Dundobar Road, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN499	Human Settlement	Residential	170 Dundobar RD, Wanneroo	170 Dundobar Road, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN501	Human Settlement	Residential	Wayford CIR, Wanneroo	Wayford Circle, Wanneroo	WN	Likely	Catastrophic	Extreme	1B
WANWN507	Human Settlement	Residential	991-1037 Wanneroo Rd	Wanneroo rd opposite Servites	WN	Likely	Catastrophic	Extreme	1B
WANWN508	Human Settlement	Residential	James Spiers Dr, Wanneroo	James Spiers Drive, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN509	Human Settlement	Residential	Tyne CR, Wanneroo	Tyne Crescent, Wanneroo	WN	Almost Certain	Major	Extreme	1C
WANWN513	Human Settlement	Residential	141 Belgrade Rd, Wanneroo	141 Belgrade Road, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN514	Human Settlement	Residential	133 Belgrade RD, Wanneroo	133 Belgrade Road, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN558	Human Settlement	Residential	214 Neaves RD, Mariginiup	214 Neaves Road, Mariginiup	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN560	Human Settlement	Residential	187 Lakelands DR, Gngara	187 Lakelands Drive, Gngara	WN	Almost Certain	Major	Extreme	1C
WANWN566	Human Settlement	Residential	10 Caporn ST, Sinagra	10 Caporn Street, Sinagra	WN	Likely	Catastrophic	Extreme	1B
WANWN577	Human Settlement	Residential	Brockwell Park	Brockwell Park, Landsdale	WN	Almost Certain	Catastrophic	Extreme	1A
WANWN583	Human Settlement	Special Risk and Critical Facilities	East Wanneroo Primary School	32 High Road, Wanneroo	WN	Almost Certain	Catastrophic	Extreme	1A
WANWNC007	Human Settlement	Residential	Santapola Park	Benenden Ave Alkimos	WNC	Likely	Catastrophic	Extreme	1B
WANWNC011	Human Settlement	Residential	Roundhouse Pde	Roundhouse Pde Jindalee	WNC	Likely	Catastrophic	Extreme	1B
WANWNC012	Human Settlement	Residential	Seatrees/ Breakwater estate	Breakwater Dr Two Rocks	WNC	Likely	Catastrophic	Extreme	1B
WANWNC013	Human Settlement	Residential	Shorehaven East	Shorehaven East Alkimos	WNC	Likely	Catastrophic	Extreme	1B
WANWNC015	Human Settlement	Residential	Graceful Bvd	Graceful Bvd Alkimos	WNC	Likely	Catastrophic	Extreme	1B
WANWNC016	Human Settlement	Residential	Eden Beach south	Eden Bech Southern side.	WNC	Likely	Catastrophic	Extreme	1B
WANWNC036	Human Settlement	Residential	Wallangarra, Carramar	Pinjar Rd West, Carramar	WNC	Likely	Catastrophic	Extreme	1B
WANWNC039	Human Settlement	Residential	Mindarie South	Anchorage Dr, Long Beach Prom. Mindarie.	WNC	Likely	Catastrophic	Extreme	1B
WANWNC044	Human Settlement	Residential	Tapping Way	Tapping Way Quinns Rocks	WNC	Likely	Catastrophic	Extreme	1B

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC046	Human Settlement	Residential	Glasshouse Drive	Glasshouse drive banksia Grove	WNC	Likely	Catastrophic	Extreme	1B
WANWNC047	Human Settlement	Residential	Grandis Bvd	Grandis Bvd, Banksia Grove	WNC	Likely	Catastrophic	Extreme	1B
WANWNC048	Human Settlement	Residential	Carramar Rural	Carramar	WNC	Likely	Catastrophic	Extreme	1B
WANWNC050	Human Settlement	Residential	2 Travertine vista	@ Travertine Vista Carramar	WNC	Likely	Catastrophic	Extreme	1B
WANWNC051	Human Settlement	Residential	15 Travertine Vista	15 Travertine Vista Neerabup	WNC	Likely	Catastrophic	Extreme	1B
WANWNC052	Human Settlement	Residential	569 Flynn Drive	569 Flynn Drive Carramar	WNC	Likely	Catastrophic	Extreme	1B
WANWNC053	Human Settlement	Residential	1720 Wanneroo Road	1720Wanneroo Road Neerabup	WNC	Likely	Catastrophic	Extreme	1B
WANWNC056	Human Settlement	Residential	Elderiana Link	Grandis Bvd, Elderiana Link, Alpina Prom, Banksia Grove	WNC	Likely	Catastrophic	Extreme	1B
WANWNC059	Human Settlement	Residential	Mcallister Bvd	Mcallister Bvd Clarkson , South	WNC	Likely	Catastrophic	Extreme	1B
WANWNC060	Human Settlement	Residential	Whitsunday	Whitsunday Av, Ridgewood Bvd Ridgewood	WNC	Likely	Catastrophic	Extreme	1B
WANWNC061	Cultural	Other	40 Whitsunday	40 Whitsunday Ave Ridgewood	WNC	Likely	Catastrophic	Extreme	1B
WANWNC063	Human Settlement	Residential	Holwell Gardens	Holwell Gardens, Clarkson	WNC	Likely	Catastrophic	Extreme	1B
WANWNC065	Human Settlement	Residential	Broadford	Broadford Ave Butler	WNC	Likely	Catastrophic	Extreme	1B
WANWNC066	Human Settlement	Residential	Emerald Valley	Emerald Drive Carabooda	WNC	Likely	Catastrophic	Extreme	1B
WANWNC069	Human Settlement	Residential	sovereign Drive	Sovereign Drive Two Rocks	WNC	Likely	Catastrophic	Extreme	1B
WANWNC078	Human Settlement	Residential	Manningtree Approach Butler	Halesworth Pde Butler	WNC	Likely	Catastrophic	Extreme	1B
WANWNC083	Human Settlement	Special Risk and Critical Facilities	Yanchep Police Station	Yanchep Beach Road Yanchep	WNC	Likely	Catastrophic	Extreme	1B
WANWNC088	Human Settlement	Residential	St Andrews North	146 St. Andrews Dr. Yanchep	WNC	Likely	Catastrophic	Extreme	1B
WANWNC098	Human Settlement	Residential	Kinsale Park	Kinsale Drive Mindarie	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC099	Human Settlement	Residential	Ibiza Court	Ibiza Court Mindarie	WNC	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC100	Human Settlement	Residential	Mindarie Park	Mindarie Drive Quinns Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC102	Human Settlement	Residential	Hollington Blvd	Hollington Blvd Alkimos	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC103	Human Settlement	Residential	skysail Ave	Skysail Ave alkimos	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC125	Human Settlement	Residential	Celadon Park, Banksia Grove	Celadon Loop Banksia Grove	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC136	Human Settlement	Residential	Bernard Road	Bernard Road , Carabooda	WNC	Almost Certain	Major	Extreme	1C
WANWNC144	Human Settlement	Residential	Pipidinny Road North	Pipidinny Road, Lacey Road Eglinton	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC146	Human Settlement	Residential	SW Yanchep	Blenny Green, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC147	Human Settlement	Residential	Lagoon Dr.	Lagoon Dr Yanchep. Between Newlyn Place and Longfin Vista.	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC148	Human Settlement	Residential	Blackwood Mndr	Blackwood Mndr, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC149	Human Settlement	Residential	Newman Rd, Yanchep	Newman Road , Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC150	Human Settlement	Residential	Wilkie Ave, Yanchep	Wilkie Ave, Yanchep	WNC	Almost Certain	Major	Extreme	1C
WANWNC151	Human Settlement	Residential	Cassilda Way, Two Rocks	Cassilda Way, Two Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC152	Human Settlement	Residential	Charnwood Ave, Two Rocks	Charnwood Ave , Two Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC158	Human Settlement	Residential	Whitfield Park East	Whitfield Drive, Two Rocks	WNC	Almost Certain	Major	Extreme	1C
WANWNC159	Human Settlement	Residential	Theydon Grove, Two Rocks	Theydon Grove, Two Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC160	Human Settlement	Residential	Forrest Grove Park, Two Rocks	Forrest Grove, Two Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC161	Human Settlement	Residential	Blaxland Ave, Two Rocks	Blaxland Ave, Two Rocks	WNC	Almost Certain	Major	Extreme	1C
WANWNC169	Human Settlement	Residential	Bulburin Parade, Yanchep	Bulburin Parade, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC171	Human Settlement	Residential	Beachhaven Drive, Yanchep	Beachhaven Drive, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC172	Human Settlement	Residential	Capricorn Escape, Yanchep	Capricorn Esplanade, Yanchep	WNC	Almost Certain	Major	Extreme	1C
WANWNC175	Human Settlement	Residential	Capricorn Esplanade, Yanchep	72-80 Capricorn Esplanade, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC176	Cultural	Other	Yanchep Surf Life Saving Club	3 Brazier Road, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC177	Human Settlement	Residential	Etendue Crescent, Allara	Etendue Crescent, Allara, Eglinton	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC178	Human Settlement	Residential	Sounding Ave, Alkimos	Sounding Ave, Alkimos	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC181	Economic	Tourist and Recreational	Yanchep Lagoon Cafe	10 Brazier Road, Yanchep	WNC	Almost Certain	Major	Extreme	1C
WANWNC185	Human Settlement	Residential	Tobermory Crescent, Butler	Tobermory Crescent, Butler	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC188	Human Settlement	Residential	Seaham Way, Mindarie	Seaham Way, Mindarie	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC189	Human Settlement	Residential	Quinns Road	Quinns Road, Quinns Rocks.	WNC	Almost Certain	Major	Extreme	1C
WANWNC191	Human Settlement	Residential	Royal James Court, Quinns Rocks.	Royal James Court, Quinns Rocks.	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC192	Human Settlement	Residential	St. Anthony Ave, Quinns Rocks.	St. Anthony Ave, Quinns Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC198	Human Settlement	Residential	Birchwood Loop, Butler	Birchwood Loop, Butler.	WNC	Likely	Catastrophic	Extreme	1B
WANWNC199	Human Settlement	Residential	Redington Drive, Butler	Redington Drive, Butler	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC224	Human Settlement	Special Risk and Critical Facilities	Quinns Rocks Primary School	2 Rees Drive	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC230	Human Settlement	Residential	Dunwich Mews	Dunwich Mews Butler	WNC	Almost Certain	Major	Extreme	1C
WANWNC231	Human Settlement	Residential	Dulwich Mews /Witshire Entrance	Dulwich Mews /Witshire Entrance	WNC	Almost Certain	Major	Extreme	1C
WANWNC232	Human Settlement	Residential	Mokutu Crt	Mokutu Crt Quinns Rocks	WNC	Almost Certain	Major	Extreme	1C
WANWNC237	Human Settlement	Residential	336 Koroborup Road	336 Koroborup Road Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC253	Human Settlement	Residential	Brazier Rd, Yanchep	Brazier Rd, Yanchep	WNC	Almost Certain	Major	Extreme	1C
WANWNC257	Human Settlement	Residential	96 Wattle Ave, Neerabup	96 Wattle Ave West, Neerabup.	WNC	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC258	Human Settlement	Residential	134 Wattle AV	134 Wattle Av	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC259	Human Settlement	Residential	2280 Wanneroo Road, Nowergup	2280 Wanneroo Road, Nowergup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC261	Human Settlement	Residential	397 Gibbs RD-275 Gibbs RD	4 semi rural lots on Gibbs RD	WNC	Likely	Catastrophic	Extreme	1B
WANWNC262	Human Settlement	Residential	50 Cutler RD	50 Cutler RD	WNC	Likely	Catastrophic	Extreme	1B
WANWNC265	Human Settlement	Residential	214 Carabooda RD	214 Carabooda RD	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC266	Human Settlement	Residential	182 Carabooda RD	182 Carabooda RD	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC268	Human Settlement	Residential	167 Carabooda RD	Farm house and hobby fish farm at 167 Carabooda RD	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC273	Human Settlement	Residential	151 Carabooda RD	Semi rural house at 151 Carabooda RD	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC276	Human Settlement	Residential	110 Carabooda Road - 170 Carabooda RD	110 Carabooda RD-170 Carabooda RD	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC277	Human Settlement	Residential	67,85,98, Carabooda Road	semi rural properties	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC278	Human Settlement	Residential	61 Carabooda RD	61 Carabooda RD	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC279	Economic	Tourist and Recreational	Leopard Lodge, 336 Karaborup RD	Leopard lodge restaurant	WNC	Almost Certain	Major	Extreme	1C
WANWNC284	Human Settlement	Residential	263 Gibbs Road Farm house	263 Gibbs Road Farm house	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC285	Human Settlement	Residential	275 Gibbs Road	275 Gibbs Road	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC287	Human Settlement	Residential	258 Gibbs RD	Semi rural 258 Gibbs RD	WNC	Likely	Catastrophic	Extreme	1B
WANWNC306	Cultural	Local Heritage	Two Rocks Library.	59 Lisford Ave, Two Rocks	WNC	Almost Certain	Major	Extreme	1C
WANWNC307	Human Settlement	Residential	Wild Kingdom Wildlife Park, Yanchep	339 Two Rocks Road, Two Rocks	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC309	Human Settlement	Residential	1 Taronga Pl, Carabooda	1 Taronga Place, Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC310	Human Settlement	Residential	43,29 Gibbs RD and 14 Manzas PL	43,29 Gibbs RD and 14 Manzas PL	WNC	Almost Certain	Major	Extreme	1C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC312	Human Settlement	Residential	99-207 Gibbs RD	Western part of Gibbs RD South of Wesco RD	WNC	Almost Certain	Major	Extreme	1C
WANWNC315	Human Settlement	Residential	44 Romeo Rd, Carabooda	44 Romeo Road, Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC326	Human Settlement	Residential	1461 Wanneroo Rd, Neerabup	1461 Wanneroo Road, Neerabup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC327	Human Settlement	Residential	134,170,222 Old Yanchep RD	old yanchep RD	WNC	Likely	Catastrophic	Extreme	1B
WANWNC343	Human Settlement	Residential	210 McLennan Dr, Nowergup	210 McLennan Drive, Nowergup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC344	Human Settlement	Special Risk and Critical Facilities	Two Rocks Primary School	51 Resolute Drive	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC345	Human Settlement	Special Risk and Critical Facilities	John Butler Primary College	2 Hamesworth Parade	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC427	Human Settlement	Residential	Selacosa AVE, Jindalee	Selacosa Avenue, Jindalee	WNC	Almost Certain	Major	Extreme	1C
WANWNC432	Human Settlement	Residential	Darbyshire PDE, Alkimos	Darbyshire Parade, Alkimos	WNC	Almost Certain	Major	Extreme	1C
WANWNC433	Human Settlement	Residential	Benson LP, Alkimos	Benson Loop, Alkimos	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC436	Human Settlement	Residential	Spotted WY, Alkimos	Spotted Way, Alkimos	WNC	Almost Certain	Major	Extreme	1C
WANWNC443	Human Settlement	Residential	Flotilla Lane, Alkimos	Flotills Lane, Alkimos	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC445	Human Settlement	Residential	11-15 Brazier RD, Yanchep	11-15 Brazier Road, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC467	Human Settlement	Residential	Wanneroo Rd Neerabup	Wanneroo rd- properties back onto lake Neerabup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC468	Human Settlement	Residential	80-124 Gibbs Rd	South Gibbs rd X Wanneroo Rd	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC469	Human Settlement	Residential	Dayrell Rd	Dayrell Rd	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC516	Human Settlement	Residential	38 Karoborup RD, Carabooda	38 Karoborup Road, Carabooda	WNC	Almost Certain	Major	Extreme	1C
WANWNC517	Human Settlement	Residential	2632 Wanneroo RD, Nowergup	2632 Wanneroo Road, Nowergup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC522	Human Settlement	Residential	30 Tifway PL, Carabooda	30 Tifway Place, Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC524	Human Settlement	Residential	235 McLennan DR, Nowergup	235 McLennan Drive, Nowergup	WNC	Almost Certain	Catastrophic	Extreme	1A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC525	Human Settlement	Residential	Dress Circle Farm	79 Dayrell Road, Nowergup	WNC	Likely	Catastrophic	Extreme	1B
WANWNC527	Human Settlement	Residential	89 Gibbs RD, Nowergup	89 Gibbs Road, Nowergup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC529	Economic	Commercial and Industrial	109 Pederick Rd	Recycle center 109 Pederick Rd	WNC	Almost Certain	Major	Extreme	1C
WANWNC530	Economic	Agricultural	Seedling Nursery, Nowergup	1 Dunstan Road, Nowergup	WNC	Almost Certain	Major	Extreme	1C
WANWNC531	Human Settlement	Residential	44 Delich RD, Carabooda	44 Delich Road, Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC532	Human Settlement	Residential	107 Safari PL, Carabooda	107 Safari Place	WNC	Almost Certain	Major	Extreme	1C
WANWNC543	Cultural	Other	Gumblossom Communtiy Centre	17 Tapping Way, Quinns Rocks	WNC	Almost Certain	Major	Extreme	1C
WANWNC545	Human Settlement	Residential	2767 Wanneroo RD, Carabooda	2767 Wanneroo Road, Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC546	Human Settlement	Residential	Moorpark AVE, Yanchep	Moorpark Avenue, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC548	Cultural	Local Heritage	Lindsay Homestead, Yanchep	100 Capricorn Esplanade, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC550	Economic	Critical Infrastructure	46 Greenlees WY, Carabooda	46 Greenlees Way, Carabooda	WNC	Almost Certain	Major	Extreme	1C
WANWNC551	Human Settlement	Residential	466 Gibbs RD, Nowergup	466 Gibbs Road, Nowergup	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC553	Cultural	Local Heritage	Yanchep Settlement, 401 Yanchep Beach RD	401 Yanchep Beach Road, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC554	Human Settlement	Residential	379 Yanchep Beach RD, Yanchep	379 Yanchep Beach Road, Yanchep	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC555	Human Settlement	Residential	70 Bailey RD, Carabooda	70 Bailey Road, Carabooda	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC573	Human Settlement	Residential	1531 Wanneroo RD, Neerabup	1531 Wanneroo Road, Neerabup	WNC	Almost Certain	Major	Extreme	1C
WANWNC580	Human Settlement	Residential	Hackney Park	Hackney Park	WNC	Almost Certain	Catastrophic	Extreme	1A
WANWNC581	Human Settlement	Residential	Kaiber Park	Kaiber Park	WNC	Almost Certain	Catastrophic	Extreme	1A
WANPJR096	Human Settlement	Residential	51 Anderson Rd Pinjar	51 Anderson Rd Pinjar	PJR	Possible	Catastrophic	Very High	2B

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANPJR210	Human Settlement	Residential	181 Perry Road, Pinjar	181 Perry Road , Pinjar	PJR	Likely	Major	Very High	2A
WANPJR211	Human Settlement	Residential	193 Perry Road, Pinjar	193 Perry Road, Pinjar	PJR	Likely	Major	Very High	2A
WANPJR212	Human Settlement	Residential	223 Perry Road, Pinjar	223 Perry Road, Pinjar	PJR	Likely	Major	Very High	2A
WANPJR324	Economic	Tourist and Recreational	951 Perry Rd, Pinjar	951 Perry Road, Pinjar	PJR	Almost Certain	Moderate	Very High	2C
WANPJR330	Human Settlement	Residential	23 Chitty Rd,	23 Chitty Road, Pinjar	PJR	Likely	Major	Very High	2A
WANPJR339	Economic	Tourist and Recreational	International Shooting range, Pinjar	Corner Higgins Rd and Wandoo Rd, Pinjar. 339 Neaves Rd Pinjar	PJR	Likely	Major	Very High	2A
WANWN002	Economic	Commercial and Industrial	Drovers	Wanneroo Rd corner Joondalup Dr.	WN	Likely	Major	Very High	2A
WANWN005	Human Settlement	Residential	Susan Park	Conference Gardens Madeley	WN	Likely	Major	Very High	2A
WANWN006	Human Settlement	Residential	Haverford St	Haverford St Alexander Heights	WN	Likely	Major	Very High	2A
WANWN008	Human Settlement	Residential	Ashbrook Ave	Ashbrook Ave Pearsall	WN	Likely	Major	Very High	2A
WANWN009	Economic	Commercial and Industrial	Ashbrook Shops	Ashbrook Shopping Centre, Cnr Willespie Dr and Brooklyn Ave Pearsall.	WN	Likely	Major	Very High	2A
WANWN010	Human Settlement	Special Risk and Critical Facilities	Asbrook Community Centre	125 Willespie Dr Pearsall	WN	Likely	Major	Very High	2A
WANWN021	Economic	Critical Infrastructure	Western Power Sub Station Darch	Western power substation. Cnr Hepburn Ave and Mirrabooka Ave Darch.	WN	Likely	Major	Very High	2A
WANWN031	Human Settlement	Residential	Koondoola open space North	Alexander Heights, Marangaroo Drive	WN	Likely	Major	Very High	2A
WANWN032	Economic	Critical Infrastructure	Mirrabooka Reservoir	87 Koondoola Ave Koondoola.	WN	Almost Certain	Moderate	Very High	2C
WANWN033	Economic	Critical Infrastructure	Comms Tower Koondoola Water	87 Koondoola Ave Koondoola	WN	Likely	Major	Very High	2A
WANWN034	Economic	Critical Infrastructure	Mirrabooka Water Treatment Plant	59 Alexander Drive Koondoola	WN	Likely	Major	Very High	2A
WANWN079	Economic	Critical Infrastructure	Wanneroo Water Supply	104 Belgrade Rd Wanneroo	WN	Almost Certain	Moderate	Very High	2C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN091	Human Settlement	Special Risk and Critical Facilities	Hocking Primary School	50 Gungurru Avenue, Hocking	WN	Likely	Major	Very High	2A
WANWN092	Human Settlement	Residential	201 Rousset Road	201 Rousset Road Mariginiup	WN	Possible	Catastrophic	Very High	2B
WANWN106	Human Settlement	Residential	Palmerston Crt (Waldburg Park)	Palmerston Court Tapping	WN	Almost Certain	Moderate	Very High	2C
WANWN119	Human Settlement	Residential	Lakelands Drive south, Gngangara	Lakelands Drive south , Gngangara	WN	Likely	Major	Very High	2A
WANWN121	Human Settlement	Residential	Badgerup Lake West	Benmuni Road Wanneroo	WN	Likely	Major	Very High	2A
WANWN123	Human Settlement	Residential	Mary Street, North. Wanneroo	Mary Street Wanneroo	WN	Likely	Major	Very High	2A
WANWN127	Human Settlement	Residential	Bernborough Place, Wanneroo	Bernborough Place, Wanneroo	WN	Likely	Major	Very High	2A
WANWN141	Human Settlement	Residential	37 Anna Place	37 Anna Place, Wanneroo	WN	Possible	Catastrophic	Very High	2B
WANWN142	Human Settlement	Residential	Rome Road	Rome Road, Wanneroo	WN	Possible	Catastrophic	Very High	2B
WANWN206	Human Settlement	Residential	Civic Drive, Wanneroo	Dundebar Road, Wanneroo. Between Civic Dr and Elizabeth Rd.	WN	Possible	Catastrophic	Very High	2B
WANWN229	Human Settlement	Residential	Bonnington Parkway Wanneroo	Bonnington Parkway Wanneroo	WN	Likely	Major	Very High	2A
WANWN250	Economic	Agricultural	Ingham Chickens	1040 Wanneroo Road Singara	WN	Likely	Major	Very High	2A
WANWN340	Human Settlement	Residential	Donnelly Ramble, Wanneroo	Donnelly Ramble, Wanneroo	WN	Possible	Catastrophic	Very High	4A
WANWN346	Human Settlement	Special Risk and Critical Facilities	Pearsall Primary School	Willespie Drive	WN	Likely	Major	Very High	2A
WANWN390	Human Settlement	Residential	Crivelli Pky, Ashby	1-9 Crivelli Parkway, Ashby	WN	Almost Certain	Moderate	Very High	2C
WANWN402	Human Settlement	Residential	San Rosa Rd, Wanneroo	San Rosa Road, Wanneroo	WN	Almost Certain	Moderate	Very High	2C
WANWN403	Cultural	Other	Gospel Baptist Church, Wanneroo	3 Backshall Place, Wanneroo	WN	Almost Certain	Moderate	Very High	2C
WANWN417	Human Settlement	Residential	54 Lakeview ST, Mariginiup	54 Lakeview Street, Mariginiup	WN	Likely	Major	Very High	2A
WANWN418	Human Settlement	Residential	62 Lakeview ST, Mariginiup	62 Lakeview Street, Mariginiup	WN	Almost Certain	Moderate	Very High	2C

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WANWN422	Human Settlement	Residential	1297- 1327 Wanneroo RD, Wanneroo	1297-1327 Wanneroo Road, Wanneroo	WN	Likely	Major	Very High	2A
WANWN423	Human Settlement	Residential	1351 Wanneroo RD, Mariginiup	1351 Wanneroo Road Mariginiup	WN	Likely	Major	Very High	2A
WANWN424	Economic	Tourist and Recreational	Botanic Golf	25 Drovers Place, Wanneroo	WN	Almost Certain	Moderate	Very High	2C
WANWN463	Economic	Agricultural	49 Golfview PL, Gngara	49 Golfview Place, Gngara	WN	Almost Certain	Moderate	Very High	2C
WANWN473	Human Settlement	Residential	33 Grisker RD, Wanneroo	33 Grisker Road, Wanneroo	WN	Likely	Major	Very High	2A
WANWN502	Human Settlement	Residential	Vignerons LP, Hocking	Vignerons Loop, Hocking	WN	Likely	Major	Very High	2A
WANWN503	Human Settlement	Residential	Glen PL, Hocking	Glen Place, Hocking	WN	Likely	Major	Very High	2A
WANWN559	Human Settlement	Residential	330 Neaves RD, Mariginiup	330 Neaves Road, Mariginiup	WN	Almost Certain	Moderate	Very High	2C
WANWN561	Economic	Agricultural	185 Lakelands DR, Gngara	185 Lakelands Drive, Gngara	WN	Almost Certain	Moderate	Very High	2C
WANWN562	Economic	Tourist and Recreational	Lakelands Country Club	120 Clubhouse LA, Gngara	WN	Likely	Major	Very High	2A
WANWN575	Economic	Critical Infrastructure	87 St Stephens CR	Primary school 87 St Stephens CR	WN	Almost Certain	Moderate	Very High	2C
WANWNC014	Economic	Commercial and Industrial	Alkimos Water Plant	Romeo rd Alkimos	WNC	Likely	Major	Very High	2A
WANWNC019	Economic	Commercial and Industrial	Healeys	Healeys Service Station. 2624 Wanneroo Rd Nowergup	WNC	Almost Certain	Moderate	Very High	2C
WANWNC040	Economic	Critical Infrastructure	Tamala Park ground water treatment plant	401 Connolly Drive, Tamala Park	WNC	Likely	Major	Very High	2A
WANWNC043	Human Settlement	Residential	Kahana Parkway	Kahana Parkway Butler	WNC	Likely	Major	Very High	2A
WANWNC064	Human Settlement	Special Risk and Critical Facilities	Quinns Fire Station	14 Hidden Valley Retreat, Clarkson	WNC	Likely	Major	Very High	2A
WANWNC082	Economic	Commercial and Industrial	Yanchep Industrial area.	Stevenage Street Yanchep	WNC	Almost Certain	Moderate	Very High	2C
WANWNC084	Human Settlement	Special Risk and Critical Facilities	Settlers Lifestyle Village, Ridgewood	76 Ridgewood Bvd Ridgewood	WNC	Almost Certain	Moderate	Very High	2C
WANWNC085	Human Settlement	Residential	Kilkee Street	Kilkee Street Ridgewood	WNC	Likely	Major	Very High	2A

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WANWNC086	Human Settlement	Residential	Corinda Way	Corinda Way, Ridgewood	WNC	Likely	Major	Very High	2A
WANWNC087	Economic	Tourist and Recreational	Oceanview Tavern	2310 Wanneroo Road, Nowergup	WNC	Almost Certain	Moderate	Very High	2C
WANWNC145	Human Settlement	Residential	Beonaddy Road	Beonaddy Road Eglinton	WNC	Likely	Major	Very High	2A
WANWNC154	Economic	Commercial and Industrial	190 Flynn Dr, Neerabup	190 Flynn Dr, Neerabup	WNC	Almost Certain	Moderate	Very High	2C
WANWNC156	Human Settlement	Residential	Whitfield Park West	Carfax Place, To Rocks	WNC	Likely	Major	Very High	2A
WANWNC182	Economic	Drinking Water Catchments	Yanchep Water Tanks	Brockman Way, Yanchep	WNC	Almost Certain	Moderate	Very High	2C
WANWNC208	Human Settlement	Residential	Santorini Promenade, Alkimos	Santorini Promenade, Alkimos	WNC	Likely	Major	Very High	2A
WANWNC263	Human Settlement	Residential	292 Carabooda RD	292 Carabooda RD	WNC	Likely	Major	Very High	2A
WANWNC264	Human Settlement	Residential	250 Carabooda RD	250 Carabooda RD	WNC	Likely	Major	Very High	2A
WANWNC288	Human Settlement	Residential	288 Gibbs RD	Semi rural property 288 Gibbs RD	WNC	Possible	Catastrophic	Very High	3C
WANWNC303	Human Settlement	Residential	1,21,49 Wattle AV and 4-128 Gibbs Road	Gibbs rd SE	WNC	Possible	Catastrophic	Very High	2B
WANWNC308	Economic	Agricultural	3049 Wanneroo Rd, Carabooda	3049 Wanneroo Road, Carabooda	WNC	Almost Certain	Moderate	Very High	2C
WANWNC314	Economic	Critical Infrastructure	Electrical Substation, Carabooda	2K Romeo Road, Carabooda	WNC	Almost Certain	Moderate	Very High	2C
WANWNC316	Human Settlement	Residential	243-65 Karoborup RD	65-243 Karoborup RD	WNC	Possible	Catastrophic	Very High	2B
WANWNC317	Human Settlement	Residential	88 Karoborup Road, 34 +14Kiln RD	Kiln RD West	WNC	Possible	Catastrophic	Very High	2B
WANWNC325	Human Settlement	Residential	496+516 Old Yanchep RD	496+516 Old Yanchep RD	WNC	Possible	Catastrophic	Very High	2B
WANWNC425	Economic	Agricultural	12 Reinhold PL, Carabooda	12 Reinhold Place, Carabooda	WNC	Almost Certain	Moderate	Very High	2C
WANWNC428	Human Settlement	Residential	Marginella BVD, Jindalee	Marginella Boulevard, Jindalee	WNC	Almost Certain	Moderate	Very High	2C
WANWNC431	Human Settlement	Residential	Blumann Lane, Alkimos	Blumann Lane, Alkimos	WNC	Likely	Major	Very High	2A
WANWNC434	Human Settlement	Residential	Howden PDE, Alkimos	Howden Parade, Alkimos	WNC	Likely	Major	Very High	2A

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WANWNC435	Human Settlement	Residential	Pateley ST, Alkimos	Pateley Street, Alkimos	WNC	Likely	Major	Very High	2A
WANWNC439	Human Settlement	Residential	Zodiac DR, Alkimos	Zodiac Drive, Alkimos	WNC	Likely	Major	Very High	2A
WANWNC440	Human Settlement	Residential	Cardinal APP, Alkimos	Cardinal Approach, Alkimos	WNC	Likely	Major	Very High	2A
WANWNC441	Human Settlement	Residential	Cleat Lane, Alkimos	Cleat Lane, Alkimos	WNC	Likely	Major	Very High	2A
WANWNC444	Human Settlement	Residential	Marmion AVE, Eglinton	Marmion Ave West, Eglinton	WNC	Likely	Major	Very High	2A
WANWNC446	Human Settlement	Residential	Gregory CT, Two Rocks	Gregory Court, Two Rocks	WNC	Likely	Major	Very High	2A
WANWNC447	Human Settlement	Residential	Mitchell Park, Two Rocks	Blaxland Avenue X Two Rocks Road, Two Rocks	WNC	Likely	Major	Very High	2A
WANWNC455	Human Settlement	Residential	Greenside DR, Yanchep	Greenside Dr Yanchep	WNC	Possible	Catastrophic	Very High	2B
WANWNC519	Human Settlement	Residential	269 Karoborup RD, Carabooda	269 Karoborup Road, Carabooda	WNC	Almost Certain	Moderate	Very High	2C
WANWNC520	Human Settlement	Residential	273 Karoborup RD, Carabooda	273 Karoborup Road, Carabooda	WNC	Likely	Major	Very High	2A
WANWNC523	Economic	Tourist and Recreational	Barbagello Race way	Barbagello Raceway	WNC	Likely	Major	Very High	2A
WANWNC526	Cultural	Other	Wanneroo International Kartway	570 Wattle Avenue, Neerabup	WNC	Likely	Major	Very High	2A
WANWNC528	Economic	Tourist and Recreational	Wanneroo Golf Club	Wanneroo Golf Club, Flynn Dr Old Yanchep	WNC	Almost Certain	Moderate	Very High	2C
WANWNC533	Economic	Tourist and Recreational	Pinjar Park-Speedway	Pinjar park-Speedway	WNC	Likely	Major	Very High	2A
WANWNC539	Human Settlement	Residential	2082 Wanneroo RD, Neerabup	2082 Wanneroo Road, Neerabup	WNC	Likely	Major	Very High	2A
WANWNC540	Human Settlement	Residential	2092 Wanneroo RD, Neerabup	2092 Wanneroo Road, Neerabup	WNC	Likely	Major	Very High	2A
WANWNC542	Cultural	Other	Quinns Rocks Bowling Club	17 Tapping WY, Quinns Rocks	WNC	Likely	Major	Very High	2A
WANWNC544	Human Settlement	Residential	10 Trajanovich LA, Carabooda	10 Trajanvich Lane, Carabooda	WNC	Likely	Major	Very High	2A
WANWNC549	Cultural	Other	Yanchep Community House	7 Lagoon Drive, Yanchep	WNC	Almost Certain	Moderate	Very High	2C
WANWNC552	Economic	Critical Infrastructure	Service Station, Yanchep	361 Yanchep Beach Road, Yanchep	WNC	Almost Certain	Moderate	Very High	2C

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WANWNC556	Human Settlement	Residential	192 Gibbs RD, Nowergup	192 Gibbs Road, Nowergup	WNC	Likely	Major	Very High	2A
WANWNC570	Economic	Agricultural	135 Wesco RD, Nowergup	135 Wesco Road, Nowergup	WNC	Almost Certain	Moderate	Very High	2C
WANWNC574	Economic	Commercial and Industrial	Tamala Park	1700 Marmion Avenue, Clarkson	WNC	Likely	Major	Very High	2A
WANPJR035	Human Settlement	Residential	27 Perry Rd	@7 Perry Rd Pinjar	PJR	Likely	Moderate	High	3A
WANPJR291	Human Settlement	Residential	625 Perry Rd, Pinjar	625 Perry Road, Pinjar	PJR	Possible	Major	High	3B
WANPJR292	Human Settlement	Residential	683 Perry Rd, Pinjar	683 Perry Road, Pinjar	PJR	Possible	Major	High	3B
WANPJR294	Human Settlement	Residential	849 Perry Rd, Pinjar	849 Perry Road, Pinjar	PJR	Possible	Major	High	3B
WANPJR295	Human Settlement	Residential	831 Perry Rd, Pinjar	831 Perry Road, Pinjar	PJR	Possible	Major	High	3B
WANPJR318	Human Settlement	Residential	347 Perry Rd, Pinjar	347 Perry Road, Pinjar	PJR	Possible	Major	High	3B
WANPJR319	Human Settlement	Residential	521 Perry Rd, Pinjar	521 Perry Road, Pinjar	PJR	Possible	Major	High	3B
WANPJR329	Economic	Commercial and Industrial	23 Chitty Rd, Pinjar	23 Chitty Road, Pinjar	PJR	Likely	Moderate	High	3A
WANPJR572	Cultural	Other	Wanneroo Shooting Complex	399 Neaves Road, Pinjar	PJR	Possible	Major	High	3B
WANWN025	Economic	Tourist and Recreational	Montrose tennis courts	Tennis courts, Cnr Montrose and Mirrabooka Ave Girrawheen	WN	Likely	Moderate	High	3A
WANWN068	Human Settlement	Residential	Wanneroo caravan Park	Jacaranda Drive Wanneroo	WN	Likely	Moderate	High	3A
WANWN101	Human Settlement	Residential	Delamare Park	Nambi Parkway Banksia Grove	WN	Likely	Moderate	High	3A
WANWN107	Human Settlement	Residential	Huntington Park	Huntington parkway Landsdale	WN	Almost Certain	Minor	High	3D
WANWN108	Human Settlement	Residential	Kennerton Ave Landsdale	Kennerton Ave Landsdale	WN	Almost Certain	Minor	High	3D
WANWN113	Economic	Tourist and Recreational	Bridgeleigh Reception Centre	198 Mary Street Wanneroo	WN	Likely	Moderate	High	3A
WANWN138	Human Settlement	Residential	Balcomore Place	Balcomore Gardens, Wanneroo	WN	Possible	Major	High	3B
WANWN205	Economic	Critical Infrastructure	Wanneroo Police Station	51 Dundobar Road, Wanneroo	WN	Possible	Major	High	3B

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WANWN207	Human Settlement	Residential	Bibbulmun Entrance, Sinagra	Sinagra Heights, Bibbulmun Entrance, Sinagra	WN	Possible	Major	High	3B
WANWN214	Human Settlement	Residential	Turquoise Loop, Banksia Grove	Turquoise Loop, Banksia Grove	WN	Likely	Moderate	High	3A
WANWN215	Human Settlement	Residential	Harbour Elbow, Banksia Grove	Harbour Elbow, Banksia Grove	WN	Likely	Moderate	High	3A
WANWN216	Human Settlement	Residential	Peridot Turn, Banksia Grove	Peridot Turn, Banksia Grove	WN	Likely	Moderate	High	3A
WANWN217	Human Settlement	Special Risk and Critical Facilities	Grasstree Bend, Banksia Grove	Grasstree Bend, Banksia Grove	WN	Likely	Moderate	High	3A
WANWN218	Economic	Tourist and Recreational	Banksia Grove Community Centre.	14 Grasstree Bend, Banksia Grove	WN	Almost Certain	Minor	High	3D
WANWN220	Human Settlement	Residential	Carbine Loop, Banksia Grove	Carbine Loop, Banksia Grove	WN	Likely	Moderate	High	3A
WANWN222	Human Settlement	Residential	Crosthwait Circle, Tapping	15 Crosthwait Circle, Tapping	WN	Likely	Moderate	High	3A
WANWN332	Cultural	Other	139 Benmuni Rd, Wanneroo	77/ 139 Benmuni Road, Wanneroo	WN	Likely	Moderate	High	3A
WANWN341	Human Settlement	Residential	Turnwood Vista, Wanneroo	Turnwood Vista to Wallawa Street, Wanneroo	WN	Likely	Moderate	High	3A
WANWN342	Human Settlement	Residential	Banyandah Blvd, Wanneroo	Banyandah Blvd, Wanneroo	WN	Likely	Moderate	High	3A
WANWN357	Human Settlement	Residential	159 Badgerup Rd, Wanneroo	159 Badgeruo Road, Wanneroo	WN	Possible	Major	High	3B
WANWN363	Human Settlement	Residential	401 Sydney Rd, Gngara	401 Sydney Road, Gngara	WN	Likely	Moderate	High	3A
WANWN372	Human Settlement	Residential	Shortland Way, Girrawheen	Shortland Way, Girrawheen	WN	Likely	Moderate	High	3A
WANWN373	Human Settlement	Residential	20 Shortland Wy, Girrawheen	20 Shortland Way, Girrawheen	WN	Likely	Moderate	High	3A
WANWN374	Cultural	Other	Koondoola Community Centre	90 Koondoola Ave, Koondoola	WN	Likely	Moderate	High	3A
WANWN375	Cultural	Other	Highview Park Toilets	7 Highview Street, Alexander Heights	WN	Likely	Moderate	High	3A
WANWN391	Human Settlement	Residential	Bocklin Rd, Ashby	Bocklin Road, Ashby	WN	Likely	Moderate	High	3A
WANWN416	Economic	Agricultural	46 Lakeview St, Mariginiup	46 Lakeview Street, Mariginiup	WN	Almost Certain	Minor	High	3D

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WANWN420	Human Settlement	Residential	175 Rousset RD, Mariginiup	175 Rousset Rod, Mariginiup	WN	Likely	Moderate	High	3A
WANWN449	Human Settlement	Residential	Tadorna ENT, Tapping	Tadorna Entrance, Tapping	WN	Likely	Moderate	High	3A
WANWN450	Human Settlement	Residential	Pinjar RD, Tapping	Pinjar Road, Tapping	WN	Likely	Moderate	High	3A
WANWN451	Human Settlement	Residential	Spiccia WY, Sinagra	Spiccia Way, Sinagra	WN	Almost Certain	Minor	High	3D
WANWN459	Economic	Agricultural	40 Stoney RD, Gngara	40 Stoney Road, Gngara	WN	Almost Certain	Minor	High	3D
WANWN470	Human Settlement	Residential	55 Grisker RD, Wanneroo	55 Grisker road, Wanneroo	WN	Possible	Major	High	3B
WANWN471	Human Settlement	Residential	51 Grisker RD, Wanneroo	51 Grisker Road, Wanneroo	WN	Possible	Major	High	3B
WANWN472	Human Settlement	Residential	37 Grisker RD, Wanneroo	37 Grisker Road, Wanneroo	WN	Possible	Major	High	3B
WANWN474	Human Settlement	Residential	17 Grisker RD, Wanneroo	17 Grisker Road, Wanneroo	WN	Possible	Major	High	3B
WANWN475	Human Settlement	Residential	47 Jambanis RD, Wanneroo	47 Jambanis Road, Wanneroo	WN	Possible	Major	High	3B
WANWN477	Economic	Agricultural	78 Jambanis RD, Wanneroo	78 Jambanis Road, Wanneroo	WN	Likely	Moderate	High	3A
WANWN478	Human Settlement	Residential	44 Jambanis Rd, Wanneroo	44 Jambanis Road, Wanneroo	WN	Possible	Major	High	3B
WANWN489	Human Settlement	Residential	Condro Bend, Sinagra	Condro Bend, Sinagra	WN	Possible	Major	High	3B
WANWN490	Human Settlement	Residential	Elizabeth RD, Wanneroo	Elizabeth Road, Dundebur Road, Wanneroo	WN	Possible	Major	High	3B
WANWN500	Human Settlement	Residential	176 Dundebur RD, Wanneroo	176 Dundebur Road, Wanneroo	WN	Likely	Moderate	High	3A
WANWN504	Economic	Commercial and Industrial	JOONDALUP VET HOSPITAL- 19 San Rosa Road	19 San Rosa Road	WN	Likely	Moderate	High	3A
WANWN505	Economic	Commercial and Industrial	JOONDALUP VET HOSPITAL- 19 San Rosa Road	JOONDALUP VET HOSPITAL- 19 San Rosa Road	WN	Likely	Moderate	High	3A
WANWN506	Human Settlement	Residential	200-260 Dundebur Rd	Semi-rural properties on Dundebur Rd	WN	Unlikely	Catastrophic	High	3C
WANWN511	Human Settlement	Residential	Ocean Reef Life Style Village	U1/30 Mangano Place, Wanneroo	WN	Likely	Moderate	High	3A

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WANWN567	Human Settlement	Residential	1 Fortitude BVD	1 Fortitude BVD	WN	Possible	Major	High	3B
WANWN568	Human Settlement	Residential	Ariti AV, Wanneroo	Ariti Avenue, Wanneroo	WN	Likely	Moderate	High	3A
WANWNC017	Human Settlement	Residential	Western Butler	Western side of Butler, North of Kingsbridge.	WNC	Likely	Moderate	High	3A
WANWNC037	Economic	Critical Infrastructure	Neerabup Reservoir	Neerabup National Park, Burns Beach Rd	WNC	Likely	Moderate	High	3A
WANWNC049	Human Settlement	Residential	Carramar South	Golf Links Drive Carrmar	WNC	Likely	Moderate	High	3A
WANWNC054	Economic	Tourist and Recreational	Carramar Golf Course	Carramar Golf Course, Golf Links Drive Carramar	WNC	Likely	Moderate	High	3A
WANWNC055	Human Settlement	Residential	West Carramar	Wanneroo Road, West Carramar	WNC	Likely	Moderate	High	3A
WANWNC097	Human Settlement	Residential	Two Rocks Rd	Two Rocks Rd, Two Rocks	WNC	Possible	Major	High	3B
WANWNC126	Economic	Commercial and Industrial	Mather Drive	Mather Drive , Neerabup	WNC	Likely	Moderate	High	3A
WANWNC153	Human Settlement	Residential	NW Oldham Park	NW Oldham Park, Yanchep. (Galleon Place)	WNC	Almost Certain	Minor	High	3D
WANWNC155	Human Settlement	Residential	Carfax Place, Two Rocks	Carfax Place, Two Rocks	WNC	Likely	Moderate	High	3A
WANWNC162	Human Settlement	Residential	Oldham Park West	Chrip Place, Yanchep	WNC	Almost Certain	Minor	High	3D
WANWNC164	Human Settlement	Residential	SE Oldham Park	Lagoon Drive, Yanchep	WNC	Almost Certain	Minor	High	3D
WANWNC166	Human Settlement	Residential	Seaside Ave, Yanchep	Seaside Ave, Yanchep	WNC	Almost Certain	Minor	High	3D
WANWNC167	Human Settlement	Residential	Explorer Street, Yanchep	Explorer Street, Yanchep	WNC	Likely	Moderate	High	3A
WANWNC168	Human Settlement	Residential	Granite Park, Yanchep	Granite Place, Yanchep	WNC	Almost Certain	Minor	High	3D
WANWNC183	Human Settlement	Residential	Celeste Street, Eglinton	Celeste Street, Eglinton	WNC	Likely	Moderate	High	3A
WANWNC184	Human Settlement	Residential	Dolphin Drive, Alkimos	Dolphin Drive, Alkimos	WNC	Likely	Moderate	High	3A
WANWNC193	Economic	Tourist and Recreational	Chippys Beach Cafe, Jindalee	99K Jindalee Blvd	WNC	Almost Certain	Minor	High	3D
WANWNC195	Economic	Commercial and Industrial	Quinns Village Shopping Centre	121 Quinns Road, Quinns Rocks	WNC	Likely	Moderate	High	3A
WANWNC196	Human Settlement	Residential	Lynas Way, Quinns Rocks	Lynas Way, Quinns Rocks	WNC	Likely	Moderate	High	3A

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WANWNC209	Human Settlement	Residential	Hawksbill Drive, Alkimos	Hawksbill Drive, Alkimos	WNC	Likely	Moderate	High	3A
WANWNC260	Human Settlement	Residential	53 Wesco RD	Farm house on 53 Wesco RD	WNC	Likely	Moderate	High	3A
WANWNC274	Economic	Agricultural	151 Carabooda RD, Greenhouse	Green houses on 151 Carabooda RD	WNC	Almost Certain	Minor	High	3D
WANWNC280	Human Settlement	Residential	26 Trian RD, 377,293,273,269 Karoborup RD,	Train RD and properties that back onto Karoborup RD	WNC	Possible	Major	High	3B
WANWNC281	Human Settlement	Residential	19 Karoborup RD, 10,20,22 Trajanovich LA	Semi rural properties	WNC	Possible	Major	High	3B
WANWNC282	Human Settlement	Residential	89 and 112 Bailey RD	89 and 112 Bailey RD	WNC	Possible	Major	High	3B
WANWNC283	Economic	Agricultural	263 Gibbs Road, Chicken Farm	263 Gibbs Road	WNC	Likely	Moderate	High	3A
WANWNC286	Human Settlement	Residential	299 and 321 Gibbs Road	299 and 321 Gibbs Road	WNC	Possible	Major	High	3B
WANWNC322	Human Settlement	Residential	4 safari Place	4 safari place	WNC	Possible	Major	High	3B
WANWNC379	Human Settlement	Residential	Kitson Turn, Clarkson	Kitson Turn, Clarkson	WNC	Likely	Moderate	High	3A
WANWNC380	Human Settlement	Residential	Emerson Turn, Clarkson	Emerson Turn, Clarkson	WNC	Likely	Moderate	High	3A
WANWNC381	Human Settlement	Residential	Ballymote GDNS, Ridgewood	43-53 Ballymote Gardens, Ridgewood	WNC	Likely	Moderate	High	3A
WANWNC382	Human Settlement	Residential	145 Rathkeale BVD, Ridgewood	145 Rathkeale Blvd, Ridgewood	WNC	Likely	Moderate	High	3A
WANWNC437	Human Settlement	Residential	Tortoise ST, Alkimos	Tortoise Street, Alkimos	WNC	Almost Certain	Minor	High	3D
WANWNC438	Human Settlement	Residential	Bristlebird CCT, Alkimos	Bristlebird Circuit, Alkimos	WNC	Almost Certain	Minor	High	3D
WANWNC442	Economic	Tourist and Recreational	The Shore Cafe, Alkimos	27 Portside Prom, Alkimos	WNC	Almost Certain	Minor	High	3D
WANWNC448	Human Settlement	Residential	Ashmore AVE, Two Rocks	Ashmore Avenue, Two Rocks	WNC	Possible	Major	High	3B
WANWNC518	Economic	Agricultural	28 Kiln RD, Carabooda	28 Kiln Road, Carabooda	WNC	Likely	Moderate	High	3A
WANWNC521	Human Settlement	Residential	266 Karoborup RD, Carabooda	266 Karoborup Road, Carabooda	WNC	Likely	Moderate	High	3A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC547	Human Settlement	Special Risk and Critical Facilities	Bethanie Beachside Lifestyle Village	629 Two Rocks Road, Yanchep	WNC	Likely	Moderate	High	3A
WANWNC557	Human Settlement	Residential	180 Gibbs RD, Nowergup	180 Gibbs Road, Nowergup	WNC	Likely	Moderate	High	3A
WANWNC576	Economic	Critical Infrastructure	18 Anchorage Drive	18 Anchorage Drive	WNC	Likely	Moderate	High	3A
WANWNC578	Human Settlement	Residential	Coopers Park	Cooper Park	WNC	Almost Certain	Minor	High	3D
WANPJR269	Human Settlement	Residential	1 Spence Road, Pinjar	1 Spence Road, Pinjar	PJR	Possible	Moderate	Medium	4A
WANPJR271	Human Settlement	Residential	146 Ziatas Road, Pinjar	146 Ziatas Road, Pinjar	PJR	Possible	Moderate	Medium	4A
WANPJR275	Human Settlement	Residential	16 Perry Road, Pinjar	16 Perry Road, Pinjar	PJR	Possible	Moderate	Medium	4A
WANPJR293	Economic	Agricultural	913 Perry Rd, Pinjar	913 Perry Road, Pinjar	PJR	Possible	Moderate	Medium	4A
WANWN202	Economic	Commercial and Industrial	Caltex, Pinjar Road	2 Hollosy Way, Ashby	WN	Likely	Minor	Medium	4C
WANWN203	Economic	Tourist and Recreational	Ashby Bar and Bistro	141 Pinjar Road, Ashby	WN	Likely	Minor	Medium	4C
WANWN246	Human Settlement	Residential	Kurnalpi Turn	Kurnalpi Turn Singara	WN	Likely	Minor	Medium	4C
WANWN359	Human Settlement	Residential	Lakelands Leisure Village	289 Sydney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN360	Human Settlement	Residential	303 Sydney Rd, Gngara	303 Sydney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN361	Human Settlement	Residential	331 Sydney Rd, Gngara	331 Sydney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN362	Economic	Agricultural	335 Sydney Rd, Gngara	355 Sydney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN364	Economic	Agricultural	7 Stoney Rd, Gngara	7 Stoney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN366	Economic	Agricultural	75 Stoney Rd, Gngara	75 Stoney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN367	Economic	Agricultural	453 Sydney Rd, Gngara	453 Sydney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN368	Economic	Agricultural	439 Sydney Rd, Gngara	439 Sydney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN376	Human Settlement	Residential	Fenchurch St, Alexander Heights	Fenchurch Street, Alexander Heights	WN	Likely	Minor	Medium	4C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN377	Human Settlement	Residential	Margate Pl, Marangaroo	Margate Place, Marangaroo	WN	Likely	Minor	Medium	4C
WANWN384	Cultural	Other	ABC Childcare, Banksia Grove	10 Viridian Drive, Banksia Grove	WN	Possible	Moderate	Medium	4A
WANWN385	Cultural	Other	Jehovahs Witness, Banksia Grove	6 Viridian Drive, Banksia Grove	WN	Possible	Moderate	Medium	4A
WANWN389	Human Settlement	Residential	68 Carosa Rd, Ashby	68 Carosa Road, Ashby	WN	Likely	Minor	Medium	4C
WANWN392	Human Settlement	Residential	Morisot Cr, Ashby	Morisot Crescent, Ashby	WN	Likely	Minor	Medium	4C
WANWN398	Human Settlement	Residential	Valley Views Drive, Landsdale	Valley Views Drive, Landsdale	WN	Likely	Minor	Medium	4C
WANWN399	Human Settlement	Residential	Worley CCT, Landsdale	Worley Circuit, Landsdale	WN	Likely	Minor	Medium	4C
WANWN400	Human Settlement	Residential	Amarillo BND, Landsdale	Amarillo Bend, Landsdale	WN	Likely	Minor	Medium	4C
WANWN401	Human Settlement	Residential	Bakana LP, Landsdale	Bakana Loop, Landsdale	WN	Likely	Minor	Medium	4C
WANWN405	Human Settlement	Residential	83 Rousset Rd, Mariginiup	83 Rousset Road, Mariginiup	WN	Likely	Minor	Medium	4C
WANWN412	Human Settlement	Residential	71 Lakeview ST, Mariginiup	71 Lakeview Street, Mariginiup.	WN	Likely	Minor	Medium	4C
WANWN413	Economic	Commercial and Industrial	89 Lakeview ST, Mariginiup	89 Lakeview Street, Mariginiup	WN	Likely	Minor	Medium	4C
WANWN414	Human Settlement	Residential	130 Mariginiup Rd, Mariginiup	130 Mariginiup Road, Mariginiup	WN	Likely	Minor	Medium	4C
WANWN458	Human Settlement	Residential	60 Stoney RD, Gngara	60 Stoney Road, Gngara	WN	Likely	Minor	Medium	4C
WANWN460	Economic	Agricultural	110 Ross ST, Gngara	110 Ross Street, Gngara	WN	Likely	Minor	Medium	4C
WANWN464	Economic	Agricultural	362 Badgerup RD, Gngara	364 Badgerup road, Gngara	WN	Likely	Minor	Medium	4C
WANWN479	Human Settlement	Residential	48 Jambanis RD, Wanneroo	48 Jambanis Road, Wanneroo	WN	Possible	Moderate	Medium	4A
WANWN482	Economic	Agricultural	500 Badgerup RD, Gngara	500 Badgerup Road, Wanneroo	WN	Likely	Minor	Medium	4C
WANWN483	Economic	Agricultural	20-36 Ross ST, Gngara	20-36 Ross Street, Gngara	WN	Likely	Minor	Medium	4C
WANWN510	Human Settlement	Residential	Backshall PL, Wanneroo	Backshall Place, Wanneroo	WN	Likely	Minor	Medium	4C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN512	Economic	Commercial and Industrial	771 Wanneroo RD, Wanneroo	771 Wanneroo Road, Wanneroo	WN	Likely	Minor	Medium	4C
WANWN515	Economic	Agricultural	163 Belgrade RD, Wanneroo	163 Belgrade Road, Wanneroo	WN	Likely	Minor	Medium	4C
WANWN571	Human Settlement	Residential	Andromeda Loop, Landsdale	Andromeda Loop	WN	Possible	Moderate	Medium	4A
WANWN579	Human Settlement	Residential	Frangipani Park	Frangipani Park	WN	Likely	Minor	Medium	4C
WANWNC042	Human Settlement	Residential	Mindarie SE	Gunson Mews Mindarie	WNC	Likely	Minor	Medium	4C
WANWNC045	Economic	Commercial and Industrial	Warman Street	Warman Street Neerabup industrial area.	WNC	Likely	Minor	Medium	4C
WANWNC057	Human Settlement	Residential	Kurrajong Bvd	Kurrajong Bvd Banksia Grove	WNC	Unlikely	Major	Medium	4B
WANWNC058	Human Settlement	Residential	Pinjar Rd NE	Pinjar Rd, Banksia Grove Between Grandis Bvd and Glasshouse Drive	WNC	Likely	Minor	Medium	4C
WANWNC062	Cultural	Other	Ridgewood Park clubrooms	Corner Hester Ave and Ridgewood Bvd, Ridgewood	WNC	Likely	Minor	Medium	4C
WANWNC081	Human Settlement	Residential	Zamia Rise Yanchep	Zamia Rise Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC110	Human Settlement	Residential	3119 Wanneroo Rd	3119 Wanneroo Road Iglinton	WNC	Likely	Minor	Medium	4C
WANWNC118	Human Settlement	Residential	Ornata Bend Banksia Grove	Ornata Bend Banksia Grove	WNC	Possible	Moderate	Medium	4A
WANWNC157	Human Settlement	Residential	Cassilda Park, Two Rocks	Cassilda Way, Two Rocks	WNC	Likely	Minor	Medium	4C
WANWNC163	Human Settlement	Residential	Lady Lindsay Cove, Yanchep	Lady Lindsay Cove, Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC165	Human Settlement	Residential	Lookout Drive, Yanchep	Lookout Drive, Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC170	Human Settlement	Residential	Beachside Parade, Yanchep	Beachside Parade, Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC179	Human Settlement	Residential	Frigate Crescent, Yanchep	Frigate Crescent, Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC180	Human Settlement	Residential	Mullins Way, Yanchep	Mullins Way, Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC186	Human Settlement	Residential	Ocean Drive South, Quinns Rocks	Ocean Drive X Quinns Road, Quinns Rocks.	WNC	Likely	Minor	Medium	4C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC187	Human Settlement	Residential	Ocean Drive, Quinns Rocks.	Ocean Drive, Quinns Rocks	WNC	Likely	Minor	Medium	4C
WANWNC190	Human Settlement	Residential	Ocean Drive North, Quinns Rocks	Ocean Drive North, Quinns Rocks.	WNC	Likely	Minor	Medium	4C
WANWNC194	Economic	Tourist and Recreational	Quinns Surf Life Saving Club	2 Quinns Road, Quinns Rocks.	WNC	Likely	Minor	Medium	4C
WANWNC197	Human Settlement	Residential	Palermo Court, Merriwa	Palermo Court, Merriwa	WNC	Likely	Minor	Medium	4C
WANWNC200	Human Settlement	Residential	Manasota Approach, Butler	Manasota Approach, Butler	WNC	Likely	Minor	Medium	4C
WANWNC233	Human Settlement	Residential	Newbliss Gardens	Newbliss Gardens, Butler	WNC	Likely	Minor	Medium	4C
WANWNC234	Human Settlement	Residential	Eastwall parkway	Eastwall Parkway, Butler	WNC	Likely	Minor	Medium	4C
WANWNC235	Human Settlement	Residential	Newbliss Gardens /Soran Way	Newbliss Gardens /Soran Way Butler	WNC	Likely	Minor	Medium	4C
WANWNC236	Human Settlement	Residential	Bendenen Ave	Bendenen Ave	WNC	Likely	Minor	Medium	4C
WANWNC251	Human Settlement	Residential	Nightcap CH	Houses on Nightcap CH opposite Planning COM land	WNC	Likely	Minor	Medium	4C
WANWNC252	Human Settlement	Residential	Mooball ST	Mooball ST Yanchep	WNC	Likely	Minor	Medium	4C
WANWNC267	Human Settlement	Residential	181 and 187 Carabooda Road	181 and 187 Carabooda Road	WNC	Likely	Minor	Medium	4C
WANWNC289	Human Settlement	Residential	348 Gibbs Road,	348 Gibbs Road, semi-rural property	WNC	Possible	Moderate	Medium	4A
WANWNC305	Economic	Commercial and Industrial	Two Rocks Marina Shops.	10 Enterprise Ave, Two Rocks	WNC	Likely	Minor	Medium	4C
WANWNC311	Economic	Agricultural	25 Pipidinny Road, Eglinton	25 Pipidinny Road, Eglinton	WNC	Likely	Minor	Medium	4C
WANWNC429	Human Settlement	Residential	Billericay CCT, Butler	Billericay Circuit, Butler	WNC	Likely	Minor	Medium	4C
WANWNC430	Human Settlement	Residential	Oakbank CR, Butler	Oakbank Crescent, Butler	WNC	Likely	Minor	Medium	4C
WANWNC534	Economic	Commercial Forests and Plantations	190 Pederick Rd LAMINATED VENEER LUMBER PLANT	LAMINATED VENEER LUMBER PLANT	WNC	Possible	Moderate	Medium	4A
WANWNC537	Economic	Commercial and Industrial	2048 Wanneroo RD, Neerabup	2048 Wanneroo Road, Neerabup	WNC	Likely	Minor	Medium	4C

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWNC538	Economic	Critical Infrastructure	Service Station, Neerabup	2056 Wanneroo Road, Neerabup	WNC	Unlikely	Major	Medium	4B
WANWNC541	Economic	Agricultural	2106 Wanneroo Rd, Neerabup	2106 Wanneroo Road, Neerabup	WNC	Likely	Minor	Medium	4C
WANWNC563	Economic	Commercial and Industrial	Amazon Soils	206 Wesco Rd	WNC	Likely	Minor	Medium	4C
WANWNC564	Economic	Commercial and Industrial	1000 Old Yanchep Rd	Quarry north on Hopkins	WNC	Likely	Minor	Medium	4C
WANPJR254	Human Settlement	Residential	18 Spence Road, Pinjar	18 Spence Road, Pinjar	PJR	Unlikely	Moderate	Low	5B
WANPJR255	Economic	Agricultural	110 Ziatas Road, Pinjar	110 Ziatas Road, Pinjar	PJR	Possible	Minor	Low	5A
WANPJR256	Economic	Agricultural	119 Ziatas Road, Pinjar	119 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR270	Human Settlement	Residential	149 Ziatas Road, Pinjar	149 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR272	Economic	Agricultural	134 Ziatas Road, Pinjar	134 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR290	Economic	Agricultural	1941 Old Yanchep Road, Pinjar	1941 Old Yanchep Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR335	Economic	Agricultural	251 Ziatas Rd, Pinjar	251 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR336	Economic	Agricultural	229 Ziatas Rd, Pinjar	229 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR337	Economic	Agricultural	300 Ziatas Rd, Pinjar	300 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANPJR338	Economic	Agricultural	270 Ziatas Rd, Pinjar	270 Ziatas Road, Pinjar	PJR	Unlikely	Minor	Low	5C
WANWN077	Human Settlement	Residential	61 Ashley Road Tapping	61 Ashley Road Tapping	WN	Unlikely	Moderate	Low	5B
WANWN245	Human Settlement	Special Risk and Critical Facilities	Belgrade Village Retirement	Belgrade Village Retirement Belgrade Road, Sinagra	WN	Possible	Minor	Low	5A
WANWN358	Economic	Commercial and Industrial	149 Badgerup Rd, Wanneroo	149 Badgerup Road, Wanneroo	WN	Possible	Minor	Low	5A
WANWN369	Economic	Agricultural	467 Sydney Rd, Gngara	467 Sydney Road, Gngara	WN	Unlikely	Minor	Low	5C
WANWN388	Human Settlement	Residential	81 Carosa Rd, Ashby	81 Carosa Road, Ashby	WN	Possible	Minor	Low	5A

Asset ID	Asset Category	Asset Sub Category	Asset Name	Location Description	Planning Area	Likelihood	Consequence	Risk Rating	Priority
WANWN569	Economic	Commercial and Industrial	25 Fellowship RD	25 Fellowship RD	WN	Possible	Minor	Low	5A
WANWNC001	Human Settlement	Special Risk and Critical Facilities	Butler College	15 McCormack, Quinns Rocks	WNC	Possible	Minor	Low	5A
WANWNC080	Human Settlement	Residential	Parktree Ave Yanchep	Parktree Ave Yanchep	WNC	Possible	Minor	Low	5A
WANWNC173	Human Settlement	Residential	Parkside Street, Yanchep	Parkside Street, Yanchep	WNC	Unlikely	Minor	Low	5C
WANWNC174	Human Settlement	Residential	Waveski Street, Yanchep	Waveski Street, Yanchep	WNC	Unlikely	Minor	Low	5C
WANWNC313	Economic	Agricultural	19,29 Karoborup RD Farm	Karoborup Rd South x Wanneroo RD	WNC	Possible	Minor	Low	5A
WANWNC321	Human Settlement	Residential	231+232 Carabooda Road	Semi-Rural properties on Carabooda Road	WNC	Unlikely	Moderate	Low	5B
WANWNC333	Economic	Agricultural	19 Taronga Pl, Eglinton	19 Taronga Place, Eglinton	WNC	Possible	Minor	Low	5A
WANWNC334	Human Settlement	Residential	20 Taronga Pl, Carabooda	20 Taronga Place, Carabooda	WNC	Possible	Minor	Low	5A
WANWNC426	Economic	Tourist and Recreational	Dizzylamb Park	414 Karoborup Road, Carabooda	WNC	Possible	Minor	Low	5A
WANWNC535	Economic	Agricultural	Trandos Rd	Trandos Rd	WNC	Possible	Minor	Low	5A

Appendix 4

Multi-Agency Work Plan – Local Government Wide Controls

Control	ID	Action/Activity Description	Lead Agency	Partners	Application		Status	Implementation Notes
					Targeted	Period		
Risk Analysis		BRM Plan extreme risks priority for treatment	DFES	LG, DBCA, DFES Service Providers	Y	1	Complete	Treatments planned for all extreme risks and including in BRM Plan Treatment Schedule.
		Maintain and refine BRM Plan	DFES	LG	Y	All	Ongoing	As per Westplan Fire a collaborative approach between LG, P&W & DFES
		COW Bush Reserves Risk Assessment	LG	-	Y	Ongoing	Annual	Prescribed burning, firebreaks install and upgrade
Bush Fire Act 1954 S.33		Annual Firebreak Notice published	LG	-	N	All	Ongoing	Published annually.
		Review of annual firebreak notice	LG	-	N	1	Completed	Review to improve adequacy of control. Approved 2018 - Gazetted date change to 1 November annually.
		Annual firebreak notice inspections	LG	-	Y	2	Annual	Level of non-compliance to inform BRM Plan context and vulnerability assessments (human settlement assets).
		Review and update times as required for Prohibited Burn and Restricted Burn Times.	LG	-	N	Ongoing	Ongoing	Local Government may alter prohibited and restricted burning times, based on seasonal conditions.
Emergency Management Act 2005		Local Emergency Management Arrangements	LG	-	Y	Ongoing	Ongoing	Local Government to ensure LEMA for emergency management in the district are prepared.
Planning		Planning in bushfire prone areas E.g. State Planning Policy 3.7	WAPC	LG, Land Owners	N	Ongoing	Ongoing	Foundation for the implementation of effective, risk-based land use planning and development. The City aligns its planning policies and standards to SPP 3.7
		Bushfire Management Plans	LG	Land	-	Ongoing	Ongoing	Implementation of effective, risk-based-

Control	ID	Action/Activity Description	Lead Agency	Partners	Application		Status	Implementation Notes
					Targeted	Period		
				Owners				based land use planning and development.
Community Engagement		DFES Community Engagement Initiatives/programs, DFES Monthly themes	DFES	LG	N	Ongoing	Ongoing	Monthly themes promoted over social media
		Community Bushfire Ready Groups (preparedness, education and information)	LG	DFES	N	Ongoing	Ongoing	2 Bushfire Ready Facilitators are in the City working together with LG and DFES Community Engagement, to educate the community on bushfire events
Reduction of Ignition Sources		Western Power Bushfire Management Plan	Western Power	-	Y	Ongoing	Ongoing	Annual vegetation management, asset inspections and maintenance are completed to ensure risk is managed
Fuel Management		Fuel reduction of UCL/UMR	DFES	LG	Y	Ongoing	Ongoing	Engage Fire Mitigation Contractors and Bush Fire Brigades as required for fuel reduction
		Park and Wildlife burn program	DBCA					CS & EM Team and PaW collate burn programs
		Mitigation of Main Roads verges & lands	Main Roads	-	Y	Ongoing	Ongoing	MRWA work includes, slashing, spraying, mulching, pruning and other mechanical treatments
		Mitigation of ADF bushland	ADF	-	Y	Ongoing	Ongoing	<i>To be advised</i>
		City of Wanneroo annual works program	LG	-	N	Ongoing	Ongoing	Work includes, burning, slashing, spraying, mulching, pruning and other mechanical treatments
		City of Wanneroo LG Reserves Plan, including Prescribed Burning	LG	-	Y	3	Ongoing	CS & EM Team and Bushfire Mitigation Contractors working through sites.
		Bushfire Brigade Prescribed Burning	LG	-	Y	Ongoing	Annual	Engaged to reduce fuels on private property as required
		Fuel Reduction, asset protection zones, hazard separation zone.	Private Land Owner	-	N	2	Ongoing	Fuel reduction undertaken by private land owner to comply with Firebreak Notice

Community Development

3.12 Council Policy Amendments - Community & Place Directorate

File Ref:	35955 – 19/18180
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	5

Issue

To approve various amendments, repeals and extensions to scheduled review timeframes for a number of Council Policies applicable to the Community and Place Directorate.

Background

Council Policies are aimed at ensuring the City meets its strategic objectives. Incorporated into all Council Policies is a scheduled review date that takes into account the ongoing effectiveness of the Policy and alignment with current organisational and community priorities.

The Community and Place Directorate has several Policies which have recently been reviewed, with the recommendations presented below.

Detail

The following Policies require minor amendments. These administrative changes have been identified as necessary through stakeholder consultation however do not impact on the intent of the Policy:

1. *Joint Use of Facilities with the Department of Education Policy*

Minor changes have been made to this Policy (**Attachment 1**) to reflect reorganisation of structure within the City and Department of Education (DoE) and subsequent renaming of positions and departments. The DoE has been consulted in the review of this Policy and no further amendments are deemed necessary at this time.

2. *Community Engagement Policy*

Minor changes have been made to this Policy (**Attachment 2**) to include references to new tools now available through the City's Community Engagement Framework. The intent of the Policy remains unchanged and continues to align with industry best practice and the City's strategic direction.

The following Policies are proposed for repeal:

1. *Community Health and Wellbeing Policy*

This Policy (**Attachment 3**) was first drafted in 2012 when the City was in early stages of developing a strong strategic planning framework around the areas of health and wellbeing. Key elements of the Policy have since become embedded in various other City Strategies and Plans, including the City's Strategic Community Plan.

The City will be seeking to develop a revised Public Health Plan once Stage 5 of the *Public Health Act 2016* commences in 2020/21, and this document will encompass the principles identified in this particular Policy. The areas of environmental health, food safety and communicable disease continue to remain a part of the City's legislative responsibilities and

will be managed regardless of such Policy. For these reasons, it is recommended that the Policy be repealed.

2. Access to Information & Services for People with Disabilities and their Family and Carers Policy

Since the Policy (**Attachment 4**) was first drafted in 2012, the City has developed a comprehensive Access and Inclusion Plan (AIP) which elaborates on the principles captured in this Policy in further detail. It is therefore recommended that the Policy is repealed so that key actions can be driven through the AIP, which will allow for more comprehensive and consolidated planning and reporting in relation to access and inclusion principles.

3. Early Childhood Policy

Since this Policy (**Attachment 5**) was first drafted in 2012, the City has developed a comprehensive Early Childhood Strategic Plan which outlines key strategic priorities and guiding principles in relation to the City's commitment to early childhood development. The Plan also allows for more collaborative planning and reporting through the delivery of key actions. As the Plan now supersedes the information contained within the Policy, it is recommended that the Policy is repealed to ensure accuracy and consolidation of information.

The following Policies require approval for an extension of the scheduled review date:

1. Civic Functions, Ceremonies & Receptions Policy

The review date for this Policy was previously extended by Council until 31 December 2018 (CE08-05/18). It is important that this Policy is reviewed with reference to the outcomes of the City's Internal Events Audit (2017) and recently endorsed Events Management Framework. Policy implications are currently being considered, and therefore, it is proposed that the review be extended until 30 June 2019.

2. Social Media Guidelines Policy

Although a Social Media Plan is in place, the City's Communications Strategy is due for completion by the end of the financial year pending further consultation with Elected Members. As such, it is anticipated that a number of actions, including the possible review and development of associated Policies will be required as a result of a new Communications Strategy. It is therefore proposed that the review date for the Policy be extended to 30 June 2019 to ensure ongoing alignment with future strategic documents.

3. Community Funding Policy

A comprehensive review of this Policy is currently being undertaken as part of the Community Support and Financial Assistance Working Group. As amendments to the current Policy will likely be significant, it is proposed to extend the review date until 31 December 2019 so all relevant work can be considered concurrently.

4. Volunteering Policy

A review of the City's existing volunteer model is currently underway as per the City's Corporate Business Plan (Action 18_18). As it is necessary for the Policy to align with the outcomes of this review, the review date is proposed for extension until 30 November 2019.

5. Facility Hire and Use Policy

A comprehensive review of this Policy is being undertaken in conjunction with the associated Fees and Charges Schedule. As relevant Policy implications will need to be considered prior to Council endorsement, the review date is proposed for extension until 30 September 2019.

6. Community Gardens Policy

This Policy was originally adopted in 2014 with the purpose of clarifying the level of support the City will provide in responding to requests to establish community gardens on Council owned or managed land. A scheduled review commenced in October 2018 including broad consultation with internal stakeholders across the City. It was noted, that since the inception of this Policy, no community garden request had progressed fully through the process. For this reason, the review date is proposed for extension until 30 November 2019 in order to allow for a concurrent review of the Community Gardens Management Procedure which will incorporate further consultation and lessons learned from recent experiences with the Wanneroo and Northern Suburbs Community Garden (**WNSCG**) who are the first test case for this process.

Consultation

Consultation has been undertaken with the relevant internal and external stakeholders and all Policies have been reviewed in accordance with the City's Policy and Procedure review process.

Comment

The intent of the aforementioned Policies has not changed and therefore all amendments are considered to be administrative in nature.

Extensions to a number of policies due for review are being sought to enable further work to be progressed on the strategic direction that will inform the Policies or to enable further community consultation to be undertaken. These Policies will continue to be applied in their current form.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.1 Provide transparent and accountable governance and leadership”

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report. The Administration does not consider there to be any risk in repealing these Policies, or in seeking to extend the review dates.

Policy Implications

These Policies have been recommended for amendment, repeal or extension a result of an evaluation and review process undertaken in accordance with the City of Wanneroo's Policy Register.

Financial Implications

Nil

Voting Requirements






Simple Majority

Recommendation

That Council:

1. **APPROVES** the revised Joint Use of Facilities with the Department of Education Policy as per Attachment 1;
2. **APPROVES** the revised Community Engagement Policy as per Attachment 2;
3. **APPROVES** the repeal of the Community Health and Wellbeing Policy;
4. **APPROVES** the repeal of the Access to Information & Services for People with Disabilities and their Family and Carers Policy;
5. **APPROVES** the repeal of the Early Childhood Policy;
6. **APPROVES** the review date of the Civic Functions, Ceremonies and Receptions Policy being extended until 30 June 2019;
7. **APPROVES** the review date of the Social Media Guidelines Policy being extended until 30 June 2019;
8. **APPROVES** the review date of the Community Funding Policy being extended until 31 December 2019;
9. **APPROVES** the review date of the Volunteering Policy being extended until 30 November 2019;
10. **APPROVES** the review date of the Facility Hire and Use Policy being extended until 30 September 2019; and
11. **APPROVES** the review date of the Community Gardens Policy being extended until 30 November 2019.

Attachments:

1 	Joint Development and Shared Use Facilities with the Department of Education Policy Draft Review 2018	18/538853	Minuted
2 	Community Engagement Policy - Minor updates January 2019	17/196922[v3]	Minuted
3 	Community Health and Wellbeing Policy	13/8984	
4 	Access to Information & Services for People with Disabilities and their Families and Carers Policy	13/8337	
5 	Early Childhood Policy	16/240368	



Policy Manual

Joint Development and Shared Use Facilities with Department of Education

Policy Owner: Community Facilities
Contact Person: Manager Community Facilities
Date of Approval: 9 May 2017 – CE02-05/17

POLICY OBJECTIVE

To provide a framework for the promotion and implementation of the principles and protocols for Joint Development and Shared Use Facilities between the Department of Education (DOE) and the City of Wanneroo (City).

POLICY STATEMENT

The intent of the policy is to ensure both parties work collaboratively to ensure efficient and effective use of physical and financial resources and consideration of social planning issues to promote opportunities for the community in the use of joint facilities.

SCOPE

The policy applies to the City and the DOE as it relates to the collaborative planning, development and use of shared facilities within the City.

BACKGROUND

The City and the DOE have developed a set of Protocols and Principles to be considered when recommending the co-location of school sites within Public Open Space (POS) and/or the sharing of recreation and community facilities. The Protocols and Principles highlight the need for prior consensus regarding the planned use, development and ongoing management of the facilities before either party enters into a shared use arrangement and formal agreement.

The policy has been developed to provide clarity to the process of promoting and implementing the principles of shared use facilities.

CONSULTATION WITH STAKEHOLDERS

Development of the policy follows extensive consultation between City Officers from varied operational areas and a multi-operational team representing the interests of the DOE.

IMPLICATIONS (FINANCIAL, HUMAN RESOURCES)

- | Oversight of the policy falls within existing resource and staffing structures. Financial commitments are to be considered by Council as part of Annual Budget considerations.



Policy Manual

IMPLEMENTATION

Framework

The framework governing the development of shared use agreements between the DOE and the City consists of Policy, Protocols and Principles, Memorandum of Understanding (MOU) and Licence Agreements.

Policy

The policy document formalises the overarching framework to guide the development, implementation and ongoing management of shared use agreements between the City and the DOE.

Protocols and Principles

The Protocols and Principles have been developed as a set of guidelines and processes to allow shared use to be progressed in the most appropriate and collaborative manner for all stakeholders involved.

MOU

The MOU is an agreement between the Minister for Education, the Mayor and Chief Executive Officer (CEO) of the City. The MOU defines the roles and responsibilities of both organisations in relation to shared use facilities. The MOU is applicable to all joint arrangement licence agreements.

Licence Agreement

Joint arrangement licences are a written agreement between the City and the DOE outlining the day to day operating requirements of a shared use facility including the terms and conditions for sharing facilities. Each Licence Agreement is specific to the individual school site.

ROLES AND RESPONSIBILITIES

The Manager Community Facilities will work with ~~staff-employees~~ from Property Services, Parks Maintenance, Legal ~~Services~~, Planning Services and appropriate DOE representatives from ~~Strategic-Asset Planning and Services~~ and ~~Facilities-Program-Delivery-Capital Works and Maintenance~~ to ensure all processes are conducted in a professional and efficient manner.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Community Facilities in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

Elected Members, Directors, Managers and ~~employees from the following service units:~~ Community Facilities ~~staff,~~ ~~Land Development Staff,~~ ~~Planning Approvals Staff,~~ ~~Property Staff~~ and ~~Parks Maintenance Staff.~~



Policy Manual

EVALUATION AND REVIEW PROVISIONS

The policy will be evaluated and reviewed every two years, in consultation with internal and external stakeholders who are parties to, or affected by the agreement.

The associated Protocol and MOU can be updated independent of the policy if agreed to by both the City and DOE.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Shared Use	Can be defined as more than one party using another party's facilities.
Public Open Space	Defined as an active playing field for structured sporting activities accessible to all members of the community and maintained by the City.
Recreational and Community Facilities	Includes playfields, hard-courts, and indoor and outdoor recreational amenities, community health and multipurpose spaces for general community use.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

City of Wanneroo and Minister for Education Licence Agreement for the Shared Use of Facilities for Sporting and Recreational Purposes

REFERENCES

- City of Wanneroo Protocol For Considering Co-location Of School Sites With Public Open Space
- Memorandum of Understanding between the City of Wanneroo and the Department of Education

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Facilities

Version	Next Review	Record No:
	May 2006	558158 / 887475
1 May 2006 - CD10-10/06	March 2011	10/19821
8 March 2011 - CD02-03/11	March 2013	11/28579
9 May 2017 – CE02-05/17	May 2019	16/417996



Policy Manual

Community Engagement Policy

Policy Owner:	Place Management, Community and Place
Contact Person:	Principal Specialist Place Management Director Community and Place
Date of Approval:	25 July 2017 CP02-07/17TBA

POLICY OBJECTIVE

The purpose of this Policy is to provide guiding principles for community engagement to ensure consistent, meaningful and best practice engagement is carried out within the City of Wanneroo (the City).

POLICY STATEMENT

The City is committed to ensuring engagement provides stakeholders with the opportunity to participate at the appropriate level in the development and review of policies, plans and services and that feedback is provided on the results of the engagement. The Policy ensures stakeholder's comments and concerns are acknowledged and considered, and available for decision-making.

SCOPE

This policy applies to all City staff ~~who~~^{that} delivers services, or undertakes projects that impact stakeholders. The City will engage with a variety of stakeholders using a number of different methods appropriate to the level of engagement and in accordance with the City's Community Engagement Framework.

This Policy does not apply to advocacy campaigns and it does not negate the need to adhere to statutory and legal obligations.

CONSULTATION WITH STAKEHOLDERS

This Policy has been developed in consultation with internal service units and the wider community, and is based on the International Association for Public Participation (IAP2) model and 'Quality Assurance Standard for Community and Stakeholder Engagement'.

The Policy was the subject of an internal Audit in 2016 with recommendations integrated as appropriate.

IMPLICATIONS (Financial, Human Resources)

Each Service Unit that initiates new, or revises existing projects or services, is required to appropriately budget funds and capacity to undertake community engagement where applicable. Engagement requirements and appropriate resourcing can be determined by accessing the Community Engagement Management Procedure and contacting the City's Engagement Advisor.



Policy Manual

IMPLEMENTATION

Key Principles

The City is committed to the following engagement principles:

- Encouraging participation of people who live, work, visit or support the City of Wanneroo;
- Encouraging broad representation from stakeholders within the City of Wanneroo to ensure that a diverse range of views are expressed and considered;
- Minimising barriers to participation;
- Clearly stating the purpose and aims of the engagement, and any associated limitations or constraints;
- Ensuring relevant information is readily available and that it is accurate, comprehensive and easy to understand;
- Clearly defining the engagement period and allowing sufficient time and opportunity for stakeholders to participate;
- Listening, responding and providing feedback to stakeholders about how the information gathered through the engagement process was used to inform the decision or outcome;
- Being efficient, responsible and accountable for each engagement undertaken and the decisions made as a result; ~~and~~
- Accurate and comprehensive records; ~~and~~
- Appropriate resourcing is allocated for effective engagement processes and to address the above listed key principles.

When Not To Engage

Where appropriate and possible, a decision should be delayed to allow time for community engagement; however, engagement is not effective or appropriate, when:

- A final decision has already been made by Council or another agency (however, every attempt should be made to engage prior to the decision being made);
- Council cannot influence a decision being made by another agency or party; and/or
- There is insufficient time available to engage due to legislative or legal constraints, or urgent safety issues.

In these events the City will provide information relating to the reasons why engagement could not occur and why the decision has been made.

In addition, where practicable, no engagement is to take place between the last Council Meeting of the calendar year and the first Council Meeting of the New Year, unless specified by Council, a legislated requirement, or 'business as usual', as with libraries and other community services within the City.

Council

It is important that Elected Members are made aware of engagement occurring within the City where appropriate.

In accordance with the City's Risk Management Methodology, projects that set a direction or define a position for the City, have a high level of media interest, operational and/or financial



Policy Manual

implications with a high 'Risk Acceptance/Reporting Criteria', are to be considered by Council prior to engagement.

Timeframes for Engagement

In accordance with the City's Risk Management Methodology, for projects that set a direction or define a position for the City, have a high level of media interest, operational and/or financial implications with a high 'Risk Acceptance/Reporting Criteria', a minimum of 28 days is recommended for engagement.

Statutory Engagement

Where the statutory requirements regarding community engagement are not clear, however the decision being made impacts on the community or other stakeholders, community engagement should be carried out in accordance with this Policy.

ROLES AND RESPONSIBILITIES

Staff undertaking engagement and the relevant Manager/Director have a role and responsibility in planning and implementing community engagement. The Engagement Advisor is available to assist and participate where required.

More detailed information regarding specific roles and responsibilities can be found in the Community Engagement Management Procedure.

DISPUTE RESOLUTION

All internal disputes in regard to the level of engagement required will be referred to the relevant Director in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling. This does not impact Council's ability to elevate levels of engagement where they see necessary.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

All City of Wanneroo Elected Members and Administration need to be aware of this policy and be able to interpret and implement its requirements.

EVALUATION AND REVIEW PROVISIONS

The Community Engagement Policy will be reviewed every two (2) years.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Advocacy

Advocacy is action intended to influence those who hold government, political or economic authority and to influence public policies, resources and projects to the benefit of any specific affected or interest populations within:

- The City of Wanneroo and/or



Policy Manual

	<ul style="list-style-type: none"> • The Regions, including: <ul style="list-style-type: none"> ○ Adjacent Councils; ○ Greater Perth region; and ○ Interface Municipalities.
Community Engagement	<p>The term 'Community Engagement' covers the range of activities that the City utilises to encourage the participation of stakeholders in decision-making processes.</p> <p>These processes include the following four levels of community participation:</p> <ul style="list-style-type: none"> • Inform; • Consult; • Involve; and • Collaborate.
Stakeholder	<p>A Stakeholder is defined as an individual, group, organisation business and/or government entity that has an interest or concern, or who may be affected by the project or service in question within the City of Wanneroo geographical area (or surrounding locations).</p> <p>A stakeholder can either be internally within the organisation, i.e. a particular Service Unit or Directorate, or externally, i.e. an individual, group, organisation, business or government entity operating outside of the organisation, but still has an interest or an association with the City of Wanneroo and/or the City's geographical area.</p>
Statutory	<p>Prescribed or required by statute.</p> <p>This is a legal requirement the City must adhere to.</p>

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

The following documents relate to the planning and delivery of community engagement within the City of Wanneroo:

- [Community Engagement Planning Guide \(17/359436*\)](#);
- [Community Engagement Management Procedure \(14/93368*\)](#);
- [Community Engagement Level Matrix \(16/361983*\)](#)
- [Community Engagement Framework](#);
- [Community Engagement Process](#);

Comment [SJ1]: This document replaces the CE Framework and Proc



Policy Manual

- Community Engagement Plan template [17/143943*](#);
- Community Engagement Register [\(16/18564*\)](#);
- [Community Engagement Toolkit](#)
[Part A: Engagement Planning \(18/170721*\)](#)
[Part B: Engagement Methods \(18/170725*\)](#); and
- Statutory Requirements for Community Engagement [\(16/303523*\)](#); and
- [Community Engagement Review Template](#).

Comment [SJ2]: Toolkit was an e from last CE Audit Review

Comment [SJ3]: Evaluation information in this document is now the CE Plan template.

REFERENCES

IAP2 Public Participation Spectrum

The Public Participation Spectrum aims to provide the City with a guide as to when, and how, to engage with the community in different situations.

IAP2 Quality Assurance Standard

The IAP2 Quality Assurance Standard is recognised as the international standard for public participation practice. IAP2 also provide a process by which the quality of an engagement practice can be measured and benchmarked across the industry.

RESPONSIBILITY FOR IMPLEMENTATION

[PRINCIPAL SPECIALIST PLACE MANAGEMENT](#), ~~DIRECTOR~~ COMMUNITY AND PLACE

Version	Next Review	Record No:
26 April 2006 (GS07-04/06)	April 2008	501131
05 April 2011 (CD04-04/11)	February 2014	10/64025
14 October 2014 (CD02-10/14)	October 2016	12/148824[v2]
25 July 2017 (CP02-07/17)	May 2019	12/148824[v3]
10 January 2019	May 2021	12/148824[v4] To be created



Policy Manual

Community Health and Wellbeing Policy

Policy Owner:	Community Development, City Businesses
Contact Person:	Director Community Development, Director City Businesses
Date of Approval:	11 December 2012 – CD01-12/12

POLICY OBJECTIVE

The purpose of this policy is to:

- Provide a framework for the provision of services, facilities and opportunities to the community in order to maintain or improve community health and wellbeing;
- Develop a connected and involved community which promotes health and wellbeing and community safety; and
- Promote a supportive culture where healthy lifestyle choices are valued and encouraged in the community.

POLICY STATEMENT

The City recognises its legislative role in the promotion of community health and wellbeing as a part of its core business. This is achieved through urban planning, the development of social and physical infrastructure, health protection initiatives, community programs and the creation of safe and healthy environments which promote and support community connectedness and help prevent a range of chronic diseases, positively influencing the identified health and wellbeing needs of the community.

The City acknowledges that the responsibility for the delivery of community health and wellbeing outcomes is not the City's alone and is reliant on external stakeholders. The City has a key role in advocating and facilitating partnerships (internal and external) to deliver and support key actions to minimise the disease and health risk burden. A whole of City approach to health and wellbeing is required to ensure all areas of the City's operations and its external partners are able to work towards the same objectives.

The City is positioned to make sustainable and long term impacts on people's quality of life, health and wellbeing through a range of decisions around social, economic, built and natural environments. In undertaking any community project, planning or service the City of Wanneroo will be committed to the following principles:

Social – Creating opportunities for people to participate in the life of the community, enhancing community satisfaction and cohesion and promoting positive mental wellbeing.

Economic – Encouraging economic development and equitable access to resources that are viable and contribute to the promotion of good physical and mental wellbeing.

Built – Developing our surroundings to make them liveable and creating spaces which promote higher levels of physical activity essential for good health, self-esteem and mental wellbeing.

Natural – Looking after the natural environment so that it is sustainable and continues to nurture us, helping to create a sense of place which is associated with feelings of positive wellbeing and community satisfaction and cohesion.



Policy Manual

While local government still has an important role in public health management by providing services in accordance with legislative responsibilities, there is also an increasing emphasis on protecting and promotion public health through influencing lifestyle and behaviour change.

Therefore the City will commit to working with its stakeholders to improve the health and wellbeing of its residents in the priority areas of environmental health, food safety and communicable disease but also in chronic disease prevention and mental health promotion.

SCOPE

This policy applies to all staff, volunteers and service providers and encompasses all City of Wanneroo residents and service users. The policy is intended as an easy reference point for officers to consider and integrate community health and wellbeing when planning projects, programs and events. This policy is a clear statement of the City of Wanneroo's commitment, vision and contribution to the current and future health and wellbeing of its community.

It demonstrates the City's concern for the health of its community by giving priority to key issues, to be addressed through core public health functions and the three components of public health:

- Health protection;
- Health promotion; and
- Disease prevention.

BACKGROUND

The leading causes of morbidity and mortality are no longer infectious diseases, but chronic ones such as cardiovascular disease, cancer, mental illness and injuries. This is reflected in the City of Wanneroo, where the leading causes of death are cardiovascular disease, cancer and diabetes, and the leading chronic health conditions are diabetes, heart disease, mental health problems, arthritis and cancer. The health of people in the City depends on a multitude of interrelated factors. These are referred to as the 'social determinants of health' and include social and economic factors, the physical environment and individual behaviour. Local government's role in the life of the community is broad; they have a clear role in ensuring that their communities are able to function properly. Local government also have an equally clear duty to create an environment in which people not only survive, but thrive.

The City's growth and infrastructure development has an impact on the health and wellbeing of the community. Therefore, social infrastructure needs to be developed to support these outcomes, inform and develop capacity within the community. Therefore the City will continue to build on the traditional health function roles of reducing harm of disease, ensuring safe drinking water, managing food safety, enforcing legislation to ensure safe housing and controlling mosquitoes and vermin and take a stronger role in actively building the capacity and wellbeing of their communities to ensure they are strong, healthy and self-reliant.

Emerging research supports and promotes the value of chronic disease prevention as the cornerstone of creating healthy populations, which have an overall positive impact on the social, economic and wellbeing of the community.



Policy Manual

CONSULTATION WITH STAKEHOLDERS

Internal and external stakeholders have been consulted in the development of this policy. Externally this includes state government health department representatives, non-government service providers and representatives from the Healthy Communities Steering Group.

IMPLICATIONS (Financial, Human Resources)

This Health and Wellbeing Policy, whilst reflecting the objectives outlined in national priorities and targets, concentrates on the local needs identified in the City's Strategic Plan, Strategic Community Plan and corporate strategies, and responsibilities associated with its regulatory and legislative requirements.

The key actions that support positive health and wellbeing outcomes for the community need to be considered at the earliest stage of decision making for the City, facilitated and supported by the Healthy Communities Unit and the Health Services unit. Policy outcomes can be achieved by development of operational plans with public health outcomes in mind using existing resources or those of key stakeholders.

IMPLEMENTATION

In the application of new or revision of existing plans, services, events or programs, City Officers are required to refer to this policy to ensure the health and wellbeing of the community has been considered and appropriate actions taken.

The Community Program and Services Unit and the Regulatory Services Unit will have a shared ownership for the development and implementation of the LPHP. It is the responsibility of the entire organisation to ensure that the principles which this policy espouses are considered in every aspect of the City's businesses.

ROLES AND RESPONSIBILITIES

Community Development and City Businesses is collectively responsible for the currency of this policy and will work with other relevant City staff to ensure the policy is promoted and regularly updated.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Operational Management Team (OMT) in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the City's Executive Management Team for a ruling.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

All City of Wanneroo elected members and officers need to be aware of this policy and able to interpret and implement its requirements. It also provides guidance on the City's expectations to the City's external stakeholders such as local clubs and organisations.



Policy Manual

EVALUATION AND REVIEW PROVISIONS

The adopted policy will be evaluated as to its effectiveness in achieving its outcomes every two years.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.	
Health	The term health being used in this document is based on the World Health Organisation (WHO) definition: Health is the state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity ¹
Wellbeing	Wellbeing refers to the condition or state of being well, contented and satisfied with life ²
Public Health	The term public health being used in this document is based on the National Public Health Partnership for Australia: the organised response by society to protect and promote health and to prevent, illness, injury and disability ³
Chronic Disease	The term chronic disease being used in this document is based on the WHO definition: chronic diseases are diseases of long duration and generally slow progression such as heart disease, stroke, cancer, chronic respiratory disease and diabetes ⁴
Events	The term event covers any event located in the City of Wanneroo
Programs	The term program refers to any series of activity sessions organised and run by the City of Wanneroo
Project	The term project refers to any single event organised and run by the City of Wanneroo
Services	The term service refers to any support and information provided by the City of Wanneroo

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

This policy sits alongside services legislated by the Public Health Act, other Council policy and associated legislation. Other specific relevant documents are the Reconciliation Action Plan and the Disability Access and Inclusion Plan. The policy should be read in conjunction with the Preliminary Draft Action Community Health and Wellbeing Action Plan shown at **Appendix 1**.

The City does not currently have an overarching policy for all aspects of health and wellbeing. This policy will also rescind the existing Sunsmart and Targeting Drug and Alcohol Abuse in the City of Wanneroo policies.



Policy Manual

REFERENCES

¹ Ottawa Charter for Health Promotion. WHO, Geneva, 1986

² Cummins, R. A., Eckersley, R., Pallant, J., Van Vugt, J., Misajon, R. (2003). Developing a National Index of Subjective Wellbeing: The Australian Unity Wellbeing Index. Social Indicators Research, 64, 159 – 190

³ National Public Health Partnership (1998), Public Health in Australia: The Public Health Landscape: person society environment (Melbourne, NPHP)
<http://www.nphp.gov.au/publications/broch/defin.htm>

⁴ http://www.who.int/topics/chronic_diseases/en/

RESPONSIBILITY FOR IMPLEMENTATION

Healthy Communities Coordinator
 Coordinator Health Services

Version	Next Review	Record No:
1	September 2014	TRIM 12/95334



Policy Manual

Appendix 1: Preliminary Draft Community Health and Wellbeing Plan 2013-2015

Key values and principles

It is intended that the action plan will form the basis on which the LPHP will be developed, with the Community Programs and Services Unit and the Regulatory Services Unit having shared ownership. In undertaking any community service the City will be committed to the following actions:

Priority Areas & Objective		Responsible agency	COW actions (Advisory, advocacy, facilitation or delivery)	Responsible officer	Support	Indicative cost
1.0 Chronic Disease Prevention						
1.1	To reduce harm from smoking	North Metropolitan Area Health Unit (NMPHU) Cancer Council WA Department of Health	Facilitation	Coordinator Healthy Communities	Community Links Communications and Events Building Maintenance	Cost neutral Grant funding
1.2	Encourage the community to meet the Australian physical activity guidelines	Department of Transport Heart Foundation Transperth	Facilitation	Coordinator Healthy Communities	Planning Implementation City Business Transport and Traffic Communications and Events Community Links	Cost neutral as costs will be included in budget.



Policy Manual

1.3	Encourage the community to eat a diet that is consistent with the Australian guidelines for healthy eating	Heart Foundation Cancer Council WA Diabetes WA	Facilitation	Coordinator Healthy Communities	Communications and events Community Links Community Facilities City Growth	Cost neutral Grant funding
1.4	Reduce harm from drugs and alcohol	Drug and Alcohol Office NMPHU	Advisory	Coordinator Healthy Communities	Communications and events Community Facilities Community Program Community Links	Cost neutral Grant funding
1.5	Reduce harm from UV exposure within the community	Cancer Council	Advisory Facilitation	Coordinator Healthy Communities	Planning Communications and events Community Links Human Resources	Cost neutral Grant funding
2.0 Mental Health Promotion						
2.1	Promotion of good mental health and wellbeing	Community Development Officer – DAIP ABC	Advisory	Coordinator Healthy Communities	Community Links Communications and Events Community Development Community Programs	Cost neutral



Policy Manual

3.0 Food Safety and Hygiene						
3.1	To meet all legislative, surveillance, monitoring program and training requirements regarding food safety and hygiene and undertake enforcement action as necessary	Department of Health	Delivery	Coordinator Health Services	Health Services	Cost neutral as already part of core business
4.0 Communicable Disease						
4.1	Prevent and control communicable diseases within the community		Delivery/advisory	Coordinator Health Services	Health Services	Cost neutral as already part of core business
5.0 Environmental Health						
5.1	Assess and as far as reasonably possible control environmental factors that can potentially affect health by targeting disease prevention and creating health-supportive environments	Department of Health WA Police Department of Health	Advisory	Coordinator Health Services	Health Services	Cost neutral as already part of core business



Policy Manual

Access to Information & Services for People with Disabilities and their Family and Carers

Policy Owner: Community Development
Contact Person: Manager Community Capacity Building
Date of Approval: 03 April 2012 – CD-04/12

POLICY OBJECTIVE

*“The purpose of this policy is to provide equity of **access** to the full range of information and services provided for the Community by the City.”*

POLICY STATEMENT

The City of Wanneroo is committed to ensuring that information and services offered to the community by the City are accessible to all people including people with **disabilities**, their families and carers.

The City of Wanneroo interprets an accessible community as one in which all Council facilities, programs and services are available to people with disabilities, providing them with the same opportunities, rights and responsibilities enjoyed by other people in the community.

Council recognises that people with disabilities are valued members of the community with the same fundamental rights as all residents of the City of Wanneroo to participate in and contribute to local community life.

Council will also seek to raise general community awareness regarding access issues in order to facilitate the integration of people with disabilities into all aspects of life in the community.

SCOPE

This policy applies to City of Wanneroo employees, elected members, people with a disability who reside within the City of Wanneroo, their families, carers, advocates and disability organisations.

BACKGROUND

The Access Policy aims to further the principles of the Western Australian Disability Services Act (1993) and the Commonwealth Disability Discrimination Act (1992).

CONSULTATION WITH STAKEHOLDERS

To achieve a more accessible community the City of Wanneroo is committed to active consultation with people with disabilities, their families and carers and where required disability organisations to identify access barriers and appropriate solutions or responses.



Policy Manual

IMPLICATIONS (Financial, Human Resources)

This policy will work in conjunction with 'best practice' guidelines which can be consulted to ensure that community information provided by the City will be accessible to all residents in a variety of formats and mediums.

Within the annual budget process, Council will consider the allocation of funds for production and distribution of information to people with disabilities.

Council staff will be provided with training to raise awareness of disability issues and increase skills in responding to the needs of people with disabilities.

IMPLEMENTATION

Council will assess individual needs and use alternative communication strategies, as appropriate, and within available resources, where possible to enable people with a disability to access its community information.

Council will monitor the demand for additional communication methods/technologies eg. Telephone Typewriter service.

Council will monitor developments in communication technology and electronic media, and their applications in order to continually improve access to, and the accessibility of, its information for people with disabilities.

Council will develop staff skills in the provision of information in formats or forms which meet the communication requirements of individuals with a disability, on a timely basis.

Every effort will be made to ensure that any person who lives or works in, or visits the City of Wanneroo will not be denied access to any Council facility, program or service on the basis of personal disability.

All new facilities operated by Council will be designed in accordance with New Buildings – Disability (Access to Premises – Buildings) Standards.

Existing facilities operated by Council will, as far as possible, be progressively modified to optimise their accessibility.

Programs and services provided by Council will have operating guidelines which optimise their availability to people with disabilities.

Council will ensure that the needs of people with disabilities are taken into account in the design of all proposed developments involving public access, in accordance with the relevant legislation.

Council will inform developers of their changing responsibilities in relation to the access requirements of Commonwealth disability discrimination legislation. The City will inform contractors employed by the City of the Disability Access and Inclusion Plan 2012-2015.



Policy Manual

Council will ensure that building regulations and standards relating to access for people with disabilities are promoted and enforced.

Council will encourage local businesses and organisations to make their facilities, products and services as accessible as possible for people with disabilities.

Council will promote community awareness of people with disabilities as part of the diverse community of the City of Wanneroo with the same rights as any other resident.

ROLES AND RESPONSIBILITIES

The Community Development Officer (Access and Inclusion) will be responsible for review of this policy.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Director Community Development in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to Council for a ruling.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

All City of Wanneroo employees and elected members need to know details of the Access Policy.

EVALUATION AND REVIEW PROVISIONS

This policy is to be concurrently reviewed with the City's Disability Access and Inclusion Plan every three years.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Disabilities	The loss or reduction of functional ability and activity that is consequent upon impairment. Disabilities can be sensory, neurological, physical, intellectual, cognitive or psychiatric and people can have more than one type of disability.
Access	The absence of environmental and/or social barriers to the full participation in their community of people with disabilities.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Disability Access and Inclusion Plan 2012-2015.

REFERENCES

Council will ensure that all strategic policy and planning documents are consistent with Council's policy on access.



Policy Manual

RESPONSIBILITY FOR IMPLEMENTATION

All Directors and Managers

Version	Next Review	Record No:
26 April 2005 - GS04-04/05.		
27 June 2007 - CD02-06/07		
03 April 2012 – CD02-04/12	February 2015	12/26361



Policy Manual

Early Childhood Policy

Policy Owner:	Cultural Development
Contact Person:	Manager Cultural Development
Date of Approval:	10 October 2017 (CP01-10/17)

POLICY STATEMENT

This policy provides a framework for high quality inclusive practices in early childhood development and learning throughout the City of Wanneroo. The City of Wanneroo recognises that early childhood development does not occur in isolation but in relation to a child's family, home, community and society. Children are born ready to learn and quality early learning and development opportunities provide the social, emotional and learning foundations to make a lasting improvement in the lives of young children by helping them and their parents before concerns arise. This contributes to a stronger community, both socially and economically.

POLICY OBJECTIVE

This policy sets out the City's commitment to enabling sustainable and accessible early childhood pathways to ensure that parents, caregivers and communities have the information, support and services they need to provide their young children with positive experiences from birth throughout their first eight years of life.

SCOPE

This policy applies to all stakeholders in the City of Wanneroo who have an interest in the development of young children. It includes City of Wanneroo business units, families, children and educators that reside in the City, developers and policy makers, as well as practitioners working with families.

IMPLICATIONS (Strategic, Financial, Human Resources)

This policy supports state and federal early childhood agendas and reflects priorities identified in the City of Wanneroo Strategic Community Plan 2017/18 – 2026/27, particularly outcomes in the Society pillar. Policy outcomes will be achieved through service unit plans and programs using existing resources and through collaboration with key stakeholders.

The City plays a key role in providing advocacy, advice and facilitation for community based early childhood initiatives that are universally accessible. This policy aims to support and stimulate community members and groups as well as other agencies to create their own community responses that contribute to a supportive environment for children. The City's role is to facilitate and promote early childhood initiatives that are sustainably managed by and for the community, rather than in directly funding community groups or agencies in delivering services.



Policy Manual

IMPLEMENTATION

Key actions to support positive early childhood development outcomes for the community should be considered early in planning and decision making processes, guided by best practice and facilitated by Early Childhood Officers in the Cultural Development Unit. In planning new early childhood services and facilities or reviewing existing ones, City Officers are required to refer to this Policy and the City's Early Childhood Strategic Plan 2017/18-2019/20 to ensure best practice early childhood development principles have been considered and appropriately applied.

The City acknowledges its responsibility in responding to the Australian Early Development Census data to facilitate the establishment of community driven early childhood initiatives to strengthen the foundations for lifelong learning, behaviour and health of children from birth to eight years of age.

The City is committed to identifying and supporting opportunities to optimise the development of our young children and assist families in this vital role. The City supports early childhood policies and services that:

- Promote children's early learning and development to help them fulfil their potential in school and in life.
- Are child centred, family focused, community guided, accountable and informed by best practice research and evidence.
- Recognise that parents and carers are their child's first and most important teacher.
- Are inclusive with consideration for culture, language and physical and intellectual abilities.
- Use evaluation to inform continuous improvement.
- Are flexible and responsive so that they can adapt to meet emerging family and community issues.
- Link to and build on local, state and federal initiatives in early childhood development to better meet the needs of children and families in their communities.
- Value respect and build on the unique strengths of children, families and service providers.
- Collaborate with other agencies to make services more accessible and inclusive.

ROLES AND RESPONSIBILITIES

The Cultural Development Unit has ownership of this policy and its implementation. It is the responsibility of the whole organisation to ensure that the principles outlined in this policy are considered in conducting the City's business.

DISPUTE RESOLUTION *(If applicable)*

All disputes in regard to this policy will be referred to the Manager Cultural Development in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Director Community and Place for a ruling.



Policy Manual

EVALUATION AND REVIEW PROVISIONS

This policy will be evaluated and reviewed every three years to determine its effectiveness in achieving its objectives.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Early Childhood	The term early childhood is used in this policy to refer to children from birth to eight years of age in line with standard practice in Australia and internationally.
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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

This policy is supported by the City of Wanneroo Early Childhood Strategic Plan 2017/18-2019/20.

This policy supports state and federal early childhood agendas including:

- Investing in the Early Years, a National Early Childhood Development Strategy adopted by the Council of Australian Governments (COAG) in 2009.
- Belonging, Being and Becoming: the Early Years Learning Framework, produced by the Australian Government Department of Education, Employment and Workplace Relations for COAG.
- Child and Parent Centre, an initiative of the Government of Western Australia.
- Australian Early Development Census 2009, 2012 and 2015

REFERENCES

Investing in the Early Years, a National Early Childhood Development Strategy, The Council of Australian Governments, 2009

http://www.startingblocks.gov.au/media/1104/national_ecd_strategy.pdf

Australian Early Development Census

<http://www.aedc.gov.au/>

Belonging, Being & Becoming: The Early Years Learning Framework for Australia, produced by the Australian Government Department of Education, Employment and Workplace Relations for the Council of Australian Governments, 2009.

https://docs.education.gov.au/system/files/doc/other/belonging_being_and_becoming_the_early_years_learning_framework_for_australia.pdf



Policy Manual

RESPONSIBILITY FOR IMPLEMENTATION

Manager Cultural Development

Early Childhood Officers, Cultural Development

Version	Next Review	Record No:
Version 1 - 13 June 2014	July 2017	14/168055
Version 2 - 10 October 2017	August 2020	16/240368

3.13 PT01-02/19 Response to Hainsworth Fitness Program Petition

File Ref: 35955 – 19/92303
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider a petition received from participants of the City of Wanneroo's (the **City**) '*Move for Life*' fitness program.

Background

On the 28 December 2018, a petition (PT01-02/19) was received by the City from the participants of the Hainsworth '*Move for Life*' Program. The petition requested the City to reconsider the decision to cease delivering this program and expresses disappointment at its transition to a fitness program delivered by an external provider.

This petition was presented at the 5 February 2019 Ordinary Council Meeting.

Detail

The Move for Life Program petition raised the following:

- *Community Representation* – The request for the continued delivery of the Hainsworth '*Move for Life*' Program is made on behalf of 31 petition signatories;
- '*Move for Life*' Program benefits – The program focuses on strength, balance, coordination and concentration which suits participants desires of a fitness program; and
- *Concerns about external provider* – Participants are uncertain if the Prime Movers classes (external provider) will meet their fitness expectations.

Administration has reviewed the petition and noted there were 25 program participants and six participants of an independent exercise program occurring at Hainsworth Community Centre.

Background

The Hainsworth Fitness Program began in 2010 when the City received a Healthy Communities grant to run low cost fitness programs based on an identified gap in Girrawheen. The programs were continued post grant funding due to improving health outcomes of the participants, filling service gaps and activating the space. The fitness programs were reflective of Public Health Plan (PHP) 2014/15 – 2016/17 Action 2.2: *Work in partnership to improve dissemination of and access to information regarding physical activity*.

Nine years later, investigation into the availability of low cost fitness programs in and around Girrawheen identified a full range of programs available to the local community, including senior's specific programs. An original intent of the City delivering a low cost fitness program was to fill a gap in local service provision in the area. It has now been identified there are a range of low cost and free fitness providers/groups operating at the Hainsworth Community Centre or in the local area negating the need for the City to continue to directly deliver a low cost fitness program.

In August 2018 Prime Movers, a non-for-profit organisation, was identified as the most appropriate provider based on their quality of service and customer demographic to transition the delivery of the fitness program. Prime Movers have successfully delivered their programs at City of Wanneroo facilities in the past. Other benefits of using Prime Movers include:

- Being part of one of the largest over 50's exercise network with over 5,000 members;
- The class costs are cheaper for participants - \$3.00 per class plus \$17.00 annual fee or \$4 per class without paying the annual fee;
- No breaks over the school holiday period;
- Classes have been structured with the guidance of a sport professional and physiotherapist; and
- Participants can also access 70 classes held each week across the Perth metropolitan area as part of their Prime Movers annual fee.

Consultation

City staff have been engaging with 'Move for Life' participants regarding the fitness program transition to an external provider, Prime Movers, since November 2018. It is recognised however that the level of initial engagement could have been more consultative. Participants should have been offered the opportunity to provide feedback on the aspects of the program they enjoy the most and participate in discussions to find suitable fitness programs that met their individual needs.

On 17 December a petition was received from participants of the Hainsworth Fitness Program appealing against the transition of the Hainsworth Fitness Program. Since the petition was received, City staff have been working closely with the participants to listen to their concerns and identify suitable fitness options based on the individual needs for each participant, noting everyone has differing fitness goals.

Following this consultation, a variety of options, in addition to the Prime Movers program, were discussed with each participant. These options included new programs that previously were not offered or available such as Zumba GOLD, Socially Active Seniors program and Healthy Community Village exercise groups.

The following timeline indicates the deliverables achieved during the transition process:

Deliverables	Timeframe
City staff met with participants to discuss the transition process.	14 November 2018
Prime Movers trial class delivered at Hainsworth, City staff attended to seek feedback after the trial.	28 November 2018
City staff held a morning tea with participants to gain feedback on the transition process.	19 December 2018
City staff held a morning tea with participants to further discuss fitness program options after receiving the petition.	16 January 2019
Prime Movers trial class delivered at Hainsworth, City staff attended to seek feedback after the trial.	23 January 2019
Prime Movers trial class delivered at Hainsworth, City staff attended to seek feedback after the trial.	30 January 2019
Email to participants with update on fitness options, seeking further feedback.	31 January 2019
Prime Movers program officially began at Hainsworth, City staff attended to seek feedback after the initial sessions.	4 February 2019
Email to participants with information on Zumba GOLD trial classes.	25 February 2019

Zumba GOLD trial class at Hainsworth, City staff attended to seek feedback after the trial.	1 March 2019
Zumba GOLD trial class at Hainsworth, City staff attended to seek feedback after the trial.	8 March 2019
Phone calls to petition signatories to seek feedback on current participation in fitness programs.	12-14 March 2019

Comment

The Hainsworth 'Move for Life' fitness program, delivered by the City, ceased in December 2018 and Prime Movers officially commenced their program on 4 February 2019. City staff have been working closely with 'Move For Life' program participants to identify and connect people to a range of fitness programs that suit their individual needs and circumstances. Positive feedback from participants has been received about listening to their concerns, engaging them in discussion over their needs and identifying options to suit a range of fitness levels.

In addition, City staff have consulted with petition signatories to understand their current situation. A summary of results and feedback is as follows:

- 23 people were able to be reached, three of which were not 'Move for Life' participants.
- Of the 20 respondents who participated in the Move for Life program:
 - 13 former participants have joined other fitness programs or activities (65%)
 - Seven are not currently participating in a program (35%); however, this is mostly due to illness, injury or travel.
 - One person said they would like to be contacted by the City about other fitness programs.
 - Two people mentioned they would be interested if the Move for Life program was to be reinstated.
 - 14 former participants (70%) said they still regularly see or keep in contact with others from the Move for Life program, either at alternative fitness programs or socially.

City staff are working with the individual who requested further support to identify a suitable fitness program and will continue to try and contact other participants who have to date been unavailable.

Further investigation into the availability of low cost fitness programs in and around Girrawheen identified a full range of programs available to the local community, including senior's specific programs (**Attachment 1**) negating the need for the City to directly run a low cost fitness program and instead supporting the growth of local business.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles”

Risk Management Considerations

Risk Title	Risk Rating
Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

Nil

Financial Implications

The transition of the Move for Life fitness program was included in the City's budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the petition received in respect of the Hainsworth 'Move for Life' program;
2. **NOTES** that Administration will support remaining participants to identify suitable alternative fitness programs; and
3. **REQUESTS** Administration to advise the petition organiser and local Members of Parliament of the outcomes of this report.

Attachments:

1. [South Ward Fitness Activities](#) 19/24485

South Ward Fitness Activities

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Morning						
Health Community Village – self run fitness group 7.45am – 8.30am Hainsworth Community Centre		Health Community Village – self run fitness group 7.45am – 8.30am Hainsworth Community Centre		Health Community Village – self run fitness group 7.45am – 8.30am Hainsworth Community Centre		
Health Community Village – self run fitness group 8.30am – 9.15am Hainsworth Community Centre	Socially Active Seniors 8:40am – 9.30am Kingsway Indoor Stadium	Health Community Village – self run fitness group 8.30am – 9.15am Hainsworth Community Centre	Socially Active Seniors 8:40am – 9.30am Kingsway Indoor Stadium	Health Community Village – self run fitness group 8.30am – 9.15am Hainsworth Community Centre	Walkers of Marangaroo 8:30am John Moloney Park	Walkers of Marangaroo 8:30am John Moloney Park
Prime Movers 9.30am – 10.30am Hainsworth Community Centre	Golden Girls Rhythm Dance 9:30am—10:30am Hainsworth Community Centre	Prime Movers 9.30am - 10.30am Hainsworth Community Centre		Line Dancing 10am—11am Hainsworth Community Centre		Sunrider Badminton Club 10am - 12 noon Hainsworth Community Centre
				Yoga Class 10:30am—11:30am Hainsworth Community Centre		
Afternoon/Evening						
	Walkers of Marangaroo 4.30pm John Moloney Park		Walkers of Marangaroo 4.30pm John Moloney Park		Nghia Taekwondo WA Chung Do Kwan 2pm - 3:30pm Hainsworth Community Centre	
Morley Badminton Club 8:15pm—9:45pm Hainsworth Community Centre	Tango Badminton 7:30pm - 9:30pm Hainsworth Community Centre	Masters Youth Club Badminton 7:30pm - 9:30pm Hainsworth Community Centre		Tango Badminton 7:30pm—9:30pm Hainsworth Community Centre	Tango Badminton 4pm - 6pm Hainsworth Community Centre	Dynamic Flame Badminton 2pm - 5pm Hainsworth Community Centre

Corporate Strategy & Performance

Business & Finance

3.14 Financial Activity Statement for the Period Ended 28 February 2019

File Ref: 30723V06 – 19/95764
 Responsible Officer: Director Corporate Strategy & Performance
 Disclosure of Interest: Nil
 Attachments: 6

Issue

To consider the Financial Activity Statement for the period ended 28 February 2019.

Background

In accordance with *Local Government Regulations*, the Financial Activity Statement has been prepared in compliance with the following:

1. *“Regulation 34(1) of the Local Government (Financial Management) Regulations 1996, which requires a local government to prepare a statement of financial activity each month, presented according to nature and type, by program, or by business unit. For the 2018/19 financial year the statement of financial activity will be presented by nature and type.*
2. *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, which requires a local government to adopt a percentage or value, calculated in accordance with Australian Accounting Standards, to be used in statements of financial activity for reporting material variances. For the 2018/19 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances.”*

Detail

Summary

OVERALL SUMMARY OF CURRENT MONTH FINANCIAL FIGURES

Result from Operations

Description	Current Month - February 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	2.9	3.2	(0.3)	(9.4)	The unfavourable variance relates to lower Interim Rates (\$5k Actual Vs \$199k Budgeted) than anticipated by \$194k and lower Fees and Charges of \$96k through less User Entry Fees, Parking Fines and Waste Service Fees.
Operating Expense	(14.6)	(16.0)	1.4	8.9	Operating Expenses were favourable in February 2019 due to lower Salaries & Wages than anticipated by \$609k and Material and Contract Expenses were lower than budgeted on Maintenance of Golf Courses & Roads \$400k, Consulting Fees \$112k and Collection of Domestic Recycled Material 97k.
Result from Operations	(11.7)	(12.9)	1.1	(8.8)	

Capital Program

Description	Month Actual \$m	Month Budget \$m	Annual Revised Budget \$m	% Complete of Annual Budget
Expenditure	3.68	6.70	86.02	4%

OVERALL COMMENTS ON YEAR-TO-DATE (YTD) FIGURES**Result from Operations**

Description	Year-To-Date February 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	181.2	180.2	1.0	0.6	The main contributors to the favourable variance (\$1.0m) are Interest Earnings being (\$604k) higher than anticipated as a result of higher investment return rates and higher investment portfolio balance. Operating Grants, Subsidies & Contributions were higher than anticipated (\$412k) due to reimbursement of Court Fees on Rates recovery and an increase in State Government Grants.
Operating Expense	(120.4)	(124.5)	4.2	3.3	Operating Expenses to February 2019 resulted in a favourable variance of \$4.2m mainly due to lower Employment Costs as staff utilised annual leave during December 2018 and January 2019, in addition to lower Utilities Expenses due to savings in Street Lighting and Short Messaging System (SMS) for floodlighting and saving realised via Insurance as result improved claims.
Result from Operations	60.8	55.6	5.2	9.3	

Capital Program Progress

Description	YTD Actual \$m	YTD Budget \$m	Annual Revised Budget \$m	% Complete of Annual Budget
Expenditure	29.54	41.04	86.02	34%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Return	Comments
427.8	2.70%	Portfolio balance has decreased by \$3.2m from January 2019 through Operational requirements. Capital works expenditure for February 2019 was \$3.72m. Return is 0.70% above benchmark (12 months Bloomberg Aus Bond Bank Bill Index).

**DETAILED ANALYSIS OF STATEMENT OF COMPREHENSIVE INCOME
(ATTACHMENT 1)**

Comments relating to the Statement of Comprehensive Income are provided under the following two sections:

- Current month comparison of Actuals to Budgets, and
- Period to date and end of year comparison of Actuals to Budgets.

Total Comprehensive Income

CITY OF WANNEROO

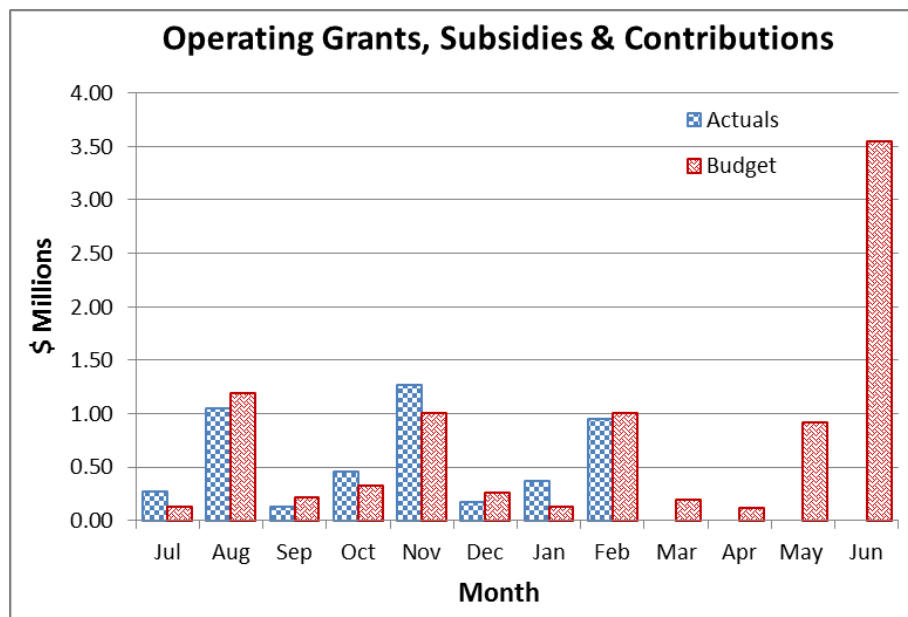
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE

FOR THE PERIOD ENDED 28 FEBRUARY 2019

Description	Current Month				Notes	Year to Date				Notes
	Actual	Revised Budget	Variance			Actual	Revised Budget	Variance		
			\$	%				\$	%	
Revenues										
Rates	4,695	198,642	(193,947)	(98)	1	130,495,574	130,189,620	305,954	0	
Operating Grants, Subsidies & Contributions	958,392	1,014,731	(56,339)	(6)	2	4,699,504	4,287,858	411,646	10	2
Fees & Charges	1,129,315	1,225,052	(95,737)	(8)	3	38,772,540	39,029,049	(256,509)	(1)	
Interest Earnings	743,379	677,893	65,486	10	4	6,812,469	6,208,644	603,825	10	4
Other Revenue	41,046	60,485	(19,439)	(32)		416,376	469,506	(53,130)	(11)	
Total Operating Revenue	2,876,826	3,176,803	(299,977)	(9)		181,196,462	180,184,677	1,011,785	1	
Expenses										
Employee Costs	(5,512,912)	(6,122,053)	609,141	10	5	(46,673,679)	(48,755,543)	2,081,864	4	
Materials & Contracts	(4,592,588)	(5,314,452)	721,864	14	6	(37,426,285)	(38,714,583)	1,288,298	3	
Utility Charges	(684,769)	(772,807)	88,038	11	7	(5,816,415)	(6,407,320)	590,905	9	
Depreciation	(3,383,186)	(3,367,815)	(15,371)	0		(26,955,235)	(26,942,520)	(12,715)	(0)	
Interest Expenses	(342,599)	(342,753)	154	0	8	(2,741,957)	(2,742,024)	67	0	
Insurance	(94,607)	(123,023)	28,416	23	9	(775,140)	(984,184)	209,044	21	9
Total Operating Expenditure	(14,610,660)	(16,042,903)	1,432,243	9		(120,388,711)	(124,546,174)	4,157,463	3	
RESULT FROM OPERATIONS	(11,733,834)	(12,866,100)	1,132,266	(9)		60,807,752	55,638,503	5,169,249	9	
Other Revenue & Expenses										
Non Operating Grants, Subsidies & Contributions	168,064	442,647	(274,583)	(62)	10	6,145,069	7,251,885	(1,106,816)	(15)	10
Contributed Physical Assets	1,405,891	0	1,405,891	100	11	9,371,854	20,000,000	(10,628,146)	(53)	11
Profit on Asset Disposals	183,740	138,833	44,907	32	12	643,215	1,110,664	(467,449)	(42)	12
Loss on Assets Disposals	(12,836)	(41,650)	28,814	69	12	(157,019)	(333,200)	176,181	53	12
Town Planning Scheme Revenues	1,845,161	603,881	1,241,280	206	13	9,524,102	7,337,117	2,186,985	30	13
Town Planning Scheme Expenses	(416,857)	(430,084)	13,227	3	14	(2,823,183)	(6,005,055)	3,181,872	53	14
Total Other Revenue and Expenses	3,173,163	713,627	2,459,536	(345)		22,704,038	29,361,411	(6,657,373)	(23)	
NET RESULT	(8,560,672)	(12,152,473)	3,591,801	30		83,511,789	84,999,914	(1,488,125)	(2)	
Other Comprehensive Income	0	0	0	0		0	0	0	0	
TOTAL COMPREHENSIVE INCOME	(8,560,672)	(12,152,473)	3,591,801	30		83,511,789	84,999,914	(1,488,125)	(2)	

Revenues

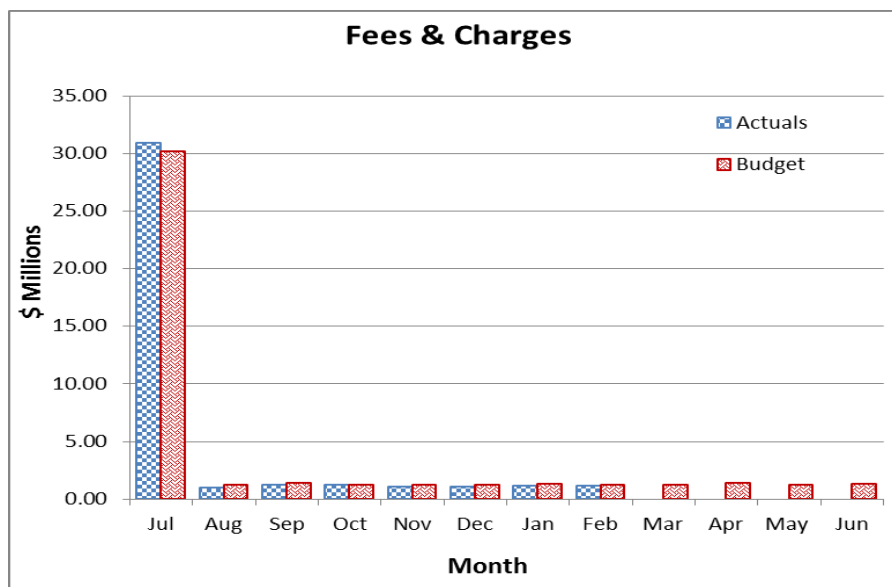
- Note 1** The unfavourable variance is mainly due to Interim Rates being \$194K lower than budgeted for February 2019. This income has been equally budgeted (\$195k per month) throughout the financial year whereas the majority of Interim Rates notices have already been generated in the month of October to December 2018. As such the variance is put down to in-correct Budget phasing which will be actioned in the proceeding months.
- Note 2** The unfavourable variance mainly relates to reimbursement of Court fees on Rates recovery against the unpaid ratepayers, and Cash Contributions for various Infrastructure Services due to timing differences.



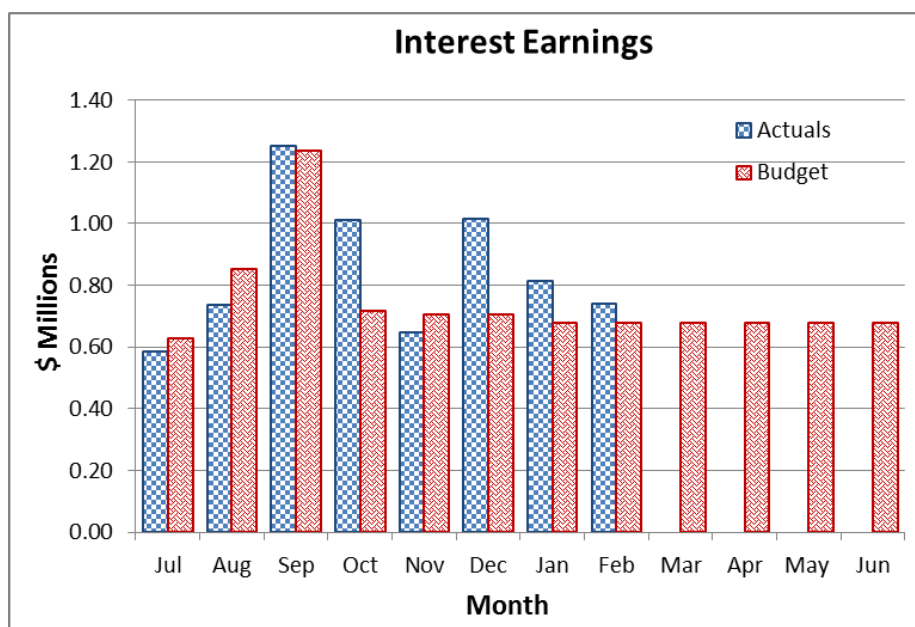
Year to Date

Reimbursement of Court fees on Rates recovery is \$400k favourable due to timing differences.

Note 3 The unfavourable result is mainly due to lower than expected User Entry Fees of \$84k due to closure of Aquamotion for maintenance, lower income from Parking Fines by \$43k due to the initiative taken by the City to issue warning notices rather than issuing enforcement infringements, and Waste Service Fees by \$43k which is a Budget phasing issue and will be resolved in the proceeding months. However this unfavourable variance was partially offset by higher Facility Booking Fees mainly from various Community Centre Buildings by \$169k.



Note 4 Interest Earnings are higher by \$65k as a result of \$37k in Penalty Interest on late payment of Rates and \$29k on Municipal funds due to a larger investment portfolio balance driven by reduced cash outflow from Capital Works.

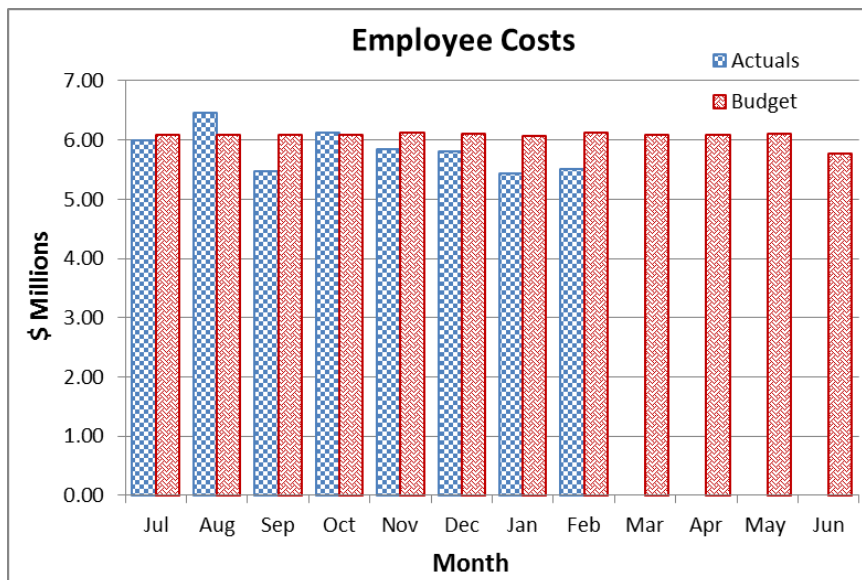


Year to Date

Penalty Interest on late payment of Rates and Interest received on Municipal funds invested were higher than budgeted to February 2019 by \$284k and \$318k respectively.

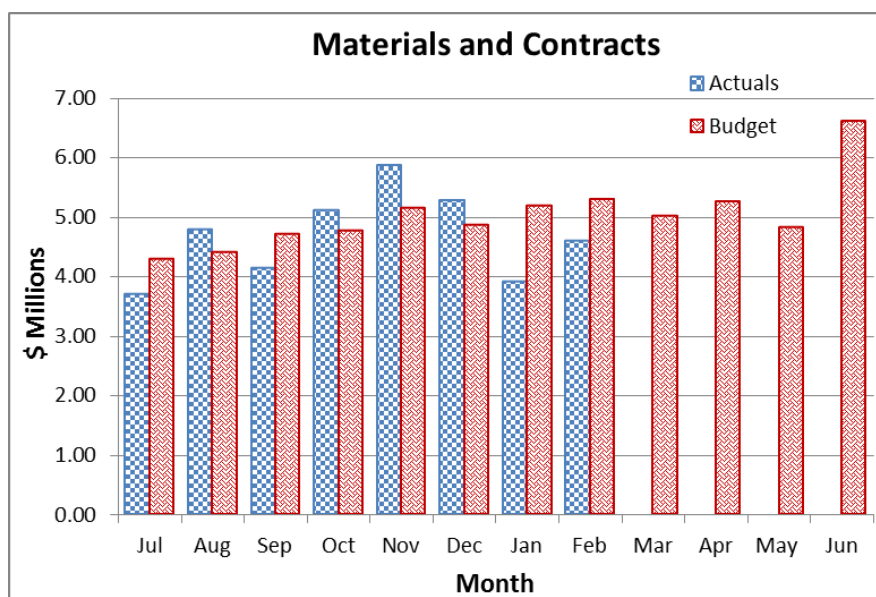
Expenses

Note 5 The favourable variance in February 2019 relates to lower than expected salaries and wages expenses coming from Corporate Strategy & Performance Directorate by \$271k and Community & Place Directorate by \$234k, due to annual leave and delay in filling vacancies. In addition staff training is underspent by \$60k.

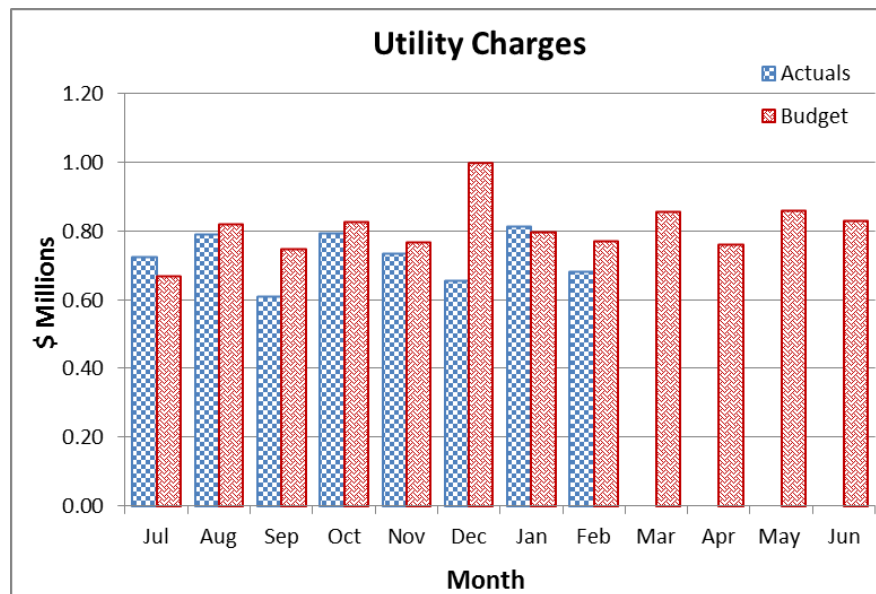


Note 6 The favourable variance of \$722k is mainly as a result of:

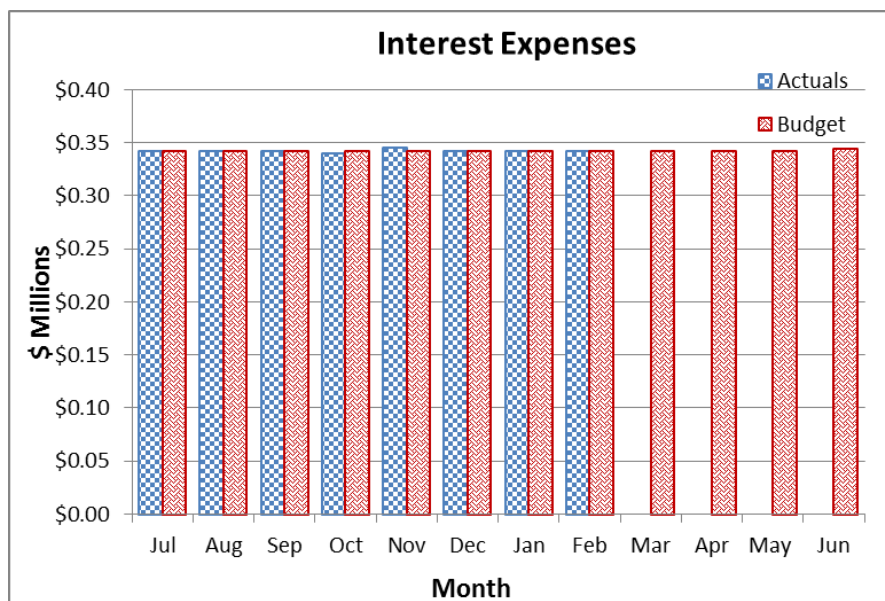
- Contract Expenses on Golf Course Maintenance lower than anticipated by \$215k due to the Budget phasing;
- Material & Maintenance of Roads costs were \$184k lower than anticipated due to timing of mulching and tree works on verges. These were carried out in different months from the previous year actuals upon which the Budget phasing pattern was based;
- Consulting Fee Expenses were \$112k favourable due to reduced expenditure on the Yanchep and Golf Courses Projects; and
- Collection of Domestic Recycled Material Expenses were \$97k lower due to the positive impact of education programs/guidelines.



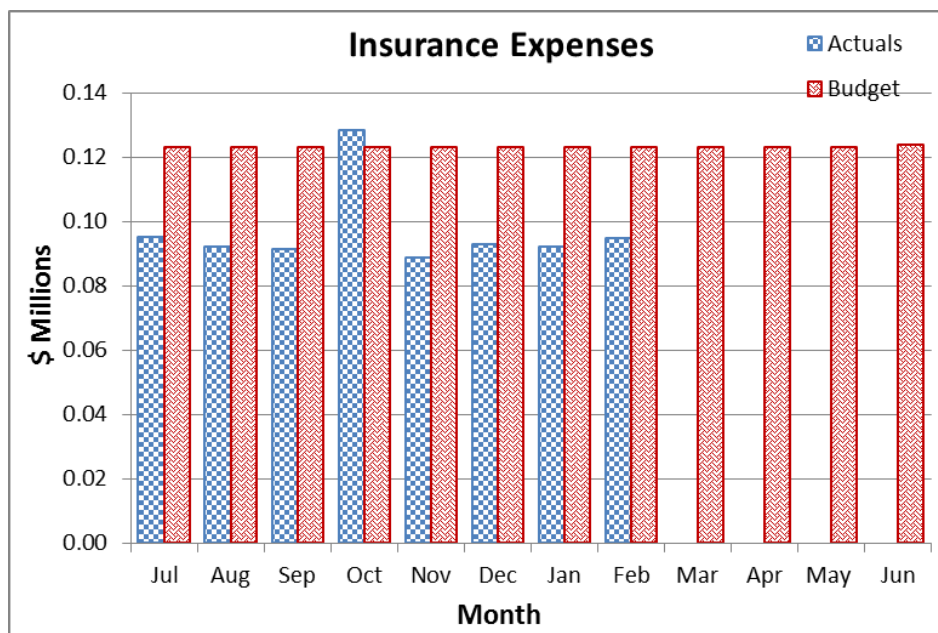
Note 7 February 2019 resulted in a favourable variance through reductions in electricity usage of \$67k relating to street lighting, and low usage of gas \$8k relating to the heating of the swimming pools at Aquamotion.



Note 8 Interest expenses comprise the WA Treasury Corporation loan drawn in 2006/07 and the Commonwealth Bank loan drawn in 2016/17. Expenditure is in-line with budget.



Note 9 The favourable result reflects improved claims.



Year to Date

Overall Insurance premiums were \$209k lower than the Budget to February 2019 as result of a combination of better claims experience on the Property and Minor insurance classes and the receipt of dividends from surplus declared against the 2017/18 Scheme Insurances.

Other Revenue & Expenses

Note 10 Non-Operating Grants, Subsidies & Contributions

Month - (Actual \$168k, Revised Budget \$443k)

The unfavourable variance relates to receipt of \$200k Contribution for the Woodvale Local Scheme Plan in December 2018, budgeted to be received in February 2019.

Year to Date – (Actual \$6.1m, Revised Budget \$7.3m)

The unfavourable variance relates to delay in State Government Grants of \$1.1m budgeted to February 2019 for the following Projects.

\$183k (PR-4166 ~ Two Rocks Volunteer Bush Fire Brigade Facility Upgrade – Civil Works)

\$537k (PR-4024 ~ Alexander Heights Day Clubs)

\$110k (PR-4111 ~ Belhaven Reserve Sports Amenities Building)

\$295k for various Sports Ground Equipment.

Note 11 Contributed Physical Assets

Month – (Actual \$1.4m, Revised Budget \$0m)

Budget was allocated on quarterly basis and actual recognition is recorded as and when assets are handed over to the City. Actual assets recognition for the month of February 2019 was \$1.4m against a Budget of \$0m.

Year to Date – (Actual \$9.4m, Revised Budget \$20.0m)

The unfavourable variance is due to the anticipated level of asset handovers from developers which have not yet eventuated as expected.

Note 12 Profit / Loss on Asset Disposals***Month – (Actual \$171k, Revised Budget \$97k)***

Variance primarily relates to the disposal of unused waste domestic plant at a profit of \$61k and reimbursement of an insurance claim of \$58k on the theft of public artwork sculpture, "Ecstasy", previously located at the Gumblossom Community Centre.

Year to Date – (Actual \$486k, Revised Budget \$778k)

Overall Tamala Park Regional Council (TPRC) Land sales are lower than expected to February 2019 due to unfavourable property market conditions.

Note 13 Town Planning Scheme (TPS) Revenues***Month - (Actual \$1.8m, Revised Budget \$604k)***

The favourable result is mainly due to early receipt of developer contribution of \$1.1m in relation to East Wanneroo - Cell 9.

Year to Date – (Actual \$9.5m, Revised Budget \$7.3m)

The favourable result is mainly due to \$2.2m developers contributions received earlier than anticipated.

Note 14 Town Planning Scheme (TPS) Expenses***Month - (Actual \$417k, Revised Budget \$430k)***

The favourable variance is due to legal fees on administration work for Cell 8 being \$11k less than budgeted for February 2019.

Year to Date – (Actual \$2.8m, Revised Budget \$6.0m)

The favourable variance is a result of overall delay in development of Lots relating to various Cells.

STATEMENT OF FINANCIAL POSITION (Attachment 2)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2019

Description	30 Jun 2018 Actual \$	28 Feb 2019 Actual \$	Variance		30 Jun 2019		Notes
			\$m	%	Adopted Budget \$	Revised Budget \$	
Current Assets	396,212,427	471,155,619	74,943,192	18.9	367,989,010	367,989,010	
Current Liabilities	(38,736,709)	(41,260,695)	(2,523,986)	(6.5)	(45,981,378)	(45,981,378)	
NET CURRENT ASSETS	357,475,718	429,894,924	72,419,206	20.3	322,007,632	322,007,632	1
Non Current Assets	2,335,438,434	2,346,649,766	11,211,332	0.5	2,689,526,449	2,689,526,449	2
Non Current Liabilities	(70,725,340)	(70,844,088)	(118,748)	(0.2)	(71,554,223)	(71,554,223)	3
NET ASSETS	2,622,188,812	2,705,700,602	83,511,790	3.2	2,939,979,858	2,939,979,858	
TOTAL EQUITY	(2,622,188,812)	(2,705,700,602)	83,511,790	3.2	(2,939,979,858)	(2,939,979,858)	

Note 1 - Net Current Assets

When compared to the opening position at 30 June 2018 Net Current Assets have increased by \$72.4m which is predominately the impact of Rates and Waste Service Fees having been levied in July 2018.

Within the Current Assets, the Current Receivables of \$41.3m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$36.0m. The majority of the remaining balance in Current Receivables relates to Emergency Services Levy outstanding debtors of \$2.0m.

Note 2 - Non-Current Assets

Non-Current Assets as at February 2019 have increased by \$11.2m from June 2018 Actuals. The movement is due to the recognition of \$29.2m in Capital related Work In Progress partially offset by accumulated depreciation of \$18.0m.

Within the Non-Current Assets, Receivables largely relate to Deferred Pensioner Rates of \$2.9m being funds that cannot be collected until the Pensioner ceases to reside at the Rateable Property.

Note 3 - Non-Current Liabilities

Non-Current Liabilities at February 2019 have increased by \$118.7k attributed to changes in provision balances relating to long service leave. The existing loan with the Western Australia Treasury Corporation remains unchanged and when combined with the new loan makes up 98% of total Non-Current Liabilities.

FINANCIAL PERFORMANCE INDICATORS

The table below presents data on relevant financial ratios, comparing the minimum standard expected as per the Department of Local Government, Sport & Cultural Industries status at the beginning of the financial year, and year to date figures (where relevant).

A green highlight is used where the minimum standard is met or exceeded. Highlighted in red are below the standard for financial year ended 30 June 2018.

Details	DLGSCI Minimum Standard	30 June Actual	As at 28/02/2019	Minimum Standard Met
Current Ratio				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	0.85:1	2.78:1	YES
Current Liabilities (CL) - CL Associated with RCA		Note 1		
Debt Service Cover Ratio				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	14.92:1	39.05:1	YES
Principle & Interest Repayments				
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	1.05:1	1.51:1	YES
Operating Expense				
Operating Surplus Ratio				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense	=>0.01:1	0.11:1	0.38:1	YES
Own Source Operating Revenue				
Asset Consumption Ratio				
by comparing their written down value to their replacement cost.				
Depreciated Replacement Cost of Depreciable Assets	=>0.50:1	0.72:1	Calculated at year end	N/A
Current Replacement Cost of Depreciable Assets				
Asset Sustainability Ratio				
Indicates whether assets are replaced or renewed at the same rate that overall assets are wearing out.				
Capital Renewal & Replacement Expenditure	=>0.90:1	0.34:1	Calculated at year end	N/A
Depreciation Expense		Note 2		
Asset Renewal Funding Ratio				
The ability to fund projected asset renewal/replacements in the future.				
NPV of Planned Capital Renewal over 10 Years	=>0.75:1	0.91:1	Calculated at year end	N/A
NPV of Required Capital Renewal over 10 Years				

The following comments with regard to Ratios relates to the benchmarks not met for the period 30 June 2018.

Note 1 - Current Ratio

The Standard was not met primarily as a result of the internal restrictions of municipal funds. Most of the municipal funds are kept in special purpose cash backed Reserves.

Note 2 - Asset Sustainability Ratio

The Department of Local Government, Sport and Cultural Industries Asset Management Framework and Guidelines publication provides the following explanation in respect to the Asset Sustainability Ratio (**ASR**):

"If capital expenditure on renewing or replacing assets is at least equal to depreciation on average over time, then the local government is ensuring the value of its existing stock of physical assets is maintained. If capital expenditure on existing assets is less than depreciation then, unless a local government's overall asset stock is relatively new, it is likely that it is underspending on renewal or replacement."

A large percentage of the City's assets are in new to very good condition with approximately 85% of the total asset base at or below condition 2 (a rating of '0' represents a new asset and a '10' represents an asset that has failed). Less than 1% of the asset base is at or above condition 8, which represents assets that require intervention.

With the City's current mix of old and new assets and continued high growth, a lower than average ASR is expected, and the current condition of assets and level of renewal expenditure confirms this position. As the stock ages and renewal expenditure incrementally increases the ratio should increase, however continued growth may keep it relatively lower than the industry standard.

Taking a long term outlook, the level of asset stock and renewal demand necessitates the development of strategies to address the future impact and ensure that the City can continue to grow and maintain its assets in a financially sustainable manner. Given that renewal expenditure is lower than the depreciation being charged and that certain years' experience significant spikes in demand, a specific Asset Renewal Reserve has been established.

CAPITAL PROGRAM

The current status of the Capital Program is summarised by Sub-Program in the table below.

Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Revised Budget \$	% Spend
Bus Shelters	2	444	974	206,274	0%
Community Buildings	23	54,614	968,775	2,322,884	42%
Community Safety	3	66,257	310,561	419,120	74%
Conservation Reserves	4	408	147,980	361,468	41%
Corporate Buildings	4	26,958	519,165	1,720,920	30%
Environmental Offset	5	45,953	311,138	669,100	47%
Fleet Mgt - Corporate	6	475,553	1,588,110	5,584,386	28%
Foreshore Management	8	408,225	3,347,684	4,402,563	76%
Golf Courses	4	5,382	1,658,278	2,393,587	69%
Investment Projects	8 -	31,187	545,851	1,906,408	29%
IT Equipment & Software	16	213,531	1,300,741	7,497,737	17%
Parks Furniture	11	222,455	1,356,605	2,717,092	50%
Parks Rehabilitation	1	5,070	399,710	1,614,407	25%
Passive Park Development	15	93,882	751,650	2,411,687	31%
Pathways and Trails	10	63,163	609,787	1,685,225	36%
Roads	19	1,113,721	9,202,043	25,116,957	37%
Sports Facilities	77	872,826	4,890,541	21,215,921	23%
Stormwater Drainage	7	7,572	924,656	1,031,852	90%
Street Landscaping	7	4,649	53,703	547,419	10%
Street Lighting	1 -	9,000	1,051	320,000	0%
Traffic Treatments	16	39,307	650,674	1,873,265	35%
Grand Total	247	3,679,782	29,539,678	86,018,272	34%

As at 28 February 2019 the City has spent \$29.5m, which represents 34% of the \$86.0m Budget. The City had \$15.6m of committed expenditure as at the end of February 2019. The combined actual spend and commitments total \$45.2m or 52.5% of the annual budget.

During the calendar month of February 2019, \$3.7m was spent. Details of significant Actual expenditure for the month of February included are included in **Attachment 3**.

To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 4**).

Capital Changes

The following changes are proposed to be made to the 2018/19 Capital Works Budget in this month.

PR-4125 Time Locks in Public Toilets – A further \$10,000 is required to fund the project following receipt of quotations for the works from contractors. Surplus funds have been found in two other projects to accommodate the additional budget. It is proposed that \$5,000 each will be transferred from PR-2245 Sports Floodlighting Globe Replacement Program and PR-4157 Kingsway AFL Sports Floodlighting Upgrade to cover the requisite change.

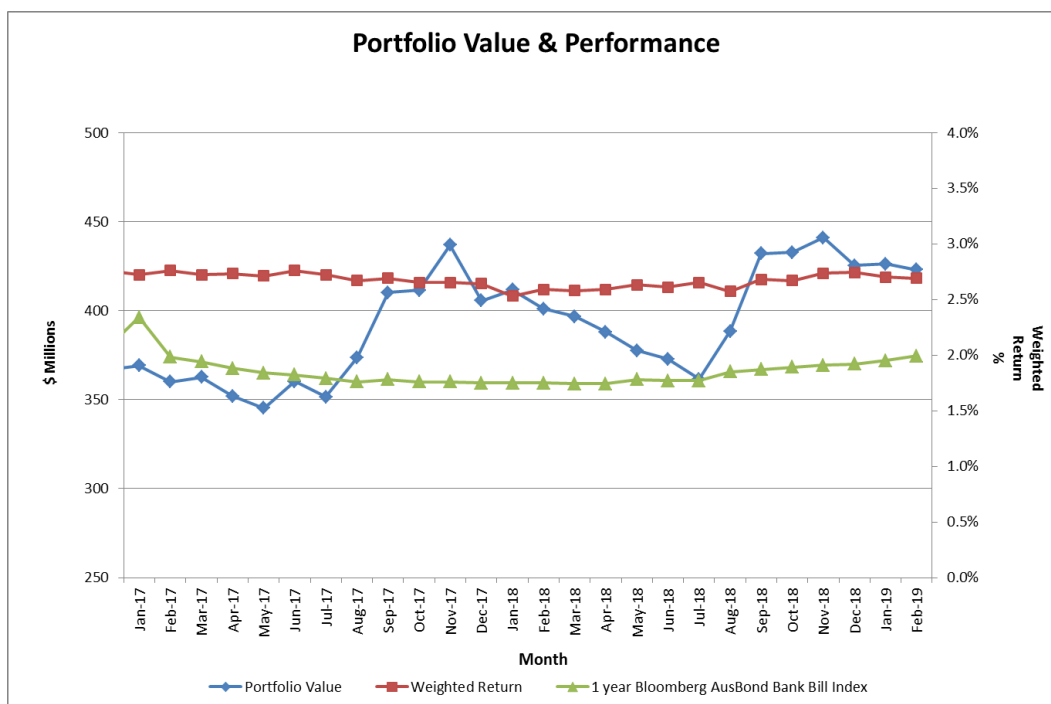
PR-4118 Abbeville Park, Mindarie, Upgrade Storage Rooms – Surplus funds of \$37,000 has been identified following the completion of PR-4165 Abbeville Reserve Floodlighting. This budget is to be transferred to PR-4118 Abbeville Park, Mindarie Upgrade Storage Rooms as

per Council report CP01-02/18, which states: "Any remaining funds will be put towards the construction of the storage rooms in 2018/19."

PR-4144 Wanneroo Showgrounds Upgrade Works – As a result of higher than anticipated quotes received as well as additional CCTV relocation costs, a further \$23,000 is required to enable the works to proceed. It is proposed to transfer the funds from PR-4106 Edgar Griffiths Park New Water Main Extension, for which a surplus is forecast.

INVESTMENT PORTFOLIO (Attachment 5)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in authorised deposit taking institutions (ADIs) in line with the City's internal Investment Policy and Local Government Financial Regulations 1996.



As at the end of February 2019, the City holds an investment portfolio (cash & cash equivalents) of \$422.0m (Face Value), equating to \$427.0m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the Bank Bill Swap rate index benchmark by 0.70% pa (2.69% pa vs. 1.99% pa), however it is noted that Interest Earnings were budgeted at a 2.50% yield.

All investments undertaken are to provide the City with the most effective return whilst also adhering to the internal investment Policy.

RATE SETTING STATEMENT (Attachment 6)

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus / (Deficit) based on the Revenues (excluding Rates), Expenses, Capital Works and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus / (Deficit) will balance to the reconciliation of Net Current Assets Surplus / (Deficit) Carried Forward (detailed below).

NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD				
FOR THE PERIOD ENDED 28 FEBRUARY 2019				
Description	30 Jun 2018 Actual \$	28 Feb 2019 Actual \$	30 Jun 2019	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash & Cash Equivalents - Unrestricted	11,114,152	73,079,725	25,173,133	25,173,133
Cash & Cash Equivalents - Restricted	363,344,451	356,446,897	323,899,510	323,899,510
Receivables	21,437,441	41,299,066	18,550,510	18,550,510
Inventory	316,384	329,929	365,857	365,857
TOTAL CURRENT ASSETS	396,212,428	471,155,617	367,989,010	367,989,010
Current Liabilities				
Payables	(23,271,597)	(25,816,367)	(28,859,022)	(28,859,022)
Provisions	(15,465,112)	(15,444,328)	(17,122,356)	(17,122,356)
TOTAL CURRENT LIABILITIES	(38,736,709)	(41,260,695)	(45,981,378)	(45,981,378)
Net Current Assets	357,475,719	429,894,922	322,007,632	322,007,632
Adjustments for Restrictions				
Cash & Cash Equivalents - Restricted	(363,344,451)	(356,446,897)	(323,899,510)	(323,899,510)
Provisions Cash Backed	5,868,732	6,077,619	1,891,878	1,891,878
TOTAL RESTRICTED ASSETS	(357,475,719)	(350,369,278)	(322,007,632)	(322,007,632)
Surplus/(Deficit) Carried Forward	0	79,525,644	0	0

Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

Comment

The Budget figures within this report incorporate approved Budget amendments.

As per item 2 in Background, comments on material variances have been provided.

In reference to tables provided in the report, the following colours have been used to categorise three levels of variance:

- Green >+0%,
- Orange <-5%, and
- Red >-5%.

Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Local Government Act 1995 and Regulations 33A and 34 of the Local Government (Financial Management) Regulations 1996.*

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.2 *Provide responsible resource and planning management which recognises our significant future growth”*

Risk Management Considerations

Risk Title	Risk Rating
Financial Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's corporate risk register. Action plans have been developed to manage this risk to improve the existing management systems.

Policy Implications

- Accounting Policy;
- Strategic Budget Policy; and
- Investment Policy.

Financial Implications

As outlined above and detailed in **Attachments 1 – 5**

Voting Requirement

Absolute Majority

Recommendation

That Council:-

1. **RECEIVES** the Financial Activity Statements and commentaries on variances to year to date Budget for the period ended 28 February 2019, consisting of:
 - a) February 2019 year to date Actuals;
 - b) February 2019 year to date Statement of Financial Position and Net Current Assets; and
 - c) February 2019 year to date Material Financial Variance Notes.

2. APPROVES BY ABSOLUTE MAJORITY the following changes to the 2018/19 Capital Work Budget:

Number	From	To	Amount	Description
A	PR-2245 Sports Floodlighting Globe Replacement Program and PR-4157 Kingsway AFL Sports Floodlighting Upgrade	PR-4125 Time Locks in Public Toilets	\$10,000 (\$5,000 each project)	required to fund the project following receipt of quotations for the works from contractors
B	PR-4165 Abbeville Reserve Floodlighting	PR-4118 Abbeville Park, Mindarie, Upgrade Storage Rooms	\$37,000	As per Council report CP01-02/18 which states: "Any remaining funds will be put towards the construction of the storage rooms in 2018/19."
C	PR-4106 Edgar Griffiths Park New Water Main Extension	PR-4144 Wanneroo Showgrounds Upgrade Works	\$23,000	As a result of higher than anticipated quotes received and additional CCTV relocation costs

Attachments:

<u>1</u>	<i>Statement of Comprehensive Income February 2019</i>	<i>19/96751</i>	<i>Minuted</i>
<u>2</u>	<i>Statement of Financial Position February 2019</i>	<i>19/96753</i>	<i>Minuted</i>
<u>3</u>	<i>Significant Capital expenditure February 2019</i>	<i>19/106107</i>	<i>Minuted</i>
<u>4</u>	<i>Top Project Report for the financial period ending 28 February 2019</i>	<i>16/151914[v35]</i>	<i>Minuted</i>
<u>5</u>	<i>Investment Report February 2019</i>	<i>19/96767</i>	<i>Minuted</i>
<u>6</u>	<i>Rate Setting Statement February 2019</i>	<i>19/96769</i>	<i>Minuted</i>

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 28 FEBRUARY 2019

Description	Current Month				Year to Date				Annual			
	Actual	Revised Budget	Variance		Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%	\$	\$	\$	%
Revenues												
Rates	4,695	198,642	(193,947)	(98)	130,495,574	130,189,620	305,954	0	131,005,140	131,005,140	0	0
Operating Grants, Subsidies & Contributions	958,392	1,014,731	(56,339)	(6)	4,699,504	4,287,858	411,646	10	9,091,698	9,091,498	(200)	(0)
Fees & Charges	1,129,315	1,225,052	(95,737)	(8)	38,772,540	39,029,049	(256,509)	(1)	44,153,664	44,153,664	0	0
Interest Earnings	743,379	677,893	65,486	10	6,812,469	6,208,644	603,825	10	8,922,995	8,922,995	0	0
Other Revenue	41,046	60,485	(19,439)	(32)	416,376	469,506	(53,130)	(11)	714,795	714,995	200	0
Total Operating Revenue	2,876,826	3,176,803	(299,977)	(9)	181,196,462	180,184,677	1,011,785	1	193,888,292	193,888,292	0	0
Expenses												
Employee Costs	(5,512,912)	(6,122,053)	609,141	10	(46,673,679)	(48,755,543)	2,081,864	4	(72,888,729)	(72,802,649)	86,080	0
Materials & Contracts	(4,592,588)	(5,314,452)	721,864	14	(37,426,285)	(38,714,583)	1,288,298	3	(60,390,801)	(60,475,975)	(85,174)	(0)
Utility Charges	(684,769)	(772,807)	88,038	11	(5,816,415)	(6,407,320)	590,905	9	(9,720,952)	(9,720,952)	0	0
Depreciation	(3,383,186)	(3,367,815)	(15,371)	0	(26,955,235)	(26,942,520)	(12,715)	(0)	(40,430,000)	(40,430,000)	0	0
Interest Expenses	(342,599)	(342,753)	154	0	(2,741,957)	(2,742,024)	67	0	(4,114,682)	(4,114,682)	0	0
Insurance	(94,607)	(123,023)	28,416	23	(775,140)	(984,184)	209,044	21	(1,476,858)	(1,476,858)	0	0
Total Operating Expenditure	(14,610,660)	(16,042,903)	1,432,243	9	(120,388,711)	(124,546,174)	4,157,463	3	(189,022,022)	(189,021,116)	906	0
RESULT FROM OPERATIONS	(11,733,834)	(12,866,100)	1,132,266	(9)	60,807,752	55,638,503	5,169,249	9	4,866,270	4,867,176	906	0
Other Revenue & Expenses												
Non Operating Grants, Subsidies & Contributions	168,064	442,647	(274,583)	(62)	6,145,069	7,251,885	(1,106,816)	(15)	13,112,216	12,488,644	(623,572)	(5)
Contributed Physical Assets	1,405,891	0	1,405,891	100	9,371,854	20,000,000	(10,628,146)	(53)	40,000,000	40,000,000	0	0
Profit on Asset Disposals	183,740	138,833	44,907	32	643,215	1,110,664	(467,449)	(42)	1,666,667	1,666,667	0	0
Loss on Assets Disposals	(12,836)	(41,650)	28,814	69	(157,019)	(333,200)	176,181	53	(500,000)	(500,000)	0	0
Town Planning Scheme Revenues	1,845,161	603,881	1,241,280	206	9,524,102	7,337,117	2,186,985	30	11,619,251	11,619,251	0	0
Town Planning Scheme Expenses	(416,857)	(430,084)	13,227	3	(2,823,183)	(6,005,055)	3,181,872	53	(8,015,217)	(7,999,217)	16,000	0
Total Other Revenue and Expenses	3,173,163	713,627	2,459,536	(345)	22,704,038	29,361,411	(6,657,373)	(23)	57,882,917	57,275,345	(607,572)	(1)
NET RESULT	(8,560,672)	(12,152,473)	3,591,801	30	83,511,789	84,999,914	(1,488,125)	(2)	62,749,187	62,142,521	(606,666)	(1)
Other Comprehensive Income	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL COMPREHENSIVE INCOME	(8,560,672)	(12,152,473)	3,591,801	30	83,511,789	84,999,914	(1,488,125)	(2)	62,749,187	62,142,521	(606,666)	(1)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 28 FEBRUARY 2019

Description	30/06/2018 Actual \$	28/02/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash at Bank	1,995,518	1,736,530	1,995,135	1,995,135
Investments	372,463,084	427,790,094	347,077,508	347,077,508
Receivables	21,437,441	41,299,066	18,550,510	18,550,510
Inventory	316,384	329,929	365,857	365,857
	396,212,427	471,155,619	367,989,010	367,989,010
Current Liabilities				
Payables	(23,271,597)	(25,816,367)	(28,859,022)	(28,859,022)
Provisions	(15,465,112)	(15,444,328)	(17,122,356)	(17,122,356)
	(38,736,709)	(41,260,695)	(45,981,378)	(45,981,378)
NET CURRENT ASSETS	357,475,718	429,894,924	322,007,632	322,007,632
Non Current Assets				
Receivables	3,073,322	2,923,271	3,080,000	3,080,000
Investments	19,017,140	19,167,827	16,713,000	16,713,000
Land	158,349,570	158,349,570	368,638,126	368,638,126
Buildings	168,433,658	165,020,312	210,916,280	210,916,280
Plant	15,505,866	13,773,807	16,257,241	16,257,241
Equipment	81,673,191	78,753,087	85,753,724	85,753,724
Furniture & Fittings	8,676,481	8,146,071	13,572,392	13,572,392
Infrastructure	1,865,532,729	1,856,141,741	1,948,983,714	1,948,983,714
Work in Progress	15,176,477	44,374,080	25,611,971	25,611,971
	2,335,438,434	2,346,649,766	2,689,526,449	2,689,526,449
Non Current Liabilities				
Interest Bearing Liabilities	(69,078,188)	(69,078,188)	(69,882,364)	(69,882,364)
Provisions	(1,647,152)	(1,765,900)	(1,671,859)	(1,671,859)
	(70,725,340)	(70,844,088)	(71,554,223)	(71,554,223)
NET ASSETS	2,622,188,812	2,705,700,602	2,939,979,858	2,939,979,858
Equity				
Retained Surplus	(1,481,115,824)	(1,579,530,847)	(1,330,740,156)	(1,330,740,156)
Reserves - Cash/Investment Backed	(199,336,863)	(188,494,551)	(174,945,097)	(174,945,097)
Reserves - Asset Revaluation	(1,064,267,319)	(1,064,267,319)	(1,312,640,548)	(1,312,640,548)
Town Planning Schemes	122,531,194	126,592,115	(121,654,057)	(121,654,057)
TOTAL EQUITY	(2,622,188,812)	(2,705,700,602)	(2,939,979,858)	(2,939,979,858)

Attachment 3**Significant Capital expenditure for February 2019**

- \$710K Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$357K Quinns Beach, Coastal Management Works
- \$330K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$223K Recurring Program – Renew Heavy Trucks
- \$209K Recurring Program – Renew Park Assets
- \$147K Recurring Program – Renew Domestic Waste Vehicles
- \$125K Franklin Road, Upgrade Intersections and Street Lighting
- \$119K Recurring Program - Renew Transport Infrastructure Assets
- \$117K Wanneroo Aquamotion, Renew Indoor Pool Basin Tiles

Significant (LTD) commitments in the Capital Works Program as at 28 February 2019

- \$2.12m Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$1.69m Neerabup Industrial Area, Upgrade Roads and Services Infrastructure
- \$1.17m Recurring Program – Renew Park Assets
- \$1.11m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$748K Recurring Program – Renew Domestic Waste Vehicles
- \$663K Quinns Beach, Quinns Rocks, Long Term Coastal Management Works
- \$624K Recurring Program - Renew Transport Infrastructure Assets
- \$532K Recurring Program – Renew Irrigation Infrastructure and Upgrade Installations
- \$330K Recurring Program, New Footpaths – Municipal Funded
- \$296K Franklin Road, Upgrade Intersections and Street Lighting
- \$293K Wanneroo Aquamotion, Renew Indoor Pool Basin Tiles
- \$273K Recurring Program – Renew Heavy Trucks
- \$264K Recurring Program – Renew Corporate Building Assets
- \$260K Lynton Park, Yanchep, Upgrade Passive Park
- \$221K Recurring Program – Renew Light Vehicles
- \$220K Banksia Grove Sports Ground, New Change Rooms and Floodlighting
- \$204K Neerabup Industrial Area, Neerabup, New Development

As at 28 February 2019, the City has spent \$8.52m (52.5%) of the \$16.23m carry forward budget from 2017/2018. Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against Carry Forward budget only):

- \$600K Quinns Beach, Long Term Coastal Management Works (100%)
- \$467K Flynn Dve, Upgrade from Mather Drv to Old Yanchep Rd (Contribution) (98%)
- \$443K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand (46%)
- \$417K Recurring Program – Renew Light Vehicles (100%)
- \$360K Recurring Program – Renew Domestic Waste Vehicles (100%)
- \$351K Picnic Cove, Upgrade Passive Park (87%)
- \$349K Recurring Program – Renew Corporate Building Assets (43%)
- \$341K Carramar Golf Course, Renew Main and Arterial Reticulation Lines (100%)
- \$337K Recurring Program – Renew Corporate Building Assets (42%)
- \$286K Moorhead Park, Upgrade Passive Park (99%)
- \$267K Golf Course, Marangaroo/Carramar, Upgrade to Reticulated Sewer (100%)
- \$223K Recurring Program – Renew Heavy Trucks (100%)
- \$222K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr (100%)
- \$205K Recurring Program – New Playground Equipment (100%)

Attachment 3

- \$202K *Motivation Drv, Renew Lot 15 Environmental Investigation and Remediation (100%)*
- \$202K *Grandis Park (Banksia Grove DOS), New Skate Park (40%)*

Top Capital Projects 2018/19 - February 2019																		
PMO Project Registration					Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Description	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Phase	Comments
PMO1523	PR-2561	24684	Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works	Address erosion issues along the Quinns Beach coastline to include construction of a new groyne and extension of two existing groynes	3,552,315	3,147,567	404,748	0	11,375,725	11,644,580	(268,855)					88	Delivery	Minor schedule delay due to winter conditions. Beach access installation at Waterland Point and Groyne 1 has been completed. Quinns Coastal Management Works Stage 2 major works have been completed. Dune rehabilitation works to be undertaken at all sites in May/June 2019.
PMO16052	PR-2616	23740	Neerabup Industrial Area (Existing Estate), Neerabup, Upgrade Roads and Services Infrastructure	Provision of new water and wastewater services, and upgraded drainage, roads, lighting, parking and path infrastructure along Mather Drv, Warman St, Avery St and Turnbull Rd	1,657,670	11,079	1,812,500	(165,909)	2,200,000	2,531,123	(331,123)					25	Delivery	Schedule delay due to re-design, original submission not approved by Water Corporation. Stage 1B design has been approved, contractor now installing water pipes on site.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	Design and construct playing fields and sports amenities building	4,158,511	138,780	4,019,700	31	22,139,790	22,139,758	32					31	Design	Delivery of Sporting Facilities tender for Ovals, Civils and Infrastructure and landscaping works (not buildings), scheduled for March 2019. Tender review anticipated April and report to Council May 2019.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	Design and construct change rooms and grandstand	1,541,473	442,880	1,098,593	0	2,696,976	2,899,749	(202,773)					61	Delivery	Construction Works at 15% with foundation completed in February 2019.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	Design and construct sports amenities building	898,000	28,214	826,678	43,108	1,700,000	1,633,840	66,160					46	Delivery	Construction has commenced, public notified of intending works, fencing in place, preparing for demolition.
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	Design and construct toilet upgrades	994,069	121,999	800,838	71,232	3,138,400	3,067,184	71,216					72	Delivery	Schedule delay due to extension of constructions tender. Geared Construction commenced on site 15 February 2019. Stage 1A Wanneroo Districts Netball Association relocation within existing building complete.
PMO17047	PR-4046	26838	Mirraboooka Ave, Landsdale, Upgrade from Hepburn Ave to Gngangara Rd to Dual Carriageway	Metropolitan Regional Roads Group (MRRG) Road Improvement Program funded project. Construction of the second carriageway from Hepburn Avenue to Gngangara Road, involving clearing and earthworks, second carriageway construction, amended traffic treatments at major intersections, street lighting and landscaping	2,529,600	1,780,715	439,793	309,092	5,500,000	5,191,298	308,702					95	Defects Liability Period	Practical Completion certificate was issued September 2018. Defects liability period ends 27 September 2019. Closure Report for defects liability period processed by PMO.

Top Capital Projects 2018/19 - February 2019

PMO Project Registration					Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Description	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Phase	Comments
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	Design and construction to refurbish and extend existing amenities	63,620	60,112	2,950	558	1,410,770	1,410,769	1					44	Delivery	Anticipated tender advertisement scheduled for 18 March 2019 and anticipated construction commencement August 2019.
PMO18014	PR-4113	27705	John Moloney Park, Marangaroo, Upgrade Sports Floodlighting	Design and construct floodlighting	692,292	23,148	669,144	(0)	714,000	710,270	3,730					41	Delivery	On budget and schedule. Western power upgrade underway. Construction anticipated to start March 2019.
PMO18062	PR-4073	29362	Carramar Golf Course, Carramar, Renew Main and Arterial Reticulation Lines	Design and construct new irrigation mainline and arterial system	1,509,645	1,300,372	209,273	0	1,680,000	1,680,000	0					78	Delivery	Main and minor works 100% complete October 2018. Contractor has completed majority of tasks required to for Practical Completion with completion of all tasks to standard. It is anticipated the Contractor will complete open items by end of March 2019.
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	Development of the City's landholdings within area	281,493	33,013	250,000	(1,520)	2,955,000	12,108,683	(9,153,683)					12	Delivery	Lot 9100 concept sub-division layout design is progressing following a solar generator option summary briefing note presented to the project board. The proposed solar generator location is not on Lot 9100. The Resource extraction contract negotiations are ongoing. The Resource extraction business plan will be re-advertised with contract award now planned for 2nd quarter 2019. The costed Project schedule includes for NIA development through to 2034. PMP to updated.
PMO18093	PR-4098	30925	Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr	Upgrade the existing Pinjar Rd to dual carriageway over the section between Blackberry Drv and Joondalup Drv. including the consideration of a bypass lane at the Joondalup Drv roundabout	2,115,270	233,668	1,646,000	235,602	5,450,000	6,563,777	(1,113,777)					52	Delivery	Tender recommendations to Council 5 March 2019 for endorsement. Total budget to be increased by \$1 million as a result of cell funding contribution.
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	Design and construct dual carriageway	12,159,950	2,467,734	9,692,215	1	23,000,000	23,000,000	0					65	Delivery	First section (1.2km adjacent to Alkimos Vista). Construction commenced October 2019 with Practical Completion anticipated for April 2019. Second section (8km from Shorehaven to Yanchep) and third section (2.3 km from Cambourne Pkw to Alkimos beach), tenders awarded at March 2019 Council meeting. Work anticipated to start March 2019 and May 2019 respectively with completion in first quarter of 2020.

Top Capital Projects 2018/19 - February 2019

PMO Project Registration					Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	Project Description	Project Budget Current Year	Actual Expenditure	Forecast to End of Year	Budget Variance Under /(Over)	Total Project Budget	Estimate at Completion	Total Budget Variance Under /(Over)	Schedule	Current Year Budget	Total Budget	Overall Risk Rating	Work % Complete	Phase	Comments
PMO18117	PR-4150	33717	Wanneroo Aquamotion, Wanneroo, Renew Indoor Pool Basin Tiles	Retiling of the Main Pool, Leisure Pool and Spa Pool	1,854,132	1,507,189	346,943	(0)	1,936,513	1,936,646	(133)					55	Delivery	Tiling of leisure/family pool is now complete and currently this pool is curing. Completing tiling to lap pool floor and remaining councourse areas. One major leak in pool's soiled water line has now been repaired. All leak investigations are complete since unable to locate additional leaks in pipework using CCTV or other methods.

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

INVESTMENT SUMMARY - As At 28 February 2019										
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
Current Account Investment Group										
17,782,400.00	1.45	Commonwealth Bank of Australia Perth	A1	N/A		N/A	17,782,400.00			
10,000,000.00	2.75	Bendigo Bank	A2	10-April-2019	10,000,000.00	10-April-2018	10,244,109.59	183,082.19		244,109.59
10,000,000.00	2.80	Members Equity Bank Melbourne	A2	03-May-2019	10,000,000.00	03-May-2018	10,230,904.11	186,410.96		230,904.11
5,000,000.00	2.85	Bank of Queensland	A2	07-June-2019	5,000,000.00	07-June-2018	5,103,849.32	94,869.86		103,849.32
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	01-August-2019	5,000,000.00	21-August-2018	5,071,952.05	71,952.05		71,952.05
15,000,000.00	2.69	Westpac Banking Corporation	A1	08-March-2019	15,000,000.00	08-March-2018	15,394,656.16	268,631.51		394,656.16
15,000,000.00	2.72	Westpac Banking Corporation	A1	21-March-2019	15,000,000.00	21-March-2018	15,384,526.03	271,627.40		384,526.03
10,000,000.00	2.84	Westpac Banking Corporation	A1	27-April-2019	10,000,000.00	27-April-2018	10,238,871.23	189,073.97		238,871.23
5,000,000.00	2.80	Suncorp	A1	26-April-2019	5,000,000.00	26-April-2018	5,118,136.99	93,205.48		118,136.99
5,000,000.00	2.80	Bank of Queensland	A2	15-May-2019	5,000,000.00	17-May-2018	5,110,082.19	93,205.48		110,082.19
5,000,000.00	2.85	Bendigo Bank	A2	26-June-2019	5,000,000.00	03-July-2018	5,093,698.63	93,698.63		93,698.63
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,009,041.10	9,041.10		9,041.10
5,000,000.00	2.85	Members Equity Bank Melbourne	A2	24-May-2019	5,000,000.00	16-July-2018	5,088,623.29	88,623.29		88,623.29
5,000,000.00	2.80	Members Equity Bank Melbourne	A2	08-July-2019	5,000,000.00	06-August-2018	5,079,013.70	79,013.70		79,013.70
5,000,000.00	2.80	Members Equity Bank Melbourne	A2	24-July-2019	5,000,000.00	06-August-2018	5,079,013.70	79,013.70		79,013.70
10,000,000.00	2.75	Suncorp	A1	28-March-2019	10,000,000.00	20-August-2018	10,144,657.53	144,657.53		144,657.53
5,000,000.00	2.75	IMB Bank	A2	15-July-2019	5,000,000.00	20-August-2018	5,072,328.77	72,328.77		72,328.77
5,000,000.00	2.75	IMB Bank	A2	15-August-2019	5,000,000.00	20-August-2018	5,072,328.77	72,328.77		72,328.77
10,000,000.00	2.75	Suncorp	A1	17-June-2019	10,000,000.00	29-August-2018	10,137,876.71	24,109.59		24,109.59
5,000,000.00	2.75	Bendigo Bank	A2	05-August-2019	5,000,000.00	31-August-2018	5,068,184.93	68,184.93		68,184.93
5,000,000.00	2.75	Bendigo Bank	A2	26-August-2019	5,000,000.00	31-August-2018	5,068,184.93	68,184.93		68,184.93
10,000,000.00	2.75	Bank of Queensland	A2	18-April-2019	10,000,000.00	05-September-2018	10,132,602.74	132,602.74		132,602.74
10,000,000.00	2.75	Bank of Queensland	A2	05-August-2019	10,000,000.00	07-September-2018	10,131,095.89	131,095.89		131,095.89
10,000,000.00	2.75	Bank of Queensland	A2	23-August-2019	10,000,000.00	07-September-2018	10,131,095.89	131,095.89		131,095.89
10,000,000.00	2.74	National Australia Bank	A1	04-September-2019	10,000,000.00	10-September-2018	10,128,367.12	128,367.12		128,367.12
5,000,000.00	2.75	Suncorp	A1	20-May-2019	5,000,000.00	10-September-2018	5,064,417.81	64,417.81		64,417.81
10,000,000.00	2.75	Suncorp	A1	03-June-2019	10,000,000.00	10-September-2018	10,128,835.62	128,835.62		128,835.62
10,000,000.00	2.75	Suncorp	A1	01-July-2019	10,000,000.00	10-September-2018	10,128,835.62	128,835.62		128,835.62
5,000,000.00	2.71	National Australia Bank	A1	08-May-2019	5,000,000.00	21-September-2018	5,059,397.26	59,397.26		59,397.26
5,000,000.00	2.71	National Australia Bank	A1	30-May-2019	5,000,000.00	21-September-2018	5,059,397.26	59,397.26		59,397.26
5,000,000.00	2.75	National Australia Bank	A1	16-September-2019	5,000,000.00	21-September-2018	5,060,273.97	60,273.97		60,273.97
5,000,000.00	2.75	National Australia Bank	A1	24-September-2019	5,000,000.00	21-September-2018	5,060,273.97	60,273.97		60,273.97
5,000,000.00	2.80	Bendigo Bank	A2	01-October-2019	5,000,000.00	27-September-2018	5,059,068.49	59,068.49		59,068.49
5,000,000.00	2.80	Bendigo Bank	A2	07-October-2019	5,000,000.00	27-September-2018	5,059,068.49	59,068.49		59,068.49
5,000,000.00	2.75	Bank of Queensland	A2	14-October-2019	5,000,000.00	27-September-2018	5,058,013.70	58,013.70		58,013.70
5,000,000.00	2.75	Bank of Queensland	A2	21-October-2019	5,000,000.00	27-September-2018	5,058,013.70	58,013.70		58,013.70
5,000,000.00	2.75	Bank of Queensland	A2	28-October-2019	5,000,000.00	08-October-2018	5,053,869.86	53,869.86		53,869.86
5,000,000.00	2.75	Bank of Queensland	A2	06-November-2019	5,000,000.00	08-October-2018	5,053,869.86	53,869.86		53,869.86
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	06-November-2019	5,000,000.00	15-October-2018	5,021,531.51	50,487.67		51,531.51
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	12-November-2019	5,000,000.00	15-October-2018	5,021,531.51	50,487.67		51,531.51
10,000,000.00	2.67	Bankwest	A1	18-November-2019	10,000,000.00	26-October-2018	10,091,438.36	91,438.36		91,438.36
10,000,000.00	2.67	Bankwest	A1	28-November-2019	10,000,000.00	26-October-2018	10,091,438.36	91,438.36		91,438.36
5,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	04-December-2019	5,000,000.00	08-November-2018	5,021,372.60	41,271.23		21,372.60
10,000,000.00	2.75	Bendigo Bank	A2	12-December-2019	10,000,000.00	15-November-2018	10,079,109.59	79,109.59		79,109.59
10,000,000.00	2.75	Bendigo Bank	A2	04-December-2019	10,000,000.00	16-November-2018	10,078,356.16	78,356.16		78,356.16
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,078,356.16	78,356.16		78,356.16
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,068,561.64	68,561.64		68,561.64
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,060,273.97	60,273.97		60,273.97
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	20-December-2019	10,000,000.00	20-December-2018	10,052,739.73	52,739.73		52,739.73
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,039,178.08	39,178.08		39,178.08
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,019,212.33	19,212.33		19,212.33
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,027,876.71	27,876.71		27,876.71
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,011,301.37	11,301.37		11,301.37
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	21-February-2019	20,010,356.16	8,876.71		8,876.71
	Return									
422,782,400.00	2.69%	Totals					427,791,571.24	4,526,706.85		4,893,924.67

1.99% 12 month Bloomberg AusBond Bank Bill Index for 28 February 2019

0.70% Differential between Council's Weighted Return and Bloomberg AusBond Bank Bill Index

Notes: Face Value - refers to the principal amount invested.

Interest Rate - refers to the annual interest rate applicable to the investment.

Borrower - refers to the institution through which the City's monies are invested.

Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.

Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

INDIVIDUAL ADI LIMITS - As At 28 February 2019

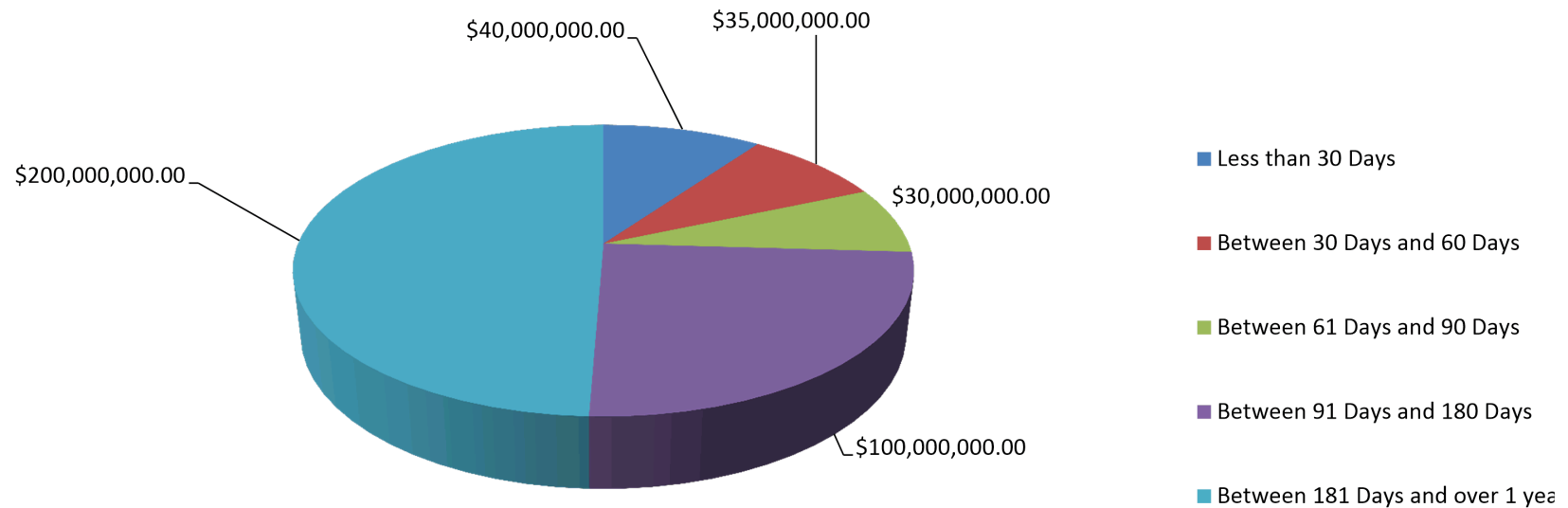
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	32,782,400.00	211,391,200.00	7.75	50.00
National Australia Bank	A1	30,000,000.00	211,391,200.00	7.10	50.00
Westpac Banking Corporation	A1	40,000,000.00	211,391,200.00	9.46	50.00
Suncorp	A1	50,000,000.00	211,391,200.00	11.83	50.00
Bankwest	A1	20,000,000.00	211,391,200.00	4.73	50.00
Bank of Queensland	A2	60,000,000.00	105,695,600.00	14.19	25.00
Bendigo Bank	A2	75,000,000.00	105,695,600.00	17.74	25.00
Members Equity Bank Melbourne	A2	65,000,000.00	105,695,600.00	15.37	25.00
IMB Bank	A2	30,000,000.00	105,695,600.00	7.10	25.00
Rural Bank	A2	20,000,000.00	105,695,600.00	4.73	25.00
Totals		422,782,400.00		100.00	

OVERALL CREDIT PROFILE - As At 28 February 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	172,782,400.00	422,782,400.00	40.87	100.00
Subtotal of Securities	A2	250,000,000.00	338,225,920.00	59.13	80.00
Totals		422,782,400.00		100.00	

Maturity Breakdown - As At 28 February 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Minimum Investment Value	Maximum Value Investment
Current Account	\$17,782,400.00	4.21%	2.00	\$0.00	\$17,782,400.00
Less than 30 Days	\$40,000,000.00	9.46%	3.00	\$10,000,000.00	\$15,000,000.00
Between 30 Days and 60 Days	\$35,000,000.00	8.28%	4.00	\$5,000,000.00	\$10,000,000.00
Between 61 Days and 90 Days	\$30,000,000.00	7.10%	5.00	\$5,000,000.00	\$10,000,000.00
Between 91 Days and 180 Days	\$100,000,000.00	23.65%	15.00	\$5,000,000.00	\$10,000,000.00
Between 181 Days and over 1 year	\$200,000,000.00	47.31%	26.00	\$5,000,000.00	\$20,000,000.00
Totals	\$422,782,400.00	100.00%	55.00		



CITY OF WANNEROO
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 28 FEBRUARY 2019

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Opening Surplus/(Deficit)	0	0	0	0	0	0	0	0
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	4,699,504	4,287,858	411,646	10	9,091,698	9,091,498	(200)	(0)
Fees & Charges	38,772,540	39,029,049	(256,509)	(1)	44,153,664	44,153,664	0	0
Interest Earnings	6,812,469	6,208,644	603,825	10	8,922,995	8,922,995	0	0
Other Revenue	416,376	469,506	(53,130)	(11)	714,795	714,995	200	0
	50,700,889	49,995,057	705,832	1	62,883,152	62,883,152	0	0
Expenses								
Employee Costs	(46,673,679)	(48,755,543)	2,081,864	4	(72,888,729)	(72,802,649)	86,080	0
Materials & Contracts	(37,426,285)	(38,714,583)	1,288,298	3	(60,390,801)	(60,475,975)	(85,174)	(0)
Utility Charges	(5,816,415)	(6,407,320)	590,905	9	(9,720,952)	(9,720,952)	0	0
Depreciation	(26,955,235)	(26,942,520)	(12,715)	(0)	(40,430,000)	(40,430,000)	0	0
Interest Expenses	(2,741,957)	(2,742,024)	67	0	(4,114,682)	(4,114,682)	0	0
Insurance	(775,140)	(984,184)	209,044	21	(1,476,858)	(1,476,858)	0	0
	(120,388,711)	(124,546,174)	4,157,463	3	(189,022,022)	(189,021,116)	906	0
Non-Cash Amounts Excluded								
Depreciation	26,955,235	26,942,520	12,715	0	40,430,000	40,430,000	0	0
	(42,732,586)	(47,608,597)	4,876,011	(10)	(85,708,870)	(85,707,964)	906	0
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	6,145,069	7,251,885	(1,106,816)	(15)	13,112,216	12,488,644	(623,572)	(5)
Contributed Physical Assets	9,371,854	20,000,000	(10,628,146)	53	40,000,000	40,000,000	0	0
Profit on Asset Disposals	643,215	1,110,664	(467,449)	(42)	1,666,667	1,666,667	0	0
Loss on Assets Disposals	(157,019)	(333,200)	176,181	53	(500,000)	(500,000)	0	0
Town Planning Scheme Revenues	9,524,102	7,337,117	2,186,985	30	11,619,251	11,619,251	0	0
Town Planning Scheme Expenses	(2,823,183)	(6,005,055)	3,181,872	53	(8,015,217)	(7,999,217)	16,000	0
Capital Expenditure	(29,539,678)	(57,304,115)	27,764,437	48	(83,389,449)	(85,956,172)	(2,566,723)	(3)
Proceeds From Disposal Of Assets	744,874	1,393,838	(648,964)	(47)	2,090,757	2,090,757	0	0
	(6,090,766)	(26,548,866)	20,458,100	77	(23,415,775)	(26,590,070)	(3,174,295)	(12)
Non-Cash Amounts Excluded								
Contributed Physical Assets	(9,371,854)	(20,000,000)	10,628,146	53	(40,000,000)	(40,000,000)	0	0
Profit on Asset Disposals	(643,215)	(1,110,664)	467,449	42	(1,666,667)	(1,666,667)	0	0
Loss on Assets Disposals	157,019	333,200	(176,181)	(53)	500,000	500,000	0	0
	(9,858,050)	(20,777,464)	10,919,414	53	(41,166,667)	(41,166,667)	0	0
	(15,948,816)	(47,326,330)	31,377,514	66	(64,582,442)	(67,756,737)	(3,174,295)	(5)
FINANCING ACTIVITIES								
Contributions from New Loans	0	0	0	0	0	0	0	0
Transfers from Restricted Grants, Contributions & Loans	682,981	10,764,549	(10,081,568)	(94)	15,523,251	16,146,823	(623,572)	(4)
Transfers to Restricted Grants, Contributions & Loans	(566,782)	0	(566,782)	(100)	0	0	0	0
Transfers from Reserves	11,656,195	22,647,710	(10,991,515)	(49)	33,971,565	33,971,565	0	0
Transfers to Reserves	0	(17,211,016)	17,211,016	100	(28,382,341)	(25,816,524)	2,565,817	9
Transfers from Schemes	0	4,946,877	(4,946,877)	(100)	7,436,316	7,420,316	(16,000)	(0)
Transfers to Schemes	(4,060,921)	(6,175,079)	2,114,158	34	(9,262,619)	(9,262,619)	0	0
	7,711,473	14,973,041	(7,261,568)	(48)	19,286,172	22,459,561	3,173,389	14
BUDGET DEFICIENCY	(50,969,929)	(79,961,886)	28,991,957	(36)	(131,005,140)	(131,005,140)	0	0
Amount To Be Raised From Rates	130,495,574	130,189,620	305,954	0	131,005,140	131,005,140	0	0
Closing Surplus/(Deficit)	79,525,644	50,227,734	29,297,910	58	0	0	0	0

People & Culture

3.15 Waste Services Enterprise Agreement

File Ref:	34358 – 19/118212
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider the City's new Waste Services Enterprise Agreement 2019.

Background

The existing Agreement required the parties to commence negotiations for a replacement Agreement no later than six months prior its expiry (5 February 2019). The new Enterprise Agreement has been negotiated within the parameters of the Federal Industrial Relations System (**Fair Work Act**).

Detail

Negotiations for a new Waste Services Enterprise Agreement, covering approximately 50 Waste Operators, commenced in August 2018. Negotiations have progressed smoothly with Waste Operators formally voting on the new Enterprise Agreement on Monday 25 March 2019. The new Enterprise Agreement was accepted by the majority of staff who voted.

The new Enterprise Agreement will operate for a period of three years and is largely a roll-over of the existing Agreement. The only financial impact is the annual salary increases of 1.5%, 1.5% and 1.95% respectively for the three years of the Agreement. A copy of the new Enterprise Agreement has been placed in the Elected Members Reading Room for reference.

The Enterprise Agreement has been negotiated within the budget parameters included in the City's approved Long Term Financial Plan.

Statutory Compliance

The new Agreement has been negotiated in accordance with the requirements set out in the Fair Work Act.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.2 Provide responsible resource and planning management which recognises our significant future growth”

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Financial Implications

The annual pay increases of 1.5%, 1.5% and 1.95% over the life of the three year Agreement, are within the Annual Operating Budget / Long Term Financial Plan provisions.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the new *Waste Services Enterprise Agreement 2019* being lodged with the Fair Work Commission.

Attachments: Nil

Transactional Finance

3.16 Warrant of Payments for the Period to 28 February 2019

File Ref: 1859 – 19/84321
 Responsible Officer: Director Corporate Strategy & Performance
 Disclosure of Interest: Declaration
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of February 2019, including a statement as to the total amounts outstanding at the end of the month.

Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Council Meeting.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

Detail

The following is the Summary of Accounts paid in February 2019:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C Accounts Paid – February 2019		
Cheque Numbers	115798 - 116040	\$672,282.46
EFT Document Numbers	3442 - 3458	<u>\$10,270,201.34</u>
TOTAL ACCOUNTS PAID		<u>\$10,942,483.80</u>
Less Cancelled Cheques		(\$3,971.55)
Manual Journal		(1,708,884.90)
Town Planning Scheme		<u>(\$28,763.62)</u>
RECOUP FROM MUNICIPAL FUND		<u>(\$9,200,863.73)</u>
Municipal Fund – Bank A/C Accounts Paid – February 2019		
Muni Recoup		9,200,863.73
Direct Payments		\$51,082.80
Payroll – Direct Debits		<u>\$3,501,548.45</u>
TOTAL ACCOUNTS PAID		<u>\$12,753,494.98</u>
Town Planning Scheme Accounts Paid – February 2019		
Cell 2		\$2,780.00
Cell 5		\$22,484.83
Cell 6		\$145.05
Cell 7		\$145.05
Cell 8		<u>\$3,208.69</u>
TOTAL ACCOUNTS PAID		<u>\$28,763.62</u>

At the close of February 2019 outstanding creditors amounted to \$1,085,524.65.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of February 2019 is presented to the Council for information and recording in the minutes of the meeting, as required by the *Local Government (Financial Management) Regulations 1996*.

Statutory Compliance

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.3 Progressive Organisation

4.3.2 Ensure excellence in our customer service”

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES the list of payments drawn for the month of February 2019, as summarised below:-

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – February 2019		
Cheque Numbers	115798 - 116040	\$672,282.46
EFT Document Numbers	3442 - 3458	<u>\$10,270,201.34</u>
TOTAL ACCOUNTS PAID		<u>\$10,942,483.80</u>
Less Cancelled Cheques		(\$3,971.55)
Manual Journal		(1,708,884.90)
Town Planning Scheme		<u>(\$28,763.62)</u>
RECOUP FROM MUNICIPAL FUND		<u>(\$9,200,863.73)</u>
Municipal Fund – Bank A/C		
Accounts Paid – February 2019		
Muni Recoup		9,200,863.73
Direct Payments		\$51,082.80
Payroll – Direct Debits		<u>\$3,501,548.45</u>
TOTAL ACCOUNTS PAID		<u>\$12,753,494.98</u>
Town Planning Scheme		
Accounts Paid – February 2019		
Cell 2		\$2,780.00
Cell 5		\$22,484.83
Cell 6		\$145.05
Cell 7		\$145.05
Cell 8		<u>\$3,208.69</u>
TOTAL ACCOUNTS PAID		<u>\$28,763.62</u>

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115798	05/02/2019	Thushara Vipin	\$100.00
		Bond Refund	
00115799	05/02/2019	Banksia Grove Development Nominees	\$850.00
		Bond Refund	
00115800	05/02/2019	David A Croft	\$850.00
		Bond Refund	
00115801	05/02/2019	Tam Truong	\$540.00
		Bond Refund	
00115802	05/02/2019	Ladan Hassan	\$540.00
		Bond Refund	
00115803	05/02/2019	Liane Stemp	\$100.00
		Bond Refund	
00115804	05/02/2019	Mahdokht Farrokhi Bourkheili	\$540.00
		Bond Refund	
00115805	05/02/2019	Kym Abduramanoski	\$850.00
		Bond Refund	
00115806	05/02/2019	Mr Sina Jafari	\$850.00
		Bond Refund	
00115807	05/02/2019	Amanda Wesley	\$100.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bond Refund	
00115808	05/02/2019	Samantha Rodgers	\$540.00
		Bond Refund	
00115809	05/02/2019	Lions Club of Girrawheen Incorporated	\$850.00
		Bond Refund	
00115810	05/02/2019	Rates Refund	\$100.00
00115811	05/02/2019	Rates Refund	\$14.63
00115812	05/02/2019	Rates Refund	\$4,000.00
00115813	05/02/2019	Ellen Flatman	\$15.95
		Refund - Swimming Lessons - Cancelled	
00115814	05/02/2019	B Hindley	\$20.80
		Refund - Copies Of Plans - No Record Of Retaining Wall Plans	
00115815	05/02/2019	Tanya Couch	\$62.90
		Refund - Copies Of Plans - No Record Of House Plans	
00115816	05/02/2019	Rachel Raward	\$150.00
		Dog Registration Refund - Sterilised	
00115817	05/02/2019	Russell Neilson	\$62.90
		Refund - Copies Of House Plans - Not Available	
00115818	05/02/2019	Kalmar Pty Ltd	\$139.65
		Partial Refund - Development Application - Exempt	
00115819	05/02/2019	Professionals Granger Clark The Market Place Shopping Centre	\$265.50
		Partial Refund - Development Application - Not Required	
00115820	05/02/2019	Cancelled	
00115821	05/02/2019	Mass Group WA	\$139.65
		Partial Refund - Development Application - Not Required	
00115822	05/02/2019	Lisa Hook	\$360.00
		Vehicle Crossing Subsidy	
00115823	05/02/2019	Rates Refund	\$1,215.00
00115824	05/02/2019	Rates Refund	\$643.71
00115825	05/02/2019	James Chapman	\$140.00
		Refund - Food Business Registration Fee - Withdrawn	
00115826	05/02/2019	Girrawheen Library Petty Cash	\$99.30
		Petty Cash	
00115827	05/02/2019	Water Corporation	\$10,160.78
		Water Charges For The City	
00115828	05/02/2019	Telstra	\$573.64
		Phone/Internet Charges For The City	
00115829	05/02/2019	Kingsway Stadium Petty Cash	\$212.55

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Petty Cash	
00115830	05/02/2019	Chung Wah Association	\$300.00
		Deposit - Lion Dance Performance - Global Beats & Eats - Communications & Events	
00115831	06/02/2019	Cr F Cvitan	\$2,663.79
		Monthly Allowance	
00115832	12/02/2019	Wanneroo Repertory Incorporated	\$1,564.35
		Refund - Building Insurance - Limelight Theatre	
00115833	12/02/2019	Capricorn Village Joint Venture	\$98.27
		Refund - Fees Not Expended Processing Amendment No 3 To The Two Rocks Agree Structure Plan No 69	
00115834	12/02/2019	Kylie Chislett	\$52.00
		Refund - Swimming Lessons - Cancelled	
00115835	12/02/2019	Jason Van Haeften	\$360.00
		Vehicle Crossing Subsidy	
00115836	12/02/2019	Susan Hawks	\$441.00
		Refund - Development Application - Not Required	
00115837	12/02/2019	Delaveris Enterprises Pty Ltd ATFT	\$441.00
		Refund - Fees - Application Submitted In Error	
00115838	12/02/2019	Stephen Pennock	\$44.10
		Partial Refund - Development Application - Withdrawn	
00115839	12/02/2019	Oasis Patios	\$147.00
		Refund - Development Application - Not Required	
00115840	12/02/2019	Shots	\$505.20
		Hire Fee Refund	
00115841	12/02/2019	Barbara Hovingh	\$25.00
		Refund - Christmas Party 2018 - Programs	
00115842	12/02/2019	Al Sheikh Shaker	\$540.00
		Bond Refund	
00115843	12/02/2019	Chantelle Murphy	\$540.00
		Bond Refund	
00115844	12/02/2019	Jane Delaney	\$100.00
		Bond Refund	
00115845	12/02/2019	The Event Mill	\$540.00
		Bond Refund	
00115846	12/02/2019	Emma McMillan	\$100.00
		Bond Refund	
00115847	12/02/2019	Quinns Calisthenics Club Incorporated	\$540.00
		Bond Refund	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115848	12/02/2019	Shree Kutchi Leva Patel Community WA Incorporated	\$540.00
		Bond Refund	
00115849	12/02/2019	Julia Edwards-Pardoe	\$540.00
		Bond Refund	
00115850	12/02/2019	Mary Marlow	\$850.00
		Bond Refund	
00115851	12/02/2019	Meghan Nagy	\$850.00
		Bond Refund	
00115852	12/02/2019	Josh Bomford	\$850.00
		Bond Refund	
00115853	12/02/2019	Rebecca Mackie	\$850.00
		Bond Refund	
00115854	12/02/2019	Denis Cleary	\$850.00
		Bond Refund	
00115855	12/02/2019	Noura Aldaoud	\$850.00
		Bond Refund	
00115856	12/02/2019	Ngala Community Services	\$35.80
		Hire Fee Refund	
00115857	12/02/2019	Mark & Rebecca Payne	\$360.00
		Vehicle Crossing Subsidy	
00115858	12/02/2019	Brody & Skye Prideaux	\$360.00
		Vehicle Crossing Subsidy	
00115859	12/02/2019	Sunny Mudzingwa	\$52.60
		Hire Fee Refund	
00115860	12/02/2019	Osbourne Daw	\$1,000.00
		Refund - Street & Verge Bond	
00115861	12/02/2019	Mark Turich	\$2,000.00
		Refund - Street & Verge Bond	
00115862	12/02/2019	Mark Henderson	\$2,000.00
		Refund - Street & Verge Bond	
00115863	12/02/2019	Erino Mosconi	\$1,000.00
		Refund - Street & Verge Bond	
00115864	12/02/2019	Melissa Jarman	\$1,000.00
		Refund - Street & Verge Bond	
00115865	12/02/2019	V Baranovschi	\$2,000.00
		Refund - Street & Verge Bond	
00115866	12/02/2019	Lynn Edgeloe	\$1,000.00
		Refund - Street & Verge Bond	
00115867	12/02/2019	Glen Appleton	\$1,000.00
		Refund - Street & Verge Bond	
00115868	12/02/2019	City of Wanneroo	\$240.00
		Cash Advance - Vouchers For Summer Reading Club - Library Services	
00115869	12/02/2019	Wanneroo Library Petty Cash	\$218.70
		Petty Cash	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115870	12/02/2019	Water Corporation	\$6,912.16
		Water Charges For The City	
00115871	12/02/2019	Finance Services Petty Cash	\$584.90
		Petty Cash	
00115872	12/02/2019	Redink Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115873	12/02/2019	Pure Homes Pty Ltd Trading As B1 Homes	\$4,000.00
		Refund - Street & Verge Bond X 2	
00115874	12/02/2019	Plunkett Homes (1903) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115875	12/02/2019	Select Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115876	12/02/2019	Coolican Civil Engineering Pty Ltd	\$1,298.00
		Replace Pit Lids - Jindalee And Banksia Grove - Engineering	
00115877	14/02/2019	McCorkell Constructions Pty Ltd	\$119,212.53
		Payment Certificate 1 - Kingsway Olympic Club Room New Changerooms & Grandstand - Facilities Projects	
00115878	19/02/2019	Harish Bhudia	\$540.00
		Bond Refund	
00115879	19/02/2019	Courtney Nunn	\$100.00
		Bond Refund	
00115880	19/02/2019	Ellen Flatman	\$150.00
		Bond Refund	
00115881	19/02/2019	Michelle Anne Wilson	\$100.00
		Bond Refund	
00115882	19/02/2019	Clare Logan	\$150.00
		Bond Refund	
00115883	19/02/2019	Nerissa Nunez-Uy	\$850.00
		Bond Refund	
00115884	19/02/2019	Australia Karen Organization WA Incorporated	\$150.00
		Bond Refund	
00115885	19/02/2019	Mariana Bocsa	\$540.00
		Bond Refund	
00115886	19/02/2019	Neil Whatmore	\$697.50
		Bond Refund	
00115887	19/02/2019	Kerry-Lee Riley	\$100.00
		Bond Refund	
00115888	19/02/2019	Zumba Dance Fitness With Sacha	\$30.00
		Stale Cheque 0010008 - Booking Cancelled - Re-Issue	
00115889	19/02/2019	Lions Club Of Girrawheen	\$555.30

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Donation - 100% Waiver Of Fees - Hire Of Hudson Park And Dennis Cooley Pavilion - Hire of Bins For 2019 Australia Day Breakfast 26.01.2019	
00115890	19/02/2019	Cheer Aesthetics Pty Ltd	\$1,500.00
		Sponsorship - 4 X Members - Participate In The Varsity International Summit Championships 2019 - Florida - 04.05.2019	
00115891	19/02/2019	Vernon Fonceca	\$114.70
		Refund - Copies Of Plans - Not Available	
00115892	19/02/2019	Wessel Oosthuizen	\$31.50
		Refund - Copies Of Plans - Not Available	
00115893	19/02/2019	Casey-Lee Clarke	\$360.00
		Vehicle Crossing Subsidy	
00115894	19/02/2019	Cyndi Gilbert-den Boer	\$25.00
		Refund - Septic Tank Plans - Not Available	
00115895	19/02/2019	Hindu Swayamsevak Sangh Incorporated	\$100.00
		Stale Cheque 00109946 - Hire Bond Refund - Re-Issue	
00115896	19/02/2019	Adil Ashami	\$540.00
		Bond Refund	
00115897	19/02/2019	Rates Refund	\$538.23
00115898	19/02/2019	Rates Refund	\$4,000.00
00115899	19/02/2019	Valda Parkinson	\$133.83
		Refund - Cardless Cash Aquamotion - No Longer Required	
00115900	19/02/2019	Veronica Hall	\$97.98
		Refund - Swimming Lessons - Cancelled	
00115901	19/02/2019	Rates Refund	\$5,142.37
00115902	19/02/2019	Rates Refund	\$120.74
00115903	19/02/2019	Rates Refund	\$4,545.36
00115904	19/02/2019	Rates Refund	\$901.69
00115905	19/02/2019	John Totten	\$2,000.00
		Refund - Street & Verge Bond	
00115906	19/02/2019	Alana Middleton	\$2,000.00
		Refund - Street & Verge Bond	
00115907	19/02/2019	Martin Wright	\$2,000.00
		Refund - Street & Verge Bond	
00115908	19/02/2019	Vidomir Novic	\$1,000.00
		Refund - Street & Verge Bond	
00115909	19/02/2019	Paul Menlove	\$2,000.00
		Refund - Street & Verge Bond	
00115910	19/02/2019	Rob Layton	\$2,000.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Street & Verge Bond	
00115911	19/02/2019	Williams Tyler Hill	\$2,000.00
		Refund - Street & Verge Bond	
00115912	19/02/2019	Miran Vrabelj	\$2,000.00
		Refund - Street & Verge Bond	
00115913	19/02/2019	Lindsay Hall	\$2,000.00
		Refund - Street & Verge Bond	
00115914	19/02/2019	Thi Dung Quach	\$441.00
		Refund - Development Application - Not Required	
00115915	19/02/2019	Museum Petty Cash	\$92.05
		Petty Cash	
00115916	19/02/2019	Girrawheen Library Petty Cash	\$33.65
		Petty Cash	
00115917	19/02/2019	Optus	\$1,259.72
		Phone Charges For The City	
00115918	19/02/2019	Water Corporation	\$13,108.20
		Water Charges For The City	
00115919	19/02/2019	Telstra	\$12,911.41
		Phone Charges For The City	
00115920	19/02/2019	Clarkson Library Petty Cash	\$132.85
		Petty Cash	
00115921	19/02/2019	Swift Demolition	\$1,000.00
		Refund - Street & Verge Bond	
00115922	19/02/2019	Redink Homes Pty Ltd	\$949.73
		Refund - Street & Verge Bond	
00115923	19/02/2019	Ashby Operations Centre Petty Cash	\$56.85
		Petty Cash	
00115924	19/02/2019	Solargain Pv Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115925	19/02/2019	Mr Peter Tuck	\$57.65
		Keyholder Payment	
00115926	19/02/2019	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115927	19/02/2019	Plunkett Homes (1903) Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00115928	19/02/2019	Wow Group (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115929	19/02/2019	Devlyn Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115930	19/02/2019	ACorp Construction Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00115931	19/02/2019	Prime Investments (WA) Pty Ltd	\$2,000.00
		Refund - Street And Verge Bond	
00115932	19/02/2019	My Homes WA Pty Ltd	\$1,118.43
		Refund - Street & Verge Bond	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115933	21/02/2019	Grenache Developments Pty Ltd	\$55,571.91
		Reimbursement - Contribution Roundabout Intersection Shiraz Boulevard, Mary Street & Cabernet Loop Pearsall	
00115934	25/02/2019	Agrimate	\$742.50
		Repair Fence - Kingsway - Construction	
00115935	25/02/2019	Angela Williams	\$400.00
		Music Performance - Wandjoo	
00115936	25/02/2019	Aussie Natural Spring Water	\$570.00
		2,880 X 600mL Bottles Of Water - Australia Day - Communications & Events	
00115937	25/02/2019	Autosmart North Metro Perth	\$1,442.10
		Floorsmart Cleaner - Fleet	
00115938	25/02/2019	Bishops Boilys	\$412.50
		Repair Hinges - Mary Lindsay Homestead - Building Maintenance	
00115939	25/02/2019	Blue Ochre Aboriginal Art Studio	\$1,000.00
		Basket Weaving - Wandjoo Festival - Community Development	
00115940	25/02/2019	Bojesse Shipway	\$400.00
		Music Performance - Wandjoo Festival - Community Development	
00115941	25/02/2019	Carbon AG Solutions Pty Ltd	\$1,204.50
		Soil Conditioner - Conservation	
00115942	25/02/2019	Cooldrive Distribution	\$2,725.76
		Vehicle Spare Parts - Fleet	
00115943	25/02/2019	Cut Price Imports	\$483.01
		Australian Hand Wavers - Communications & Events	
00115944	25/02/2019	DJ Riches & L Riches	\$1,000.00
		Music Performance - Wandjoo Festival - Community Development	
00115945	25/02/2019	Elizabeth Narkle	\$1,000.00
		Dance And Didgeridoo Performance - Wandjoo Festival - Community Development	
00115946	25/02/2019	Get Home Safe Limited	\$348.08
		Monthly Software Subscription - People And Culture	
00115947	25/02/2019	JB Hi Fi Group Pty Ltd	\$887.00
		Multimedia Receiver - Fleet	
		UHD LED Television - Aquamotion	
00115948	25/02/2019	Leamac Picture Framing	\$90.00
		4 X White Mats - Australia Day - Communications & Events	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115949	25/02/2019	Market Creations	\$47,548.00
		Replacement Of The City's Intranet Platform - IT	
00115950	25/02/2019	Nintex Pty Ltd	\$2,359.50
		Subscription - Promapp Process Manager, Saas - IT	
00115951	25/02/2019	Palace Cinemas Pty Ltd	\$595.00
		Paradiso Cinema Movie Event - Programs	
00115952	25/02/2019	Parins	\$1,500.00
		Insurance Excess - WN 31963 - Waste	
00115953	25/02/2019	Phillip Allan Kickett	\$400.00
		Music Performance - Wandjoo Festival - Community Development	
00115954	25/02/2019	R11 Pty Ltd	\$100,587.58
		Provision Of Core Switch Replacement - IT	
00115955	25/02/2019	Reece Pty Ltd	\$3,238.09
		Urinal Partition Glass X 4 - New Civic Centre	
00115956	25/02/2019	RYDA Dot Com	\$4,680.00
		Nitecore Torch X 26 - Rangers	
00115957	25/02/2019	Scott Griffiths	\$1,300.00
		Music Performance - Wandjoo Festival - Community Development	
00115958	25/02/2019	Sensair Refrigeration & Airconditioning	\$187.00
		Service Vaccine Fridge - Health	
00115959	25/02/2019	Smartstream Technology Pty Ltd	\$370.70
		Stormwater Access Lid - Engineering	
00115960	25/02/2019	Specialised Security Shredding	\$241.56
		Shredding Services For The City	
00115961	25/02/2019	Specialised Pharmacy Supplies	\$764.50
		Advertising - Aquamotion	
00115962	25/02/2019	Sylex Ergonomics	\$2,688.40
		3 X Mobile Screens - Clarkson And Yanchep - Library Services	
00115963	25/02/2019	The Trustee For The Butler Swimming School Unit Trust	\$300.00
		Swimming Lessons - Senior Citizens - Programs	
00115964	25/02/2019	The Trustee For Top End Imports Trust	\$1,144.00
		Frillneck Cap Silver X 40 - Stores Stock	
00115965	25/02/2019	WA Fenceworks Pty Ltd	\$55,778.25
		Cricket Net Conversion - Gumblossom Park - Projects	
		Repair Concrete Slab - Gumblossom Baseball Cage - Projects	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115966	25/02/2019	WA Safety And Training Pty Ltd	\$2,752.75
		Safety Compliance - Australia Day - Communications & Events	
00115967	25/02/2019	Honey Webb	\$1,000.00
		Dance Performance - Wandjoo Festival - Community Development	
00115968	26/02/2019	Julie Payne	\$101.50
		Refund - Swimming Lessons - Cancelled	
00115969	26/02/2019	Angela Mason	\$30.00
		Dog Registration Refund - Sterilised	
00115970	26/02/2019	David Croft	\$850.00
		Bond Refund	
00115971	26/02/2019	Phyllis Brown	\$540.00
		Bond Refund	
00115972	26/02/2019	Landsdale Cricket Club Incorporated	\$850.00
		Bond Refund	
00115973	26/02/2019	Daniel Kodi	\$540.00
		Bond Refund	
00115974	26/02/2019	Perth Anglo Indian Federation Incorporated	\$850.00
		Bond Refund	
00115975	26/02/2019	Faris Salloomi	\$850.00
		Bond Refund	
00115976	26/02/2019	Thu Vu	\$150.00
		Bond Refund	
00115977	26/02/2019	Aderajew Wassie Bines	\$850.00
		Bond Refund	
00115978	26/02/2019	Kevin Francis	\$150.00
		Bond Refund	
00115979	26/02/2019	Yulia Wood	\$100.00
		Bond Refund	
00115980	26/02/2019	Sonja Elliot	\$850.00
		Bond Refund	
00115981	26/02/2019	Quinns Mindarie Surf Lifesaving Club	\$850.00
		Bond Refund	
00115982	26/02/2019	Chermaine Muir	\$100.00
		Bond Refund	
00115983	26/02/2019	Karlee Williams	\$100.00
		Bond Refund	
00115984	26/02/2019	Kevin Viljoen	\$150.00
		Bond Refund	
00115985	26/02/2019	Chantelle Rogers	\$100.00
		Bond Refund	
00115986	26/02/2019	Ronilo Tagalag	\$540.00
		Bond Refund	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00115987	26/02/2019	Rates Refund	\$104.64
00115988	26/02/2019	Perth African Nations Football Council	\$540.00
		Bond Refund	
00115989	26/02/2019	Potters House Christian Church	\$540.00
		Bond Refund	
00115990	26/02/2019	Potters House Christian Church	\$540.00
		Bond Refund	
00115991	26/02/2019	Hadi Rahman	\$102.08
		Refund - Swimming Lessons - Cancelled	
00115992	26/02/2019	Satterley Property Group Pty Ltd	\$931.67
		Part Refund - Fees Not Expended Processing Amendment No.1 To The North Eglinton Agreed Structure Plan No 93	
00115993	26/02/2019	RJ & AL Van Rooyen	\$360.00
		Vehicle Crossing Subsidy	
00115994	26/02/2019	Rates Refund	\$5,115.09
00115995	26/02/2019	Rates Refund	\$721.58
00115996	26/02/2019	Rates Refund	\$633.39
00115997	26/02/2019	Rates Refund	\$846.93
00115998	26/02/2019	Rates Refund	\$640.36
00115999	26/02/2019	Rates Refund	\$548.94
00116000	26/02/2019	Rates Refund	\$574.28
00116001	26/02/2019	Rates Refund	\$795.29
00116002	26/02/2019	Rates Refund	\$650.69
00116003	26/02/2019	Rates Refund	\$532.05
00116004	26/02/2019	Rates Refund	\$650.28
00116005	26/02/2019	Rates Refund	\$650.28
00116006	26/02/2019	Rates Refund	\$278.69
00116007	26/02/2019	Rates Refund	\$278.70
00116008	26/02/2019	Rates Refund	\$565.83
00116009	26/02/2019	Rates Refund	\$557.39
00116010	26/02/2019	Merle Illingworth	\$60.00
		Dog Registration Refund - Overpayment	
00116011	26/02/2019	Chaw Ya	\$20.80
		Refund - Copies Of Plans - Not Available	
00116012	26/02/2019	Jade Shallis	\$20.80
		Refund - Copies Of Plans - Not Available	
00116013	26/02/2019	Chrisostonios Demetri	\$3,905.07
		Refund - Building Application - Cancelled	
00116014	26/02/2019	Buildinglines Approvals Pty Ltd	\$138.36
		Refund - Building Application - Refused	
00116015	26/02/2019	Amy Northcott	\$61.65

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Building Application - Refused	
00116016	26/02/2019	Scott Curtis	\$147.00
		Refund - Development Application - Not Required	
00116017	26/02/2019	Christine Mearns	\$2,000.00
		Refund - Street & Verge Bond	
00116018	26/02/2019	Thanh Nguyen	\$1,000.00
		Refund - Street & Verge Bond	
00116019	26/02/2019	Cory Saxon	\$2,000.00
		Refund - Street & Verge Bond	
00116020	26/02/2019	Jeffrey Ketteringham	\$2,000.00
		Refund - Street & Verge Bond	
00116021	26/02/2019	Cathleen Kress	\$2,000.00
		Refund - Street & Verge Bond	
00116022	26/02/2019	Kerry Lovejoy	\$1,000.00
		Refund - Street & Verge Bond	
00116023	26/02/2019	Keith Coleman	\$2,000.00
		Refund - Street & Verge Bond	
00116024	26/02/2019	David Mead	\$2,000.00
		Refund - Street & Verge Bond	
00116025	26/02/2019	Mark Capes	\$1,000.00
		Refund - Street & Verge Bond	
00116026	26/02/2019	Peter Clinch	\$1,000.00
		Refund - Street & Verge Bond	
00116027	26/02/2019	Cancelled	
00116028	26/02/2019	Cancelled	
00116029	26/02/2019	Rates Refund	\$1,470.58
00116030	26/02/2019	Water Corporation	\$6,902.40
		Water Charges For The City	
00116031	26/02/2019	Telstra	\$29,852.93
		Phone/Internet Charges For The City	
00116032	26/02/2019	Miss Emma Williams	\$255.00
		Reimbursement - Austswim Renewal To Maintain Current Role - Aquamotion	
00116033	26/02/2019	Australia Post - Postal Manager	\$473.00
		Locked Bag Renewal - Information Management	
00116034	26/02/2019	BGC Construction	\$47.42
		Partial Refund - Building Application - Incorrect Construction Value Given	
00116035	26/02/2019	Rocca Enterprises Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00116036	26/02/2019	Integrity Developments (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00116037	26/02/2019	Mrs Francine Friedli	\$79.00
		Reimbursement - BNutrition Training	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00116038	26/02/2019	V&M Agostino Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00116039	26/02/2019	Bianchini Builders	\$1,000.00
		Refund - Street & Verge Bond	
00116040	27/02/2019	Karla Hart Enterprises Pty Ltd	\$7,607.00
		Wandjoo Festival - Event Coordinator - 2019	
		Total Director Corporate Services Advance - Cheques	\$672,282.46
ELECTRONIC FUNDS TRANSFER			
00003442	05/02/2019		
		Synergy	\$100,022.85
		Power Supplies For The City	
00003443	05/02/2019		
		Alinta Gas	\$1,047.90
		Gas Supplies For The City	
		Australia Post	\$6,518.47
		Billpay Transaction Fee - Rates	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Building & Construction Industry Training Board	\$47,757.35
		Collection Approved Levy Payments Up Until 31.12.2018 - Finance	
		Cr Brett Treby	\$500.00
		Reimbursement - Purchase Of Corporate Apparel	
		Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Eric Jan Byleveld	\$200.00
		Volunteer Payment	
		Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		LD & D Australia Pty Ltd	\$234.25
		Milk Deliveries For The City	
		Trailer Parts Pty Ltd	\$22.00
		Vehicle Spare Parts - Fleet	
		Western Power	\$51,550.00
		Stay Pole Wire Relocation - Mirrabooka Avenue - Projects	
00003444	05/02/2019		

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Advanced Traffic Management	\$692.45
		Traffic Control Services For The City	
		Atom Supply	\$2,027.26
		Safety Glasses And Wipes - Stores	
		Australian Institute of Management	\$1,012.00
		Training - Professional Executive Assistant - Office Of The CEO	
		Because We Care Pty Ltd	\$16,753.44
		Dog Waste Bags X 50,1000 - Waste	
		Best Consultants Pty Ltd	\$7,040.00
		Electrical Consulting Services - Kingsway AFL Floodlighting - Projects	
		Electrical Consulting Services - Anthony Waring Oval Floodlighting - Projects	
		Binley Fencing	\$45.76
		Temporary Fencing - Yanchep Lagoon - Parks	
		Burgtec Australasia Pty Ltd	\$415.80
		Office Chair - Assets	
		Caltex Energy	\$357.59
		Fuel - January 2019 - Fleet Assets	
		Champion Music	\$247.50
		Deposit - Live Performance – Live In The Amphitheatre - Communications & Events	
		CS Legal	\$14,133.36
		Court Fees For The City	
		Diamond Plumbing & Gas	\$4,081.39
		Plumbing Maintenance For The City	
		Elliotts Irrigation Pty Ltd	\$3,024.40
		Reticulation Items - Parks	
		Environmental Industries Pty Ltd	\$59,134.87
		Landscape Maintenance For The City	
		Gastech Australia	\$1,021.35
		Calibrate Gas Detector - Construction	
		Geoff's Tree Service Pty Ltd	\$17,950.05
		Pruning Works - Various Locations - Conservation	
		Iconic Property Services Pty Ltd	\$75.68
		Cleaning Services For The City	
		Imagesource Digital Solutions	\$2,024.00
		Velcro Wrap Banners - St Anthony's Display - Cultural Services	
		Window Decal Removal - Centenary Of Armistice - Cultural Services	
		Wall Decal - Busy Bee Kids Wall Area - Cultural Services	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Integrity Industrial Pty Ltd	\$12,311.79
		Casual Labour For The City	
		Interfire Agencies Pty Ltd	\$586.01
		Equipment Purchases - Fire Services	
		Laundry Express	\$469.99
		Cleaning Of Linen - Elected Members Dining Area	
		Ligna Construction	\$2,252.12
		New Playground Installation - Ronsard & Sandison Parks - Construction	
		Mindarie Regional Council	\$496,391.04
		Refuse Disposal For The City	
		Pindan Pty Ltd	\$39,924.98
		Progress Claim 19 - Wanneroo Civic Centre Extension - Projects	
		Programmed Integrated Workforce	\$17,331.72
		Casual Labour For The City	
		RM Gillis & CJ Marci	\$1,465.00
		Removal Services For The City	
		Roads 2000	\$27,608.02
		Asphalt - Finlay Place - Construction	
		Safety Tactile Pave	\$4,347.19
		Install Tactile Paving - Ocean Keys - Engineering	
		Site Architecture Studio	\$4,400.00
		Architectural Consultancy - Quinns Mindarie Community Centre - Projects	
		Suez Recycling & Recovery Pty Ltd	\$86,743.36
		Bin Collections - Waste	
		Turf Care WA Pty Ltd	\$9,920.76
		Turfing Works For The City	
		Turfmaster Pty Ltd	\$5,420.25
		Turfing Works For The City	
		United Equipment Pty Ltd	\$14,469.24
		Vertical Lift - Single Man - Building Maintenance	
		WEX Australia Pty Ltd	\$746.47
		Fuel - January - Fleet	
		Wilsons Sign Solutions	\$99.00
		Update Of Honour Board - L Simpkins Resignation Date - Corporate Support	
		Work Clobber	\$126.00
		Staff Uniforms - Parks	
00003445	06/02/2019		
		City of Wanneroo - Rates	\$1,100.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Deductions - Rates Assessment X 4	
		Cr Brett Treby	\$2,363.79
		Monthly Allowance	
		Cr Denis John Hayden	\$2,663.79
		Monthly Allowance	
		Cr Domenic Zappa	\$2,463.79
		Monthly Allowance	
		Cr Dot Newton	\$2,563.79
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,663.79
		Monthly Allowance	
		Cr Lewis Flood	\$2,663.79
		Monthly Allowance	
		Cr Linda Aitken	\$2,663.79
		Monthly Allowance	
		Cr Natalie Sangalli	\$4,550.63
		Monthly Allowance	
		Cr Paul Miles	\$2,163.79
		Monthly Allowance	
		Cr Russell Driver	\$2,663.79
		Monthly Allowance	
		Cr Samantha Jane Fenn	\$2,663.79
		Monthly Allowance	
		Cr Sonet Coetzee	\$2,663.79
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,543.04
		Monthly Allowance	
00003446	07/02/2019		
		Australasian Performing Right Association Ltd	\$1,557.64
		Licence Fee - 01.06.2018 - 31.08.2018 - Communications And Events	
		Licence Fee - 01.12.2018 - 28.02.2019 - Communications And Events	
		Caltex Energy	\$106.09
		Fuel - December - Light Fleet	
		Outsource Business Support Solution Ltd	\$3,909.15
		Data Review, Migration & Verification Process - IT	
		The Workwear Group Pty Ltd	\$3,826.80
		Uniform Issues - Various Employees	
00003447	12/02/2019		
		Australia Post	\$6,278.82
		Postage Charges For The City	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Synergy	\$46,523.20
		Power Supplies For The City	
00003448	12/02/2019		
		BOC Limited	\$59.32
		Industrial Nitrogen & Oxygen Medical C Size - Fleet And Community Safety	
		Burgtec Australasia Pty Ltd	\$352.00
		Office Chair - Rangers	
		Civil Technology	\$30.00
		Refund - Freedom Of Information Application Fee - Information Management	
		Clinipath Pathology	\$3,543.94
		Medical Fees For The City	
		Crowdpleaser Pty Ltd	\$72.00
		Deposit - Acoustic Entertainment - Live In The Amphitheatre - Communications & Events	
		CS Legal	\$1,778.65
		Court Fees For The City	
		Drovers Vet Hospital Pty Ltd	\$30.00
		Veterinary Services For The City	
		Environmental Industries Pty Ltd	\$26,312.00
		Landscape Maintenance For The City	
		Gioeng Consulting	\$2,145.00
		Traffic Management Plan Review - Engineering	
		Grasstrees Australia	\$237.60
		Hold Fees - Hardcastle Park - Projects	
		Integrity Industrial Pty Ltd	\$10,600.43
		Casual Labour For The City	
		Integrity Staffing	\$1,747.66
		Casual Labour For The City	
		Interia Systems	\$1,763.39
		4 X Tempo Side Chairs With Arms - Facilities	
		Kleenit	\$3,410.55
		High Pressure Cleaning - Hansen Vista - Engineering	
		Landmark Products Limited	\$22,891.00
		Design And Construction Of UAT - Warradale Park - Projects	
		Marketforce Pty Ltd	\$12,279.29
		Advertising Services For The City	
		Mindarie Regional Council	\$23,977.14
		Refuse Disposal For The City	
		Natural Area Holdings Pty Ltd	\$12,326.15

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Watering Application - Badgerup Reserve - Conservation	
		Peoplestreme Pty Ltd	\$33,000.00
		Learning & Development Module Subscription - People & Culture	
		Programmed Integrated Workforce	\$8,789.70
		Casual Labour For The City	
		Safeway Building & Renovations Pty Ltd	\$267,470.78
		Payment Certificate 5 - Pool Re-Tiling Wanneroo Aquamotion - Facilities Projects	
		Softfall Guys	\$1,523.50
		Repair Softfall - Monticello, Backshall & Joseph Banks Parks - Parks	
		St John Ambulance Western Australia	\$408.17
		First Aid Training And Kit Servicing For The City	
		Taylor Burrell Barnett	\$38,457.55
		Planning Framework Review - Wanneroo Town Centre - Strategic Land Use Planning	
		The Workwear Group Pty Ltd	\$2,115.51
		Uniforms Issues - Various Employees	
		Tim Eva's Nursery	\$1,257.30
		Supply Plants - Construction	
		Viva Energy Australia Pty Ltd	\$30,561.66
		Fuel Issues For The City	
		Worldwide Joondalup Malaga	\$56.00
		Printing - Business Cards - Place Management	
00003449	12/02/2019		
		Alinta Gas	\$4,730.30
		Gas Supplies For The City	
		Alinta Sales Pty Ltd	\$3,157.39
		Gas Supplies For The City	
		Ashmy Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Australian Manufacturing Workers Union	\$297.50
		Payroll Deduction	
		Australian Services Union	\$769.00
		Payroll Deduction	
		Australian Taxation Office	\$583,838.00
		Payroll Deduction	
		BGC Residential Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Celebration Homes Pty Ltd	\$12,000.00
		Refund - Street & Verge Bond X 6	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Child Support Agency	\$1,919.56
		Payroll Deduction	
		City of Wanneroo - Payroll Rates	\$6,678.00
		Payroll Deduction	
		City of Wanneroo - Social Club	\$764.00
		Payroll Deduction	
		Essential First Choice Homes Pty Ltd	\$1,474.86
		Refund - Street & Verge Bond	
		HBF Health Limited	\$836.70
		Payroll Deduction	
		Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Homebuyers Centre	\$2,000.00
		Refund - Street & Verge Bond	
		JCorp Trading As Perceptions	\$307.20
		Partial Refund - Development Application - Withdrawn	
		Landgate	\$168.00
		Identification Of Land Parcels - Rating Services	
		LGRCEU	\$1,937.26
		Payroll Deduction	
		Maxxia Pty Ltd	\$9,345.59
		Payroll Deduction	
		Mr Paul Postma	\$539.28
		Reimbursement - Food Purchased For Volunteer Bush Fire Brigade – 28.01.2019	
		Rates Refund	\$160.00
		Rates Refund	\$250.00
		Paywise Pty Ltd	\$505.42
		Payroll Deduction	
		Prime Projects Construction Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Selectus Salary Packaging	\$10,759.00
		Payroll Deduction	
		SSB Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Urban Development Institute of Australia WA Division Incorporated	\$775.00
		Training - Design WA - Attendees X 5 – Economic Development	
		Ventura Home Group Pty Ltd	\$30,000.00
		Refund - Street & Verge Bond X 15	
		Vodafone Hutchinson Australia Pty Ltd	\$715.06
		SMS Charges - Emergency Services	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00003450	12/02/2019		
		Cancelled	
00003451	14/02/2019		
		Australia Post	\$9,550.10
		Postage Charges For The City	
00003452	19/02/2019		
		Synergy	\$4,793.00
		Power Supplies For The City	
00003453	19/02/2019		
		Alinta Gas	\$612.75
		Gas Supplies For The City	
		Ashmy Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Australian Taxation Office	\$966.00
		Payroll Deduction	
		BGC Residential Pty Ltd	\$8,000.00
		Refund - Street & Verge Bond X 4	
		Building Commission	\$82,996.31
		Collection Agency Fee - 01.01.2019 - 31.01.2019 - Finance	
		Celebration Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		City of Wanneroo	\$159.35
		Building Permit BA2019/347 - Brazier Road Yanchep - Projects	
		Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Department of Transport	\$917.60
		Vehicle Search Fees - Rangers	
		Essential First Choice Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond Refund	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$6,000.00
		Refund - Street & Verge Bond X 3	
		Home Group WA Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		JCorp Pty Ltd Trading As Impressions	\$2,000.00
		Refund - Street & Verge Bond	
		JCorp Trading As Perceptions	\$4,000.00
		Refund - Street & Verge Bond X 2	
		LD & D Australia Pty Ltd	\$362.35
		Milk Deliveries For The City	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Mr Graham John Woodard	\$243.55
		Keyholder Payment	
		Rates Refund	\$3,411.00
		Ms Peggy Brown	\$145.00
		Keyholder Payment	
		Simsai Construction Group Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		SSB Pty Ltd	\$8,000.00
		Refund - Street & Verge Bond X 4	
		Trailer Parts Pty Ltd	\$303.54
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	\$30,000.00
		Refund - Street & Verge Bond X 15	
		Western Power	\$12,347.00
		Relocation Of Assets - Lenore Road - Engineering	
		Zurich Australia Insurance Ltd	\$1,424.05
		Excess Payment WN 33844	
00003454	19/02/2019		
		Australian Airconditioning Services Ltd	\$61,032.40
		Airconditioning Maintenance For The City	
		BP Australia Ltd	\$96,370.12
		Fuel Issues January 2019	
00003455	22/02/2019		
		A Team Printing Pty Ltd	\$457.60
		Printing - Daily Time Sheet Pads - Fleet	
		A2K Technologies Pty Ltd	\$527.09
		AutoCAD LT Commercial Single-User Annual Subscription - IT	
		ABM Landscaping	\$590.70
		Paving - Rosslare Park - Engineering	
		Aboriginal Productions & Promotions	\$550.00
		Welcome To Country 26.01.2019 - Communications & Events	
		Action Glass & Aluminium	\$5,080.08
		Glazing Services For The City	
		Activ Foundation Incorporated	\$1,839.20
		Mulching - Hartman Drive And Baseball Carpark	
		Adform Engraving & Signs	\$23.10
		Name Badge - Fire Services	
		Advance Press (2013) Pty Ltd	\$3,916.00
		Printing - Dog & Cat Registration Final Notices - Community Safety	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Advanced Traffic Management	\$26,170.11
		Traffic Management Services For The City	
		AECOM Australia Pty Ltd	\$21,768.45
		Biological Survey - Lake Gnangara Infrastructure Assets	
		Consultation Fees - Marmion Avenue - Infrastructure Assets	
		Biological Survey - Tamala Park – Infrastructure Assets	
		Air & Power Pty Ltd	\$816.15
		Air Compressor Maintenance - Fleet	
		Air Liquide Australia	\$290.40
		Gas Cylinder Hire - Fleet	
		Airlite Cleaning	\$209.81
		Cleaning Services - Yanchep Innovation Hub - Place Management	
		Alexander House of Flowers	\$195.00
		Bright Mixed 60th Wedding Anniversary Box Arrangement - Antonio And Patricia Salamone - Office Of The Mayor	
		Large Mixed Sympathy Box - Margaret Cockman - Office Of The Mayor	
		Allstamps	\$31.00
		Self Inking Name Stamp - Finance	
		AMBIUS	\$504.60
		Plant Rental - Girrawheen Hub	
		Amgrow Australia Pty Ltd	\$291.50
		Fertiliser - Parks	
		Animal Pest Management Services	\$12,045.00
		Fox Control For The City	
		Anstat Pty Ltd	\$3,063.50
		Lawlex Legislative Alerts & Premium Research 27.02.2019 - 26.02.2020 - Governance	
		Antiskid Industries Pty Ltd	\$28,303.00
		Install Antiskid Treatment - Marangaroo Drive - Projects	
		Aquatic Services WA Pty Ltd	\$1,182.50
		Emergency Repairs To Unblock Suctionline Aquamotion – Facilities Projects	
		Replace Ball Float & Makeup Line Aquamotion - Facilities Projects	
		AQWA	\$1,514.00
		Entry Fee & Catering - Gold Program Lunch - Programs	
		Armada Concrete Tank Co	\$5,080.00
		Repair Water Tank - Carramar Golf	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Course	
		Armaguard	\$370.69
		Cash Collection Services For The City	
		Aslab Pty Ltd	\$7,040.00
		Sampling & Testing - Mirrabooka Avenue, Caporn Street & Franklin Road - Construction	
		Atom Supply	\$916.66
		Batteries - Fleet/Stores	
		Australasian Performing Right Association Ltd	\$162.06
		Licence Renewal - Yanchep Two Rocks Library - 01.03.2019 - 29.02.2020	
		Australian Airconditioning Services Pty Ltd	\$23,303.29
		Airconditioning Maintenance For The City	
		Australian Environmental Education (WA Chapter)	\$385.00
		Registration - Catchments Corridors And Coasts - 16 - 18.01.2019 - Land Development	
		Australian Golf Course Superintendents Association Limited	\$355.00
		Membership - Sports Turf Management - Parks	
		Australian Institute of Management	\$2,774.00
		Training - Lean Six Sigma Green Belt - Project Management	
		Australian Property Consultants	\$2,750.00
		Market Rent Assessment - Wanneroo Civic Centre - Property	
		Australian Training Management Pty Ltd	\$4,225.00
		Training - Mobile Plant - Projects	
		Autism Swim	\$1,173.70
		Membership Renewal - February - July 2019 - Aquamotion	
		Monthly Membership - January & February 2019 - Aquamotion	
		AV Truck Service Pty Ltd	\$5,223.42
		Vehicle Spare Parts - Fleet	
		Axis Building Approvals	\$990.00
		Certificate Of Design Compliance - Big Top Marquee Tent - Wanneroo Showgrounds - Communications & Events	
		Backyards To Barnyards	\$71.39
		Supplies For Animal Care Centre - Rangers	
		Ball & Doggett Pty Ltd	\$708.76

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Paper Supplies - Print Room	
		Bartco Traffic Equipment Pty Ltd	\$181.50
		Attend Fire Sign - Community Safety	
		BBC Entertainment	\$2,090.00
		MC - Adrian Barich - Australia Day Citizenship Ceremony - Communications And Events	
		Beacon Equipment	\$1,418.95
		Brush Cutter - Fleet	
		Beaurepaires For Tyres	\$28,180.78
		Tyre Fitting Services For The City	
		Bee Advice	\$160.00
		Remove Bee Hive - Las Ramblas Park Clarkson	
		Benara Nurseries	\$2,190.21
		Plants - Parks	
		Best Consultants Pty Ltd	\$5,302.00
		Design And Documentation - Hainsworth Park Floodlighting - Projects	
		Electrical Consulting - Anthony Waring Floodlighting - Projects	
		Electrical Consulting Services - Kingsway Oval Lighting - Facilities	
		Better Pets and Gardens Wangara	\$606.19
		Animal Care Centre Supplies	
		Betty Jane Garlett	\$550.00
		Welcome To Country - Wandjoo Festival - Community Development	
		BGC Concrete	\$6,402.66
		Concrete Mix - Various Locations - Engineering	
		Bidfood Perth	\$908.88
		Tea & Coffee Supplies - Stores	
		Bindhu Holavanahalli	\$200.00
		Solo Performance - Australia Day 2019 - Communications & Events	
		Binley Fencing	\$1,126.27
		Temporary Fencing - Scenic Park - Projects	
		Temporary Fencing - Rotary Park - Parks	
		Temporary Fencing - Wanneroo Recreation Centre - Projects	
		Bollog Design Group Ltd	\$3,884.38
		Consultancy - Edgar Griffiths Park Sports Amenities - Projects	
		Consultancy Service - Kingsway Olympic Sports Clubrooms - Projects	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Boral Construction Materials Group	\$2,160.79
		Concrete Mix - Various Locations - Engineering	
		Boya Equipment	\$370.00
		Swissmex Sprayer X 2 - Parks	
		BP Australia Ltd	\$2,479.96
		Fuel - Stores	
		Bradbury Sewell Pty Ltd	\$3,828.00
		Pre-Construction Survey - Beach Road Pathway - Construction	
		Bring Couriers	\$747.99
		Courier Services - Health Services	
		Bucher Municipal Pty Ltd	\$26,571.99
		Vehicle Spare Parts - Fleet/Stores	
		Budo Group Pty Ltd	\$264.00
		Modify Latches - Aluminium Storage Boxes - Projects	
		Bunnings Pty Ltd	\$106.40
		Hook & Loop Velcro Strips - Kingsway Indoor Stadium	
		Bunzl Limited	\$1,358.29
		Stock - Stores Issue	
		Burgtec Australasia Pty Ltd	\$4,419.80
		Office Chairs - Various Employees	
		Chairs And Ottomans - Aquamotion	
		Busby Investments Pty Ltd	\$290.02
		Vehicle Hire - Australia Day 2019 - Communications & Events	
		Cabcharge	\$108.40
		Cabcharges For The City	
		Call Associates Pty Ltd	\$12,198.18
		Call Centre Services - December 2018 & January 2019 - Customer Relations	
		Canon Australia Pty Ltd	\$473.00
		Exchange Roller Kit - Planning	
		Capital Finance Australia Limited	\$993.76
		Spin Bike Lease Rental - Aquamotion	
		Car Care Motor Company Pty Ltd	\$6,451.95
		Vehicle Services/Repairs - Fleet	
		Cardno (WA) Pty Ltd	\$2,428.80
		Professional Services - Coastal Adaptation Plan - Planning	
		Carramar Resources Industries	\$4,068.90
		Brickies Sand - Stores	
		Carroll & Richardson	\$4,964.30

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Australian Fabric Handwavers X 300 - Communication & Events	
		Castledine Gregory	\$78,112.52
		Legal Fees For The City	
		Cat Welfare Society Incorporated	\$2,975.00
		Daily Impound Fees - Rangers	
		CDM Australia Pty Ltd	\$31,046.40
		Antivirus Software - IT	
		Professional Services - System Administrator Resource - 29.01.2019 - 01.02.2019 - IT	
		Challenge Batteries WA	\$1,665.40
		Vehicle Spare Parts - Fleet/Stores	
		Challenge Brass Band	\$990.00
		Performance - Australia Day 2019 - Communications & Events	
		Chandler Macleod Group Limited	\$2,626.96
		Casual Labour For The City	
		Chemistry Centre WA	\$369.88
		Water Sampling - Wangara Sump Site - Conservation	
		Cherry's Catering	\$24,204.84
		Catering Services For The City	
		Children's Book Council of Australia WA Branch Incorporated	\$60.00
		Institutional Membership - Libraries	
		Chris Kershaw Photography	\$750.00
		Photography - Australia Day Citizenship Ceremony - Communication & Events	
		Cineads Australia	\$2,016.30
		Advertising - Communication & Events	
		Circus Joseph Ashton Pty Ltd	\$37,290.00
		Tent Hire - Australia Day Citizenship Ceremony - Communications & Events	
		City of Gosnells	\$5,500.00
		Subscription - Switch Your Thinking 2018 / 2019 - Strategic & Environmental Planning	
		City of Joondalup	\$6,125.63
		Cost Reclaim - 50% Of Delos Invoice 00173 - Yellagonga Wetlands Monitoring & Management Project For Final Advisory Report To Support Deliberation & Decision - Information Management	
		Civica Pty Ltd	\$548.90
		Training - Civica Exchange - 20 - 21.02.2019 - IT	
		CK Maloney Surveying	\$980.10

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Boundary Re-Establishment Survey - Willespie Drive - Surveys	
		Clark Equipment Sales Pty Ltd	\$156,487.16
		Vehicle Spare Parts - Fleet/Stores	
		New Vehicle Purchase - Skid Steer X 2 - Fleet Assets	
		Classic Hire	\$2,640.00
		Hire Video Message Boards - Waste	
		Cleanaway	\$63,249.23
		Processing Of Recyclables - Waste	
		Recycling Tip Fees - Waste	
		Cleartech Waste Management Pty Ltd	\$1,091.75
		Collection & Disposal Of Empty IBCs And Drums - Fleet	
		Clifton Perth	\$16,231.88
		Stage For Australia Day Citizenship Ceremony 2019 - Communication & Events	
		Clinipath Pathology	\$1,325.23
		Medical Fees For The City	
		Coates Hire Operations Pty Ltd	\$1,948.80
		Equipment Hire - Projects/Aquamotion	
		Coca Cola Amatil Pty Ltd	\$946.70
		Beverages - Kingsway Indoor Stadium	
		Commercial Driveline Services Pty Ltd	\$570.13
		Vehicle Spare Parts - Fleet	
		Commissioner of Police	\$63.60
		Volunteer Police Checks - Conservation, Community Planning & Community Safety	
		Community Greenwaste Recycling Pty Ltd	\$1,448.70
		Removal Of Waste - Engineering	
		Convic Design Pty Ltd	\$9,130.00
		Design Consultancy - Yanchep Skate Park - Facilities	
		Corporate Scorecard	\$9,929.70
		Financial Assessments - Various Companies - Contracts & Procurement	
		Corsign (WA) Pty Ltd	\$6,887.32
		Sign - Works In Progress - Quinns Beach Projects	
		Signs - Street Name Plates X 14 - Engineering	
		Sign - Roads To Recovery - Franklin Road & Mirrabooka Avenue - Construction	
		Grabrails - Engineering	
		Sign - Wanneroo Town Centre - Strategic Land Use	
		Cossill & Webley Consulting Engineers	\$25,564.77

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Hartman Drive Duplication - Hepburn Avenue To Gngara Road - Assets	
		Connolly Drive Duplication - Lukin Drive To Benenden Road - Assets	
		Courier Australia	\$47.22
		Courier Services - Stores	
		COVS Parts	\$2,396.09
		Vehicle Spare Parts - Fleet/Stores	
		Critical Fire Protection & Training Pty Ltd	\$6,878.66
		Maintenance - Various Locations - Building Maintenance	
		Crommelins Machinery	\$1,673.00
		Plate Compactor - Fleet	
		CS Legal	\$6,736.80
		Debt Recovery Services - Rating Services	
		CSP Group	\$42.85
		Vehicle Spare Parts - Fleet	
		CW Brands Pty Ltd	\$374.99
		Vehicle Paint - Stores	
		Cyclus Pty Ltd	\$1,314.50
		Event Staff - Australia Day 2019 - Communications & Events	
		Event Staff - Wandjoo Festival - Community Development	
		Danka Scholtz Von Lorenz	\$1,099.23
		Additional Costs - Ridgewood Mosaic Project - Cultural Services	
		Darren John Jackson	\$6,600.00
		Legal Consultation - Developer Contributions - Legal	
		Data #3 Limited	\$68,211.36
		2 X Adobe Pro Licences - IT	
		Exchange Dr Server Patch - IT	
		Adobe Pro Licence - IT	
		Computer Software - IT	
		Additional Power Bi Pro User Licence - IT	
		Juice it 2019 Attendance - Barry Regan - IT	
		Licence Renewal - IT	
		Dave Lanfear Consulting	\$13,420.00
		Consultancy Services - Barbagallo Raceway - Facilities	
		Davy Street Pty Ltd	\$5,500.00
		Just Start It 2019 Sponsorship - Ashdale Secondary College - Economic Development	
		DC Golf	\$82,026.10

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Golf Course Commission - Carramar/Marangaroo - January 2019 - Property	
		De Vita & Dixon Lawyers	\$11,137.10
		Legal Fees For The City	
		Deans Auto Glass	\$1,375.00
		Window Tint - Bobcat - Fleet	
		Delta Echo Pty Ltd	\$6,688.00
		Review Of Amendment Number 3 - Banksia Grove Agreed Structure Plan - Economic Development	
		Review - North Wanneroo - A Better Way - Economic Development	
		Eglinton RSA Review Proposal - Advocacy & Economic Development	
		Denise Michelle Benda	\$210.00
		Face Painting - Yanchep Open Day - Youth Services	
		Department of the Premier and Cabinet	\$386.10
		Advertising - Amendment No. 160 - Planning Services	
		Advertising - Basis Of Rates - Finance	
		Advertising - Government Gazette 29.01.2019 - Rates	
		Derek Joseph Nannup	\$500.00
		MC Duties - Wandjoo Festival - Community Development	
		Diamond Lock & Security	\$4,608.16
		Locking Services For The City	
		Diamond Plumbing & Gas	\$33,296.92
		Plumbing Maintenance For The City	
		Digital Education Services	\$4,288.56
		DVD Stock - Library Services	
		Dimension Data Australia Pty Ltd	\$1,038.58
		Microsoft Project On-Line Licenses - IT	
		Direct Communications	\$3,805.34
		Microphone - Fleet	
		Install Radios - Fire Services/Fleet	
		Dowsing Group Pty Ltd	\$50,210.95
		Concrete Works - Various Locations - Engineering	
		Drainflow Services Pty Ltd	\$188,744.14
		Road Sweeping & Drain Cleaning Services For The City	
		Drovers Vet Hospital Pty Ltd	\$571.50
		Veterinary Services For The City	
		DVM Fencing	\$4,433.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Replace Sump Fence - Grey Gum Crescent - Engineering	
		E & MJ Rosher	\$1,669.35
		Vehicle Spare Parts - Fleet	
		ECO Environmental Holdings Pty Ltd	\$158.40
		Hydrolab Quanta Hire - Conservation	
		Eco-Growth International Pty Ltd	\$578.38
		Eco Prime Fertilizer - Conservation	
		Economic Development Australia Limited	\$28.00
		A Briefing On The WA Economy - Economic Development	
		Edge People Management	\$4,401.34
		Ergonomic Assessments - OSH	
		Return To Work Monitoring - Injury Management	
		Ellenby Tree Farms	\$1,650.00
		Plants - Parks	
		Elliotts Irrigation Pty Ltd	\$60,955.77
		Reticulation Items - Parks/Conservation	
		Embroidme Malaga	\$254.32
		Staff Uniforms - Kingsway	
		Environmental Industries Pty Ltd	\$306,794.15
		Landscape Maintenance For The City	
		EnvisionWare Pty Ltd	\$33.00
		Mei Coin Tube Yoke X 3 - Library Services	
		Enzed Malaga	\$7,503.30
		Vehicle Spare Parts - Fleet	
		Ergolink	\$121.00
		Repair Office Chair - Communications & Events	
		Event Health Management Pty Ltd	\$486.75
		First Aid Officers - Australia Day Citizenship Ceremony 2019 - Communications & Events	
		First Aid Services - Wandjoo Festival - Community Development	
		Event Services Australia	\$361.35
		Event Staff - Australia Day Citizenship Ceremony - Communications & Events	
		Find Wise Location Services	\$4,328.50
		Location Services For The City	
		Fire & Safety WA	\$294.67
		Fire Boots - Fire Services	
		First Element Irrigation	\$25,300.00
		Progress Claim - Picnic Cove Yanchep Car Park - Projects	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Focus Consulting WA Pty Ltd	\$6,737.50
		Consultancy Services - Dilapidation Assessment & Report - Girrawheen Community Complex - Projects	
		Consultancy Services - Yanchep Tennis Courts - Projects	
		Forch Australia Pty Ltd	\$209.72
		Glass Cleaner - Stores	
		Forpark Australia Pty Ltd	\$45,408.00
		Supply & Install Fitness Equipment Koondoola Park - Construction	
		Forrest And Forrest Games	\$15,785.00
		Disease Diagnosis Test - Splendid Park - Parks	
		Conduct Mowing Audit - Various Locations - Parks	
		Qualified Turf Consultant - Carramar Golf Course Irrigation Inspection And Report - Parks	
		Qualified Turf Consultant - Fertiliser Program And Review 2019 - Parks	
		Upgrade To Floodlighting & Oval Extension At Addison - Projects	
		Fortron Automotive Treatments Pty Ltd	\$586.08
		Brake Cleaner - Stores	
		Frontline Fire & Rescue Equipment	\$2,557.50
		Repairs Quinns Rocks Light Tanker - Fleet	
		Structural Flash Hoods - Fire Services	
		Fuji Xerox Document Management Solutions Pty Ltd	\$1,506.37
		Large Mail Out Preparation - Approval Services	
		Game Vault Pty Ltd	\$560.00
		Gaming Truck - Live In The Amphitheatre - Communication & Events	
		GC Sales (WA)	\$4,867.50
		Single & Double Head Locking Posts - Waste	
		Geofabrics	\$1,209.99
		Repair Kit - Parks	
		Geoff's Tree Service Pty Ltd	\$247,953.59
		Pruning Works - Various Locations - Parks/Conservation	
		GHD Pty Ltd	\$46,105.58
		Progress Claim 11 - Marmion Avenue Duplication - Projects	
		Road Safety Barrier Assessment - Pinjar Road - Projects	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Global Spill Control Pty Ltd	\$2,119.04
		Sorbalite Zeolite 15Kg - Engineering	
		Globe Australia	\$3,247.20
		Apply Wetting Agent - Carramar Golf Course - Parks	
		GPR Truck Sales & Service	\$275.00
		Brake Testing - WN 32911 - Fleet	
		Grasstrees Australia	\$1,578.50
		Install Grasstrees - Cafaggio Crescent - Parks	
		Green Options Pty Ltd	\$616.00
		Apply Fertiliser - Civic Centre - Parks	
		Greenlite Electrical Contractors Pty Ltd	\$19,228.26
		Kingsway AFL Floodlighting - Projects	
		Greenwood Party Hire	\$874.20
		Wine Glasses - Hospitality	
		Griffin Valuation Advisory	\$481.25
		Consultancy - Amis Project - IT	
		Griffon Alpha Group Pty Ltd	\$6,643.45
		Security Services - Australia Day Citizenship Ceremony 2019 - Communications & Events	
		Roaming Security Guards - Wandjoo Festival - Community Development	
		GSR Laser Tools	\$990.00
		Laser Range Finder - Surveying	
		Hart Sport	\$1,403.50
		Kingsway Stadium Equipment	
		Harvey Norman AV/TI Superstore Joondalup	\$211.00
		Camera & Accessories - Emergency Management	
		Headset ERA	\$308.00
		Plantronics Wireless Headset - IT	
		Heatley Sales Pty Ltd	\$2,141.75
		Stock - Stores Issues	
		HECS Fire	\$269.50
		Fire Extinguisher Hire - Australia Day 2019 - Communications & Events	
		Hilrod Pty Ltd	\$270.40
		New Motor Vehicle Initial Inspection - Quad Bikes - Light Fleet	
		Hitachi Construction Machinery Pty Ltd	\$550.14
		Vehicle Filters For Depot Store	
		Hocking Planning & Architecture Pty Ltd	\$1,980.00
		Consultancy Fees - I Submissions Projects	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		HopgoodGanim	\$6,950.94
		Legal Fees For The City	
		HR Publications Pty Ltd	\$1,259.00
		Subscription - HR Daily Premium - People & Culture	
		Hydroquip Pumps	\$19,393.00
		Irrigation Pump Works - Various Locations - Parks	
		Iconic Property Services Pty Ltd	\$110,223.68
		Cleaning Services For The City	
		Imagesource Digital Solutions	\$480.70
		Teardrop Flag And Wheelchair Corflute - Community Development	
		Initial Hygiene	\$4,949.98
		Hygienic Services For The City	
		Inspired Development Solutions Pty Ltd	\$1,485.00
		Executive Coaching - People & Culture	
		Instant Toilets & Showers Pty Ltd	\$649.00
		Portable Toilet - Two Rocks - Traffic Services	
		Integrity Industrial Pty Ltd	\$27,601.12
		Casual Labour For The City	
		Integrity Staffing	\$4,893.44
		Casual Labour For The City	
		Intercity Office Partitioning	\$5,071.00
		Replace Door Frame - Anthony Waring Park - Building Maintenance	
		Replace Barge Boards And Capping - Ashby Operations House – Building Maintenance	
		Supply & Install Door & Frame - Ashby Operations	
		Interfire Agencies Pty Ltd	\$7,948.77
		Equipment Purchases - Fire Services	
		Iron Mountain Australia Group Pty Ltd	\$11,621.15
		Document Management Services	
		Iron Tech Industries	\$803.00
		Steel Fabrication Works - Building Maintenance/Engineering	
		Ixom Operations Pty Ltd	\$1,705.26
		Pool Chemicals - Aquamotion	
		J Blackwood & Son Ltd	\$5,724.67
		Vehicle Spare Parts - Fleet	
		Stock - Stores Issues	
		Jadu Software Pty Ltd	\$17,160.00
		Software - Animal Care Adoption Feature & Animal Lookup Integrated Components -	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		IT	
		James Bennett Pty Ltd	\$5,639.77
		Book Purchases - Library Services	
		JAS Oceania Pty Ltd	\$101.37
		Cable Ties - Fleet	
		JBS & G Australia Pty Ltd	\$5,583.60
		Contract Variation 2 - Contaminated Sites Auditor - Lot 9005 Motivation Drive Wangara - Property	
		JDSI Consulting Engineers	\$3,833.50
		Consultancy Services - Butler North District Open Space - Projects	
		JDSI Ground Engineering Pty Ltd	\$3,960.00
		Geotechnical Review - Lot 9005 Motivation Drive Wangara - Property	
		Jodie Aedy	\$1,020.00
		Graphic Design Services - Live In The Amphitheatre - Communications & Events	
		Joondalup Coachline	\$660.00
		Bus Hire - Cinema Paradiso - Gold Program	
		Joondalup Drive Medical Centre	\$3,976.20
		Medical Fees For The City	
		Kerb Direct Kerbing	\$7,660.18
		Kerbing Works - Various Locations - Projects	
		Kevin's Water Cartage	\$4,543.00
		Supply Water - Trichet, Hawkins And Damian Roads - Emergency Services	
		Kidsafe WA Incorporated	\$1,702.80
		Playground Audit - Various Locations - Parks	
		Kleenit	\$3,476.30
		Graffiti Removal For The City	
		Kmart Australia Limited (Wanneroo)	\$370.50
		Assorted Toys - Its All About You And Me - Community Development	
		Komatsu Australia Pty Ltd	\$3,410.00
		Oil Sample Kit - Stores	
		Konecranes Pty Ltd	\$210.45
		Vehicle Repairs - Fleet	
		Kyocera Document Solutions	\$4,921.87
		Copying Services For The City	
		Ladybird's Plant Hire	\$207.90
		Plant Hire For The City	
		Landcare Weed Control	\$81,123.32

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Weed Control - Various Locations - Conservation/Parks	
		Landsdale Plants	\$450.00
		Plants - Parks	
		Lasso E & P Pty Ltd	\$550.00
		Advertising - Aquamotion	
		Last Drop Water Carriers	\$522.50
		Supply And Fill Water Tank - Carramar Golf Course - Building Maintenance	
		Laundry Express	\$1,295.06
		Cleaning Of Linen - Elected Members Dining Room	
		Laundering - Staff Uniforms - Fleet	
		LD Total	\$143,576.00
		Landscape Maintenance For The City	
		Learning Seat Pty Ltd	\$5,324.00
		Monthly Base Fee - December 2018 - IT	
		Monthly Base Fee - January 2019 - IT	
		Leederville Cameras	\$206.10
		Video Monopod - Surveyors	
		Les Mills Asia Pacific	\$3,097.74
		Group Fitness Programs - Aquamotion	
		Smartbar Plates - Aquamotion	
		Lightforce Assets Pty Ltd	\$11,965.80
		Install Guardrails - Marangaroo Drive - Projects	
		Linemarking WA Pty Ltd	\$7,667.33
		Linemarking Services For The City	
		Living Turf	\$297.00
		Herbicide - Conservation	
		Local Government Professionals Australia WA	\$5,682.00
		Registration - Age Friendly Communities Network Forum - 07.03.2019 - Community Development	
		Registration - Local Government Finance X 5 Attendees - Finance	
		Lucid Consulting Engineers (WA) Pty Ltd	\$4,955.50
		Consultancy - Hot Water Supply - New Civic Centre - Facility Projects	
		Mailing Solutions	\$115.43
		Printing And Mail Out - Girrawheen Brochure - Place Management	
		Major Motors	\$2,866.29
		Vehicle Spare Parts - Fleet/Stores	
		Mammoth Equipment & Exhausts Pty Ltd	\$1,071.40
		Exhaust Fluid - Stores	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Mandalay Technologies Pty Ltd	\$3,081.05
		Annual Software Subscription - 01.01.2019 - 31.03.2019 - Information Management	
		Manheim Pty Ltd	\$5,777.65
		Towage And Selling Fees - Rangers	
		Marketforce Pty Ltd	\$1,934.34
		Advertising For The City	
		Mayday Earthmoving	\$33,099.00
		Heavy Equipment Hire For The City	
		McGees Property	\$825.00
		Market Valuation - Whitehouse Drive Koondoola - Rating Services	
		McInerney Sales Pty Ltd	\$34,870.50
		New Vehicle Purchase - Ford Ranger - Fleet Assets	
		McIntosh & Son	\$86.57
		Vehicle Spare Parts - Stores	
		McLeods	\$11,928.84
		Legal Fees For The City	
		Menchetti Consolidated Pty Ltd	\$6,001.47
		Variation 1 - Construction Of Playground - Yanchep Active Open Space - Projects	
		Meter Office	\$291.94
		Spine Label Tapes And Book Covering - Library Services	
		Microway	\$7,797.64
		Annual Subscription - Articulate 360 Teams - IT	
		Midalia Steel Pty Ltd	\$75.92
		Steel Supplies - Fleet	
		Mindarie Regional Council	\$513,366.61
		Refuse Disposal For The City	
		Mini-Tankers Australia Pty Ltd	\$2,538.43
		Fuel Issues - Light Fleet	
		Minuteman Press - Wanneroo	\$127.15
		Printing - Colour Flyers - Yanchep National Park - Economic Development	
		Miracle Recreation Equipment Pty Ltd	\$11,569.80
		Playground Equipment Repairs - Various Locations - Parks	
		3 X Park Benches And Concrete Pads - Romaine Park - Projects	
		Modern Motor Trimmers	\$1,100.67
		Vehicle Seat Repairs - Fleet/Waste	
		Modern Teaching Aids Pty Ltd	\$2,573.90

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Calming Colours Carpet – Cultural Development	
		Calming Colours Carpet – Cultural Services	
		MPS Architects	\$396.00
		Architectural Consultancy - Staunton Park Pergola Replacement - Projects	
		Mr Ronald Visser	\$11,817.00
		Consulting Services - Bulk Fuel - Light Fleet	
		Museumly	\$990.00
		Restoration, Clean And Polish Mayoral Chain - Council Chambers	
		Natural Area Holdings Pty Ltd	\$52,389.47
		Weed Control, Watering, Seed Collection - Conservation/Parks	
		Navtrack IOT	\$379.50
		Install GPS - WN 34174 - Fleet	
		Deinstall/Install GPS Unit - Light Fleet	
		Nespresso Professional	\$105.00
		Coffee Supplies - CEO's Office	
		Netsight Pty Ltd	\$164.18
		Update Myosh - People And Culture	
		Neverfail Springwater Limited	\$107.39
		Water Supplies - Print Room	
		Nilfisk Advance Pty Ltd	\$237.03
		Parts For Scrubber	
		Northern Lawnmower & Chainsaw Specialists	\$2,069.00
		Repair Chainsaw - Parks	
		Stihl Blower - Fleet Assets	
		Vehicle Spare Parts - Fleet	
		Nuford	\$43,726.57
		New Vehicle Purchase - Ford Ranger WN 33985 - Fleet Assets	
		Nu-Trac Rural Contracting	\$11,110.17
		Beach Cleaning - Quinns Beach - Engineering	
		O'Brien Harrop Access	\$990.00
		Consultancy - Disability Access Aquamotion - Facilities Projects	
		Oce Australia Limited	\$2,028.67
		Toner Pearls - Assets	
		Meter Reading - Assets	
		Scanner Charges - Information Management	
		Ocean Website Design	\$715.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Flyer Distribution - Kingsway	
		Officemax	\$175.48
		Paper Supplies - Print Room	
		Ogneris Surveying Trust	\$1,100.00
		Western Power Upgrade Setout - Addison Park - Projects	
		Opposite Lock - Wangara	\$379.02
		Vehicle Spare Parts - Fleet	
		Optimum Engineering Consultants	\$3,410.00
		Geotechnical Investigation - Yanchep Skate Park - Projects	
		Percolation Efforts - Yanchep Skate Park - Projects	
		Orbit Health & Fitness Solutions	\$2,649.63
		Remove Fitness Equipment - Aquamotion To Kingsway	
		Treadmill Repairs - Aquamotion	
		Outsource Business Support Solutions Pty Ltd	\$7,386.72
		Specialist Business Analyst Services - People And Culture/IT	
		Ovato Residential Distribution	\$550.00
		PMP Letterbox Distribution - Girrawheen And Koondoola Local Area Plan Flyers - Place Management	
		OzMicrochips	\$333.30
		Microchip Scanner - Rangers	
		Paddle Western Australia	\$795.74
		Canoeing Event - Gold Program	
		Paperbark Technologies Pty Ltd	\$14,844.25
		Street Tree Data Collection & Summary Report - Various Locations - Conservation	
		Arboricultural Report - Watersun Park - Parks	
		Excavation Inspection - Russell Road - Parks	
		Pedersens Event Hire	\$2,048.60
		Equipment Hire - 350 X White Chairs - Communications And Events	
		Penske Power Systems Pty Ltd	\$5,467.00
		Vehicle Spare Parts - Stores	
		People Solutions Australasia Pty Ltd	\$1,100.00
		Online Pre-Employment OSH Related Psychometric Testing - People And Culture	
		Perth Advertising Services 2000 Pty Ltd	\$2,200.00
		Advertising - Wanneroo Business Directory - Economic Development	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Perth Bubble Soccer Sports	\$400.00
		Bubble Soccer - 16.01.2019 - January 2019 School Holiday Program - Youth Services	
		Perth Heavy Towing	\$192.50
		Towing Services - Fleet	
		Perth Industrial Centre Pty Ltd	\$2,365.00
		Vehicle Spare Parts - Stores	
		Perth Mobile Sign Hire	\$726.00
		Hire Mobile Message Board - Kingsway	
		Perth Open Photo Booth	\$650.00
		1 X Photo Booth - Australia Day Citizenship Ceremony - Communications & Events	
		Phase One Audio	\$4,978.60
		Supply/Install Staging & Audio Equipment - Community Planning	
		PJ & CA Contracting	\$935.00
		Inspection Of Gates - Paloma Park - Parks	
		Repair Fencing - Zamia Park - Parks	
		Plantrite	\$12,182.28
		Payment Certificate 1 - Plant Propagation 2018 / 2019 - Conservation	
		Prestige Alarms	\$146,332.30
		Alarm Services For The City	
		Print Smart Online Pty Ltd	\$855.59
		Event Flyers - Place Management	
		Printing - 1,000 Australia Day Brochures - Communications & Events	
		Priority 1 Fire & Safety Pty Ltd	\$660.00
		Training - Breathing Apparatus & Confined Space & Gas Testing - Aquamotion	
		Prodesign Lighting Pty Ltd	\$2,860.00
		Museum Lighting – Cultural Development	
		Professional Trapping Supplies	\$1,716.00
		Ketch And Release Pole - Community Safety	
		Professional Vogue	\$3,300.00
		Workshop - Interview Readiness Skills - Economic Development	
		Programmed Integrated Workforce	\$28,520.78
		Casual Labour For The City	
		Promapp Pty Limited	\$8,940.97
		Implementation Package - Promapp Process Manager, Saas Monthly Subscription & Professional Licence - IT	
		Proton Promotional Advertising	\$5,874.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Balance - 600 X Picnic Blankets - Communications & Events	
		Qualcon Laboratories	\$187.00
		Sand PSD Testing - Quinns Beach - Coastal Projects	
		Quality Traffic Management Pty Ltd	\$1,276.28
		Traffic Management - Australia Day Ceremony - Communications & Events	
		Quickgrow Garden Centre & Landscaping Supplies	\$155.00
		Sand/Soil Supply - Parks	
		Quinns Rock Bush Fire Brigade	\$2,000.00
		Reimbursement - Cadet Uniforms - Emergency Services	
		RAC Motoring & Services Pty Ltd	\$229.00
		Call Out - WN 33861 - Flat Battery	
		Rachel Wells	\$1,034.00
		Stilt Walkers - Australia Day Citizenship Ceremony - Communications & Events	
		Ralph Beattie Bosworth	\$5,500.00
		Cost Estimate - Aquatic Playspace Kingsway - Projects	
		Cost Estimate - Petanque Pitch Shelter - Projects	
		RAMM Software Ltd	\$8,453.50
		Ramm Work Management License 01.01.2019 - 30.06.2019 - Assets	
		Rebecca Flanagan	\$315.00
		Delivery Of Children's Story And Art Workshop - Girrawheen Library - 18.01.2019 - Library Services	
		Rebel Sport	\$42.98
		Resistance Bands - Aquamotion	
		Reece's Event Hire	\$18,616.58
		Marquee & Furniture Hire - Australia Day Citizenship Ceremony - Communications & Events	
		Marquee And Shade Sail Hire - Wandjoo Festival - Community Development	
		Refresh Waters Pty Ltd	\$56.00
		Bottled Water - Girrawheen Library	
		Reliable Fencing	\$31,896.89
		Fencing Works For The City	
		Rent A Dingo	\$704.00
		Dingo Hire - Install Soccer Goals - Riverlinks & Charnwood Parks - Parks	
		Ricoh Australia Pty Ltd	\$5,897.87

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Image Charges - Print Room	
		RJ Vincent & Co	\$730,088.23
		Payment Certificate 4 - Marmion Avenue - Alkimos Vista Dualling - Projects	
		RM Gillis & CJ Marci	\$250.00
		Set Up Jarrah Lounge - Hospitality	
		Roads 2000	\$416,344.53
		Roadworks For The City	
		Rogers Axle & Spring Works Pty Ltd	\$62,265.17
		Vehicle Spare Parts - Fleet	
		New Vehicle Purchase - 2 X Plant Trailers - Fleet Assets	
		Roy Gripske & Sons Pty Ltd	\$559.85
		Chain & Bar Oil - Stores	
		Vehicle Spare Parts - Stores	
		Royal Wolf Trading Australia Pty Ltd	\$577.48
		Monthly Hire Charges - Wanneroo Volunteer Bush Fire Brigade - Fire Services	
		RS Components Pty Ltd	\$104.10
		Vehicle Spare Parts - Fleet	
		RSEA Pty Ltd	\$172.69
		Safety Glasses - Stores	
		Rubek Automatic Doors	\$1,910.70
		Install Safety System - Clarkson Library	
		Install Floor Guide - Aquamotion	
		Safeman WA Pty Ltd	\$814.00
		Safety Boots - Stores Stock	
		Safety And Rescue	\$2,242.90
		Correct Safety Equipment - Hainsworth Leisure Centre - Building Maintenance	
		Safety Tactile Pave	\$754.69
		Supply And Install Tiles - Mirrabooka Avenue	
		Safety World	\$829.84
		Earmuffs, Disposable Overalls & Gloves - Parks	
		Drink Cooler X 6 - Parks	
		SAI Global Ltd	\$298.97
		Licence Renewal SA Material - Contracts & Procurement	
		Sanax Medical And First Aid Supplies	\$2,354.28
		Stock - Stores Issues	
		First Aid Supplies - Kingsway	
		First Aid Supplies - Aquamotion	
		Schindler Lifts Aust Pty Ltd	\$2,905.89

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Lift And/Or Escalator Service - Various Locations - Building Maintenance	
		Scott Print	\$4,153.60
		Printing - Group Fitness Brochures - Kingsway	
		Printing - Calendars - Communications & Events	
		Printing - Wandjoo Festival - Community Planning	
		Scotts Trimming Service	\$198.00
		Heavy Duty Tarp - Conservation	
		Sea Jewels Swimwear	\$1,160.00
		Swim School Rash Shirts - Aquamotion	
		Sealanes	\$895.29
		Food/Beverages - Hospitality	
		Seton Australia	\$311.74
		Alphatec Heavy Duty Gloves - Aquamotion	
		Sifting Sands	\$19,412.29
		Sand Cleaning For The City	
		Sigma Chemicals	\$963.05
		Pool Chemicals - Aquamotion	
		Silver Squid Productions	\$4,969.80
		Photography - Wandjoo Festival - Community Development	
		Photography & Videography - Live In The Amphitheatre - Communications & Events	
		Videography - Australia Day 2019 - Communications & Events	
		Sine Group Pty Ltd	\$658.90
		Visitor Badges - Customer Relations	
		Site Environmental & Remediation Services Pty Ltd	\$7,336.29
		Asbestos Removal For The City	
		Skipper Transport Parts	\$3,703.21
		Vehicle Spare Parts - Fleet/Stores	
		Skyline Landscape Services (WA)	\$1,477.86
		Landscape Maintenance For The City	
		Slater-Gartrell Sports	\$4,963.20
		Tennis Nets/Goal Post Guards - Parks	
		Netball Bibs - Kingsway	
		Smartbuilt Perth Pty Ltd	\$1,558.72
		Pest Control Services For The City	
		Softfall Guys	\$2,475.00
		Repair Softfall - Various Locations - Parks	
		SoundPack Solutions	\$402.50
		DVD Cases & Audio Collection - Libraries	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Spineless Wonders	\$1,852.50
		6 Mini-Beast Presentations - Library Services	
		Sports Surfaces	\$15,250.40
		Install Test Cricket Pitch - Anthony Waring Park - Projects	
		Repair Tennis Net - Hudson Park - Parks	
		Sports World of WA	\$771.65
		Goggles - Aquamotion	
		St John Ambulance Western Australia	\$7,319.90
		First Aid Training And Kit Servicing For The City	
		Statewide Bearings	\$446.95
		Vehicle Spare Parts - Fleet	
		Statewide Cleaning Supplies Pty Ltd	\$1,255.37
		Cleaning Items - Stores Stock	
		Statewide Pump Services	\$12,287.00
		Pumping Works - Various Locations - Building Maintenance	
		Stephen McKee	\$8,100.00
		Repair Works/Asbestos Removal - Various Locations - Waste	
		Stewart & Heaton Clothing Company Pty Ltd	\$1,826.85
		Uniforms/Name Badges - Fire Services	
		Stiles Electrical	\$542.30
		New Control Panels - Yanchep Tennis Club - Projects	
		StrataGreen	\$2,109.67
		Fertiliser - Parks	
		Successful Projects	\$3,058.00
		Cell Works - Dundobar Road - Strategic Land Use	
		Suez Recycling & Recovery Pty Ltd	\$6,303.00
		Bin Collections - Waste	
		Sunny Industrial Brushware	\$669.70
		Brooms/Handles - Stores	
		Supreme Shades	\$1,350.80
		Repair Shade Sails - Fred Stubbs Park & Jindalee Foreshore - Parks	
		Surf Life Saving WA Incorporated	\$69,052.68
		Lifeguard Services - Quinns Beach - February 2019 - Facilities	
		Techwest Solutions Pty Ltd	\$7,755.00
		Replace Speakers - Kingsway Indoor Stadium	
		Tenco Engineers Pty Ltd	\$660.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Structural Engineering Services - Australia Day Event – Communications & Events	
		Tennant Australia Pty Ltd	\$64.81
		Vehicle Spare Parts - Fleet	
		Tepuy Design	\$2,640.00
		Engineering Plans & Building Certification - Yanchep Kiosk - Projects	
		Drafting Services - Kingsway Regional Sporting Complex - Projects	
		Drafting Services - Leatherback Park Sports Amenities Building - Projects	
		The Basketball Man	\$1,089.00
		10 X Netball Post Padding - Parks	
		The Distributors Perth	\$231.40
		Snacks And Confectionery - Kingsway Indoor Sports	
		The Flowergirl	\$396.00
		Flower Arrangements - Elected Members Christmas Dinner - Corporate Support	
		The Hire Guys Wangara	\$110.00
		Arrow Board - Waste Services	
		The Innovation Institute Pty Ltd	\$5,500.00
		Community Entrepreneurship Workshop - 4 Weeks - March / April 2019 - Economic Development	
		The Potter's Market	\$2,541.00
		Pottery Wheel X 2 - Facilities	
		The Rigging Shed	\$214.50
		Vehicle Spare Parts - Fleet	
		The Royal Life Saving Society Australia	\$23,525.22
		Home Pool Inspections - December 2018 - Compliance	
		Training - Pool Operators Course - Aquamotion	
		The Salvation Army	\$1,280.20
		Catering - Carabooda - Fire Services	
		The trustee for The Carmel Trust	\$4,578.75
		Review & Assess Food Organics Garden Organics Expression Of Interest - Waste	
		The Trustee for The Entertainment Bank Trust	\$1,881.00
		Entertainment - Australia Day Ceremony - Communications & Events	
		Face Painter - Live In The Amphitheatre - Communications & Events	
		The Trustee for TLC Solutions Australia Unit Trust	\$3,960.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Facilitation/Delivery - Operational Leadership Program 06 - 07.11.2018 – People & Culture	
		The Trustee for Wanneroo Unit Trust	\$1,264.20
		Newspapers - CEO Office	
		The Wipes Australia Trust	\$1,917.96
		Value Wipes - Aquamotion	
		The Workwear Group Pty Ltd	\$6,254.97
		Uniforms - Various Employees & Stores Stock	
		Think Promotional	\$1,870.00
		Supply/Print - 130 X USB Drives - Corporate Performance	
		Promotional Items - Kingsway	
		Tim Eva's Nursery	\$1,138.50
		Supply Plants - Parks	
		Time's Up Escape Rooms	\$360.00
		Escape Room - January School Holiday Program - Youth Services	
		TJ Depiazzi & Sons	\$61,567.00
		Pine Bark Mulch - Various Locations - Parks	
		Toll Transport Pty Ltd	\$990.93
		Courier Services For The City	
		Toolmart	\$958.90
		Tool Purchases - Fleet	
		Total Green Recycling Pty Ltd	\$3,426.67
		Disposal Of Ewaste - Waste Services	
		Totally Workwear Joondalup	\$134.90
		Safety Boots - Projects	
		TQuip	\$1,546.50
		Vehicle Spare Parts - Fleet/Stores	
		Transnational (2001) Pty Ltd	\$902.00
		Vehicle Repairs - Fleet	
		Tree Planting & Watering	\$105,563.15
		Watering Services For The City	
		Trisley's Hydraulic Services Pty Ltd	\$14,905.99
		Service & Maintenance Work - Pool - Aquamotion	
		Triton Electrical Contractors Pty Ltd	\$21,072.16
		Electrical Works - Various Locations - Parks	
		Trophy Shop Australia	\$198.40
		Name Badges For Various Employees	
		Truck Centre WA Pty Ltd	\$2,344.13
		Vehicle Spare Parts - Stores	
		Turbotech Turbochargers	\$334.40

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Vehicle Spare Parts - Stores	
		Turf Care WA Pty Ltd	\$242,955.53
		Turfing Works For The City	
		Turfcare Australia	\$11,418.00
		Herbicide/Wetting Agent - Parks	
		Turfmaster Pty Ltd	\$9,382.95
		Turfing Works For The City	
		Two Rocks Volunteer Bush Fire Brigade	\$2,330.65
		Reimbursement - Shoe Laces - Fire Services	
		Reimbursement - Brooms - Fire Services	
		Reimbursement - Printer Ink - Fire Services	
		Reimbursement - Keys - Fire Services	
		Reimbursement - Cadets Contribution	
		Reimbursement - Stationery Items - Fire Services	
		Tyrecycle Pty Ltd	\$6,895.72
		Tyre Collection - Waste	
		Storage Cage And Collection Of Tyres - Wangara Recycling Centre - Waste	
		UES (Int'L) Pty Ltd	\$1,379.66
		Toolbox X 3 - Fleet	
		University of Western Australia	\$77,000.00
		Payment 2 - Adapt Railsmart Wanneroo Pss Design - Economic Development	
		Valvoline (Australia) Pty Ltd	\$4,186.38
		Vehicle Oil - Stores	
		Viva Energy Australia Pty Ltd	\$25,470.44
		Fuel Issues For The City	
		WA Fuel Supplies	\$920.85
		Diesel Fuel - Wangara Greens	
		WA Garage Doors Pty Ltd	\$363.00
		Repair Roller Door - Ashby Operations Centre - Building Maintenance	
		WA Hino Sales & Service	\$1,579.57
		Vehicle Spare Parts - Fleet	
		WA Limestone Company	\$14,555.41
		Limestone - Franklin Road - Construction	
		WA Local Government Association	\$12,022.00
		Training - Review Of Procurement Process - Contracts	
		Registration - Future Of Local Government Forum - 30.01.2019 - Legal	
		Training - Policy Development	
		Wacker Neuson Pty Ltd	\$20,446.98

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Linemarking & Guideposts - Breakwater Drive - Projects	
		Petrol Breaker - Projects	
		Trolley/Chisels - Projects	
		Vehicle Spare Parts - Fleet	
		Wangara Volkswagen	\$67.32
		Vehicle Spare Parts - Fleet	
		Wanneroo Agricultural Machinery	\$3,606.78
		Vehicle Spare Parts - Fleet/Stores	
		Wanneroo Auto One	\$75.00
		Camera Adhesive Pads - Fleet	
		Wanneroo Business Association Incorporated	\$2,067.00
		7 X Workshops - Economic Development	
		Registration - WBA Breakfast - February 2019 - Economic Development	
		Wanneroo Electric	\$34,065.28
		Electrical Maintenance For The City	
		Wanneroo Fire Support Brigade	\$1,825.90
		Reimbursement - Radio Headset Batteries - Fire Services	
		Reimbursement - Printer Cartridge - Fire Services	
		Reimbursement - Brigade Consumables - Fire Services	
		Water Technology Pty Ltd	\$3,261.27
		Professional Services - Mindarie Breakwater Stage 1 - Desktop Review & Data Collection - Engineering	
		Weldlok Industries Pty Ltd	\$1,947.00
		Hinged Grate Lids - Engineering	
		West Australian Newspapers Ltd	\$100.20
		Death Notices - Communications & Events	
		West Coast Shade Pty Ltd	\$352,611.60
		Install Shade Sails - Various Locations - Projects	
		Westbuild Products Pty Ltd	\$729.21
		Cement - Stores Stock	
		Western Australian Treasury Corporation	\$922,309.00
		Loan Interest Payment Due 01.03.2019 - Finance	
		Western Resource Recovery Pty Ltd	\$4,353.80
		Service Grease Trap - Civic Centre - Building Maintenance	
		Empty Washdown Bay - Fleet - Building Maintenance	
		Western Tree Recyclers	\$49,420.25
		Green Mulch - Yanchep Road - Parks	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Removal Of Green Waste - Waste	
		West-Sure Group Pty Ltd	\$179.58
		Cash Collection - Clarkson Library	
		Wild West Hyundai	\$215.00
		Vehicle Repairs - Fleet	
		William Buck Consulting (WA) Pty Ltd	\$16,092.91
		Internal Audit - Compliance Annual Return Review - Risk	
		Internal Audit - Project Management Review - Risk	
		Winc Australia Pty Limited	\$7,224.09
		Stationery For The City January 2019	
		Wood & Grieve Engineers	\$1,284.80
		Consultancy Services - Sports Floodlighting - Projects	
		Work Clobber	\$773.78
		Staff Uniforms - Various Employees	
		Wormald Australia Pty Ltd	\$1,243.00
		Root Soaker & Carry Bag - Fire Services	
		Yanchep Beach Joint Venture	\$27,381.99
		Variable Outgoings, Rent, Rates And Taxes - Property	
		Security Toggles - Yanchep Hub - Place Management	
		Zenien	\$330.00
		IT Consulting - Girrawheen Hub - Place Management	
00003456	26/02/2019		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees & Credit Cards - January 2019 \$51082.80 Breakdown on page 50	
00003457	26/02/2019		
		Synergy	\$31,508.45
		Power Supplies For The City	
00003458	27/02/2019		
		Alinta Gas	\$133.20
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	\$297.50
		Payroll Deduction	
		Australian Services Union	\$769.00
		Payroll Deduction	
		Aveling Homes Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond X 3	
		BGC Residential Pty Ltd	\$2,000.00

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Street & Verge Bond	
		Building & Construction Industry Training Board	\$97,541.04
		Collection Approved Levy Payments January 2019 - Finance	
		Child Support Agency	\$1,852.60
		Payroll Deduction	
		City of Wanneroo - Payroll Rates	\$6,952.28
		Payroll Deduction	
		City of Wanneroo - Social Club	\$760.00
		Payroll Deduction	
		Decipha Pty Ltd	\$1,979.79
		Monthly Mailroom Service - January 2018	
		Essential First Choice Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$2,000.00
		Refund - Street & Verge Bond	
		HBF Health Limited	\$836.70
		Payroll Deduction	
		Home Group WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Homebuyers Centre	\$24,000.00
		Refund - Street & Verge Bond X 12	
		JCorp Pty Ltd Trading As Impressions	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Landgate	\$494.40
		UV Interim Valuations - Rates	
		Transaction Summary - January 2019	
		LD & D Australia Pty Ltd	\$724.70
		Milk Deliveries For The City	
		LGRCEU	\$1,875.76
		Payroll Deduction	
		Maxxia Pty Ltd	\$9,746.46
		Input Tax Credits - Salary Packaging - January 2019	
		Payroll Deduction	
		Miss Karis Chaplyn	\$85.00
		Reimbursement - Working With Children Check To Maintain Current Role -	
		Aquamotion	
		Mrs Vicky Moodie	\$85.00
		Reimbursement - Working With Children Check - Aquamotion Creche	
		Paywise Pty Ltd	\$559.98
		Input Tax Credits - Salary Packaging -	

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		January 2019	
		Payroll Deduction	
		Selectus Salary Packaging	\$11,557.38
		Input Tax Credits - Salary Packaging - January 2019	
		Payroll Deduction	
		Trailer Parts Pty Ltd	\$131.37
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Total Director Corporate Services Advance - EFTs	\$10,270,201.34
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
110460	12.09.2017	Acumen Development Solutions	-\$152.67
110471	12.09.2017	Christopher Ramsawmy	-\$100.00
110625	27.09.2017	Allison Sharp	-\$79.38
110644	27.09.2017	Mr Curtis Butcher	-\$50.00
110670	03.10.2017	Gary Drpich	-\$97.70
110682	03.10.2017	Benjamin Brown	-\$30.00
110689	03.10.2017	Bernie Roux	-\$5.00
110698	03.10.2017	Tanton Carter	-\$50.00
110734	10.10.2017	Girrawheen Clontarf Academy	-\$346.76
110747	10.10.2017	Rumaini Magorwa	-\$54.05
110805	17.10.2017	North Coast Rangers Christian Soccer	-\$100.00
110820	17.10.2017	B Kavanagh	-\$18.40
110821	17.10.2017	Matt Bedford	-\$96.00
110823	17.10.2017	Workplace Fitout Group	-\$140.00
110824	17.10.2017	David Coles	-\$20.00
110862	24.10.2017	Quinns Calisthenics Club Incorporated	-\$100.00
110886	24.10.2017	A Lian Ngung Tual	-\$169.10
115707	22.01.2019	Peter Rossiter	-\$118.94
115602	15.01.2019	Adil Ashami	-\$540.00
110524	19.09.2017	Mr Raymond Carver & Mrs Faye Carver	-\$901.69
110581	27.09.2017	Mr Colin Boyd & Mrs Shirley Boyd	-\$801.86
		Total	-\$3,971.55
TOWN PLANNING SCHEME			
		Cell 2	
		Successful Projects - DCP Infrastructure Audit - Reconciliation of Developers Contributions	\$2,780.00
		Cell 5	
		McLeods - Legal Fees For Compensation	\$22,484.83

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Claim	
		Cell 6	
		McLeods - Legal Agreement Lot 38 Windsor Road Gngara	\$145.05
		Cell 7	
		McLeods - Legal Agreement Lot 38 Windsor Road Gngara	\$145.05
		Cell 8	
		McLeods - Legal Fees For Compensation Claim	\$3,208.69
		Total	\$28,763.62
MANUAL JOURNAL			
9724/2019	13/02/2019	Superannuation Funds Transfer January 2019	-\$688,097.58
9737/2019	25/02/2019	Bank Fee - Returned Creditor 3234-02 Payment 20.02.2019	\$2.50
9737/2019	25/02/2019	Lodgement Fee For Registering 38 Unpaid Infringements	\$2,413.00
9751/2019	28/02/2019	Lodgement Fee For Registering 39 Unpaid Infringements	\$2,476.50
9705/2019	31/01/2019	Superannuation funding December 2018	-\$1,025,679.32
		Total	-\$1,708,884.90
GENERAL FUND BANK ACCOUNT			
		Payroll Payments - February 2019	
		Payment of Wages	\$2,030.90
		Payment of Wages	\$1,768,814.90
		Payment of Wages	\$1,537.38
		Payment of Wages	\$1,732,733.55
		Payment of Wages	\$2,615.28
		Payment of Wages	\$97.49
		Total	\$3,507,829.50
00003456	26/02/2019		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees January 2019	
		GLF Trans Fee	\$212.33
		Line Fee	\$50.00
		CBA Merchant Fee	\$16,364.00
		Bpay Fees Debtors	\$43.12
		Bpay Fees Rates	\$15,453.59
		Bpoint Debtors	\$32.34

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bpoint Rates	\$1,012.82
		Commbiz Fees	\$309.66
		Account Service Fee	\$452.26
		International Money Transfer	\$1,310.24
		Securepay	\$2,420.00
		Total	\$37,660.36
		Credit Cards January 2019	
		N Jennings	
		Return Airfare - Attending NGAA Campaign Launch and Ministers Meeting - Mayor Roberts	\$1,537.64
		Registration - Delos Delta Digital Transformation Training Session	\$829.00
		Refund - Airfare	-\$9.32
		D Simms	
		Return Airfare - Attending National Growth Areas Alliance NGAA in Canberra 17 - 19.02.2019	\$1,537.64
		Parking Fees	\$2.80
		Refund - Airfare - Change of Flights	-\$9.32
		H Singh	
		Registration - Institute of Public Works State Conference	\$1,339.80
		Subscription - Waste Management and Resource Recovery	\$1,597.68
		Purchase of Special Print Papers	\$394.00
		Registration - IPWEA State Conference	\$751.10
		Membership Fee - IPWEA WA	\$312.62
		M Yildiz	
		Registration - Conference and Workshop - Customer Contact Week - 27.02.2019 - 01.03.2019 - K Donker	\$5,135.90
		Parking Fees	\$2.90
		Total	\$13,422.44
		Total Bank Fees And Credit Cards	\$51,082.80
		Advance Recoup February 2019	\$9,200,863.73

WARRANT OF PAYMENTS FEBRUARY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	\$12,759,776.03

Attachments: Nil

Property Services

3.17 Dedication of Lot 154 (4R) Yagan Place Wanneroo as road

File Ref:	33320 – 19/70992
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider the dedication of the undedicated portion of Yagan Place, Wanneroo as road.

Background

The City entered into a Deed (dated 22/06/1999) with ML Holdings Pty Ltd, the then owner of the Wanneroo Central Shopping Centre (**WASC**), to acquire a portion of the WASC site. The WASC site was subdivided by Deposited Plan 29475 (**Attachment 1** refers) to create Lot 506 in order that the land could be transferred to the City in accordance with the Deed. Deposited Plan 29475 also created Rocca Way to the west of Lot 506, Yagan Place to the east of Lot 506 and Lot 154 for a Right Of Way (**ROW**) to the south of Lot 506.

The ROW is held in freehold in Certificate of Title Volume 2517 Folio 670 in the name of the State of Western Australia. Although the ROW is not dedicated as a public road it is not technically part of Yagan Place, however it has been named Yagan Place and is known as Yagan Place and is maintained by the City as if it is a dedicated road.

Detail

Administration has identified instances of unlawful parking in the ROW, however there was uncertainty as to the City's authority to issue infringement notices. Upon further investigation, including seeking legal advice, it was determined that the ROW is freehold in the name of the State of Western Australia and vested in the Crown under section 20A of the *Town Planning and Development Act 1928* for the purpose of ROW. The care, control and management of the ROW is therefore the responsibility of the Crown through the Department of Planning, Lands And Heritage (**DPLH**).

The City therefore has no responsibility for the care, control and management of the ROW and therefore no jurisdiction to issue any infringement notices for unlawful parking in the ROW.

Administration therefore recommends the City requests the Minister for Lands to dedicate the ROW to provide the City with jurisdiction over the ROW.

Consultation

In accordance with Section 56 of the *Land Administration Act 1997* (the **LAA**); the Local Government may request the Minister for Lands to dedicate land as a road. Under Section 8 of the *Land Administration Regulations 1998* (**LAR**) the Local Government must provide written confirmation that the Local Government has resolved to make the request and provide copies of any submissions relating to the request that the Local Government has received, and any other information the Local Government considers relevant to the Minister's consideration of the request.

“(1) If in the district of a Local Government —

- (a) land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the Local Government; or*
- (b) in the case of land comprising a private road constructed and maintained to the satisfaction of the Local Government —*
 - (i) the holder of the freehold in that land applies to the Local Government, requesting it to do so; or*
 - (ii) those holders of the freehold in rateable land abutting the private road, the aggregate of the rateable value of whose land is greater than one half of the rateable value of all the rateable land abutting the private road, apply to the Local Government, requesting it to do so; or*
- (c) land comprises a private road of which the public has had uninterrupted use for a period of not less than 10 years,*

and that land is described in a plan of survey, sketch plan or document, the Local Government may request the Minister to dedicate that land as a road.

(2) If a Local Government resolves to make a request under subsection (1), it must;

- (a) in accordance with the regulations prepare and deliver the request to the Minister; and*
- (b) provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road.”*

Section 8 of the LAR states that:

“For the purposes of preparing and delivering under section 56(2)(a) of the Act a request to the Minister to dedicate land as a road, a Local Government must include with the request;

- (a) written confirmation that the Local Government has resolved to make the request, details of the date when the relevant resolution was passed and any other information relating to that resolution that the Minister may require; and*
- (b) if an application has been made to the Local Government under section 56(1)(b)(ii) of the Act, a copy of the application and details of the rateable value of all the rateable land relevant to the application; and*
- (c) if the request is made in respect of a private road referred to in section 56(1)(c) of the Act —*
 - (i) written confirmation that the public has had uninterrupted use of the private road for a period of not less than 10 years; and*
 - (ii) a description of the section or sections of the public who have had that use; and*
 - (iii) a description of how the private road is constructed; and*
- (d) copies of any submissions relating to the request that the Local Government has received, and the Local Government’s comments on those submissions; and*
- (e) any other information the Local Government considers relevant to the Minister’s consideration of the request; and*

- (f) *written confirmation that the Local Government has complied with section 56(2) of the Act.*

Relevant government agencies and servicing authorities were consulted on the 15 June 2019 by way of letters. The City received five responses from government agencies and servicing authorities, being DPLH – Planning (**DPLH Planning**), DPLH – Lands (**DPLH Lands**), ATCO Gas (**ATCO**), Telstra and Western Power (**WP**). DPLH Planning advised that they did not have any comment on the proposal provided that the future road is able to provide normal services such as public utilities, access for emergency vehicles, refuse collection, street name and street numbering. ATCO advised they have no objection to the proposal. Telstra responded by providing information on the duty of care required when working in the vicinity of Telstra plant. They did not comment on approval or objection to the proposal. WP likewise commented on the duty of care and the safety requirements required when working near WP network. They also did not comment on approval or objection to the proposal. Water Corporation did not respond at all.

In addition to the direct contact with the servicing authorities, an enquiry was also made through Dial Before You Dig (**DBYD**). The serving authorities responded in a similar manner providing information regard working in the vicinity of their infrastructure and plans of the location of their infrastructure. In addition to the above servicing authorities a similar response was also received from National Broadband Network (**NBN**).

All the servicing authorities have infrastructure within the ROW. Administration does not consider this to raise any problems as the servicing authorities locate most of their infrastructure within dedicated roads.

Relevant internal service units were also consulted for comment on the proposal.

A summary of the consultation is provided as **Attachment 4**.

Comment

The dedication of the ROW will provide the City with certainty as to the care, control and management of the ROW. With the recent redevelopment of the Wanneroo Central Shopping Centre there has been an increase in traffic using the ROW. The dedication will allow the City to manage any arising issues with the ongoing use of the ROW. This could include installing a cross-walk at the western end near Café Elixir.

The dedication will not have any impact on the service authorities or the physical utility of the ROW as it is now utilised.

Statutory Compliance

The ability to dedicate the Land as road reserve is authorised by section 56 of the LAA.

Section 56 of the LAA provides that where a Local Government resolves to request the Minister for Lands to dedicate land as a road it is to indemnify the Minister against any claim for compensation that may arise from that action.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.5 *Connected and Accessible City*

3.5.1 Deliver local transport infrastructure including roads, footpaths and cycle ways to improve accessibility”

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements





Simple Majority

Recommendation

That Council:-

- 1. AUTHORISES a request being made to the Minister for Lands to dedicate Lot 154 on Deposited Plan 29475 being the whole of the land comprised in Certificate of Title Volume 2517 Folio 670 as a road under section 56 of the *Land Administration Act 1997*; and**
- 2. INDEMNIFIES the Minister for Lands against any claim for compensation arising from the dedication pursuant to 1.**

Attachments:

- | | | |
|---|--|----------|
| 1  | Attachment 1 - DP 29475 | 19/73425 |
| 2  | Attachment 2 - Plan of Yagan Place | 19/73428 |
| 3  | Attachment 3 - C-T 2517- 670 | 19/73429 |
| 4  | Attachment 4 - Summary of Consultation Submissions | 19/73445 |

ED. VER. 1/2
1/3

AMENDMENT
SEWERAGE EASEMENT ADDED
ROCCA WAY AMENDED TO LOT 9000
AS CONSISTENT TO BY W.A.P.C. IN
LETTER DATED 20/03/2002

BY
SURVEYOR
HNS

SIGNATURE
16/03/02

DATE
5/12/01
20/03/02

LOT 506
7250 m²

LOT 510
2700 m²

LOT 513
28 m²

LOT 514
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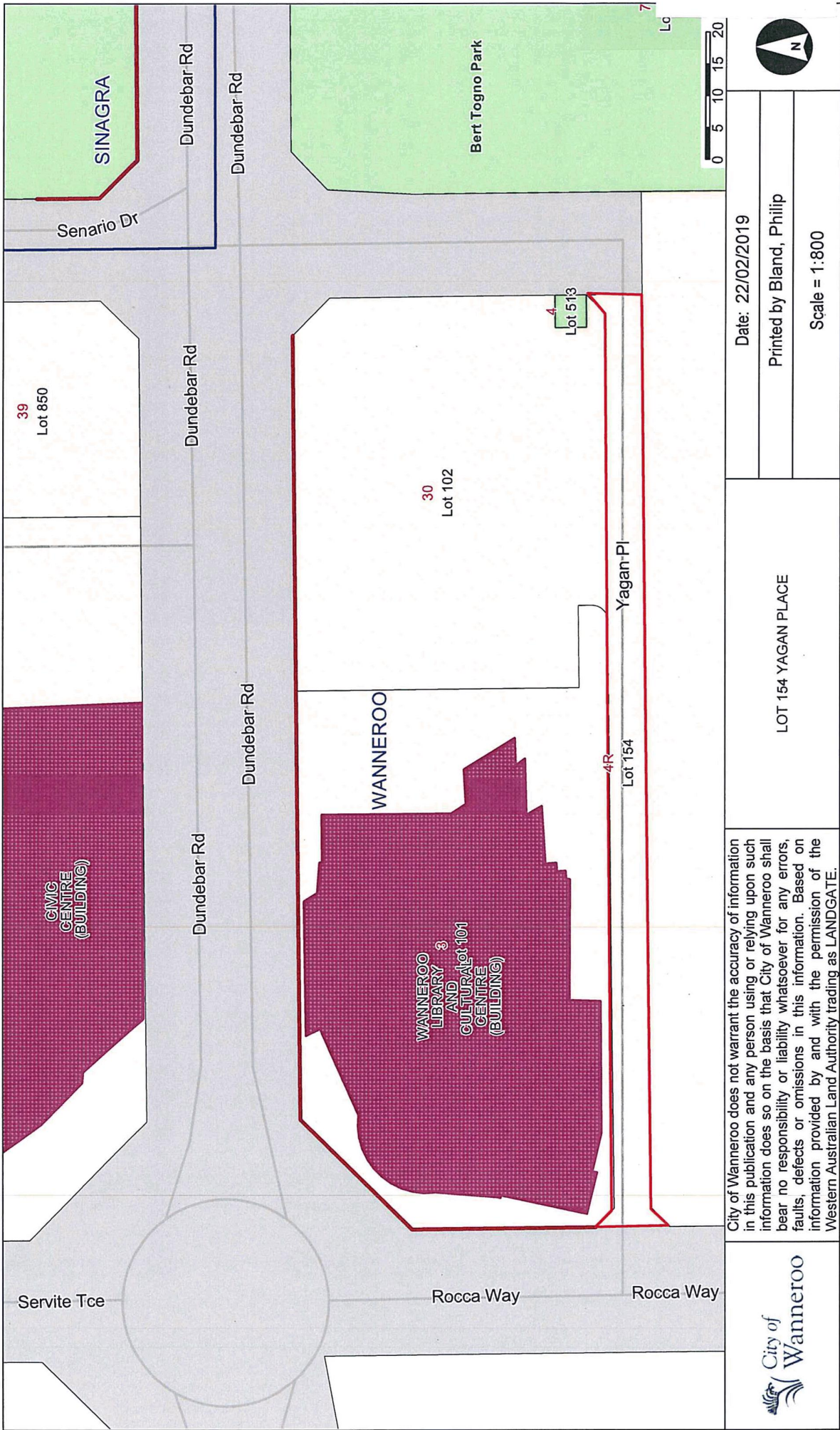
LOT 568
154 m²

LOT 569
154 m²

LOT 570
154 m²

LOT 571
154 m²

LOT 572
154 m²



WESTERN



AUSTRALIA

REGISTER NUMBER 154/DP29475	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2517FOLIO
670

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 154 ON DEPOSITED PLAN 29475

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

STATE OF WESTERN AUSTRALIA

(AF I118893) REGISTERED 28/5/2002

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

- *VESTED BY THE REGISTRAR UNDER SECTION 20A OF THE TOWN PLANNING AND DEVELOPMENT ACT 1928 FOR THE PURPOSE OF R.O.W.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP29475
PREVIOUS TITLE:	1938-96
PROPERTY STREET ADDRESS:	4R YAGAN PL, WANNEROO.
LOCAL GOVERNMENT AUTHORITY:	CITY OF WANNEROO
RESPONSIBLE AGENCY:	DEPARTMENT OF LANDS (SPAW)

NOTE 1: I118893 NO DUPLICATE ISSUED.

Attachment 4 |

Response from Consultation Proposed Dedication of Yagan Place:

Respondent	TRIM – Request for comment	TRIM – Response from Respondent	Response	Administration Comments
Telstra	18/239576 19/64593 (DBYD)	 19/64796 (DBYD)	No response. Plans and information on duty of care undertaking works in vicinity of Telstra infrastructure.	Plans show Telstra cables in Yagan Place.
ATCO Gas	18/239578 19/64593 (DBYD)	19/64296 19/64804 (DBYD)	No objection to proposal. Plans and information on undertaking works in vicinity of gas mains.	Plans show gas mains in Yagan Place.
Western Power	19/239581 19/64593 (DBYD)	19/64290 19/64792 (DBYD)	No objection. Plans and information on undertaking works in vicinity of underground cables.	Plans show high voltage & Low voltage underground cables in Yagan Place.
Water Corporation	18/239580 19/64593 (DBYD)	 19/64792 (DBYD)	No Response. Plans and information on undertaking works in vicinity of underground cables.	Plans show only small section of water abs sewer to service Café Elixir.
Planning Division (DPLH)	18/239301	1/64264	No objection.	
Lands Division (DPLH)	18/89932	19/64309	No objection. Request to dedicate road requires Council Resolution.	
Planning Implementation	18/86304	18/233156	There is a disused gate in the boundary fence of Lot 3. Consultation with owner of Lot 3 required to ascertain if they still require this access. A cul-de-sac head has been constructed in the road reserve – Determine why this was constructed.	Consulted with owner of Lot 3 who did not have an objection to losing the gate as he has interested in acquiring half the width of the road. Infrastructure Assets have no objection to the closing of the road and loss of the cul-de-sac head.
Land Development	18/86304	18/86317	Support the Proposal.	
Infrastructure Assets (Engineering Maintenance)	18/86304	18/394683	No objections.	Already treat Yagan Place as a dedicated road for maintenance purposes
Strategic Land Use Planning	18/86304	18/86316	Support the Proposal.	
Traffic & Transport	18/86304	18/86320	No objection.	

19/65424

3.18 Proposed Write-off of Overdue Rates and The Proposed Transfer of Land to the City to be Dedicated as Road

File Ref:	37242 – 19/59303
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	6

Issue

To consider the write-off of overdue rates for Lot 9001 (14) Edison Rise, Wangara and the transfer of the lot to the City for dedication as public road.

Background

Galea Building Co. Pty Ltd (**Galea**) was the owner of Lot 28 on Plan 6677 (**Lot 28**), 69 Lancaster Road, Wangara being the whole land comprised in now cancelled Certificate of Title Volume 1223 Folio 606 (**Attachment 1 & 2** refer). In 2003 Galea obtained conditional approval from the Western Australian Planning Commission to subdivide Lot 28 into 6 lots and a road (Edison Rise) along the western boundary of Lot 28, from Lancaster Road to Berryman Drive.

During the surveying of the boundaries for the subdivision it was discovered that the existing side fence between Lot 28 and the adjoining Lot 29 to the west was on an alignment approximately 1.7 metres into Lot 28. It was further discovered that the residence on Lot 29 encroached into Lot 28 by approximately 300mm (the **Encroachment**) (**Attachment 3** refers). This meant that the Encroachment was within a section of Lot 28 that was to be dedicated as a public road.

Detail

In November 2003 Galea discussed the matter of the Encroachment with the owner of Lot 28. The owner of Lot 29 was however unwilling to remove the Encroachment and Administration wrote to the owner of Lot 29 on 8 December 2003 advising that the residence could remain in its current location and there was no requirement for any alterations to be carried out to the residence. Administration therefore agreed to allow the subdivision of Lot 28 in accordance with an amendment to Deposited Plan 43073 to show the Encroachment as a separate lot, subject to Galea entering into an agreement (the **Agreement**) with the City that Galea would transfer the separate lot for the Encroachment free of cost to the City for road purposes on the demolition of the encroaching residence. An additional lot for the Encroachment area was therefore created on the Deposited Plan for the subdivision. This lot is now Lot 9001 on Deposited Plan 43073 being the whole of the land comprised in Certificate of Title Volume 2577 Folio 580 and registered in the name of Galea Building Co Pty Ltd with an area of 6m² (**Lot 9001**). (**Attachment 4 & 5** refer)

The Agreement was executed on 30 September 2004 and the City registered a caveat (Caveat J040092) over Lot 9001 on 1 October 2004 to protect the City's interest in accordance with the Agreement.

As Lot 9001 is freehold land in private ownership, the City has issued rate notices for the land in accordance with the *Local Government Act 1995* (**LGA**) since 2006. Galea has paid the rates up until the 2015/16 financial year rates, amounting to a sum of \$7,330.39. Rates since the 2015/2016 financial year have not been paid and Galea is currently \$6,477.87 in arrears. Administration commenced legal proceedings for debt recovery on 9 January 2019.

Altus Planning (**Altus**) has now written to the City on behalf of their client, Galea, querying why rates are being charged on Lot 9001 when it provides no benefit to Galea and Galea receives no benefit from the rates (**Attachment 6** refers). Altus has requested that the City reimburse Galea the historical rates paid and that the overdue rates are written off and the legal debt recovery action be withdrawn. Administration has therefore placed the debt recovery action on hold pending investigation into the matter.

Consultation

Nil

Comment

Administration has investigated this matter and considers that Galea is not responsible for the Encroachment, and has no means of overcoming the issue and consequences caused by the Encroachment. Administration therefore recommends that Council supports the reimbursement of the historical rates paid, that the overdue rates are written off and the legal debt recovery action be withdrawn.

In order that rates notices are not issued on Lot 9001 in future years, Administration recommends Council agree to the transfer of Lot 9001 to the City. The City would then retain ownership of the lot until the encroaching residence is demolished. The lot would then be transferred to the State of Western Australia and the Minister for Lands be requested to dedicate the lot as public road.

Statutory Compliance

The ability to write off of the overdue rates is authorised in accordance with section 6.12(1)(c) of the *Local Government Act 1995* (**LGA**)

The ability to dedicate the Land as road reserve is authorised by the *Land Administration Act 1997* (**LAA**).

Section 56 of the LAA provides that where a local government requests the Minister for Lands to dedicate land as a road it is to indemnify the Minister against any claim for compensation that may arise from that action.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“3 *Environment (Built)*

3.5 *Connected and Accessible City*

3.5.1 *Deliver local transport infrastructure including roads, footpaths and cycle ways to improve accessibility”*

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Rates income will be reduced by \$13,808.26, being the reimbursement to Galea of \$7,330.39 for rates paid up to 2014/15 and the unpaid sum of \$6,477.87.

Voting Requirements







Absolute Majority

Recommendation

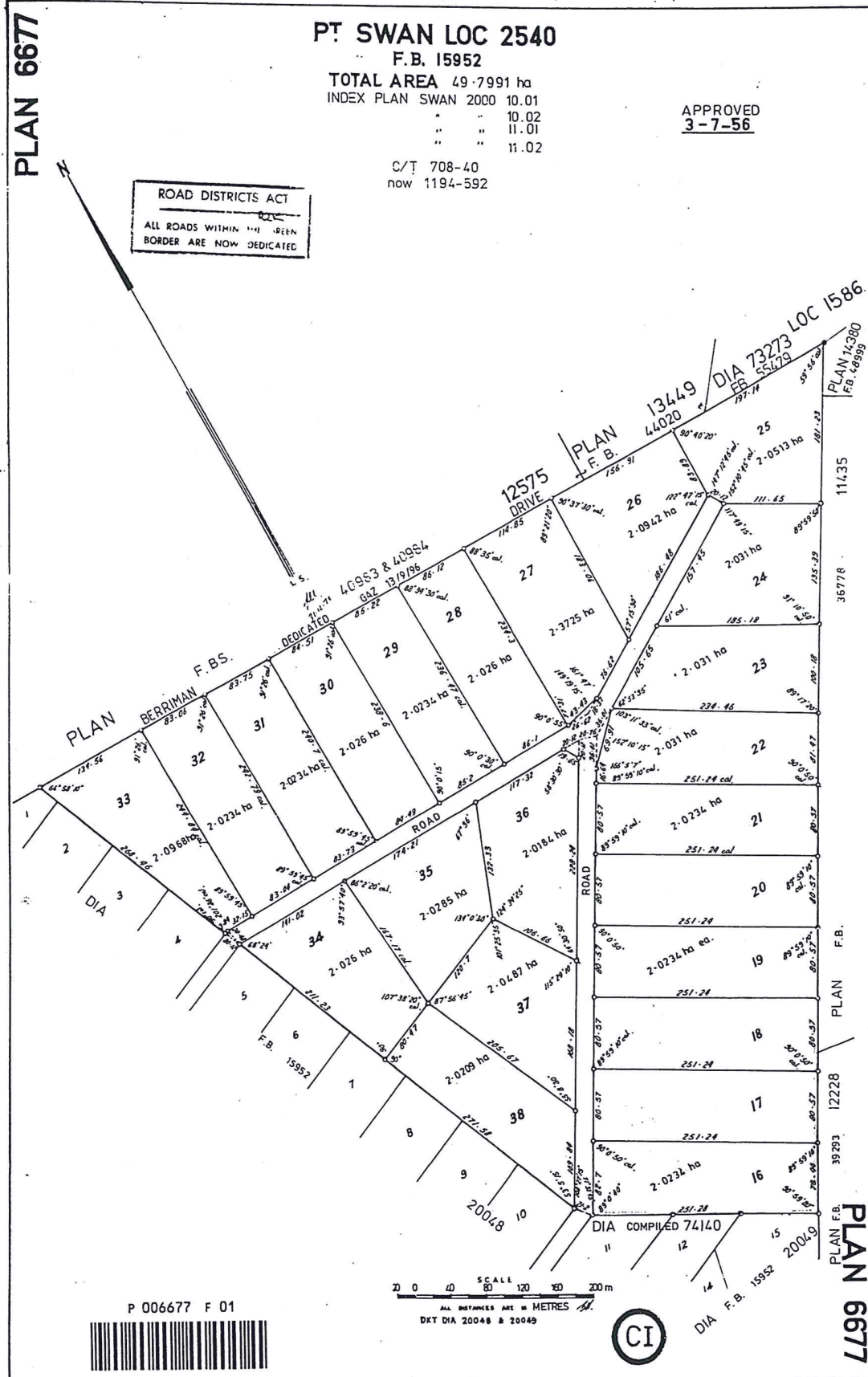
That Council:-

1. **APPROVES** by **ABSOLUTE MAJORITY** the reimbursement of the historical rates paid by Galea Building Co. Pty Ltd (Galea) up to the 2014/15 financial year and the write-off of overdue rates owed by Galea for the financial years of 2015/16 through to 2018/19;
2. **APPROVES** the withdrawal of Caveat J040092 from Lot 9001 on Deposited Plan 43073 being the whole of the land comprised in Certificate of Title Volume 2577 Folio 580 (Lot 9001) and **APPROVES** the transfer of Lot 9001 from Galea to the City free of cost and without payment of compensation by the Crown or the City;
3. **APPROVES** the Transfer of Lot 9001 to the State of Western Australia free of cost when the encroaching residence on the adjoining Lot 29 is demolished;
4. **AUTHORISES** the execution of such documents as are required to affect the above transfers of Lot 9001 and the withdrawal of Caveat J040092 be executed in accordance with the Execution of Documents Policy;
5. **AUTHORISES** the dedication of whole of Lot 9001 as a road under section 56 of the *Land Administration Act 1997*; and
6. **INDEMNIFIES** the Minister for Lands against all claims for compensation arising from the dedication of Lot 9001.

Attachments:

- | | | |
|---|--|-----------|
| 1  | Attachment 1 - Plan 6677 | 19/106605 |
| 2  | Attachment 2 - C-T 1223-606 Lot 28 Berriman Drive | 19/106611 |
| 3  | Attachment 3 - Survey pickup of house encroachment | 19/106616 |
| 4  | Attachment 4 DP 43073 Lot 9001 Edison Rise | 19/106622 |
| 5  | Attachment 5 - C-T 2577-580 Lot 9001 Edison Rise | 19/106634 |
| 6  | Attachment 6 - Letter from landowners consultant | 19/106637 |

ATTACHMENT 1



WESTERN



AUSTRALIA

REGISTER NUMBER 28/P6677	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 23/10/2001

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1223FOLIO
606

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


 REGISTRAR OF TITLES


LAND DESCRIPTION:

LOT 28 ON PLAN 6677

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

GALEA BUILDING CO PTY LTD OF 8 SIDERNO RISE, HOCKING
(T H898442) REGISTERED 16 OCTOBER 2001

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. H898443 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 16.10.2001.
2. *J040092 CAVEAT BY CITY OF WANNEROO AS TO PORTION ONLY LODGED 1.10.2004.
3. *J085355 FOLIO CANCELLED. NEW FOLIOS HAVE BEEN CREATED FOR LOT(S) ON DP43073 TO VOL 2577 FOLS 574-580 INC. REGISTERED 15.11.2004.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1223-606 (28/P6677).
 PREVIOUS TITLE: 1194-592.
 PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
 LOCAL GOVERNMENT AREA: NO LOCAL GOVERNMENT AUTHORITY INFORMATION AVAILABLE.

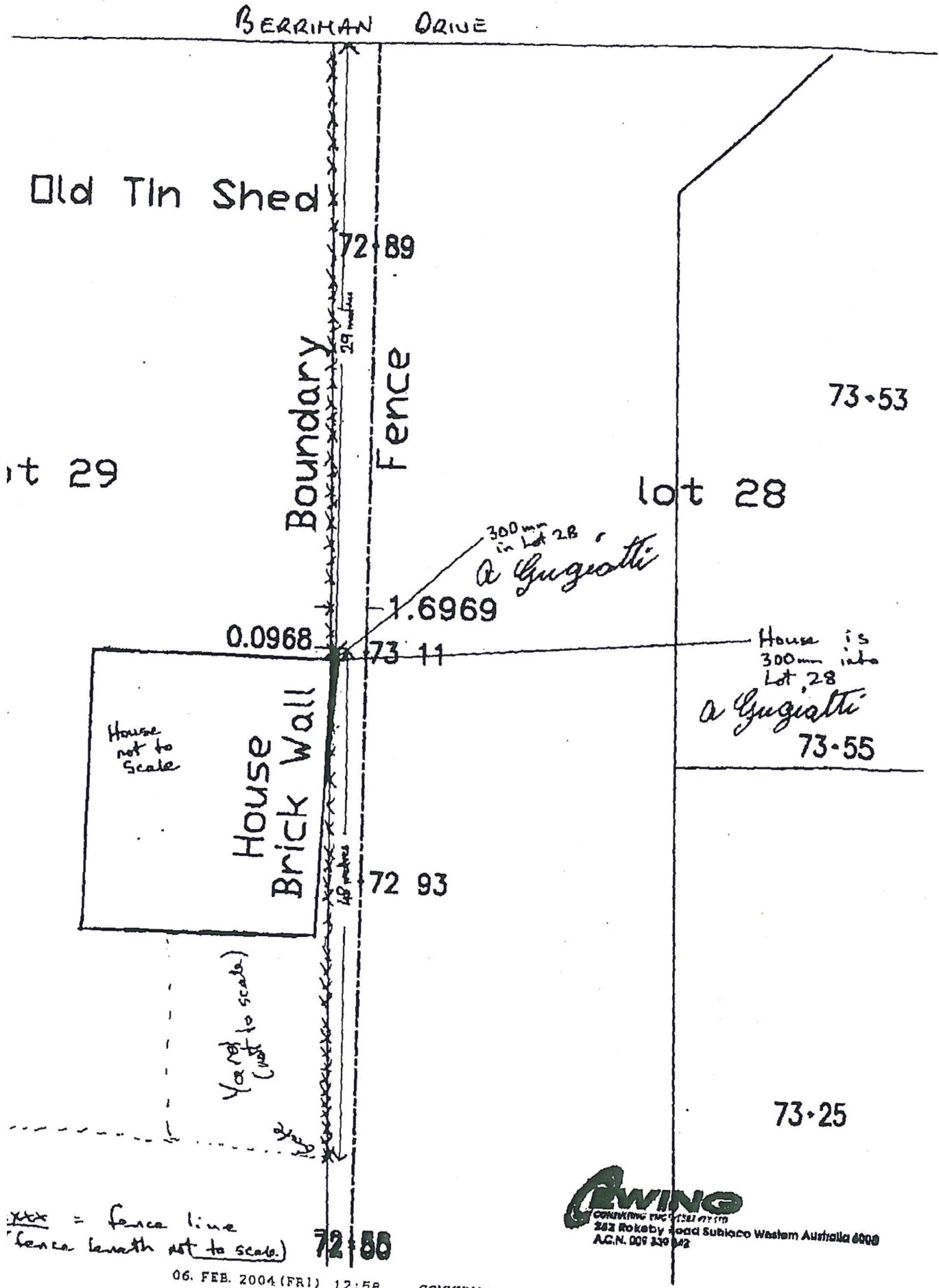
NOTE 1: J012665 DEPOSITED PLAN 43073 LODGED.

ATTACHMENT 3

06 FEB 2004 (FRI) 16 05 EWING CONSULTING
08/02 04 FRI 13:08 FAX 0893063280

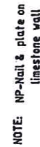
WESTWAY DUNDEEMADUNG 61 8 9366 1038

PAGE 4/7



DP 43073

ED/VER	AMENDMENT	BY	SIGNATURE	DATE



DP 43073



WESTERN



AUSTRALIA

REGISTER NUMBER	
9001/DP43073	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	19/8/2011

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2577FOLIO
580

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 9001 ON DEPOSITED PLAN 43073

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GALEA BUILDING CO PTY LTD OF 8 SIDERNO RISE, HOCKING
(AF J085355) REGISTERED 15 NOVEMBER 2004

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *J040092 CAVEAT BY CITY OF WANNEROO LODGED 1.10.2004.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP43073.
PREVIOUS TITLE: 1223-606.
PROPERTY STREET ADDRESS: 14 EDISON RISE, WANGARA.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.



5 February 2019

Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Attention: Danielle Hewett, via email Danielle.Hewett@wanneroo.wa.gov.au

Dear Danielle,

**OVERDUE LOCAL GOVERNMENT RATES AND CHARGES – LOT 9001 (NO. 14) EDISON RISE, WANGARA
– AX7424**

Thank you for your email dated 31 January 2019.

I have taken instructions from our client and can advise that consent would be granted for the transfer of the Certificate of Title to City but this would be based on cessation of all current legal action being pursued for rates in arrears. Furthermore, given the landowner has previously paid the relevant rates for this land parcel, it would also be seeking reimbursement of all historical rates paid since the creation of the title.

In the absence of any further historical reasoning for the creation of the lot and why it was left in private ownership, the landowner believes it should not be penalised for having previously paid such rates, in good faith, for no practical reason or benefit.

We look forward to the speedy resolution of this matter and if you require any further information, please do not hesitate to contact me on Ph. 6268 0016 or via email at joe@altusplan.com.au.

Yours Sincerely,

Joe Algeri
Director – Altus Planning

3.19 Authorisation to Reject Unsolicited Offers to Purchase City of Wanneroo Freehold Property

File Ref:	20131 – 19/59984
Responsible Officer:	A/Manager Property Services
Disclosure of Interest:	Nil
Attachments:	Nil
Previous Items:	CR01-02/19 - Future of Lot 502 (13) Innes Place, Girrawheen - Ordinary Council - 05 Feb 2019 7.00pm

Issue

To consider granting an authorisation to the Chief Executive Officer (**CEO**) to reject future unsolicited offers for the purchase of City of Wanneroo freehold property.

Background

The City currently owns 104 properties in fee simple (freehold) at various locations across the City of Wanneroo area. From time to time enquiries are received from the private sector expressing interest in acquiring City owned freehold property (**City Freehold**), and in some instances are followed by a formal offer to purchase. An unsolicited offer will typically be on an exclusive, non-competitive basis to facilitate a specific development proposal for the subject land.

Following an approach from a property developer on 10 September 2018, an unsolicited offer was received for the purchase of a property owned by the City in freehold, being Lot 502 (13) Innes Place, Girrawheen, on 16 November 2018. Licenced property valuers Australian Property Consultants (APC) had been engaged to provide a current market valuation of the property, which was received on 9 October 2018, and indicated that the offer received was substantially below market value.

The unsolicited offer was the subject of a confidential report (CR01-02/19) presented to Council at its Ordinary Council held on 5 February 2019, where it was resolved in part:

“...That Council:-

1. *REJECTS the unsolicited offer from Yaran Property Group dated 16 November 2018 for the purchase of Lot 502 (13) Innes Place, Girrawheen for the sum outlined within the report;*
4. *NOTES that Administration will present a future report regarding delegation to reject future unsolicited offers on all City freehold land given the current property market.”*

In addition the City has recently received three further unsolicited offers for the purchase of another City Freehold property which will be the subject of a future report to be presented to Ordinary Council for consideration.

Detail

Although the *Local Government Act 1995* does not specifically provide for Local Government owned freehold land, Administration presents details of all unsolicited offers for consideration at Ordinary Council with a recommendation to accept, reject or counter each proponent's offer. For any unsolicited offer that is substantially lower than valuation the proponent is informed in advance that Administration's recommendation will be for Council to reject the offer. This provides the opportunity for the proponent to revise the offer to a more acceptable figure, or withdraw prior to consideration by Council. Administration advises proponents to

submit only a best and final offer to reduce the need for Council to consider numerous offers over what might potentially be several meetings.

Administration's recommendations are determined by the value of each offer as compared to a current independent valuation, and in-line with the objectives of Strategic Land Policy and relevant legislation.

Currently, where the value of an unsolicited offer is lower than that indicated in a current property valuation, Administration does not have clear authority to reject the offer and is required to present the offer to Council for consideration if the proponent so requests.

Consultation

Administration has consulted with licensed property valuers and internal stakeholders as required.

Comment

Administration requests the granting of Authorisation to the CEO to use discretion and have powers to reject unsolicited offers for the purchase of City Freehold. It is proposed that this Authorisation is applied only to offers submitted that are below 90% of a current independent property valuation for the subject property. It is proposed that a report will be tabled at each quarterly Audit and Risk Committee meeting detailing any unsolicited offers that the CEO has rejected within that period as part of the process.

Whilst there is no legislative requirement to record Authorisations in a register, Administration maintains a comprehensive register of all Authorisations and reviews these on their expiry or on a pre-determined basis in accordance with the City's approved management procedure. It is proposed that this Authorisation is reviewed on a six-monthly basis.

Statutory Compliance

Any proposed disposal must comply with Section 3.58 of the *Local Government Act 1995*.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.2 *Provide responsible resource and planning management which recognises our significant future growth”*

Risk Management Considerations

Risk Title	Risk Rating
CO-003 Strategic Land	Moderate
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

The City's Delegated Authority Corporate Policy and associated Management Procedure include actions and responsibilities for Authorisations, and will be applied to the Authorisation to reject unsolicited offers.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. AUTHORISES the Chief Executive Officer to reject unsolicited offers for the purchase of City of Wanneroo freehold property, valued below 90% of a current independent property valuation; and**
- 2. NOTES that Administration will report quarterly to the Audit and Risk Committee summarising any unsolicited offers to purchase City of Wanneroo freehold property rejected under Authorisation within that period.**

Attachments: Nil

3.20 Old Yanchep Surf Club Redevelopment

File Ref: 32819 – 19/119761
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 7

Issue

To consider the proposed commercial Agreement for Sub-Lease and Ground Sub-Lease for the redevelopment of Crown Reserve 39022, Lot 10603 (3) Brazier Road, Yanchep (Old Yanchep Surf Life Saving Club site) to Westland Corporate Pty Ltd trading as “Laguna – Fresh Starts” (**Proponent**).

Background

As part of the Yanchep Lagoon Master Plan area (**Attachment 2** refers), the site historically utilised by the Yanchep Surf Life Saving Club until December 2017 is being considered for redevelopment. This initiative is an immediate action emerging out of the recently adopted draft Master Plan and aims to provide the growing Yanchep community with a high quality hospitality offering if endorsed.

Lot 10603 is a Category C reserve, described as Crown Reserve 39022, Lot 10603 on Deposited Plan 186553, being the whole of the land comprised in Certificate of Title Volume LR3147 Folio 21 (**Lot 10603**). Lot 10603 comprises an area of 2,130m² and is currently zoned “Parks & Recreation” under the Metropolitan Region Scheme (**MRS**) and “Regional Parks & Recreation” in the City of Wanneroo District Planning Scheme No.2 (**DPS2**).

Expression of Interest Process

The proposed commercial agreement is the result of a two-stage Expression of Interest (**EOI**) process, which commenced in October 2017. The EOI requested demolition of the existing building on Lot 10603 and the exploration of potential redevelopment for an aspirational and iconic commercial opportunity.

Responses to Stage 1 were encouraging; with seven (7) registrations received by the closing date of 14 December 2017.

On 19 December 2017, Administration requested further interim information (Stage 1B) to ensure that candidates only prepared in depth Stage 2 submissions which were consistent with the aspirational strategic vision for the Yanchep Lagoon Precinct (**YLP**).

Following Stage 1B, which closed on 24 January 2018, three (3) candidates forwarded their Stage 2 proposals. All three submissions were considered high quality and aligned with the Elected Members the vision, being an aspirational and iconic development for the YLP at that time. All three were subsequently recommended via confidential report to Ordinary Council on 6 March 2018 to proceed to Stage 2 of the EOI process.

Council, at its Ordinary meeting of 6 March 2018 (CR03-03/18), resolved the following:

“That Council:-

RESOLVES to progress Stage 2 of the Expression of Interest with all candidates for redevelopment of Crown Reserve 39022, Lot 10603 on Deposited Plan 186553;

NOTES Administration will liaise further with the Department of Planning, Lands & Heritage (DPLH) on the acceptability of possible accommodation at the site; and

NOTES a further report will be presented to Council with Stage 2 submissions for consideration, including a recommendation for preferred candidate."

A Stage 2 EOI Information Pack was subsequently issued to the remaining three candidates with a closing date of 15 June 2018. This three month deadline provided sufficient time for candidates to prepare complex proposals and undertake the necessary negotiations with relevant State Government agencies. Candidates were strongly encouraged to undertake necessary due diligence, particularly with regard to compliance and approvals relative to their proposed land use.

Submissions were received from two (2) candidates, with the third deciding not to submit.

In accordance with the above Council resolution, Administration liaised with the DPLH regarding the potential suitability of accommodation at the site. The DPLH advised accommodation may be supported, depending on the level and intent of the proposal and would be subject to relevant approvals.

Evaluation Process

It is important to note that the evaluation undertaken for redevelopment and negotiation of a lease is an EOI process, rather than a tender. However, given the anticipated community interest and size of this project, Administration carried out a more formal process in the style of a tender evaluation. The City also employed William Buck to provide probity oversight; William Buck has continued to provide advice regarding the preferred candidate chosen.

Following the closing date for Stage 2, candidates were invited to present their proposals to the Evaluation Team (including the Executive) on 10 July 2018, providing an opportunity for more detailed discussion on their concepts.

Elected Members were provided, on 31 July 2018, with details of the two proposals submitted, including a summary of the two concepts and built-form ideas. Through evaluation of detailed Quantitative and Qualitative criteria, there was a clear preference for the concept developed by the group now represented by the Proponent. Going forward, Administration was to progress with private treaty negotiations with the Proponent.

Director & Entity Information

It was noted after 31 July 2018 that one of the applicants had deregistered their company referenced in the EOI submission. Legal advice received, together with advice from William Buck, clarified this is normal practice in managing businesses, and was voluntarily effected by the applicant as they had completed a project related to that company.

The intention of the directors from each company comprising the recommended group involved in the Stage 2 submission was to create a new entity and investor group specifically for this project, only if they were chosen as the preferred candidates (due to costs involved). Subsequently, following confirmation of their preferred candidate status, the recommended group initiated:

1. Setting up the name and structure of new entity (as the Proponent for ongoing negotiations with the City); and
2. Finalising key investors for the project.

The company incorporated as the Proponent to operate the business is Westland Corporate Pty Ltd (ACN 008 774 267), trading as "Laguna – Fresh Starts". Detailed disclosure and analysis of all the Proponent's directors has been undertaken, including review of the new

entity structure by William Buck, with a favourable outcome. Further information regarding the corporate structure of the Proponent is provided in **Attachment 1**.

Attachment 3 includes a flow diagram outlining the lease structure between the State Government, City of Wanneroo and the Proponent.

Most Recent Background

The Yanchep Lagoon Master Plan is in final draft form following extensive community engagement (digital and forums) to outline a clear vision for the area. The Master Plan provides a blueprint for built-form and landscape designs. All directors of the Proponent participated in the Master Plan Planning & Design Forum (**PDF**) held in late 2018 and developed the material palette for the building concept to more clearly reflect the Master Plan outcomes.

The redevelopment proposal and the draft essential lease terms (to form the basis of the Agreement for Sub-Lease and Ground Sub-Lease between the City and the Proponent) were considered by Council at its Ordinary Meeting of 5 March 2019, with Elected Members seeking further clarification of various aspects, including information to compare the proposed draft essential lease terms with those from similar tenancies (being Portofinos and Eden Beach Café). This information was presented to Council on 12 March 2019.

Detail

The outcomes of the Yanchep Lagoon Master Plan process have further clarified the vision of stakeholders and the community for the area, and the Proponent has refined concept designs for the old surf club site accordingly, including revising the concept materials palette to ensure the design more closely reflects the community's preferences. It should be noted that these are indicative only, and that the details may be subject to change during the detailed design and planning process.

The Proponent's proposal involves development of a two-storey café, restaurant and bar facilities. The proposed development has the ability to be adapted and extended in future and construction will allow for this to occur, should market conditions warrant this and Council want to explore these options. Any future opportunities will be considered at the time but the proposal is not reliant on this occurring.

The Agreement for Sub-Lease and Ground Sub-Lease will be prepared to incorporate the final essential lease terms and the Proponent's concept designs.

Consultation

Initial consultation with the DPLH over the past 12 months suggests that the State Government is supportive of the City developing the site for the purpose of a commercial venture. The DPLH indicated that any development must consider the relevant coastal policies and land use restrictions, given the site is zoned 'Parks & Recreation' under the MRS. This zoning requires a land use that enables public use.

When the initial EOI was released in October 2017, local newspapers and social media communicated the proposal to the public. The initial feedback from the community on social media was positive, with most indicating they wanted a hospitality service of some description in the area.

In January 2019, the community (243 letters sent to residents within 700m of the site) was provided with the most up to date concept designs for the proposed establishment. Four (4)

responses were received following this process, two residents in support, one service utility provider and one resident with parking concerns.

Administration intends to undertake further community engagement on the concept designs for the proposed establishment. This engagement will assist the City in negotiating the Proponent's final concept designs to be attached to the Agreement for Sub-Lease and Ground Sub-Lease.

It is proposed that the following groups (collectively referred to as 'Focus Group') be invited to provide feedback on the updated concept designs and proposal:

- Community members who participated in the Master Plan PDF (November 2018);
- Community members who registered to participate in the PDF but were not selected (~20 people);
- People who attended the Community Open Evening (17 December 2018);
- People who have subscribed to be kept up-to-date on the Yanchep Lagoon project (~200 people);
- Community members within 700m - 1km of the site (~2000 households); and
- The DPLH.

The Focus Group constituents have been chosen as the target audience as they either participated in the Master Plan PDF and/or have shown interest in being involved in the Yanchep Lagoon project and milestones. These groups are most likely to be across the Master Plan details relating to development style, topology and aesthetics proposed for the Lagoon area.

The community engagement information is expected to include:

- A letter requesting feedback on the development proposed (**Attachment 6** refers);
- Updated concept designs / perspectives (**Attachment 6** refer);
- Anticipated plans within the site boundary (**Attachment 6** refer); and
- 'Your Say' page on the City's website.

The above information for engagement was presented to the Elected Members on 26 March 2019 for further discussion, outlining the scope of additional community engagement, and Elected Members agreed to proceed. The community feedback period on the proposal will be open for 2 weeks, commencing on 29 March 2019. Engagement outcomes will be communicated to Elected Members at a later date.

Comment

Given the extensive level of consultation and engagement that occurred throughout the development of the Master Plan, the City has considerable clarity in the vision the community and key stakeholders have for the YLP. Administration proposes to work closely with the Proponent to ensure design and the material palette for Development Approval submission is consistent with the intention of the Master Plan.

The Proponent will finalise its detailed design once the Agreement for Sub-Lease and Ground Sub-Lease are agreed with the City. The detailed design will form the basis for the Development Application planning approvals process, and will provide further opportunities for community comment.

If the Development Application is approved, the Proponent anticipates that it will require a 14-15 month construction and fitout process, with the completed premises being ready to open to the public in Spring 2020.

Concurrently with the detailed design and finalising negotiations on the Agreement for Sub-Lease and Ground Sub-Lease, the City will continue negotiations with the DPLH regarding the Head Lease arrangements and terms. Any rent payable by the City under the Head Lease should be nominal. Any requirements in the Head Lease relating to the return of the site to the DPLH will be reflected in the Ground Sub-Lease.

Attachment 7 outlines the proposed schedule for the high level implementation tasks associated with the old surf club lease and redevelopment proposal. This document outlines the proposed timeline against the Master Plan implementation and Foreshore Management Plan preparation.

Statutory Compliance

Legislation to be complied with over the course of the project includes:

- *Local Government Act 1995 – Section 3.58;*
- *Planning and Development Act 2005;*
- *Environmental Protection Act 1986;*
- *Land Administration Act 1997; and*
- *Aboriginal Heritage Act 1972.*

The aforementioned Acts and any relevant policies will be outlined in future Council reports as required.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.3 Distinctive Places

1.3.1 Create distinctive places based on identity of areas”

Risk Management Considerations

Risk Title	Risk Rating
ST-S12 Economic Growth	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-O01 Relationship Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

Risk Title	Risk Rating
CO-O20 Productive Communities	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage
Risk Title	Risk Rating
CO-022 Environmental Management	High
Accountability	Action Planning Option
Director Planning & Sustainability	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic and Corporate risk register. Action plans have been developed to manage this risk to support existing management system.

Policy Implications

Lease negotiations have been in accordance with the City's Leasing Policy.

Financial Implications

- Financial information in relation to the Head Lease is currently unavailable as this information has not yet been supplied by the DPLH. The City has confirmed to the DPLH that the rent will be nominal;
- Approximately \$2,000 (plus GST) will be required for advertising of the proposed disposition in accordance with Section 3.58 of the *Local Government Act 1995*;
- Minimum of \$10,000 (plus GST) for the preparation of the Agreement for Sub-Lease and Ground Sub-Lease (or as otherwise determined by external legal providers) in external legal fees, noting both parties are responsible for their respective legal fees incurred;
- The Proponent will receive an initial two (2) year rent free period from the commencement of the Ground Sub-Lease, this is subject to negotiation;
- Following the initial two (2) year rent free period, the City will receive an annual rental of \$20,000 (plus GST) per annum plus CPI. Note that a component of \$10,000 per annum will be held in the City's Asset Replace Reserve for future asset replacement/maintenance of the building. The Ground Sub-Lease will allow the City to elect whether or not it requires the retention, at the expiry of the sublease term, of any improvements constructed by the Proponent, allowing the City to require that those improvements are demolished and the site is made good;
- The rent (based on unimproved land value) will be reviewed to market twenty-one (21) years from the commencement of the Ground Sub-Lease and every five (5) years thereafter up to a total tenure term of forty-two (42) years should all options be exercised by the Proponent; and
- Turnover rent will apply at 1% above gross commercial rental income of \$800,000 excluding GST after twenty-one (21) years should Westland exercise the proposed option of a further twenty-one (21) year term.

Voting Requirements




Simple Majority

Recommendation

That Council:-

1. in respect of the proposed head lease between the City of Wanneroo and the State of Western Australia (represented by the Minister for Lands) for Crown Reserve 39022, Lot 10603 on Deposited Plan 186553, being the whole of the land comprised in Certificate of Title Volume LR3147 Folio 21 ("Head Lease"), **AUTHORISES:**
 - a) the Chief Executive Officer to negotiate and enter into the Head Lease for a term of for up to 42 years; and
 - b) the affixing of the Common Seal of the City of Wanneroo to the Head Lease; and
 - c) subject to the final terms of the Head Lease being agreed in accordance with items 1a) and b), a request to the Minister for Lands to cancel the management order for Crown Reserve 39022;
2. in respect of the proposed Agreement for Sub-Lease and Ground Sub-Lease between the City of Wanneroo and Westland Corporate Pty Ltd (ACN 008 774 267) trading as "Laguna – Fresh Starts" for Crown Reserve 39022, Lot 10603 on Deposited Plan 186553, being the whole of the land comprised in Certificate of Title Volume LR3147 Folio 21 ("Agreement for Sub-Lease and Ground Sub-Lease"):
 - a) **AUTHORISES:**
 - i) the publication of a local public notice of the intention to dispose of Lot 10603 on Deposited Plan 186553 in accordance with Section 3.58 of the *Local Government Act 1995 (WA)*; and
 - ii) the Chief Executive Officer to consider and reject any public submissions with regard to Item 2a)i);
 - b) **NOTES** that Elected Members will be provided with a briefing by Administration in relation to the advertising of the disposal under Item 2a);
 - c) **APPROVES**, subject to the Head Lease being agreed under item 1 and the Chief Executive Officer considering (and rejecting, if applicable) responses from advertising the disposal under Item 2a)ii), the draft Agreement for Sub-Lease and Ground Sub-Lease; and
 - d) **AUTHORISES:**
 - i) the Chief Executive Officer to negotiate the final terms of the Agreement for Sub-Lease and Ground Sub-Lease; and
 - ii) the affixing of the Common Seal of the City of Wanneroo to the Agreement for Sub-Lease and Ground Sub-Lease in accordance with the City's Execution of Documents Policy; and
3. **NOTES** the Development Application and Application for Demolition Permit will be signed by the Chief Executive Officer to commence the planning process and demolish the Old Yanchep Surf Lifesaving Club to enable the redevelopment of Crown Reserve 39022, Lot 10603 on Deposited Plan 186553, being the whole of the land comprised in Certificate of Title Volume LR3147 Folio 21.

Attachments:

- | | | |
|--|--|---------------------|
| 1. | <i>Laguna Entity & Director Information</i> | <i>Confidential</i> |
| 2.  | <i>Attachment 2 Yanchep Lagoon Precinct location</i> | <i>17/407133</i> |
| 3. | <i>Yanchep Lagoon Presentation Material for FORUM 26.3.19</i> | <i>19/102096</i> |
| 4.  | <i>Lease Process</i> | <i>Confidential</i> |
| 5. | <i>19 19420 Laguna Draft Licence - Essential Terms(2)</i> | <i>Confidential</i> |
| 6.  | <i>Letter to FOCUS GROUP ~ Seeking Proposal Feedback (27 March 2019)</i> | <i>19/102096</i> |
| 7. | <i>Draft Masterplan Recommendations / Further Work - Implementation Schedule - February -> 2019</i> | <i>Confidential</i> |

Attachment 1 – Laguna Entity & Director Information

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 1 – HPE # 19/112084



NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.





A beautiful summers day at Yanchep Lagoon - Summer 2019

LAGUNA - FRESH STARTS

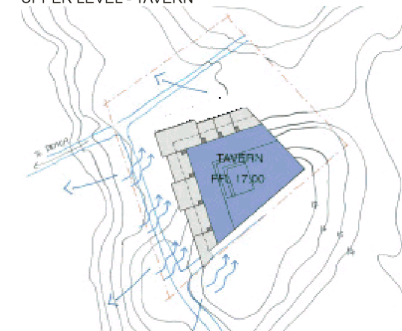
A gathering place for all generations. Breakfast, lunch or dinner, or just a chat over coffee, or perhaps a drink with friends after a swim at the beach.



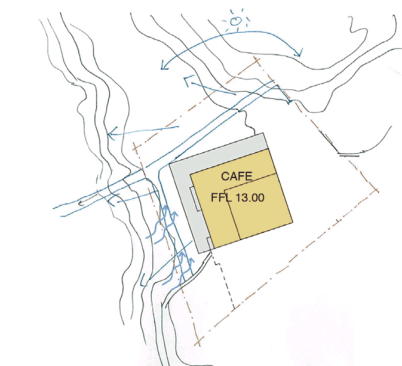
The concept of 'Laguna - Fresh Starts' is defined by a series of terraces that follow the natural contours of the dunescape on the site of the former Yanchep Surf Life Saving Club.

These terraces capture stunning views out across the ocean and create a unique place that locals, interstate and overseas visitors can enjoy all times of the day throughout the year.

UPPER LEVEL - TAVERN



LOWER LEVEL - CAFE



The cafe and beach tavern are designed to mould into the existing dune contours.

- Fresh starts begin at Laguna -

birchgroup
architecture project management property development

MATERIAL PALETTE



The interior and exterior material palette for 'Laguna - Fresh Starts' is composed of textured natural finishes with a organic and elemental feel in keeping with the desired look generated within the Yanchep Lagoon Master Plan consultation period.

- Fresh starts begin at Laguna -

birchgroup
architecture project management property development

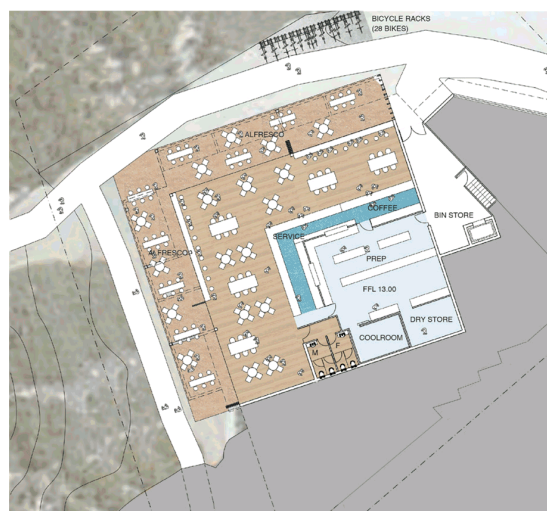
CAFE

The Cafe is located on the lower level of the proposal, nestled into the dunes, capturing stunning views to the Yachep Lagoon Beach and the Ocean to the north.

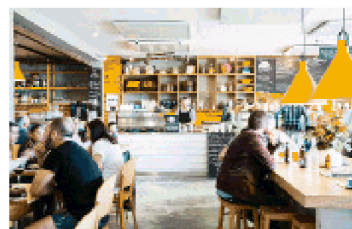
The spaces are organised to follow the natural contours of the site and are oriented to capture the northern winter sun and natural ventilation through the spaces, especially the south west sea breeze.

This space is comprised of:

- 300 sqm of internal floor area
- 150sqm of external/alfresco area



LOOK & FEEL IMAGERY



- Fresh starts begin at Laguna -

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BEACH TAVERN

The Beach Tavern is located on the upper level of the proposal, maximising views across Yanchep Lagoon and affords 180 degree ocean views, from the south to the north.

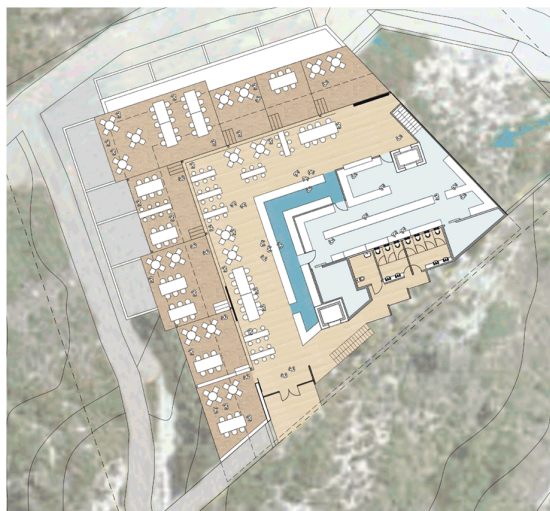
Stepped external terraces follow the natural contours of the dunescape and allows for built in benches and tiered seating.

Operable glazed facade elements enable the space to be both open or closed, depending on coastal weather conditions and at all times allow for views across the ocean.

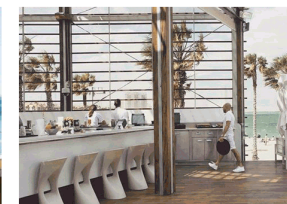
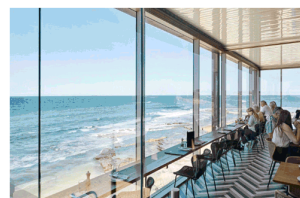
The spaces are oriented to capture northern winter sun and natural ventilation through the spaces, with WA's famous cooling sea breeze.

This space is comprised of:

- 400 sqm of internal floor area
- 200sqm of external/alfresco dining area



LOOK & FEEL IMAGERY



- Fresh starts begin at Laguna -

birchgroup
 architecture project management property development

VIEW FROM CARPARK



'LAGUNA - FRESH STARTS' NESTLED BEHIND THE DUNES.

VIEW TAKEN FROM THE CARPARK LOOKING OVER TOWARDS THE DUNE.

- Fresh starts begin at Laguna -

birchgroup
architecture project management property development

Attachment 4 – Lease Process

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 4 – HPE # 19/99628(v2)

Attachment 5 – 19 19420 Laguna Draft License – Essential Terms(2)

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 5 – HPE # 19/19420



File Ref: 19/102096
Enquiries: Karen Godridge (08) 9405 5409

29 March 2019

[name and address]

Dear Resident / Ratepayer

RE: PROPOSAL TO REDEVELOP CROWN RESERVE 39022 (LOT 10603 BRAZIER ROAD, YANCHEP) [OLD SURF LIFE SAVING CLUB SITE]

You may be aware that the City recently prepared a draft Master Plan for the Yanchep Lagoon and surrounding area. The City advertised in local papers, on social media and our website, as well as emailing key stakeholders previously interested in the project to announce project milestones and invite community members to be involved and provide feedback.

In November 2018, the City worked with place management consultants, Roberts Day, to undertake a community Planning & Design Forum (PDF), as well as an intensive digital engagement program to seek input from interested stakeholders. Stakeholders involved in the PDF ranged from State Government representatives, businesses, developers, local community groups and members of the Yanchep community.

One of the outcomes from the Master Plan visioning process was support for the proposed redevelopment of the old Yanchep Surf Life Saving Club site (Crown Reserve 39022, Lot 10603 Brazier Road, Yanchep), location shown in Attachment 1, for commercial purposes.

The City released an Expression of Interest in October 2017 to explore demolition of the existing building on Lot 10603 and the opportunity for an aspirational and iconic development on the site to activate the Yanchep Lagoon area. A preferred candidate was identified and the City has been engaged in private treaty negotiations with the preferred candidate since that time.

The proposed redevelopment concept is for a restaurant, bar and café and the proponents have been working closely with the City to ensure the building design and service offering is reflective of the Master Plan vision, and the development scale and typology is respectful of the natural features of the site.

The exact detail of the design is still being finalised in consultation with the City to ensure it reflects the vision from the Master Plan and PDF process.

Attachment 2 shows draft concepts only of the type of design that is being explored. As you provided valuable input into, and participated in, the journey involved in

development of the Master Plan or are interested in being kept up-to-date with the Master Plan milestones, the City invites your feedback on the draft concepts.

In your response, please focus on how the concepts are consistent, or otherwise, with the Master Plan vision and outcomes. The public comment period for the old surf club redevelopment proposal finishes on **12 April 2019**.

To enable you to prepare your response, please visit the City's Your Say page for the Old Yanchep Surf Club Site Proposed Redevelopment at <http://www.wanneroo.wa.gov.au/oldsurfclub>, where a link to the feedback form is provided. In preparing your response, we encourage you to view the draft Yanchep Lagoon Master Plan and PDF vision and outcomes. Your Say is also the easiest way to access up-to-date information and provide comments on the project.

Please note, community comments are also being sought at this time on the draft Yanchep Lagoon Master Plan via <http://www.wanneroo.wa.gov.au/yancheplagoon>, with the public comment period open until 19 April 2019.

A report is scheduled to be presented to Council at the beginning of April 2019 to seek endorsement on the draft essential lease terms. A further report will be presented at the May 2019 Council meeting to outline engagement outcomes from the redevelopment proposal, as well as consider any comments received on the lease disposition.

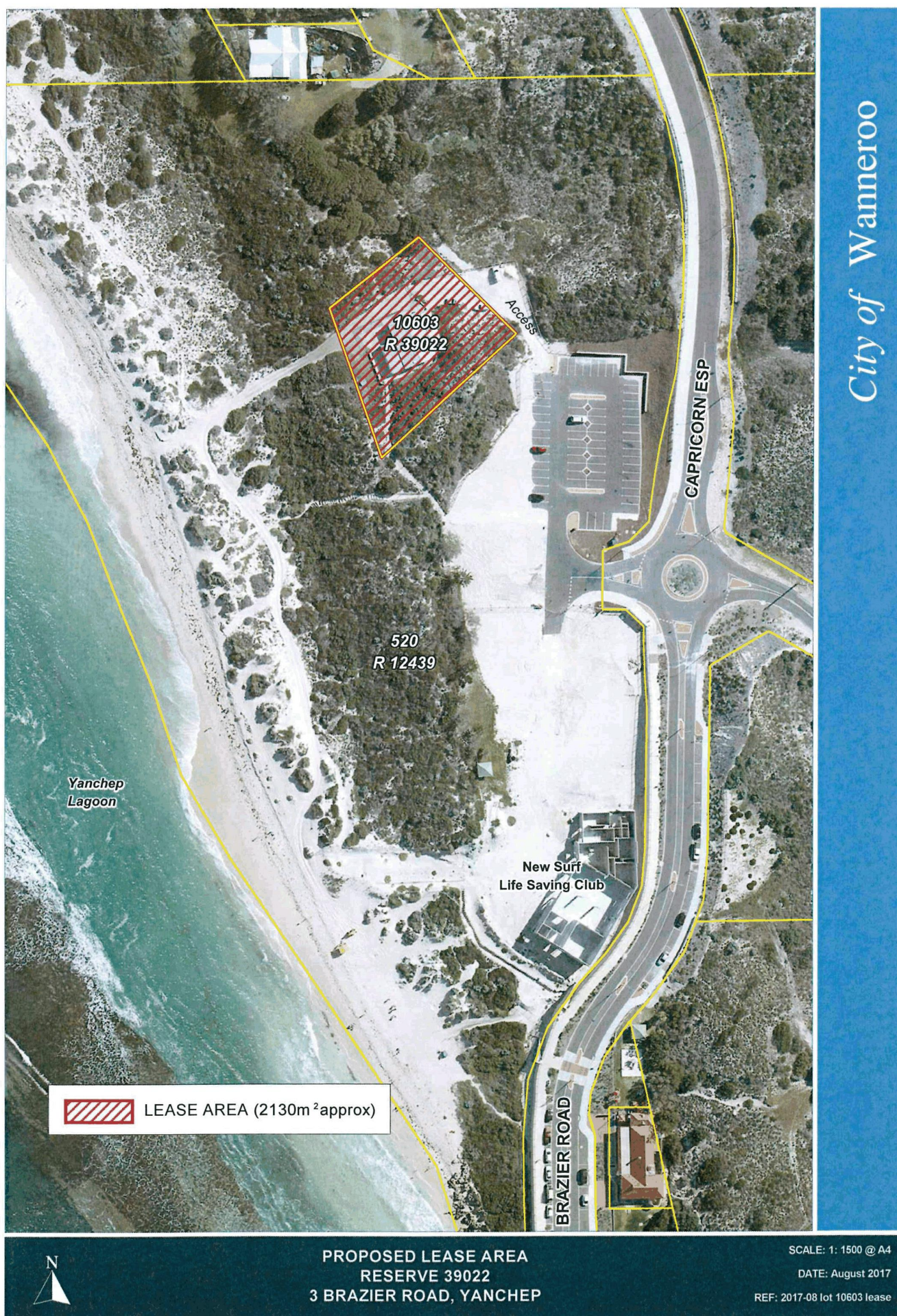
When detailed design for the site is finalised, a Development Application will be submitted to the Western Australian Planning Commission for assessment. This will be advertised and provide further opportunity for community comments on the final detailed design.

Please contact Karen Godridge, Property Projects Officer on (08) 9405 5409 or karen.godridge@wanneroo.wa.gov.au if you require any further information.

Yours faithfully

Paul Greer
MANAGER – PROPERTY SERVICES

Att. *Old Surf Life Saving Club Redevelopment Site (HPE 19/20367)*
Proposed Building Concept Perspectives (HPE 19/115827)



NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).

**Attachment 7 – Draft Masterplan Recommendations / Further Work – Implementation
Schedule – February -> 2019**

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 7 – HPE # 19/50610

Council & Corporate Support

3.21 Donations to be Considered by Council - April 2019

File Ref: 2856V08 – 19/102050
 Responsible Officer: Director Corporate Strategy & Performance
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To consider requests for sponsorships, donations and waiver of fees in accordance with the City's Donations, Sponsorships and Waiver of Fees and Charges Policy (**Policy**).

Background

The Policy requires applications over \$500.00 from individuals and organisations to be determined by Council. Consequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

With respect to requests for sponsorships, the Policy specifies that for National Events the amount provided will be \$200.00 per individual, capped at \$600.00 per team, and for International Events the amount provided is \$500.00 per individual capped at \$1,500.00 per team. Schools are capped at \$2,000.00 per school per financial year.

Detail

During this period, the City has received three sponsorship requests, one community donation request and no requests for a waiver of fees and charges, summarised as below. Copies of the full applications are available from Administration upon request.

Comment

Sponsorship Donations

Applicant 1 – Calisthenics Association of WA	
Name of Individual/s	Sub - Junior Team – Eliza Alderson, Emily Powell. Junior Team – Mia Rooney, Scarlett D'arachy, Michelle Matsvororo, Talitha Coghill, Macy Fair, Sophie May and Mia Robis. Intermediates Team – Siobhan Whittcome, Hayley Crawforth, Stephanie Lee and Hannah Whittcome.
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	Australian Calisthenics Federation National Championships, Kingsway, Darch WA, 10 – 13 July 2019.
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	State

Applicant 1 – Calisthenics Association of WA	
Comments	\$75.00 per individual (capped at \$600.00 per club)
Recommendation	<p>APPROVES a request for sponsorship in the sum of \$600.00 to Calisthenics Association of WA for the participation of Sub - Junior Team – Eliza Alderson, Emily Powell.</p> <p>Junior Team – Mia Rooney, Scarlett D’arachy, Michelle Matsvororo, Talitha Coghill, Macy Fair, Sophie May and Mia Robis.</p> <p>Intermediates Team – Siobhan Whittcome, Hayley Crawforth, Stephanie Lee and Hannah Whittcome at the Australian Calisthenics Federation National Championships to be held at Kingsway, Darch WA, from 10 – 13 July 2019.</p>
Reason	This request is in accordance with Council’s Policy

Applicant 2 – Wanneroo Districts Rugby Union Club	
Name of Individual/s	Connor Atkinson, Rueben Baker, Mythiaz Heather, Ryan Hewlett, Kian Saus, Nathan Tahu, Justin Talemaira and Divan von Meersbergen.
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	Rugby Australia New Zealand Tour, New Zealand 14-25 April 2019.
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	International
Comments	\$500.00 per individual (capped at \$1,500.00 per team)
Recommendation	<p>APPROVES a request for sponsorship in the sum of \$1,500.00 to Wanneroo Districts Rugby Union Club for the participation of Connor Atkinson, Rueben Baker, Mythiaz Heather, Ryan Hewlett, Kian Saus, Nathan Tahu, Justin Talemaira and Divan von Meersbergen at the Rugby Australia New Zealand Tour to be held in New Zealand from 14-25 April 2019.</p>
Reason	This request is in accordance with Council’s Policy

Applicant 3– Total Football Development Pty Ltd	
Name of Individual/s	Jayden Moore and Onree DeSilva
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	International Junior Championships League Benchmarking Tour Madrid, Spain 4 -15 April 2019
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	International
Comments	\$500.00 per individual (capped at \$1,500.00 per team)
Recommendation	APPROVES a request for sponsorship in the sum of \$1,000.00 to Total Football Development Pty Ltd for the participation of Jayden Moore and Onree DeSilva at the International Junior Championships League Benchmarking Tour to be held in Madrid, Spain from 4 -15 April 2019.
Reason	This request is in accordance with Council's Policy

Community Group Donations

Applicant 4 – North Coastal Children's Community Choir Inc.	
Request amount	\$538.00
Description of request	Request to purchase one Choir microphone and one laptop for the Choir for use in the performance of I'm Gonna Let It Shine at the RAAFA Village, Merriwa on 19 May 2019.
Criteria	Evaluation
Potential for income generation	Nil
Status of applicant organisation	Not For Profit
Exclusivity of the event or project	Open to all
Alignment with Council's existing philosophies, values and strategic direction	<i>Objective 1.1 – Healthy and active people – Create opportunities that encourage community wellbeing and active and healthy lifestyles</i>
Alternative funding sources available or accessed by the organisation	\$100.00 with \$462.00 in kind contribution
Contribution to the event or activity made by the applicant or organisation	\$100.00

Applicant 4 – North Coastal Children’s Community Choir Inc.	
Previous funding assistance provided to the organisation by the City	Council approved a request for a donation at its Ordinary Council Meeting of 16 October 2018 (CS07-10/18) in the sum of \$650.00 to the North Coastal Children’s Community Choir in order to purchase two headset microphones for the Choir to perform Christmas Carols at the RAAFA Village, Merriwa on 2 December 2018.
Commitment to acknowledge the City of Wanneroo	Yes
Comments	This request is not in accordance with Council’s Policy under Clause 2. Exclusions 2.4 <i>More than one application per financial year, including funding through the Community Funding Donation round;</i>
Recommendation	NOT APPROVE request for donation in the sum of \$538.00 to the North Coastal Children’s Choir in order to purchase one Choir microphone and one laptop for the Choir for use in the performance of I’m Gonna Let It Shine at the RAAFA Village, Merriwa on 19 May 2019.
Reason	This request is not in accordance with Council’s Policy

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.1 *Create opportunities that encourage community wellbeing and active and healthy lifestyles”*

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

The Policy states that sponsorship applications for attendance at National Events will be capped at \$600.00 per team (up to four teams) and Regional or State capped at \$600 per club. International events will be capped at \$1,500.00 per team and schools capped at \$2,000.00 per school per financial year.

Financial Implications

Budget 2017/2018		\$150 000.00
Amount expended to date (as at 20 March 2019)		\$101,331.61
Balance		\$48,668.39
Total of requests for this round: Donations (in this report):	\$3,638.00	
Total this Round (recommended)		\$3,100.00
BALANCE		\$45,568.39

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVES** a request for sponsorship in the sum of \$600.00 to Calisthenics Association of WA for the participation of:
 - a) Sub - Junior Team – Eliza Alderson, Emily Powell;
 - b) Junior Team – Mia Rooney, Scarlett D’arachy, Michelle Matsvororo, Talitha Coghill, Macy Fair, Sophie May and Mia Robis; and
 - c) Intermediates Team – Siobhan Whittcome, Hayley Crawforth, Stephanie Lee and Hannah Whittcome.

At the Australian Calisthenics Federation National Championships to be held at Kingsway, Darch WA, from 10 – 13 July 2019;
2. **APPROVES** a request for sponsorship in the sum of \$1,500.00 to Wanneroo Districts Rugby Union Club for the participation of Connor Atkinson, Rueben Baker, Mythiaz Heather, Ryan Hewlett, Kian Saus, Nathan Tahu, Justin Talemaira and Divan von Meersbergen at the Rugby Australia New Zealand Tour to be held in New Zealand from 14-25 April 2019;
3. **APPROVES** a request for sponsorship in the sum of \$1,000.00 to Total Football Development Pty Ltd for the participation of Jayden Moore and Onree DeSilva at the International Junior Championships League Benchmarking Tour to be held in Madrid, Spain from 4 -15 April 2019; and
4. **DOES NOT APPROVE** a request for donation in the sum of \$538.00 to the North Coastal Children’s Choir in order to purchase one Choir microphone and one laptop for the Choir for use in the performance of ‘I’m Gonna Let It Shine’ at the RAAFA Village, Merriwa on 19 May 2019.

Attachments: Nil

Chief Executive Office

Advocacy & Economic Development

3.22 Tourism Plan - Approval for Public Consultation

File Ref: 5078 – 19/3515
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil
Attachments: 2

Issue

To seek Council approval for public consultation on the Draft Tourism Plan 2019-2024.

Background

The previous City of Wanneroo Tourism Strategy and Action Plan was valid from 2011 to 2017. The City now requires a new five year Tourism Plan to support the City's Corporate Business Plan and provide direction to achieve economic growth, generate job opportunities and create places of destination.

The Draft Tourism Plan, as detailed in **Attachment 1**, was developed in a collaborative manner with a wide range of stakeholders.

The Draft Tourism Plan was presented and discussed with the Business and Tourism Development Working Group and subject to minor modifications, as shown in **Attachment 2**, the following recommendation was agreed:

1. *"Recommend to Council that the Draft Tourism Plan be advertised for public comment."*

Detail

The City has identified tourism as being a key specialised industry in its Economic Development Strategy and Action Plan (2016-2021) and a number of programs within the Economic Development Strategy include actions related to tourism.

The City has an opportunity to leverage the State Government's focus on tourism and its ambitious goal to see the value of tourism in Western Australia double from \$6 billion a year in 2010 to \$12 billion a year by 2020. Tourism WA has undergone a re-focus to achieve this target and launched a two year Action Plan in 2018, with four key areas to help drive visitation:

- Positioning the State as Australia's western gateway;
- Promoting Perth as an affordable, vibrant destination close to nature;
- Attracting more people to regional WA; and
- Intensifying promotional activity in target markets to encourage travel.

Tourism Research Australia figures released on 9 Jan 2019 show encouraging signs for tourism in the State, with WA attracting more than 11.5 million overnight visitors (international and domestic) in the year ending September 2018 – the highest number seen in the past four years.

Alignment of the City's tourism initiatives to the goals of Tourism WA will ensure the City benefits from growth in the day trip destination market, with intrastate, interstate and

international visitors looking for experiences within a convenient distance from Perth Central Business District.

Comment

The Draft Tourism Plan has been developed by Tourism, Recreation & Conservation (TRC), a leader in international recreation, tourism and planning consulting based in Australia and New Zealand.

TRC carried out extensive stakeholder engagement as part of the research and direction setting component of the plan development and referenced additional input from:

- City of Wanneroo Corporate Business Plan and Strategic Community Plan;
- Economic Development Strategy 2016-2021;
- Tourism Strategy 2011 – 2017; and
- Tourism WA Two Year Action Plan.

The scope of the project included the following key elements:

- Identify opportunities and make recommendations to increase City of Wanneroo's intrastate, interstate and international market share (as appropriate), visitor numbers, stay and spend;
- Evaluate the tourism opportunities related to Yanchep National Park and provide recommendations to increase the potential to support increase in visitation, growth of commercial offerings/experiences and improvements to general visitor amenity within the Park and how to partner with Department Biodiversity, Conservation & Attractions (DBCA) to achieve this;
- Consider, but not be limited to, the following themes for tourism development opportunities and incorporate into the Plan as appropriate:-
 - Events tourism;
 - Agri-tourism;
 - Adoption of smart technology and digital initiatives;
 - Aboriginal cultural experiences;
 - International and cruise markets;
 - Product packaging; and
 - Regional collaboration.
- Use research to identify and justify catalyst infrastructure, investment and development projects, programs and services.

The Draft Tourism Plan – Actions:

The Draft Tourism Plan provides a range of actions aligned to a visitor centric model, used as a way to highlight the various elements of the experiences currently on offer, are missing, or are to be developed. The success of this Plan will depend on successful collaboration and partnerships with other organisations. Overall guidance and monitoring of the Tourism Plan remains with the City, with a range of actions proposed to help drive a coordinated approach to implementation.

Consultation

The Draft Tourism Plan has been developed in collaboration with a broad and diverse group of stakeholders representing industry, government and the broader community. A separate Situational Analysis was also prepared to help inform the development of the Draft Tourism

Plan and this contains most of the background research and existing product information within the City. A shared objective has been proposed for the City to grow tourism over the five year period from 2019 to 2024 through strong consultation and collaborative workshops. The following consultation has been undertaken to date:

- The Plan has been developed with extensive stakeholder engagement, including cross directorate internal teams and nearly 30 members of the local business community, Chief Executive Officer of Destination Perth, Tourism Council WA and State Government (Department Biodiversity, Conservation & Attractions);
- The Draft has been discussed with the Business & Tourism Development Working Group members with a recommendation to support the public consultation process; and
- The Draft has been shared with Directors and key Administrative staff, who may be impacted or need to take ownership for some of the actions identified.

Comment

To provide the broader public, businesses and stakeholders with a further opportunity to provide feedback and input to the Plan, a 28 day period of public consultation is proposed. This is consistent with the guidelines within the City's Community Engagement Management Procedure.

A number of methods will be used to ensure the Draft Plan is exposed to a wide audience, including, but not limited to:

- Your Say website;
- Social media;
- Biz App;
- Other LGAs including Joondalup, Stirling, Swan, Chittering, Gingin;
- Email to all stakeholders; and
- Direct email to tourism business database.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“2 Economy

2.4 Places of Destination

2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit”

2.4.2 Enhance Wanneroo as a distinctive place to invest.

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Expenditure associated with the implementation of the actions for year one of the Tourism Strategy & Action Plan will be incorporated into the City's Tourism operational budget (2019/2020).

The Tourism Plan provides a valuable input into the development of the City's Annual Budget. Funding of initiatives within the Plan will be subject to annual review each year, with the final delivery of this Plan subject to budget allocation.

Voting Requirements



Simple Majority

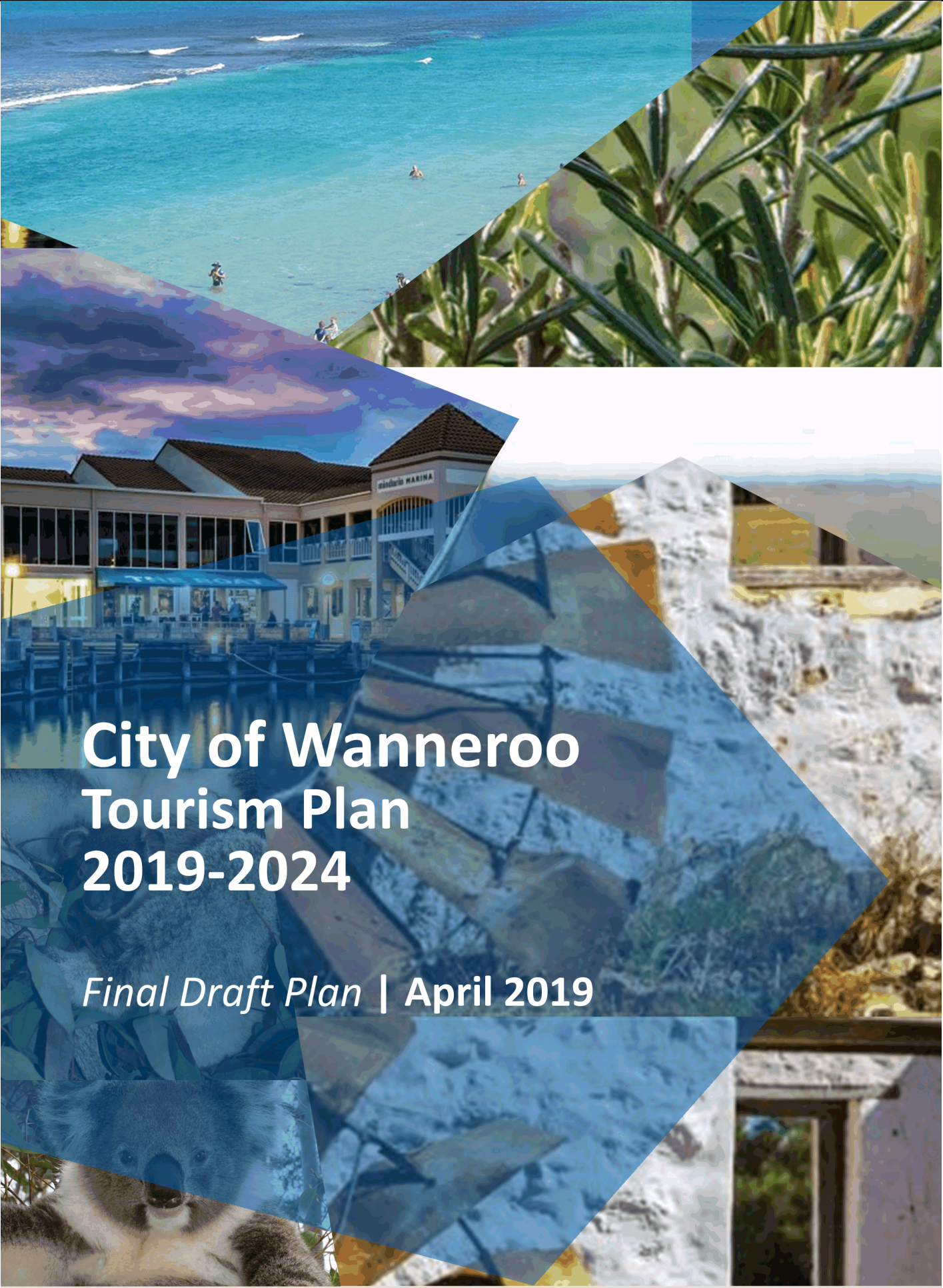
Recommendation

That Council:-

- 1. ENDORSES a 28 day public consultation period to seek comment on the Draft Tourism Plan as detailed in Attachment 1; and**
- 2. NOTES that the final Tourism Plan will be presented to Council for endorsement at the earliest opportunity.**

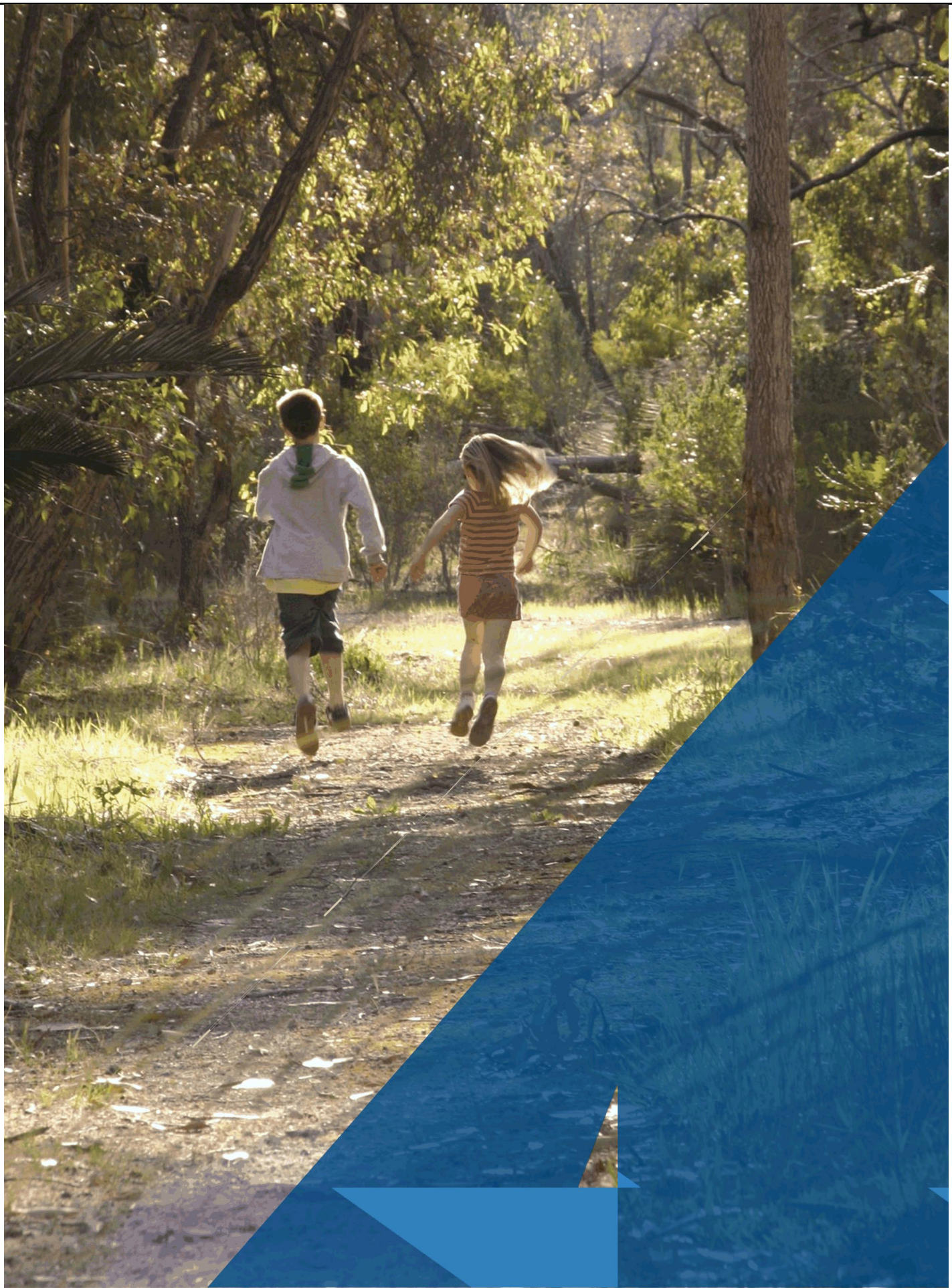
Attachments:

- | | | | |
|---|--|-----------|---------|
| 1  | City of Wanneroo Tourism Plan FINAL DRAFT REPORT | 19/73722 | Minuted |
| 2  | Tourism Plan 2019 Summary of Changes to draft report | 19/115060 | |



City of Wanneroo Tourism Plan 2019-2024

Final Draft Plan | April 2019



FORWARD



Mayor Tracey Roberts JP
City of Wanneroo

In tourism, what is good for the resident is generally good for the visitor. In the City of Wanneroo, we enjoy a lifestyle that is vibrant, relaxed and aligned to our coastal and hinterland living, and we aspire to build on that strength to attract more visitors to our City.

Growth in tourism and achieving the vision will require a collaborative effort between Council, the tourism industry, the State Government agencies and the community.

Many of the actions require careful and innovative approaches to deal with both the issues that exist, and the opportunities that are emerging. Strong leadership and implementation will help deliver significant tourism industry outcomes during the life of this plan.

As one of Australia’s fastest growing municipalities, we face challenges and opportunities in a broad range of community sectors, from infrastructure to social cohesion in new suburbs. Implementing this plan will also bring increased community pride to our City residents.

On behalf of Council we commit to this Plan and look forward to working with you to achieve the actions and goals in the Plan, and reap the benefits for our community.

Objective:
The City of Wanneroo will be recognised as a vibrant destination with a lifestyle worth experiencing, activated by exciting events, connected communities and nature at its best.

CONTENTS

Forward	1
Introduction	2
Current Situation	7
Visitor Economy	13
Strategic Direction and Positioning	18
Experience Based Approach	21
Governance and Performance	28
Action Plan	30
Appendix A – Existing Plans and Strategies	39

Acknowledgements

The City of Wanneroo Tourism Plan 2019-2024 was prepared by TRC Tourism for the City of Wanneroo.

Images used in this report have been provided by the City of Wanneroo or have been sourced from www.discoverwanneroo.com.au and TRC Tourism.

Disclaimer

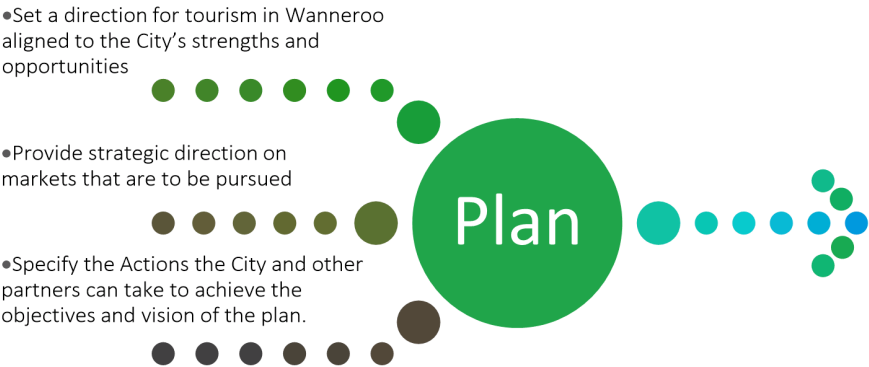
Any representation, statement, opinion or advice, expressed or implied in this document is made in good faith but on the basis that TRC Tourism is not liable to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking action in respect of any representation, statement or advice referred to in this document.

INTRODUCTION

The Plan

The City of Wanneroo (the City) Tourism Plan (the Plan) has been developed in collaboration with a broad and diverse group of stakeholders representing industry, government and the broader community. A Situational Analysis¹ has been prepared to help inform this Plan (a separate document sitting behind this Plan) and contains much of the research, and product information within the City. Through strong consultation and collaborative workshops, we have developed a shared vision for the City to grow tourism over the 5 year period from 2019 to 2024.

The Plan aims to:



See page 16 for an explanation of how this fits within the City's Strategic Community Plan.

A roadmap has been developed for this plan and is shown in the Figure 1.

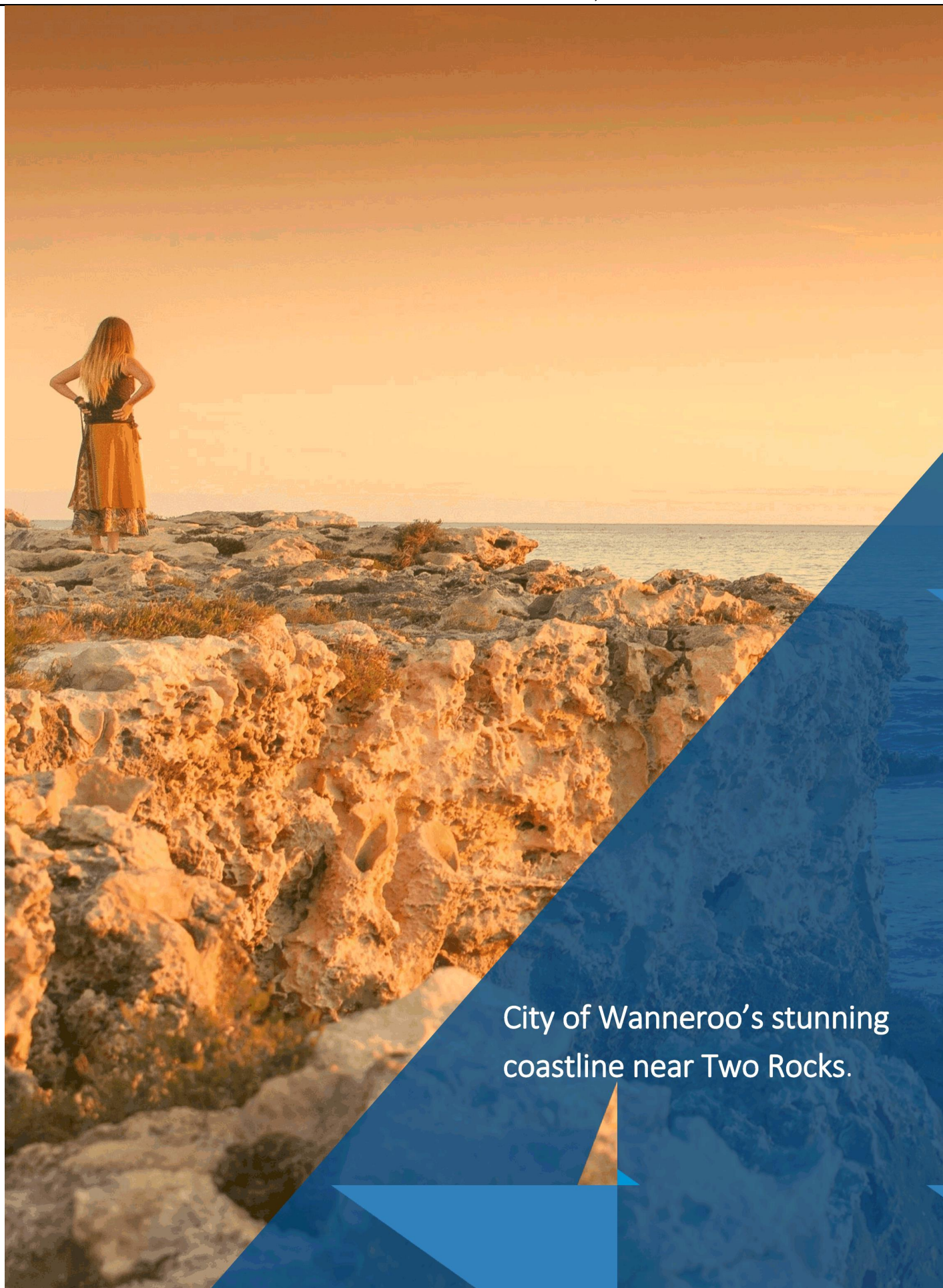


FIGURE 1. ROADMAP FOR THE CITY OF WANNEROO TOURISM PLAN

Informing this plan is a thorough analysis of the current situation, and a review of implementation of the current Tourism Strategy. This plan addresses the likely future markets, the experiences that can be created and developed further, and the activities and actions required that will help deliver the Objective.

The Plan provides a range of actions aligned to a visitor centric model, used as a way to highlight the various elements of the experiences on offer, missing, and to be developed. All actions proposed have an accountable lead agent. The success of this plan will very much depend on collaboration and partnerships with other organisations. Overall guidance and monitoring of the plan remains with the City, and a range of actions proposed to help drive a coordinated approach to implementation.

¹ 2018 City of Wanneroo Tourism Situational Analysis. TRC Tourism for the City of Wanneroo as a part of the development of this plan.



City of Wanneroo's stunning
coastline near Two Rocks.

The City of Wanneroo

The City is a thriving growth region stretching from Girrawheen and Koondoola in the south, north to Two Rocks and has 32 kilometres of coastline with 53% of the area classed as regional reserve². Covering 685 square kilometres, the City area offers residents and visitors a diverse landscape of coastline, bushland, wetlands, urban and rural landscapes

The region benefits from being within close proximity to Western Australia's capital city - an established drawcard for both international and domestic tourists. It is only a short 20-30 minute drive from the Perth CBD and has new and expanding public transport options. Figure 2 below shows a close up of the region (lightly shaded) in relation to the wider areas of Perth and Western Australia.



FIGURE 2. CITY OF WANNEROO LOCATION

The City of Wanneroo Annual Report 2016/17 identifies the residential population at 195,253 with 41% of residents born overseas. The Census³ showed the usual resident population in the City in 2016 was 188,212 living in 70,348 dwellings with an average household size of 2.83 people. Further, the Australian Bureau of Statistics now estimate the population to be at 199,882 at the end of 2017.

One of the fastest growing local governments in Australia, each year the City welcomes around 8,000 new residents annually.⁴

The City has a Gross Regional Product of \$6.88 billion, which represents just under 3% of the Western Australian Gross State Product. The following table shows the variety of industries and number of businesses in each.

² www.discoverwanneroo.com.au

³ www.profile.id.com.au/wanneroo/population

⁴ www.wanneroo.wa.gov.au

TABLE 1. CITY OF WANNEROO INDUSTRIES AND BUSINESSES (SOURCE: ID COMMUNITY DEMOGRAPHIC RESOURCES)

Industry	% of People Employed in this sector	Number of Businesses	Percentage of Businesses
Construction	19.9%	4,211	33%
Retail Trade	12.8%	635	5%
Education and Training	11%	124	1%
Manufacturing	9.8%	646	5.1%
Health Care and Social Assistance	8.5%	395	3.1%
Accommodation and Food Services	7.3%	349	2.7%

The City is well serviced by main roads heading north from Perth CBD, including the Mitchell Freeway (Route 2) and Wanneroo Road (Route 60). Marmion Road (Route 71) is also a popular route that follows the coast and where many of the new coastal residential developments in the northern part of the City are located. To facilitate the Mitchell Freeway extension (which was completed in 2017), local road upgrades were also completed to better connect local communities. The City is approximately 25 kilometres from the Perth CBD.

There are over 30 international and domestic airlines currently servicing Perth.⁵ The City is approximately 35 kilometres from Perth Airport, a 35-40 minute drive. Perth Airport is the fourth busiest airport in Australia in terms of passenger traffic, and operates 24 hours a day, seven days a week throughout the year. Almost 14 million passengers travelled through Perth Airport during the 2015/2016 financial year.⁶

Visitors can currently access the City via the Transperth Joondalup Line which travels north from Elizabeth Quay to Butler. Travel time from Perth Underground station to Butler station is approximately 43 minutes by train. (Clarkson and Butler are currently the stations located within the City).

The Yanchep Rail Extension is a 14.5 kilometre project that will deliver the last proposed section of the Joondalup rail line from Butler to Yanchep, helping to support ongoing growth in the area, as well as reducing road congestion. Stations are planned at Alkimos, Eglinton and Yanchep. Construction is expected to begin in 2019.

The Marina, Mindarie is approximately 37 kilometres, or a 40 minute drive from Perth CBD and provides a safe haven for visitor vessels, offering both long term and casual berth rentals. The facility has been rated 4.5 Gold Anchors. Berths available are 10m, 12m, 15m, 20m and for catamarans. The Marina also has a vibrant restaurant scene, regular events and a micro-brewery, as well as marine chandlers.

Two Rocks Marina is located approximately 63 kilometres north of Perth CBD and is mostly used for commercial fishing activity, including the rock lobster industry. Planning is being undertaken for upgrades of the facilities at the marina and priority repairs. Stakeholder and community engagement is underway at present, with a view to what the future options for the site may present. The Department of Transport operate the marina.

⁵ www.perthairport.com.au

⁶ www.perthairport.com.au



The Marina, Mindarie.

CURRENT SITUATION

The Current Tourism Industry

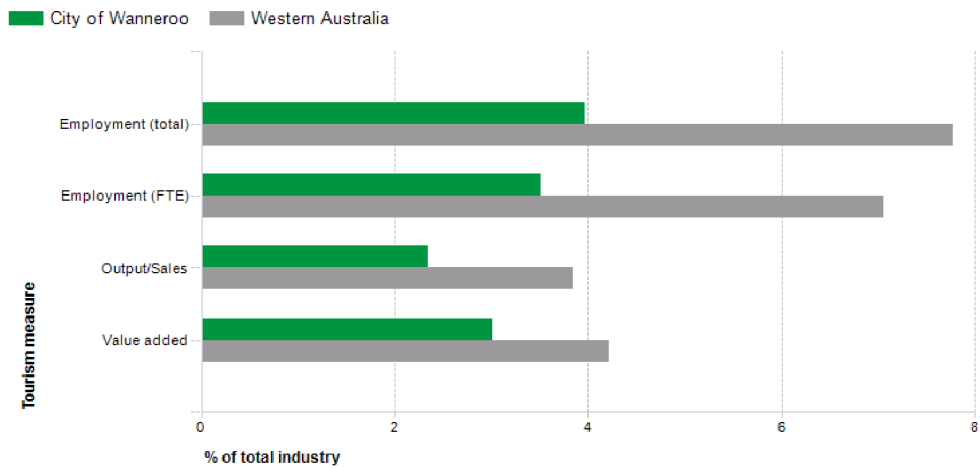
Tourism is a critical economic driver for Western Australia, generating \$13 billion in expenditure, \$10 billion in gross state product and \$1 billion in net taxes.

In 2016/17, the total tourism and hospitality sales in City of Wanneroo was \$286.5m, the total value added was \$152.0m.

There were 2,136 people employed within the tourism industry in 2016/2017, which is approx. 4% of total industry in Wanneroo.

The following graphic indicates that the City of Wanneroo is underperforming in the visitor economy as compared to the WA averages for employment and value add.

Value of tourism and hospitality 2016/17



Source: National Institute of Economic and Industry Research (NIEIR) ©2016
Compiled and presented in economy.id by .id the population experts

FIGURE 3. VALUE OF TOURISM AND HOSPITALITY 2016/17

There was an average of 745,959 domestic day trip visitors, representing 6.5% of the Greater Perth market⁷.

The summary for the City shows that there are 2,136 people employed in tourism related business who reside in the City⁸

There are 1,360 businesses in tourism related industry sectors in the City of Wanneroo (11.7% of all businesses in the City)⁹. These are businesses which are reliant on tourism patronage or where a significant proportion of their products are consumed by visitors. This is an important base line given the objective expressed in the brief and throughout this project of growing employment in the City from the tourism industry and other allied sectors.

⁷ Tourism WA – Visitation to WA overview. Year ending September 2018.

⁸ 2016 Census Data – ABS

⁹ WA Tourism Atlas – Tourism Council of Western Australia

Summary of the Current Visitors

WHAT DO WE KNOW ABOUT THE VISITORS TO THE CITY OF WANNEROO?



FIGURE 4. A SUMMARY OF THE CURRENT VISITORS AND OFFER IN THE CITY OF WANNEROO

Note – Destination Perth is the Regional Tourism Organisation that includes :

- Perth City
- Fremantle and Rottnest Island
- Sunset Coast
- Peel and Rockingham
- Swan Valley and Darling Range
- Avon Valley

Tourism Industry Trends

Tourism trends at the global, national and state level also shape the growth and opportunities for tourism within the City. The following table highlights a range of trends and how they may apply/opportunities arising for the City of Wanneroo.






TABLE 2. MACRO TOURISM TRENDS AND CITY OF WANNEROO INSIGHTS

Trend	Insights for the City of Wanneroo
The tourism sector is growing internationally, with Australia forecast to benefit from significant growth in emerging Asian economies, and strong growth forecast for Australian domestic tourism.	There is an opportunity to grow tourism in the City – in line with broader trends, but it must align with Tourism WA and Destination Perth directions to increase the overall market as well as the share of the existing market
Nature based tourism is growing more rapidly than other sectors, forecast to grow from \$20.6 billion (2016 global value) to \$101 billion in 2030.	Opportunity to develop nature-based products and opportunities in many parts of the City, including Yanchep National Park, Yellagonga Regional Park and the pristine coastline and beaches
Consumer focus on experiences – they are seeking authentic, local and personalised experiences that are out of the ordinary and offer personal connections.	The City's tourism industry will benefit from experience development that creates compelling and immersive experiences based on the City's unique features. City of Wanneroo destinations can offer busy Perth residents an easy escape from their every-day.
Technology: Consumers increasingly rely on mobile devices for information and bookings. This increases the importance of Wi-Fi and internet connectivity.	It is vital to ensure the region's online presence is mobile-friendly – from information to booking capability. Growing mobile connectivity within the destination is also important.
Online reviews and reputation are the greatest influence on bookings.	The City's tourism industry will benefit from actively engaging with TripAdvisor and other online review-sites.
Growth of short breaks – seeking personal fulfilment through escape and immersive experiences.	The City is well located to offer easy short breaks for the large population base of Perth. Developing suitable niche accommodation is an opportunity for the City of Wanneroo.
Growing Chinese and Indian visitors, including VFR and repeat visitors.	Meeting the needs of these visitors may open up new markets with great potential for growth. Increased air traffic to Perth airport provides close access for new visitor markets.
Sustainability – consumers want to ensure the environment and communities visited are protected.	The City's commitment to sustainability will benefit the environment, community and economy via the tourism industry.
Share economy growth: Airbnb, Uber, etc. in addition to accommodation and transport these brands are expanding to offer experiences and services.	Opportunity to work with share economy providers and grow capacity to complement the tourism offer. Need to work with share economy providers to encourage high quality contributions to the City's experience.
Events are Important for emerging destinations to grow their presence and help consumers understand a region's strengths	The City of Wanneroo has many excellent events and strong venues for outdoor family and specialty events. There is an opportunity to grow the event calendar.

Current Drivers of Change for the City of Wanneroo

There are a number of broad drivers shaping the City that will continue to do so into the foreseeable future.

TABLE 3. CURRENT DRIVERS OF CHANGE FOR THE CITY OF WANNEROO.

<div>1. Urban Growth</div> <div></div>	<p>The City of Wanneroo is one of Australia’s fastest growing municipal areas, with the population expected to grow by at least 8,000 residents per year during the life of this strategy. Improved transport linkages south to Perth, and planned improvements eastward to the Swan Valley and northward linking the Indian Ocean Drive will help connect the City. Also aligned to an increased population are new service industries including retail and health.</p>
<div>2. Adjustments in Agriculture</div> <div></div>	<p>The eastern areas of the City have traditionally been used for agricultural production. While the demand for high quality and high value agriculture will continue to grow, so will the demand for land for new services. The high quality intensive agriculture of the City will likely need to adapt and focus on farm gate experiences and other services to maintain the implied value of the land as pressure mounts for further urban expansion.</p>
<div>3. Coastal Living</div> <div></div>	<p>As the climate warms and the population generally becomes more urban focussed, the coastal areas of the City with their world class beaches will be more and more sought after, especially given their proximity to Perth and the improved transport linkages. Being able to access the coast and its lifestyle is fundamentally important for residents and visitors alike.</p>
<div>4. Industry Adaptation</div> <div></div>	<p>The current employment in the City is more heavily focussed on service and construction sectors as the growth in the urban corridor northwards continues. Over time as construction slows down, and populations have risen, increased employment opportunities in other sectors will be critical for the City. Tourism can play an important role as a service industry sector that has a high job rate per dollar of income received.</p>
<div>5.Changing Markets</div> <div></div>	<p>With the advent of non-stop London to Perth flights, and more direct flights from Europe and Asia into the western seaboard of Australia, Perth and surrounds are likely to experience a high rate of growth of inbound International tourism. This will be beyond the traditional visiting friends and relatives’ market that is predominant among the international visitors to the City. The main attractions that the City of Wanneroo has, including wildlife, coasts and food will be attractive to those inbound markets and if packaged well with the Swan Valley, and other coastal locations, will present a strong offering in the market place.</p>

Tourism Lands Needs Assessment

As an important lead in to this plan the City of Wanneroo commissioned consultants Farlane and Shape Urban to undertake a tourism lands needs assessment.¹⁰

The vast majority of the directions and commentary in the report have provided a strong background and input to this plan. A number of areas from the report are specifically brought forward into this plan and are discussed below.

The Importance of the Tourism Sector

The tourism sector in Wanneroo acts to support a number of other important economic outcomes including:

- » Providing support infrastructure for other export activities through the provision of accommodation and hospitality services;
- » Providing opportunities for entrepreneurs to develop new business opportunities (tourism is a key sector for micro and small businesses);
- » Support the creation of a wide range of jobs, a significant proportion of which require a lower skill base;
- » Developing amenity and offerings that are highly valued by the local communities; and
- » Minimising resident and visitor expenditure leakage out of the local economy.

Factors Influencing Tourism Performance

The performance of the City's tourism sector is dependent upon a range of areas that interrelate. These include:

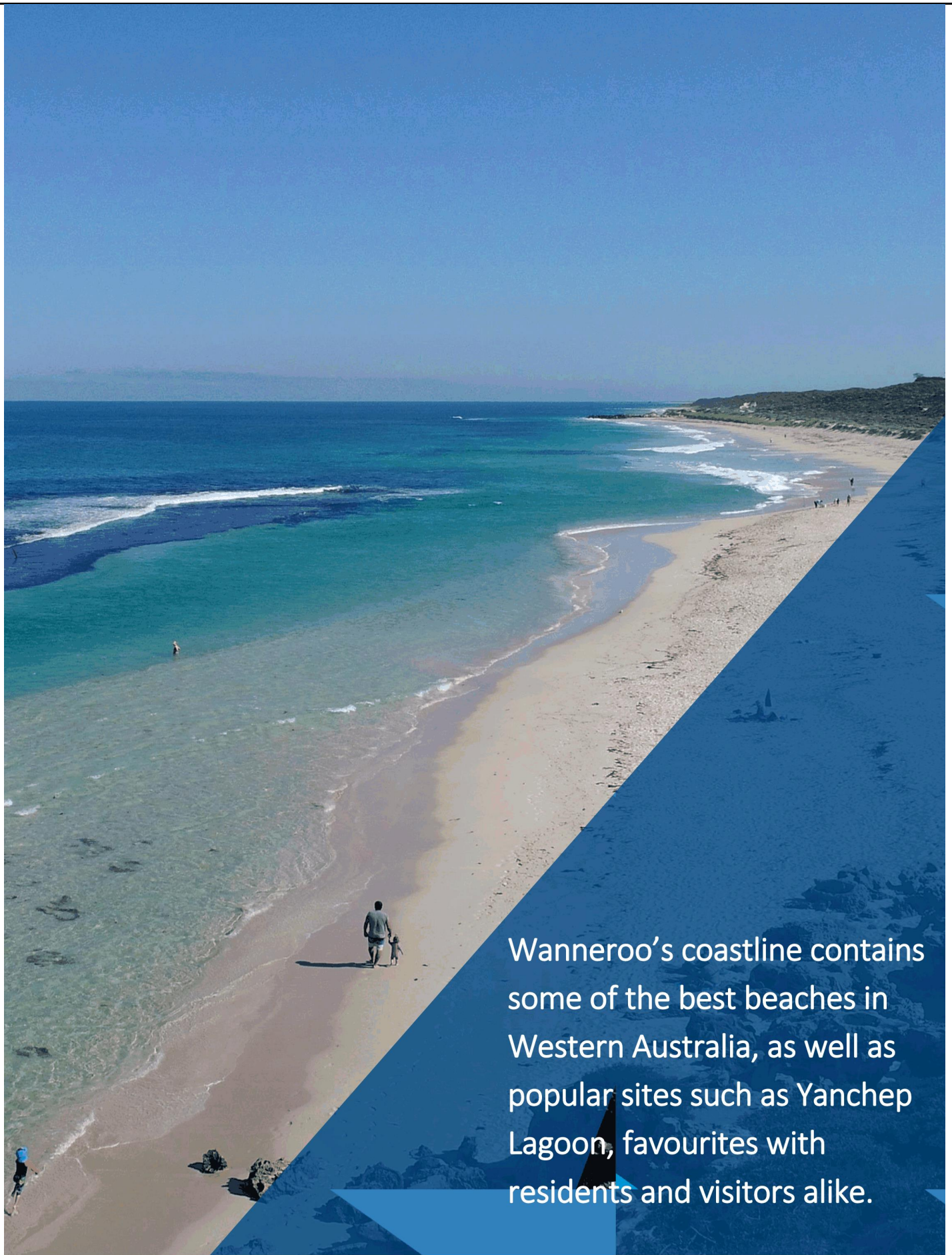
- » Attraction of visitation and expenditure from new and existing markets;
- » Attraction of investment for new and existing initiatives;
- » Realisation of the full potential of existing activities;
- » Sustainability of existing activities; and
- » Collaboration between industry stakeholders.

The report also acknowledges, and confirms the sector based research that the visiting friends and relatives market, and the day trip market are strengths of the City of Wanneroo visitor profile.

Finally, the report provides an assessment of the need to realise the potential of the City's tourism assets, products and experiences. Full realisation will be more likely to occur if the following are focus areas for the City:

- » Prioritising relevant planning and/or readiness of City assets;
- » Deconstraining activities of others (investors and operators); and
- » Facilitating industry action (working together, coordinated signage, marketing and packages).

¹⁰ Tourism Lands Needs Assessment. City of Wanneroo. August 2018. Far lane and Shape Urban Consultants.



Wanneroo's coastline contains some of the best beaches in Western Australia, as well as popular sites such as Yanchep Lagoon, favourites with residents and visitors alike.

VISITOR ECONOMY

Current Snapshot

There is limited specific tourism industry data for the City. Accordingly, a number of assumptions will be drawn from the existing data. Local industry consultation by TRC Tourism in the preparation of this plan, as well as expert guidance from the Economic Development Team within the City, have also been used to draw a picture from which to build strategic directions and actions.

The following infographic provides a snapshot of the current visitor data for the City.



FIGURE 5. SUMMARY OF VISITORS TO THE CITY OF WANNEROO (DATA SOURCED FROM TRA VISITOR SURVEY AND ECONOMY.ID.COM.AU)

Existing Tourism Product

The City has a number of product strength categories and areas that are emerging in terms of their maturity. The following table provides a summary of the products and their main attributes, together with an assessment of their maturity.

TABLE 4. SUMMARY OF CITY OF WANNEROO PRODUCTS, MAIN ATTRIBUTES AND MATURITY.

Natural Attractions <ul style="list-style-type: none"> •Yanchep National Park is one of the closest natural protected areas to Perth with a well-developed set of experiences including wildlife watching (koalas and kangaroos) and a new campground. Some of the infrastructure is tired and not contemporary and the Yanchep Inn offers 'old world' charm. Additional opportunities exist in Koodoola Regional Bushland and within the Yellagonga Regional Park. •MATURE
Festivals and Events <ul style="list-style-type: none"> •The City has a strong range of festivals and events spread across several primary event spaces including Barbagallo Raceway, The Marina Mindarie, and the parks and gardens of the City. Other centres within the City also host festivals and events, often aimed at residents more than attracting visitors. •EMERGING
Coastal Living <ul style="list-style-type: none"> •The City has a strong coastal offering that is at times difficult to access and has some offerings in terms of activations, shops, restaurants and cafes. Access to the coastal areas is generally harder to find than ideal. •EMERGING
Arts and Culture <ul style="list-style-type: none"> •The oldest remaining residence in the City, Cockman House was built in the 1860s and offers a strong link to the past. The Wanneroo Regional Museum is a strong offering within the City. Well curated collections celebrating art, culture and history attract many people annually. •EMERGING
Food and Wine <ul style="list-style-type: none"> •Several strong offerings in the region and the City include The Marina, Mindarie with its collection of waterside restaurants and micro-brewery, and other coastal accessible cafes and restaurants such as Portofino's. Market gardening is an important part of the City's history and during season, people still can find fresh produce whether it be strawberries, mangos or other farm gate produce in stalls on the roadside. •EMERGING
Adventure <ul style="list-style-type: none"> •Some small adventure tourism operations within the City including the ability to drive on the Barbagallo Raceway during events and for special occasions. Limited opportunity on the coast, but with some diving and off shore fishing charter options available. •EMERGING
Sports <ul style="list-style-type: none"> •While the City of Wanneroo and nearby City of Joondalup have some outstanding sports facilities, they currently predominantly cater for local and nearby residents. Review the Carramar and Marangaroo Golf Clubs, and other existing sports facilities (including Kingsway) with a view to attract greater intrastate and interstate visitation. •EMERGING
Indigenous <ul style="list-style-type: none"> •A small business operates within Yanchep National Park but is not operational full time and has capacity constraints despite the high quality of the operation. •LIMITED

Strengths, Weaknesses, Opportunities and Threats

The City's current strengths, weaknesses, opportunities and threats (SWOT analysis). It is not a complete list but highlights the important elements that will be used in the consideration of a Vision, the objectives and an Action Plan.

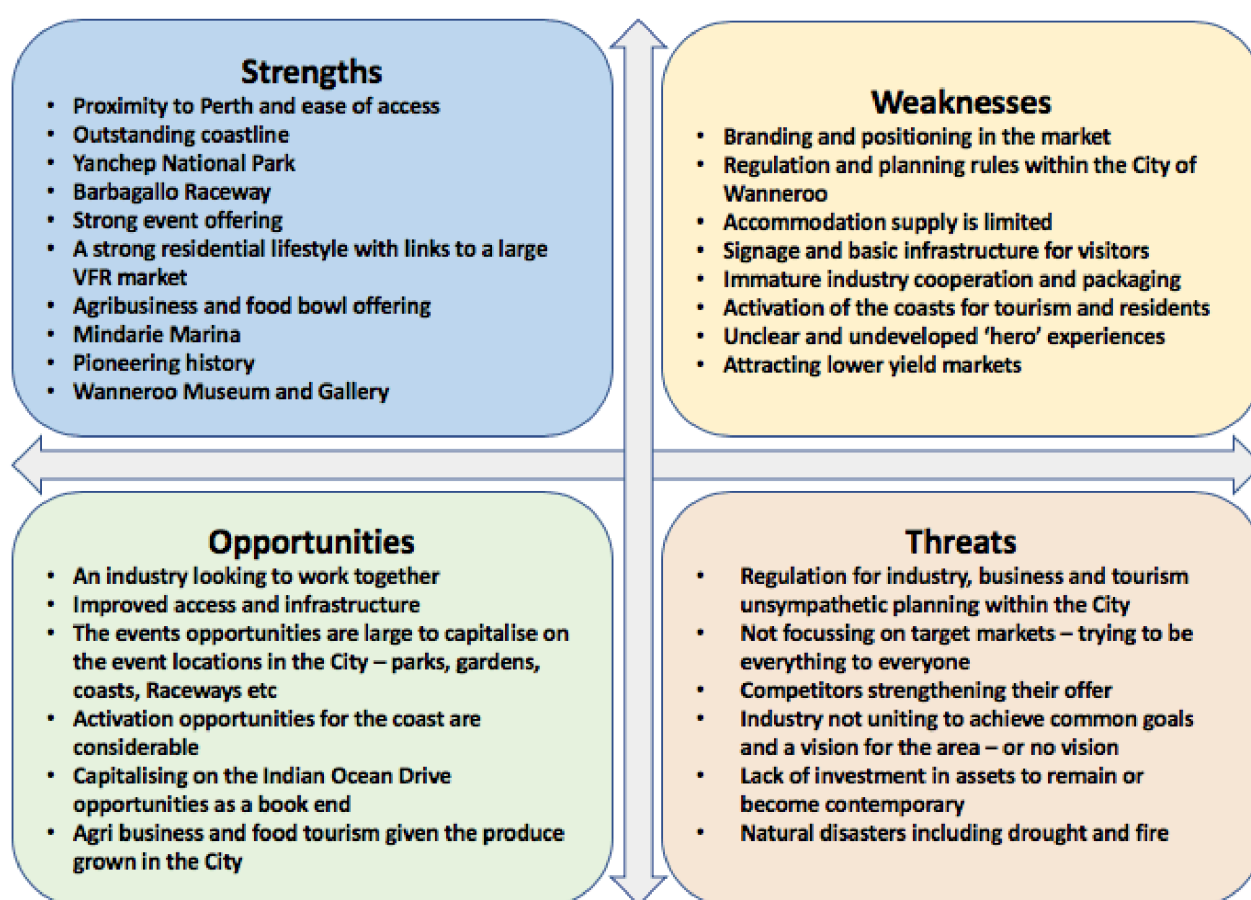


FIGURE 6. SWOT ANALYSIS FOR THE CITY OF WANNEROO BASED ON RESEARCH AND AN INDUSTRY WORKSHOP.

Existing Plans and Direction

This plan and action plan fits within a context and organisational hierarchy for the City. Figure 7 below provides the diagrammatic view for the relationship of the plans. Appendix A also provides a comprehensive overview of the directions and contents for the most relevant plans that help inform and underpin this plan.

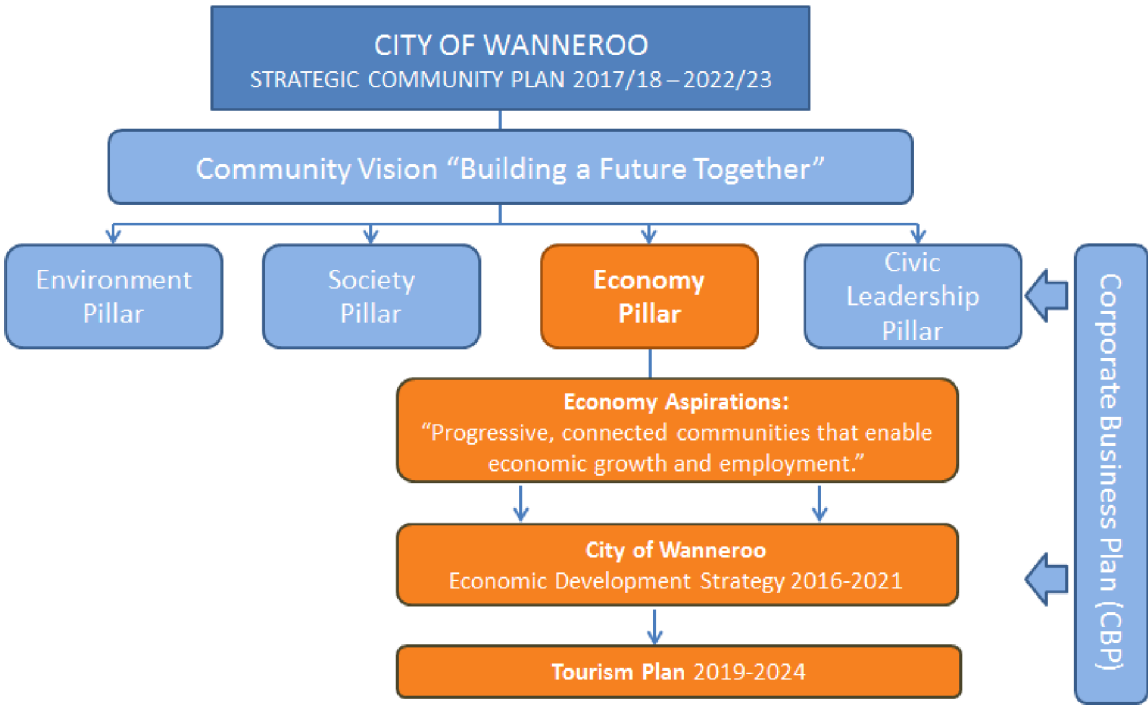
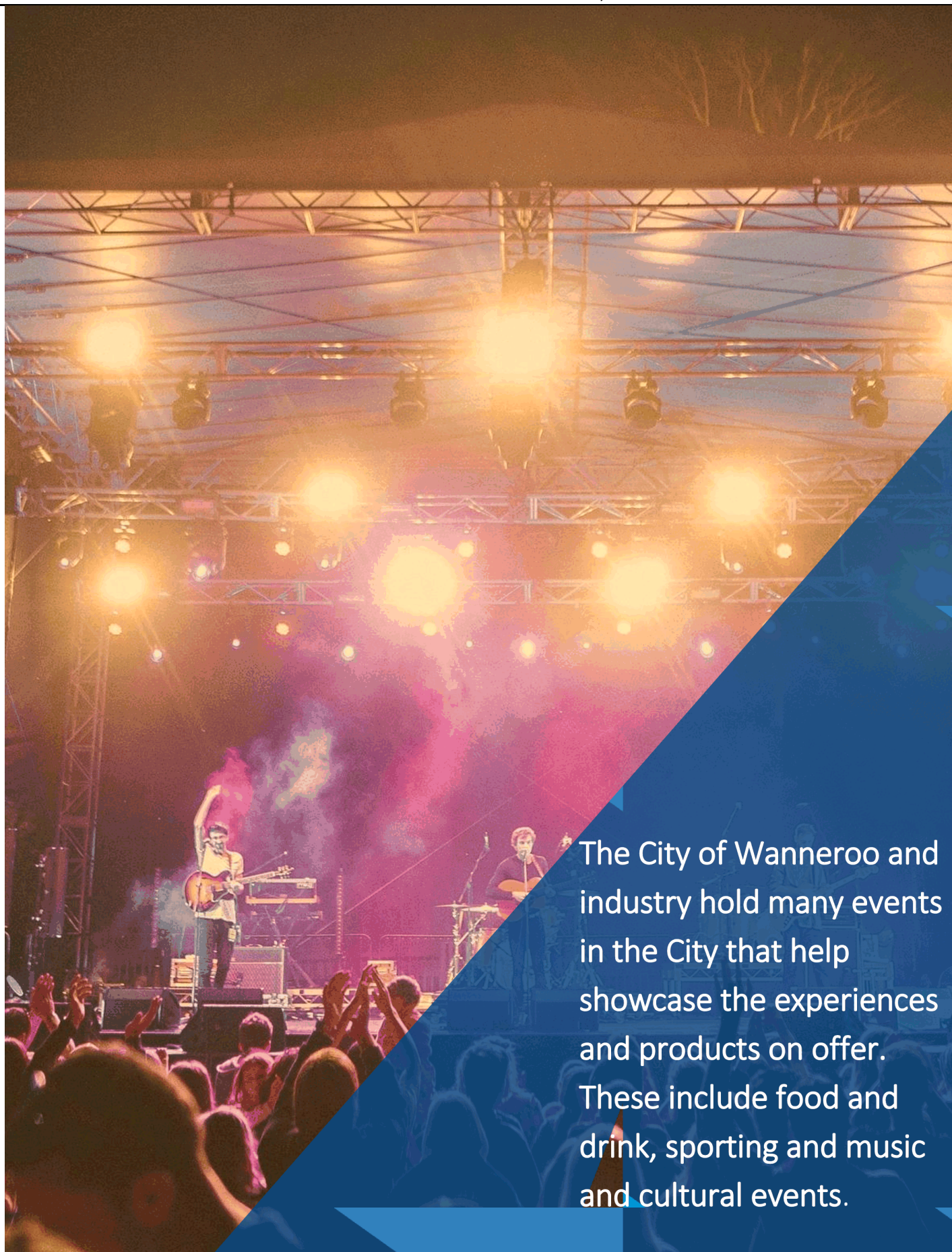


FIGURE 7. THE PLANNING HIERARCHY WITHIN THE CITY OF WANNEROO



The City of Wanneroo and industry hold many events in the City that help showcase the experiences and products on offer. These include food and drink, sporting and music and cultural events.

STRATEGIC DIRECTION AND POSITIONING

Our Guiding Principles

OBJECTIVE

- The City of Wanneroo will be recognised as a vibrant destination with a lifestyle worth experiencing, activated by exciting events, connected communities and nature at its best.

GOALS

Goal 1. PROFITABILITY & EMPLOYMENT

- Increase the benefits of the visitor economy to the City of Wanneroo with a focus on building yield, and growing employment opportunities

Goal 2. PRODUCT DEVELOPMENT

- Improve the suite of products and experiences through investment attraction and renovation of existing and older experiences

Goal 3. PROFILE & BRANDING

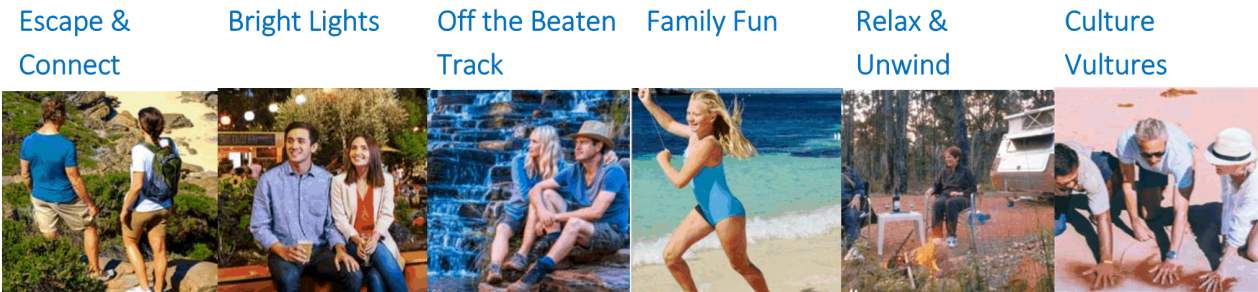
- Position the City of Wanneroo within Perth as an exciting vibrant coastal and semi-rural community with a new sense of excitement through targeted marketing with industry

Goal 4. LEADERSHIP

- Build capability and leadership within the City of Wanneroo and Industry

Our Target Markets

In 2017/2018, **Tourism WA** developed a new and bespoke target segmentation model for the domestic visitor market which divided the Australian travelling population into six segments:



All six markets are important for intrastate travel. The data available clearly shows the importance of the VFR (visiting friends and relatives) market for international and interstate visitation and day trips for intrastate visitation for the City.

Using Tourism WA’s domestic market segmentation, we intend to target the following markets to the City.

Family Fun

“My life revolves around finding the best solutions for my family. I want to create awesome memories for us all to remember for a long time to come.”



Market personality

- Live a traditional, busy family life.
- Like conveniences and routine to maximise family time.
- Are bargain hunters and budget conscious.
- Enjoy shopping, days out with their family, sports and cooking.

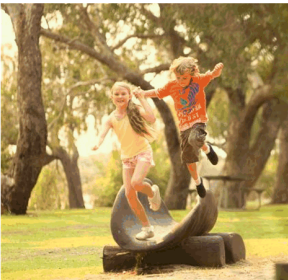
Why choose this market for the City of Wanneroo?

This market is aligned with the key themes of nature and wildlife, aquatic and ocean and food wine, all product strengths of the City.

In the main, this will be Visiting Friends and Relatives, and families on day trips from Perth.

Relax & Unwind

“Life is all about keeping it simple and easy for ourselves. We’re at a time in our lives when we want to take it nice and slow.”



Market personality

- Take life slowly and enjoy the simple pleasures.
- Seek peace and comfort in their lives.
- Keep active with light exercise like walking, golf and Pilates.
- Are conscientious, assertive, risk-averse and resistant to change.
- Have a lot of spare time and enjoy home-time with pets and partner.

Why choose this market for the City of Wanneroo?

This market also aligns with the City’s main strengths including nature and wildlife, aquatic and coastal, and food and wine. This market segment includes people on the Indian Ocean Drive, visitors to national parks such as Yanchep National Park, and retired people enjoying the coastal lifestyle.

Bright Lights

“I live life at 100 miles an hour, I want to have as many experiences as possible.”



Market personality

- Are success, status and achievement driven.
- Enjoy their fast-paced life.
- Careers are a big part of their life.
- Like going out regularly for dining and events.
- Are very social with friends and popular.
- Like to be noticed and keep up with trends.

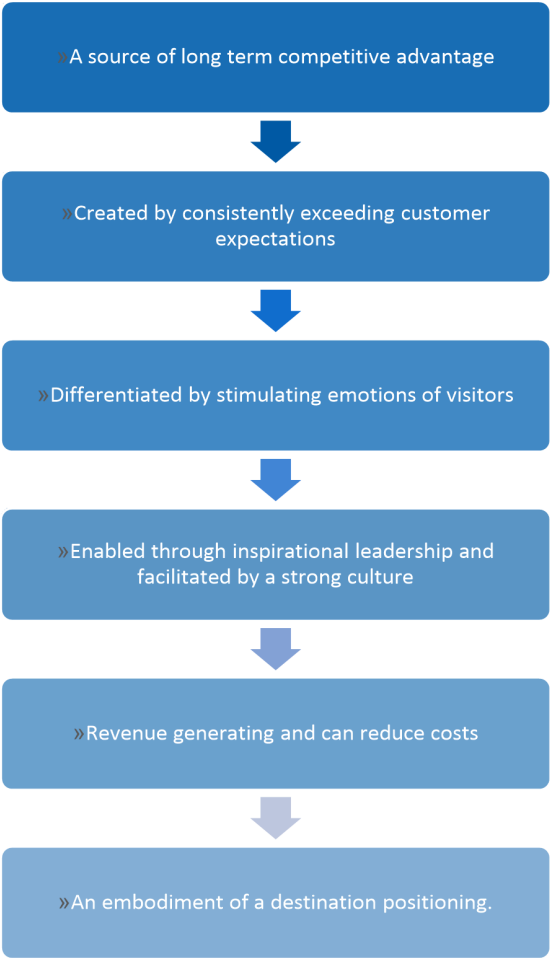
Why choose this market for the City of Wanneroo?

While this segment may often chase city based experiences, a thriving event program in the region will attract people from Perth on visits for experiences that the City of Wanneroo can offer. The majority of this segment will stay in Perth but travel to the City for the day, and even staying overnight, dependent upon the event.

EXPERIENCE BASED APPROACH

This plan continues to seek to help the City grow its tourism outcomes for the community. To achieve that, an experience based framework is used.

Experiences are vital to success in a market place.



Tourism Australia segments tourism activities into six broad themes:

- 1. **Aquatic and Coastal – current CoW strength**
- 2. **Food and Drink - current CoW strength**
- 3. City
- 4. Sport and Adventure – emerging CoW strength
- 5. History and Culture – emerging CoW strength
- 6. **Nature and Wildlife – current CoW strength**

The City has strengths in at least 3 of these categories, and these align with the target markets identified for the City in the previous section.

The following experience framework provides guidance to how we will seek to understand and create new experiences, while enhancing existing ones.

The model provides a framework for considering the action plan, by focussing attention on all the elements required to create outstanding experiences, and by ensuring all elements work together. Each action is categorised into one of the following elements in order to see its contribution to the broader vision throughout the life of this plan.

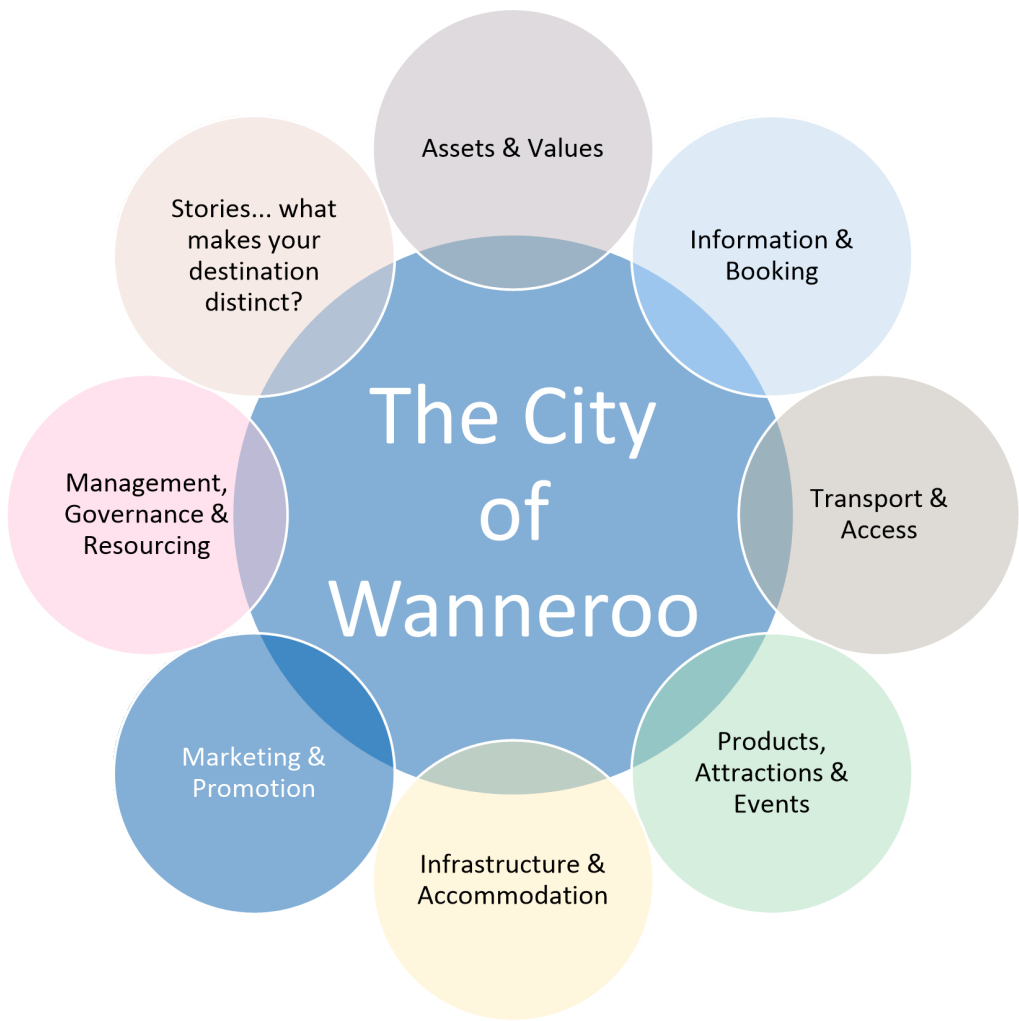


FIGURE 8. EXPERIENCE BASED PLANNING FRAMEWORK – CITY OF WANNEROO

Elements Working Together to Create an Experience

The main elements that need to be aligned and work together to achieve the Objective through the creation of outstanding experiences are:

Information and Booking

- the way in which many visitors would first experience your destination, the ease of booking and the information that generates excitement and a desire to book

Transport and Access

- how easy it is to access the site, or if not easy, how much does it add to or form part of the experience on offer

Products, Attractions and Events

- what type of products are available, how well are they received, are they contemporary, and how do the events activate and bring to life the destination and its positioning

Infrastructure and Accommodation

- is the accommodation appropriate for the destination's key markets, and does the infrastructure support the experiences

Marketing and Promotion

- is the marketing appropriate for the segments being marketed to, and does it generate a sense of excitement and anticipation

Management, Governance and Resourcing

- this element brings together the destination leadership and is about how well government, industry and the community are aligned on strategy, resourcing and execution

Stories... what makes your destination distinct?

- social media scan and how much word of mouth is contributing to visitors and yield, or detracting from it

Assets and Values

- how well are the natural and cultural values respected and valued within the destination and community.



The greater the depth and quality of an experience the visitor has, the better their impression of the destination. They will be more likely to return and recommend the destination to others.

Strategic Opportunities for the City of Wanneroo



Note – Alongside the above strategic opportunities, ongoing focus will be on improving tourism industry leadership within the City and bringing together a formal structure for industry, government, community leadership and other relevant partners to improve coordination, implementation and leadership of tourism.

Game Changer Transformational Projects

The following projects have been identified as those that the City has a high degree of influence or control over, and that will make a significant change in the positioning and experiences on offer in Wanneroo. Accordingly they will have a large impact on achieving growth in economic outcome from tourism in the City.

Yanchep Lagoon

- The City wishes to develop the Lagoon precinct and promote high quality social activation, to create an attractive destination for residents and visitors alike. As the area is considered to have significant development and social activation potential, this project seeks to explore the opportunities for this area through a Master Planning process.

Barbagallo Raceway

- The objective is to develop a plan for the site which provides for separate, but interconnecting, racing circuits for car and motorcycle racing, with integrated and connected pit, administrative and ancillary facilities. The plan will support the proposed infrastructure development with an integrated governance model (management of the track) and a funding model which supports a 10 year implementation horizon

Quinns Rock Caravan Park Site

- The City is undertaking extensive community consultation and environmental studies, leading to development of a business case which seeks to determine suitability of the former caravan park for the purpose of a future modern tourist site. The business case will inform decision-making about the future of the site.

Golf Courses

- The objective of this project is to formulate strategies for each civic golf course to guide the development and operation of facilities for a proposed period of up to 20 years. The project will devise a clear vision and concept for each golf course, which reflects local demographics, delivers services suitable for the location and attracts new visitors to the area.

Yanchep National Park

- Collaborate with Parks and Wildlife Service to facilitate development of the Park and capitalise on the outstanding opportunities for nature based tourism.

Other Projects Capable of Transformational Outcomes:

- Two Rocks Marina Development
- Carabooda/Nowergup food precinct evaluation
- Wanneroo Regional Museum
- Development of future Regional Open Spaces



Barbagallo Raceway is Perth's premier car racing venue and currently hosts a round of the V8 races as well as many events each year.

GOVERNANCE AND PERFORMANCE

Strong outcomes are achieved through excellent governance.

The City has governance policies in place that are appropriate for its normal operations. Building a collaborative governance program will help Local Government, Industry, and State Government work with the community to implement the strategic directions within this plan, achieve the Action Plan, and realise opportunities for the City and its tourism industry.

Central to good governance is transparency and reporting. The Action Plan lists a number of opportunities to improve collaborative governance while ensuring accountabilities remain clear and in line with various Acts and policies. The Action Plan also makes a number of recommendations on reporting to the industry and community on the actions completed, and importantly, the outcomes achieved from those actions.

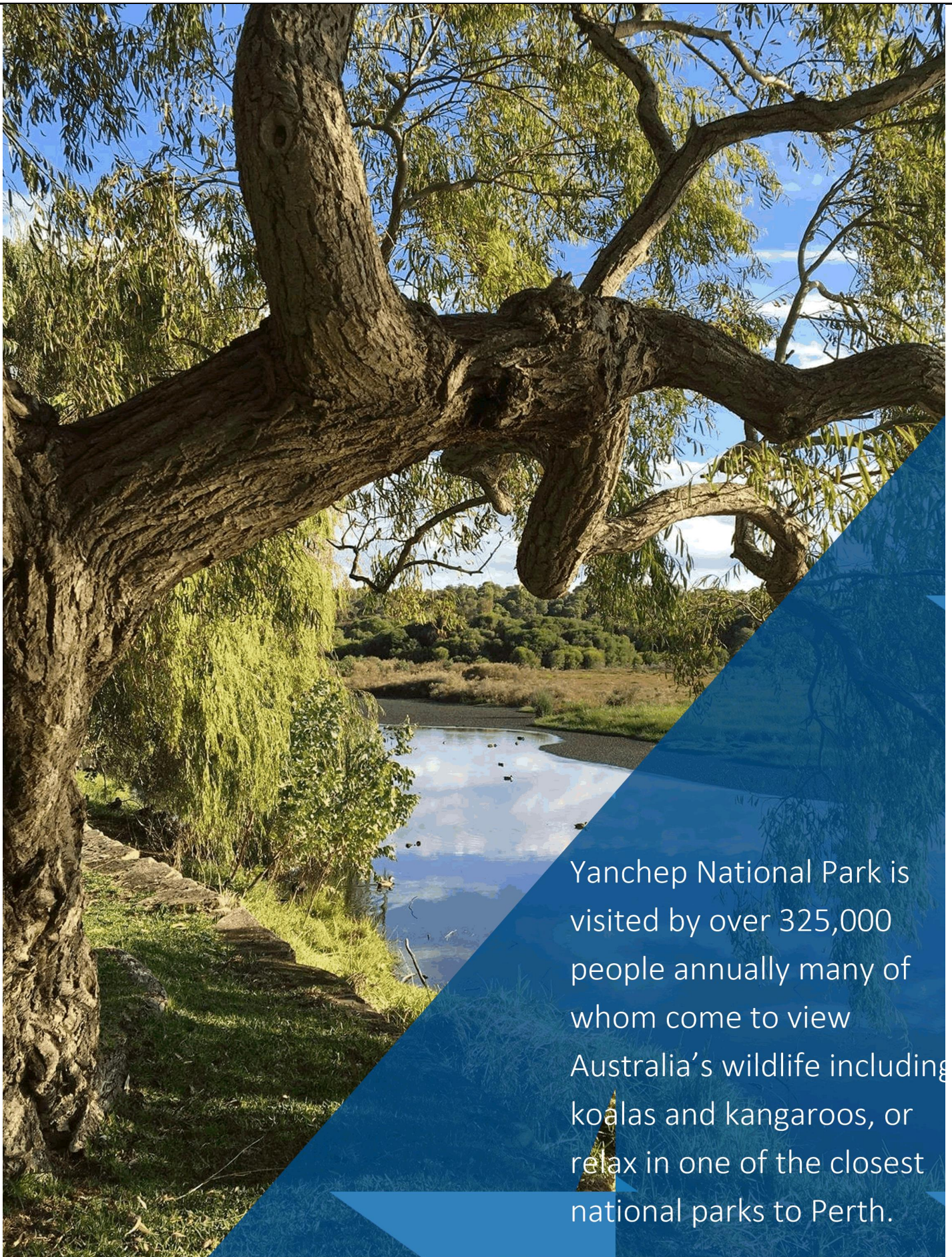
KPIs

Key Performance Indicators (KPIs) are performance measures that we will measure throughout the life of the Plan. Achieving our goals and aspirations will require;

- Organic growth from existing businesses due to employment growth and business development
- Increased experiences and products through the opportunities and strategic directions
- Implementing the Action Plan, including those projects that are likely to 'change the game'.

Aspirations

- Increase the number of people employed by tourism in the City from a base of 2,136 (2016 Census).
- Increase share of Greater Perth overnight domestic visitor market
- Increase day trip market share of Greater Perth market.
- Attract 6 new events within the City.



Yanchep National Park is visited by over 325,000 people annually many of whom come to view Australia's wildlife including koalas and kangaroos, or relax in one of the closest national parks to Perth.

ACTION PLAN

Basis for Action Plan

The actions that follow are specifically targeted to:

- Achieve the Vision for the City of Wanneroo’s tourism industry
- Deliver the Goals for the Plan over a 5 year period from 2019 to 2024
- Help achieve the strategic opportunities described in the Plan
- Target the items that will deliver the highest value returns to the City, and the longer term success the City seeks.

The actions described seek to achieve the Goals and develop a stronger and more vibrant community where great lifestyles for residents and great tourism experiences work hand in hand.

Introduction of Action Themes

The actions have been designed to ensure that all elements of the experience framework are considered.

THEME 1: Product Development (supports Goal 1 & 2)

THEME 2: Marketing, Promotion & Events (supports Goal 3)

THEME 3: Business Development & Governance (supports Goal 1 & 4)

THEME 4: Other (supports all goals)

Priority Setting

Priorities have been determined for each of the activities and actions based on the following:

- The ability of the action to enable further outcomes
- The direct outcome of the action and its contributing progress towards achieving the Goals
- The ability of the action to improve governance, transparency, and future funding opportunities
- The ability of the action to provide for joint tourism economy and community lifestyle benefits
- The ability of the action to drive partnerships with industry, community, government and potential investors to help drive the outcomes of the Plan.

Priorities are described as:

Ongoing	High	Medium	Low
•Actions that will be undertaken continually throughout the plan.	•Actions that will generally deliver more than one of the above principles and that will be undertaken or started in years 1 and 2 of the Strategy.	•Actions that will generally deliver on one or two of the principles above and will be undertaken or started in years 2 to 4 of the strategy.	•Actions that will generally deliver one of the above principles and will be undertaken or started in years 4 and 5 of the strategy.

Note: Priorities are re-assessed annually through the corporate planning process, as opportunities and risks emerge and are considered.

THEME 1: Product Development

Actions within this theme seek to build product within the City include new product, industry development, master planning and reinvigoration/renovation of existing product to be more contemporary.

Action No.	Action	Experience Element	Accountability	Priority	Partners
1.1	<u>INVESTMENT ATTRACTION</u> Develop a tourism investment attraction framework that aligns to the Plan and Council's Economic Development Strategy and Action Plan 2016-2021.	Products, Attractions and Events	Mgr Advocacy and Economic Development	Medium	Corporate Governance, Tourism Council of WA
1.2	<u>BUSINESS SUPPORT</u> Implement a support program for current and new business to further develop and become market ready including assisting businesses in aiming to achieve requirements for their products to be considered 'export ready'. Utilise existing industry support services wherever possible and ensure industry is kept aware of these opportunities.	Products, Attractions and Events	Mgr Advocacy and Economic Development	High	Tourism Council of WA, Destination Perth, Business Station, Small Business Development Corporation, Wanneroo Business Association.
1.3	<u>SIGNAGE</u> Developing and implement a comprehensive tourism product signage plan with industry to better promote available product.	Transport and Access	Mgr Advocacy and Economic Development	Ongoing	City's Planning Directorate, Industry and visitor feedback
1.4	<u>REGIONAL COLLABORATION</u> Collaborate with the City of Swan, City of Joondalup, City of Stirling, Destination Perth and other relevant neighbours to package products and collaborate on cross boundary opportunities to build a stronger northern Perth proposition.	Management, Governance and Resourcing	Mgr Advocacy and Economic Development	Ongoing	City of Joondalup, City of Swan, City of Stirling, Destination Perth
1.5	<u>YANCHEP NATIONAL PARK</u> Partner with the Parks and Wildlife Service within the Department of Biodiversity, Conservation and Attractions (DBCA) to identify collaboration opportunities to promote Yanchep National Park and the associated leaseholder businesses within the Park..	Infrastructure and Accommodation Products, Attractions and Events	Mgr Advocacy and Economic Development	High	DBCA, Parks and Wildlife Service

Action No.	Action	Experience Element	Accountability	Priority	Partners
1.6	<u>QUINNS CARAVAN PARK</u> Develop a business case which seeks to determine suitability of the former caravan park for the purpose of a future modern tourist site. The business case will inform decision-making about the future of the site.	Infrastructure and Accommodation	Director Corporate Strategy & Performance	High	
1.7	<u>COASTAL TRAIL</u> Work with developers and Department of Biodiversity, Conservation and Attractions (DBCA) and City of Joondalup to develop a 'hero experience' coastal cycle and walking trail from Hillary's Boat Harbour north to Two Rocks, activating the coast to residents and visitors alike.	Infrastructure and Accommodation	Mgr. Advocacy and Economic Development & Director Assets	Low	Developers, DBCA Department of Planning, Lands and Heritage City of Joondalup
1.8	<u>YANCHEP LAGOON</u> Develop and implement a master plan for Yanchep Lagoon that aims to provide easy coastal access to the outstanding site features, and that provides for opportunities to activate the coast to a range of activities, events, businesses, pop ups and other activation elements.	Products, Attractions and Events	Director Corporate Strategy & Performance. Implementation : Director Community & Place	High	All City Directorates
1.9	<u>SPORTS EVENTS</u> Seek to capitalise on the City's sporting infrastructure and golf courses through the development of sports events and packages to attract intrastate and interstate competitors, supporters and build associated visitation.	Products, Attractions and Events	Mgr. Advocacy and Economic Development	Medium	Sporting Associations, Tourism WA and Destination Perth
1.10	<u>BARBAGALLO RACEWAY</u> Work with the Sporting Car Club of Western Australia (SCCWA) to develop a master plan with the WASCC that seeks to position the tracks and associated land as a premier general events location, which includes attracting national and international racing events.	Products, Attractions and Events	Community Facilities &, Mgr. Advocacy and Economic Development	High	SCCWA, Tourism WA
1.11	<u>NATURE BASED TOURISM</u> Investigate ways to grow nature based experiences, utilising natural assets of the rural hinterland. Ensure participation in review of planning strategies that impact on Carabooda and Nowergup ensuring optimum tourism outcomes.	Products, Attractions and Events	Mgr. Advocacy and Economic Development	Medium	DBCA, FACET (Forum Advocating Cultural & Eco-tourism)

Action No.	Action	Experience Element	Accountability	Priority	Partners
1.12	<u>GEOPARKS</u> Research potential opportunities related to GeoParks and the steps involved to achieve GeoRegion or GeoPark status.	Management, Governance and Resourcing	ECU, GeoParks WA	Low	Mgr. Advocacy and Economic Development
1.13	<u>FILM WANNEROO</u> Investigate feasibility and impact of proactively supporting the film industry opportunities in Wanneroo.	Marketing and Promotion, Stories	Mgr. Advocacy and Economic Development	Low	Screen West WA
1.14	<u>COASTAL EXPERIENCES</u> Support initiatives to activate coastal experiences, products and attractions to highlight the beaches, Marina, Lagoon and Harbour.	Products, Attractions and Events	Mgr. Advocacy and Economic Development	Medium	Industry
1.15	<u>REGULATION AND CONTROL</u> The Tourism Lands Needs Assessment (2018) articulates a number of areas where regulation, planning and other controls are actively inhibiting industry and product development. Using this report, undertake a strategic review of the options available to Council and Government to reduce the real or perceived burden of regulation and controls to development of businesses, sites and products within the City.	Assets and Values Infrastructure and Accommodation Products, Attractions and Events	Mgr. Advocacy and Economic Development & Director Planning & Sustainability	High	DBCA, Tourism Council of WA, Department of Planning, Lands and Heritage
1.16	<u>CITY – INFLUENCE & OPPORTUNITIES</u> The Tourism Lands Needs Assessment (2018) provided an evaluation of current City tourism products and experiences, with consideration given to the potential to influence the asset and the impact of the asset for future industry growth. Use the assessment to identify priority public and private assets, for the City to consider opportunities, investment and projects.	Assets and Values Infrastructure and Accommodation Products, Attractions and Events	Mgr Advocacy and Economic Development	Medium	

THEME 2: Marketing, Promotion & Events

Actions within this theme are aligned to develop a clear proposition for the City that is aligned, shared and used to target specific markets.

Action No.	Action	Experience Element	Accountability	Priority	Partners
2.1	<u>BRANDING</u> Undertake a review of the City's tourism 'Discover Wanneroo' branding, positioning and awareness. Ensure consistent use, promotion and alignment of the brand throughout the City's promotions, advertisements, brochures, maps and other collateral. Seek further opportunities to promote the brand throughout the industry, as well as to the target market segments.	Marketing and Promotion	Mgr Communication, Marketing & Events	High	Destination Perth
2.2	<u>COLLABORATION</u> Continue to partner with Destination Perth, the neighbouring cities of Stirling, Joondalup and Swan and Tourism WA to align marketing and advertisement while positioning northern Perth as a destination of choice, noting that if successful, everyone wins.	Marketing and Promotion	Mgr Advocacy and Economic Development	Ongoing	Destination Perth, Cities of Stirling, Joondalup, and Swan.
2.3	<u>SOCIAL MEDIA</u> Adopt an active social media approach as part of the marketing review and plan (2.1). The objective is to be active, positive, deal with criticisms, present a unified industry face on digital platforms while showcasing imagery and stories of the City's strengths. Provide the ability for tourism to have its own social media channels not aligned to the Council formal site to enable tourism story telling in a more responsive and organic way.	Marketing and Promotion Stories	Mgr Advocacy and Economic Development	Ongoing	Mgr Communication Marketing & Events Destination Perth, Cities of Stirling, Joondalup, and Swan.
2.4	<u>IMAGE LIBRARY</u> Continue to build an image library of a contemporary and changing City of Wanneroo, using a number of different methods.	Marketing and Promotion	Mgr Advocacy and Economic Development	Ongoing	Mgr Communication , Marketing & Events Community

Action No.	Action	Experience Element	Accountability	Priority	Partners
2.5	<u>FOOD AND AGRICULTURE</u> Showcase the City's food and agribusiness potential through dedicated events and marketing. This might include food festivals, seeking to get on national television and encouraging pop up or permanent farm gate and other 'provedore' opportunities which need to be expressed in a marketing plan.	Marketing and Promotion Products, Attractions and Events Stories	Mgr Advocacy and Economic Development	Medium	Mgr Communication Marketing & Events Industry
2.6	<u>EVENTS</u> Investigate options and develop relationships to establish the City as a satellite location for larger WA/Perth based events. Capitalising on new and established events by encouraging new visitors to the region.	Products Attractions and Events	Mgr Communication, Marketing & Events	Medium	Destination Perth, Tourism WA
2.7	<u>INDIAN OCEAN DRIVE</u> Position the City as the southern book end of the Indian Ocean drive and package experiences for travellers on the route.	Marketing and Promotion	Mgr Advocacy and Economic Development	Medium	Industry, and Destination Perth
2.8	<u>VFR MARKET</u> Evaluate different methodologies to understand, communicate and grow the VFR market.	Stories Marketing and Promotion	Mgr Advocacy and Economic Development	High	Destination Perth, Industry
2.9	<u>WEBSITE</u> Review the 'Discover Wanneroo' portal in the context of the marketing strategy development (2.1) and determine its prime focus, branding and how it interacts with other booking portals. Support quality initiatives to ensure directory listings are accurate and attractive and relevant to the target markets.	Information and Booking	Mgr Advocacy and Economic Development	Medium	Mgr Communication Marketing & Events Industry and Partners
2.10	<u>DIGITAL</u> Continue to develop digital platforms for visitor information including the	Marketing and Promotion	Mgr Advocacy and Economic Development	Ongoing	Industry, Mgr Communication

Action No.	Action	Experience Element	Accountability	Priority	Partners
	new Trails App and ensure the product on the ground is aligned with the App. This includes the provision of signage and other facilities.				Marketing & Events
2.11	<u>ARTS AND CULTURE</u> Grow the Arts and Culture appeal of the City of Wanneroo to visitors and residents through stronger linkages between tourism and the Wanneroo Gallery and other cultural products in the City. Seek opportunities to promote and support Arts and Culture events.	Product	Manager Cultural Development	Medium	Industry
2.12	<u>INTERNATIONAL GROWTH MARKETS</u> Identify opportunities to cater for target markets as identified by Tourism WA. This includes India, China, Japan and the UK (and other direct flight markets that may emerge) as well as investigating business tourism events markets.	Marketing and Promotion	Mgr. Advocacy and Economic Development	Ongoing	Tourism WA, Destination Perth.

THEME 3: Business Development and Governance

The actions within this theme are specifically targeting improvements to business operations, coordination of industry, Council, Government and the community and the most appropriate forms of governance to help deliver and report on the Plan.

Action No.	Action	Experience Element	Accountability	Priority	Partners
3.1	<u>NETWORKS</u> Implement industry networking and development functions and opportunities. These could feature some external industry speakers and encourage product packaging, cooperative marketing campaigns and generally raise the knowledge of the Industry on the products and strengths of the City of Wanneroo.	Management, Governance and Resourcing	Mgr Advocacy and Economic Development	High	Wanneroo Business Association, Industry

Action No.	Action	Experience Element	Accountability	Priority	Partners
3.2	<u>SKILLS DEVELOPMENT</u> Facilitate and promote experience development workshops with Industry. These would, among other things, look into market segments and needs, emerging markets, product gaps etc and help build experiences and facilitate product development.	Products, Attractions and Events Management, Governance and Resourcing	Mgr Advocacy and Economic Development	High	Tourism Council WA, Industry, WBA, Destination Perth
3.3	<u>INDIGENOUS TOURISM</u> Support the development of Indigenous tourism businesses including the opportunity to grow the Yanchep National Park program. Work with WA Indigenous Tourism Operators Council (WAITOC) to support and grow the number of operators in the City.	Stories Management, Governance and Resourcing	Mgr Advocacy and Economic Development	High	WAITOC, Destination Perth, Tourism WA, Tourism Council of WA, Parks and Wildlife Service
3.4	<u>GRANTS</u> Identify opportunities and projects which can be 'grant ready' for funding rounds and election commitments at a State and Federal level.	Management, Governance and Resourcing	Mgr. Advocacy & Economic Development	Ongoing	
3.5	<u>ACCREDITATION</u> Continue to support and promote industry accreditation for tourism industry members in the City using established Tourism WA and Tourism Australia accreditation programs. Consider support for smaller new enterprises to become accredited through small business grant programs.	Management, Governance and Resourcing	Mgr Advocacy and Economic Development	High	Tourism Council of WA, Tourism WA
3.6	<u>TOURISM WA ACTION PLAN</u> Ensure alignment to actions and aspirations of Tourism WA and seek opportunities to develop programs or projects that take advantage of these goals at State level.	Products and Attractions, and Events	Mgr. Advocacy and Economic Development	Ongoing	Tourism WA, Destination Perth

THEME 4: Other

This theme brings together actions that contribute more broadly to the achievement of the Goals or that do not fit firmly within one specific thematic.

Action No.	Action	Experience Element	Accountability	Priority	Partners
4.1	<u>TOURISM AWARDS</u> Support and promote the Wanneroo Business Association Awards, Tourism Category. Consider growing an awards category developed around themes such as Visitor Servicing Excellence, Marketing Excellence, Product Development and Events.	Management, Governance and Resourcing Stories	Mgr. Advocacy & Economic Development	High	Wanneroo Business Association (WBA) Tourism Council of WA Destination Perth Industry
4.2	<u>DEPARTMENT BIODIVERSITY & ATTRACTIONS (DBCA)</u> Investigate further initiatives in collaboration with DBCA and the Management Team at Yanchep National Park, to promote visitation, attraction investment and upgrade of facilities. This includes promotion of Park Pass programs, access to grant applications. and other potential funding streams.	Management, Governance and Resourcing Stories	Mgr. Advocacy & Economic Development	High	Department Biodiversity & Attractions (DBCA) Tourism Council of WA Destination Perth
4.3	<u>INVESTMENT ATTRACTION</u> Investigate ways to proactively support and attract businesses interested in operating a tourism business in the City – endeavour to test the market and see businesses that may be willing to invest. Consider use of City owned or managed land to support strategically appropriate business investment and opportunities.	ALL	Mgr Advocacy and Economic Development	High	Tourism WA, Wanneroo Business Association (WBA)
4.4	<u>ACCOMMODATION</u> Support opportunities with industry and developers to increase accommodation stock in the City. Accommodation stock may be increased by working with existing operators and seeking to attract new and innovative boutique properties.	Accommodation and Infrastructure	Mgr Advocacy and Economic Development	High	Industry

Appendix A – Existing Plans and Strategies

The following table provides a summary of the existing plans and strategies relevant to the visitor economy in the City of Wanneroo.

PLAN - Relevant priorities, actions and progress

City of Wanneroo Corporate Business Plan 2016/17-2019/20

The City of Wanneroo Corporate Business Plan through to 2019/20 states the Vision of 'Building a Future Together'. The business plan identifies the following strategic themes and objectives, which the updated Tourism Strategy and Action Plan 2019-2023 will also contribute to achieving:

- Environment – a healthy and sustainable natural and built environment
 - Environmentally friendly, balancing development and conservation
 - Conserving water
 - Reduce, reuse and recycle
- Society – healthy, safe, vibrant and active communities
 - Great places and quality lifestyle, multicultural, quality facilities and services
 - Healthy and active people
 - Safe communities
- Economy – progressive, connected communities that enable economic growth and employment
 - Local jobs
 - Growing business
 - Easy to get around, connected and integrated
 - Smart communities, information, education and technology
- Civic Leadership – working with others to ensure the best use of our resources
 - Listening and leading: community participation
 - Working with others, partnerships
 - Strong and progressive organisation

Tourism Strategy Background Document May 2011

Plan objectives were to:

- refine marketing to maximise impact on target markets
- join with others to raise awareness of the importance of tourism to the regional economy
- be proactive in assisting industry in playing their role in tourism in the City, encourage and maintain high level of visitor servicing
- maximise opportunities which enhance tourism product in the region.

Strategies were developed to:

- maximise tourism opportunities by ensuring tourism receives adequate planning consideration
- develop coordinated and supportive approach to holding events
- review internal processes to ensure they support tourism outcomes
- support an integrated approach to tourism signage
- maximise visitation through effective promotion, and
- facilitate tourism opportunities and encourage stakeholder participation.

Other observations and issues include;

- Strong growth in population in the City of Wanneroo
- Day visitation is the primary market – from surrounding regions
- A lack of attractions to keep people overnight
- Competition for land for residential purposes and lack of short term accommodation noted
- Lack of resourcing (human & financial) resulted in low implementation of 2004 Tourism Strategy
- Lack of awareness of City of Wanneroo location and attractions
- Planning processes need to facilitate tourism
- Concerns noted in relation to environmental impacts (groundwater ecosystem changes) affecting tourism sites – in particular Yanchep National Park.

PLAN - Relevant priorities, actions and progress**Tourism Strategy and Supporting Actions 2011 - 2017**

Plan objectives were to:

- grow the tourism product,
- promote partnership opportunities between City of Wanneroo and its stakeholders
- raise awareness of the importance of tourism to the local economy
- raise awareness of the City's product in the target markets.

Strategies were developed to:

- maximise tourism opportunities by ensuring tourism received adequate planning consideration
- develop coordinated and supportive approach to holding events in the City of Wanneroo
- review internal processes to ensure that they support tourism outcomes, support integrated approach to tourism signage across the city
- maximise visitation through effective promotional activities
- facilitate tourism opportunities and encourage stakeholder participation.

6 key areas of action identified:

- Planning and infrastructure
- Events
- Promotion
- Internal City of Wanneroo processes
- Signage
- Facilitation of tourism opportunities.

The Strategy AIM was:

'To motivate those involved in tourism to support initiatives which will boost the local economy through increased visitor numbers and spend for the benefit of all Wanneroo residents and businesses.'

The Strategy Vision was:

'To provide a visitor experience that reflects the unique mix of culture, heritage and environment that makes Wanneroo a top 'beach to bush' destination.'

The Strategy Mission Statement was:

'To work closely with other organisations and industry to maximise the economic impact of tourism while at the same time increasing the visitor's individual awareness of the Wanneroo region.'

Tourism Lands Needs Assessment 2018

The Tourism Lands Needs Assessment was prepared to provide a number of recommendations to the City of Wanneroo relating to the future of tourism.

Plan objectives were to:

identify specific assets which have the potential to support a step-change in sector performance, with a recommendation to focus specifically on these as a priority. These assets include:

- Yanchep Lagoon
- Two Rocks Marina
- Barbagallo Raceway
- Yanchep National Park
- Carabooda/Nowergup Food Precinct
- Wanneroo Regional Museum
- Wanneroo Botanic Gardens, and
- Food Trucks, pop ups and provedore markets.

Each of the above assets have been identified as having unique attributes to make them suitable for investment or attention. Realising the potential of these assets will require a focussed attention on:

- Prioritising and readiness of city planning
- DE constraining activities of others, and
- Facilitating industry action.

PLAN - Relevant priorities, actions and progress

There are a range of sector-wide recommendations including:

- Greater focus on industry coordination and collaboration
- Consolidated signage strategy and approach
- More flexible and adaptive planning provisions and policy frameworks
- Improved core linkage infrastructure

The assessment will play a role in informing the development of the Tourism Strategy. A range of measures and approaches are contained in the report.

City of Wanneroo Economic Development Strategy 2016-2021

Sets out a direction for local economic development from 2016-2021. The aim is to solidify support for local business and enhance the City's focus on transformational initiatives to stimulate major investment, drive economic growth and diversify the economic base.

Tourism is identified as a specialised industry and a number of the programs include a tourism action component.

Including:

- Building capacity of existing tourism business and encouraging investment of new attractions and experiences
- Improved signage
- Linkages between tourism & agribusiness
- Development of iconic businesses and events
- Tourism marketing and promotional activities
- Regional collaboration

Tourism 2020

A whole-of-government and industry long-term strategy to build the resilience and competitiveness of Australia's tourism industry and grow its economic contribution. The goal is to achieve more than \$115 billion in overnight spend by 2020 (up from \$70 billion in 2009). Tourism Australia shares this goal with the Australian tourism industry and federal, state and territory governments in an effort to maximise tourism's economic contribution to the Australian people.

The six strategic areas are:

- grow demand from Asia
- build competitive digital capability
- encourage investment and implement the regulatory reform agenda
- ensure tourism transport environment supports growth
- increase supply of labour, skills and Indigenous participation
- build industry resilience, productivity and quality.

Two Year Action Plan for Tourism Western Australia – 2018 and 2019

This plan is prepared by Tourism WA and sets the objectives for the industry.

Vision: To make Western Australia the most desirable leisure and business events destination in Australia.

Objective: Drive increased share of leisure and business events markets for Western Australia. This will be achieved through Tourism WA's focus in four key areas:

- positioning Western Australia as the western gateway to Australia
- changing perceptions for Perth and reigniting the East Coast market
- attracting more people, more often to regional Western Australia; and
- intensifying focus on converting core target audiences.

Experience Perth Destination Development Strategy 'An Action Plan Approach' 2007-2017

The objective was to focus regional development resources on enhancing tourism product in iconic experience areas and partnering with key stakeholders to formulate and implement strategies that would develop Western Australia's destinations, with specific goals – identify and prioritise iconic attractions and experiences; develop strategies to address gaps in infrastructure, attractions, accommodation and other tourism facilities; develop strategies to disperse visitors so that all parts of a region benefit from tourism activity associated with iconic attractions and experiences; and provide the leadership which focuses on the development of tourism product and investment within iconic experience areas.

As this strategy has now expired and with the recent appointment of a new CEO, newly rebranded Destination Perth have expressed a desire to develop a new strategy in the near future to guide future tourism development across their region.

Taste 2020 – A strategy for food and wine tourism in Western Australia for the next five years and beyond

The purpose of this strategy is to strengthen Western Australia's position as an internationally-recognised destination where you can savour gourmet product, fresh seafood, premium wines and boutique beverages (e.g. craft beers, cider and spirits).

5 strategic themes were identified from an analysis of Western Australia's current offering against consumer demands:

- regulatory settings
- improving standards and quality
- developing new tourism experiences
- festivals and events
- promotion and marketing.

WA Motorsport Strategy (In Progress)

The strategy's aim is to identify the infrastructure needs of track-based motorsport activities around the State, develop a hierarchy of motorsport facilities, and provide a plan that supports future investment and opportunities to increase participation in track-based motorsport infrastructure.

The strategy will also examine a legislative approach to the licencing and sanctioning of track-based motorsport venues, which have been implemented in other States.

Western Australian Cycle Tourism Strategy

The aim of the strategy released in January 2018 is to outline a strategic approach to cycle tourism, which markets provide the greatest opportunity and what is required to deliver extraordinary cycle tourism experiences. The strategy identifies four priority areas that required consideration and development to support the growth of cycle tourism in Western Australia:

- investing in the industry
- marketing
- events
- delivering a great riding experience.



CITY OF WANNEROO

23 DUNDEBAR ROAD, WANNEROO, WA, 6065

Tourism Plan 2019-2024

Summary of Changes

Consultation (February 2019 – March 2019):

- Council Briefing February 2019
- Executive review February 2019
- Business & Tourism Development Working Group (BTDWG) meeting Feb 2019

Page	Description	Comment	Requested By:
	Document Title	Changed document title to 'Tourism Plan' in line with new internal planning framework.	Executive
16	Context	Framework updated to reflect position of Tourism Plan in context of SCP and CBP.	Executive
1	Forward	Review and change Mayor's forward (opening statement).	Mayor
28	Targets	Changed to more generic 'Aspirations'.	Elected Member & Executive
	Photographs	Updated multiple images used within Plan.	All
38	City Land	Opportunity to attract investment through flexible use of City or Crown land.	Elected Member & BTDWG
35	VFR – Visiting Friends & Relatives Action 2.8	Identified as critical market segment so should be high priority.	BTDWG
36	International Markets	More focus on international markets, particularly those with direct flights now & in the future.	Elected Member
38	Accommodation Action 4.2 & 4.3	Accommodation is a game changer for attracting higher visitation. City should be opportunistic with potential use of City land and investment attraction.	Elected Member & BTDWG
33	Coastal Tourism	Added an action to reflect focus on coastal opportunities – allowing for investigation into ferry links to Rottnest.	Mayor
26	Key Projects	Updated text describing four key projects (Yanchep Lagoon, Quinns Rocks Caravan Park, Golf Courses, Wanneroo Raceway)	Executive

3.23 Sports Marketing Australia - Three Year Agreement

File Ref: 34445 – 19/100945
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil
Attachments: Nil

Issue

To seek approval for the City to become a partnering Council in Sports Marketing Australia's (SMA) events placement program aimed at attracting high-participation regional, national and international sporting events to the City of Wanneroo.

Background

Events are emerging as a key strategy for attracting visitors into an area, as well as playing a role in place activation. The advantage of partnering with SMA is that they have the skills, expertise and connections to attract the 'event' and broker the arrangement. The City plays a minor facilitator role and demand on resources is minimal, in terms of event delivery.

This is an opportunity to deliver on a number of outcomes from the Strategic Community Plan, across multiple pillars as referenced under the Strategic Implications section of this report.

Under this model, event attraction becomes a more proactive rather than reactive activity, with streamlined processes and high quality event proposals, which have been assessed and quantified by event professionals.

Detail

Sports tourism events at the international, national and regional levels present a range of economic, branding and community benefits to the City including:

1. Economic: Injecting funds into the local economy from direct spending of competitors, spectators and accompanying persons. Sports tourists spend on average \$275 per person per day in comparison to \$204 per person per day for leisure tourists (*Ref: Tourism Research Australia, September 2018*) with most events spanning multiple days;
2. Tourism: Facilitating repeat visitation by introducing new people to the region through participating in or attending as a spectator at new events;
3. Tourism: Stimulating visitation at specific times of the year such as low-peak seasons to keep visitors arriving all year around;
4. Tourism: Creating opportunities to encourage visitors to stay longer, spend more and experience the City's activities and tourism experiences;
5. Marketing: Generating higher level of media attention, brand exposure and promotional opportunities through high-profile or elite events being broadcast or live streamed; and
6. Community: Building local community capacity through coaching courses, upskilling local club volunteers, "come and try" sessions that help to grow the sport locally, as well as opportunities for local youth to meet their sporting role models during elite events.

The Sports Marketing Australia Program

SMA is a commercial enterprise that has partnerships in place with 55 local government authorities and more than 120 state, national and international sporting organisations (peak

bodies), arts and conferencing organisations, to place events at locations throughout the country. Since the inception of their Events Procurement & Placement Program in 2001, they have placed 3,600 events into selected local government areas around Australia, generating a total of \$3.3 billion direct spend into local economies. Whilst SMA places many different types of events including business, community, music, arts and cultural events, many of the events placed are sports tourism events including high participation age group and Masters Championships, events broadcast live and elite events.

The services provided by SMA are not offered by any other entity, and due to their strong historical performance, peak bodies routinely commission SMA to select the preferred location for their events.

SMA has partnering councils in the eastern states as well as Western Australia's Great Southern, South West and Peel regions (Kalgoorlie, Bunbury, Albany, Mandurah).

The City of Joondalup and the City of Wanneroo were approached by SMA to become partnering councils in SMA's Events Procurement & Placement Program for the northern corridor of Perth.

The SMA program comprises two phases:

Phase 1: Capacity and Capability Assessment

Phase one is designed to assess all of the essential criteria that is required by the event owner. It also provides SMA with an accurate understanding of which events can be beneficially located or relocated to the region, at what level and in which discipline. This phase is almost complete and has been carried out in collaboration with the City of Joondalup, to deliver a regional overview. The Assessment is an internal document used by SMA to populate a database with venues and stakeholders, to assist with identifying and matching sports, venues and other critical requirements.

Phase 2: Event Procurement and Placement Program

SMA will utilise the results of the assessment as a tool to clearly demonstrate to event owners that the City has the capacity and capability necessary to host events providing successful outcomes for all stakeholders. SMA Representatives have regular interactions with senior decision makers in all states and would proactively seek appropriate events to locate to the City of Wanneroo.

Once events are identified for the City, SMA presents them on a case-by-case basis to the City on behalf of the event owner. The City has the right to accept or reject any event proposal put forward by SMA.

Key Points on Agreement

The following provides an overview of the key elements in the agreement:

1. There are no ongoing retainers for SMA to provide its services;
2. If an event is accepted, a fee is payable by the City to SMA only after the event has been conducted;
3. The City is not responsible for running the event and all normal City event approvals and processes would apply to the event organiser/body;
4. The City can negotiate specific requirements and outcomes for each event on a case by case basis, which will then form part of the Event Agreement;
5. Some event proposals may also include a request from the event owner for the City to provide either financial support as a placement/attraction fee for their event or in-kind support via the waving of City-owned facility hiring fees if applicable; and
6. Any attraction fee would be in addition to the fee payable by the City to SMA and would be provided at the sole discretion of the City.

Economic Benefit

A conservative estimate of the return on investment for the program, using a lower than recommended visitor spend measure of \$200 per visitor night (Tourism Research Australia currently states \$275), demonstrates the following economic impact:

- Initial budget estimate of approx. \$20,000 pa;
- Placement of 13 events over three years;
- Visitor expenditure of over \$4.36 million;
- Increased Gross Regional Product (GRP or value added) of over \$3 million; and
- Total estimated Full Time Equivalent employment generated of 45 jobs.

This is detailed in the following table:

IMPACT ON Wanneroo ECONOMY	PROGRAM COST	Projected Economic Impact		
		Total visitor spend (\$)	Value added (\$)	Employment (annual FTE)
FY2018-19	\$16,150	\$ 1,240,000	\$ 862,601	12.7
FY2019-20	\$21,350	\$ 1,560,000	\$ 1,085,208	16
FY2020-21	\$21,350	\$ 1,560,000	\$ 1,085,208	16
Over 3 years	\$58,850	\$ 4,360,000	\$ 3,033,017	44.7

This indicates that for every dollar spent by the City on the SMA events placement program, an increase of \$48 - \$52 into the local economy (**GRP**) can be expected.

The budget is required to cover both the standard SMA event placement fee, in addition to any potential request by the event organiser for an attraction fee, fee waiver or assistance with other in-kind expenses.

Consultation

The proposal was discussed in detail with the Business & Tourism Development Working Group in September 2018 and received positive support.

Administration carried out research with existing Local Governments Authorities (**LGAs**) who currently partner with SMA and the endorsement of the program is very positive, with all Councils renewing agreements after the initial three year term.

The City of Bunbury recently renewed its 3 year agreement, citing benefits of \$12m in one year alone (with an annual spend of \$70,000pa). The City of Bunbury supported an increased budget of \$100,000pa for the agreement renewal. This includes SMA placement fees and event organiser attraction fees.

Most LGAs have event attraction budgets of approx. \$100,000pa and City of Bunbury has specifically indicated that the previous budget of \$70,000pa resulted in being unable to support some key event opportunities being presented to them by SMA.

A summary of events presented to the City of Bunbury in 2018 is shown below:

Date	Event	Category	City Contribution	Direct Spend
Jan 2018	Aus Swim marquee event	National	\$8,114	\$53,448
Jan 2018	Little Athletic County Champs	State	\$7,000	\$495,180
Feb 2018	Australia Beach Games	State	\$12,000	\$366,800
Mar 2018	BMX Nat Champs	National	\$30,000	\$5,929,322
Apr 2018	Nitro Circus	International	\$2,000	\$694,020
Apr 2018	Volley by the Bay	State & Nat	\$25,500	\$1,856,534
Sept 2018	Karting State Champs	State	\$7,000	\$262,000
Sept 2018	Cycling Aus Junior Rd Champs	National	\$27,000	\$1,179,000
Sept 2018	Mixed Ultimate State Champs	State	\$5,000	\$52,400
Dec 2018	School Sports U12 Nat Cricket Champs	National	\$11,000	\$1,721,340
TOTAL:			\$134,614	\$12,610,044

Tourism WA has indicated they are supportive of the SMA program and believe it can bring great social and economic benefit to an LGA.

Stakeholder consultation undertaken as part of development of the draft Tourism Plan 2019-2024, identified 'events' as an emerging growth market, with potential to attract visitation and inject thousands of export dollars into the local economy.

Comment

SMA has undertaken the Phase 1 Capability and Capacity Assessment in conjunction with the City of Joondalup and each LGA will now enter into a separate agreement with SMA to attract events. There is the opportunity to partner with City of Joondalup on large regional events, where the combined capacity of both LGAs is required, but these will be dealt with on a case by case basis and subject to the existing approvals process.

SMA has already offered the City the following events on an ad-hoc basis and these are currently being evaluated by Administration:

Event Type	Description	Indicative City Contribution (to event organiser)	Direct Spend
AFL	Masters National Carnival	\$10,000	\$2,450,000
Crossfit	Infused Crossfit 3 vrs3	\$2,000	\$212,800
Baseball	Sun City World Junior Series	\$5,000	\$547,000
Touch Football	Junior State Championship	\$7,000	\$579,000
Touch Football	2020 State Champs	\$10,000	\$1,348,500
Badminton	Oceania Championships	\$5,000	\$1,569,150

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“1 Society

1.1 Healthy and Active People

1.1.2 Facilitate opportunities within the City to access peak and elite activities”

“1 Society

1.1 Healthy and Active People

1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles

2 Economy

2.4 Places of Destination

2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit

2.4.2 Enhance Wanneroo as a distinctive place to invest

4 Civic Leadership

4.1 Working with Others

4.1.2 Engage, include and involve community

4.1.3 Advocate and collaborate for the benefit of the City”

Risk Management Considerations

Risk Title	Risk Rating
ST-S12 Economic Development	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

The above risks relating to the issue contained within this report has been identified and considered within the City's Strategic risk register in the delivery of our Strategic Community Plan. This aims to attract high-participation regional, national and international sporting events to the City of Wanneroo.

Policy Implications

Nil

Financial Implications

There is no ongoing retainer for SMA to provide its services over the duration of the three-year agreement. If no events are accepted by the City, then no fee is charged.

If an event is accepted, a fee is payable by the City to SMA after the event based on the criteria shown below.

Standard Event Placement Fees:

STANDARD EVENT PLACEMENT FEES (ex. GST)	
For events under 1,000 participants	\$2,200 / event
For events with 1,000+ participants	\$2,750 / event
ADDITIONAL EVENT PLACEMENT FEES (ex. GST)	
For events which attract pay TV coverage	\$1,100 / event
For events which attract free to air TV coverage	\$2,200 / event

The event organiser may also request an attraction fee, fee waiver or other value-in-kind, as an incentive to place the event into the LGA. These are on an individual event basis and are negotiable.

An operational budget of \$20,000 is included in the current financial year 2018-2019, in anticipation of this agreement being approved. To fully benefit from the opportunities being presented by SMA, it is anticipated that this budget allocation would need to increase in the subsequent financial years.

The budget will be proposed for Year 2 and Year 3 via the regular operational process and based upon the number of accepted and missed event opportunities, return on investment and community and marketing benefits and general success of the events attraction program in its first year of operation.

Voting Requirements

Simple Majority

Recommendation

That Council AUTHORISES the Chief Executive Officer to enter into a contract with Sports Marketing Australia for a three year term.

Attachments: Nil

3.24 Neerabup Resource Extraction - Revised Business Plan for Major Trading Undertaking

File Ref:	30136V03 – 19/99094
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	1

Issue

As a result of undertaking market testing through the tender process, the commercial assumptions that were applied to the Neerabup Limestone Extraction - Business Plan for Major Trading Undertaking (**Business Plan**) are now required to be updated. In particular the resource extraction works will require a period of 15 to 20 years to complete, not the initial 10 year period that was previously stated in Council's Business Plan. As this is deemed a significant change, the Business Plan is required to be re-advertised and the revised Business Plan is set out in **Attachment 1**.

The Business Plan has been prepared in accordance with Section 3.59 of the *Local Government Act 1995 (LGA)* for the development of the Neerabup Industrial Area (**NIA**).

Background

The development of the NIA is a key strategic priority for the City of Wanneroo (the **City**) and is subject to Local Structure Plan No.17 (**LSP**), which is currently being amended. The City owns freehold lots within the NIA and seeks to extract resources (limestone and sand) from the land that is found on Lot 9003. The land within Lot 9003 rises up to a level of 20m above Pederick Road and Mather Drive. The resource extraction is necessary to reduce the level of the land down to the agreed contour levels detailed in the LSP. The agreed contour levels tie in to the existing road levels of Pederick Road, Mather Drive, Peak Road and the LandCorp land to the west. Lot 9003 covers an area of approximately 127 hectares (ha).

The process of extraction will result in lowering the natural ground levels to the required contour levels, as endorsed by the Western Australia Planning Commission under the LSP.

The requirement to reduce the ground levels of Lot 9003 provides an opportunity for a revenue stream from the sale of the sand and limestone resources extracted from Lot 9003. LandCorp has outsourced the extraction and sale of the sand and limestone resources on their land (adjacent and west of the City's land) for a number of years. With the increasing number of urban development projects such as housing construction and road construction, demand for these raw materials is expected to continue for some time.

It remains the case that the industrial development of Lot 9003 can only proceed after the resource extraction is completed and the contour levels required by the LSP have been achieved. The resource extraction will be staged over 15 to 20 years, which is 5 to 10 years more than was stated in the previously advertised business plan. Only one of the tenders received included positive revenue for the City after completing the resource extraction works. This tender required 15 to 20 years to complete the resource extraction works. The risk of not being able to sell the resource at a profit is mitigated by the additional time. It is expected that there will be 5 resource extraction stages. At the completion of each stage the land will be prepared ready for industrial sub-division development. The first stage of industrial sub-division development, approximately 25 ha, is expected to start after three years and the second stage of industrial sub-division development, another 18 ha, is expected to start after six years.

The industrial development of Lot 9003 is included in the City's Strategic Community Plan 2017/18 – 2026/27.

Council at its Ordinary Meeting of 18 August 2015 (CS08-08/15) resolved the following:

“...NOTES the contents and recommendations contained within the final Order of Magnitude Business Case for the proposed Development of the City's Landholdings within the Neerabup Industrial Area prepared by APP Corporation Pty Ltd;

AGREES to proceed with the development of the City's Landholdings within the Neerabup Industrial Area being Lot 9000 (minus the 50 hectare Conservation Area), Lot 9003 and portion of Lot 600 Neerabup representing a total area of approximately 162 hectares;

ADOPTS the following key guiding principles for the project:

- a) The City's landholdings within the Neerabup Industrial Area will be retained and not disposed of 'as is' to a developer;*
- b) The City maintains control over the land and does not enter into any proposed Joint Venture arrangement;*
- c) The City undertakes the land development using the Strategic Employment Centre Scenario concept plan (shown in Attachment 2 to this report), as a guide; and*
- d) The City develops the land under a combination of sale v's lease with the focus being on ground leases.*

NOTES that Administration will undertake the following prior to the commencement of any development:

- a) Commencement of the process to have Structure Plan No 17 amended to support the levels used in the Strategic Employment Centre Scenario concept plan;*
- b) Preparation of a Project Mandate and Management Plan under the City's project management framework including –*
 - i. the provision of a management structure that clearly establishes roles, responsibilities, reporting and delegations for the orderly implementation of the project,*
 - ii. the appointment of a project leader, and*
 - iii. the development of strategic documentation including an economic development strategy, an investment attraction strategy, and a project delivery plan for the implementation of the business case.*

NOTES that clearing permits for the project have been obtained from both the Federal Department of the Environment and State Department of the Environment Regulation, subject to conditions; and

NOTES that prior to the commencement of any development Administration will prepare a Business Plan for the project, under the terms of Section 3.59 of the Local Government Act 1995 for consideration by Council..”

Council at its Ordinary Meeting of 5 December 2017 (CE02-12/17) resolved the following:

"...That Council APPROVES the advertising of the business plan for the Major Trading Undertaking for a period of 42 days in accordance with Section 3.59(4) of the Local Government Act 1995..."

Following advertising the Business Plan, Council at its Ordinary Meeting of 29 May 2018 (CE04-05/18) carried by absolute majority the following:

"...That Council gives final consideration and approves by absolute majority this business plan for the Major Trading Undertaking as detailed in attachment 1 prepared in accordance with Section 3.59 of the Local Government Act 1995 for the development of Neerabup Industrial Area and proceed with the Major Trading Undertaking..."

The tender procurement process followed and the City received and assessed the tender submissions. Each of the tender submissions required a period of 15 years or more to complete the major trading undertaking (resource extraction works). The advertised business plan stated 10 years to complete and was based on the anticipated extraction rate. However, it did not consider the possibility of poor market demand and price. The additional overall resource extraction duration now allows for periods of time when it would be uneconomic to sell the resource. The increase from 10 years to 15 years or more is a significant change to the life span of the resource extraction works. The Business Plan requires re-advertising because of this significant works duration increase. The resource extraction works is a trading undertaking as defined in s.3.59 because it is an "activity carried out by the Local Government with a view to producing profit to it."

Detail

The Request for Tender was advertised on 9 August 2018 to the contractors who had complied with the Expression of Interest process and had demonstrated suitable resource extraction experience and expertise. Each of the tenders was evaluated and a preferred tenderer was identified, with the City currently in contract negotiations.

The main elements of the resource extraction scope of work remain unchanged and are:

1. Obtaining all required statutory approvals and licences;
2. Clearing the vegetation from the lot in a staged approach and in accordance with the clearing permit and environmental management plans;
3. Top soil strip in a staged approach;
4. Operation and management of the site works;
5. Extracting the resources as per agreed schedules;
6. Cut to fill earthworks;
7. Earthworks to final contour levels; and
8. Payment of the resource royalties to the City.

The intent of the resource extraction works is to reduce the existing ground levels to the design contour levels, which is necessary to allow for the industrial sub-division development of Lot 9003.

The project will extract process and sell limestone and sand to market which is expected to provide revenue to the City. However, if the resource volumes are unexpectedly less than estimated, the resource quality is worse than expected or extensive latent ground conditions are encountered such as asbestos, revenue may not be realised.

It is proposed that the resource extraction and ongoing operation of the site will be at the total cost of the contractor. A commercial contract will be negotiated on the basis of royalties with the possibility of a profit share. This is an opportunity which is being developed through the

Contract negotiations. The level of return for the City over and above the set unit rates is dependent on the extracted limestone and sand volumes, quality and market price over the project duration. Tenders received detail the charges and payments to the City. The successful contractor will incur expenses from the following activities:

1. Site establishment costs;
2. Enabling works; clearing vegetation and top soil strip;
3. Operating costs;
4. Cut to fill earthworks;
5. Rehabilitation work costs (earthworks to final contour level); and
6. Insurances, approvals and licenses.

The City will pay the contractor for carrying out the enabling, rehabilitation and cut to fill works required to achieve the contour levels under the LSP.

Comment

This project is a complex undertaking and involves interfacing various legislation, policies and approvals. The following target timetable has been proposed to ensure an overall level of compliance. Points 1 to 5 have been completed:

1. Expression of Interest (EOI) advertised - 29 August 2017;
2. EOI returned and assessed - 15 September 2017;
3. Business plan written based on EOI submissions and advertised - January 2018 – February 2018;
4. Request For Tender advertised - 9 August 2018;
5. Tenders returned and assessed - September 2018 - October 2018;
6. Contract negotiations - November 2018 - June 2019;
7. Approval of revised Business Plan - April 2019;
8. Revised Business Plan advertising period - May 2019 - June 2019;
9. Council final consideration of the Business Plan - July 2019;
10. Award resource extraction contract - August 2019;
11. Obtain statutory approvals - September 2019 - December 2019;
12. Start extraction works - December 2019; and
13. Estimated completion of extraction works – 2034.

Statutory Compliance

Section 3.59 of the LGA sets out the steps required for commercial enterprises by local governments and Section 10 of the *Local Government (Functions and General) Regulations 1996* sets out the requirements for a business plan for a major trading undertaking.

As required by Section 3.59 of the LGA, local governments undertaking commercial enterprises are required to:

1. Prepare a business plan;
2. Undertake local and state wide advertising of the business plan; and
3. Consider any submissions received.

The Business Plan for the Major Trading Undertaking is required under section 3.59 of the LGA because it's an *activity carried out by the Local Government with a view to producing profit to it*.

The advertised Business Plan for Major Trading Undertaking stated a 10 year resource extraction works duration. The Business Plan requires re-advertising because it is now expected that the resource extraction works will be complete after duration of between 15 and 20 years which is a significant increase in time.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“2 Economy

2.2 Strategic Growth

2.2.6 Focus on industry development in key strategic areas such as Neerabup”

Risk Management Considerations

Risk Title	Risk Rating
ST-S12 Economic Growth	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-022 Environmental Management	High
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Corporate and Strategic risk register. Action plans have been developed to manage this risk to support existing management systems.

Financial Implications

The preferred tender for The Major Trading Undertaking resource extraction contract will cost in the order of \$6m for the works associated with vegetation clearing, top soil strip, cut to fill and rehabilitation earthworks and is estimated to return revenue in the order of \$8m from the sale of the extracted limestone and sand resource. Anticipated cost and revenue figures were not included in the previously advertised Business Plan.

The advertised Business Plan for The Major Trading Undertaking dated 20 October 2017 contained the following income expectations and projections. The Business Plan stated:

Section 4.1. Details of Proposed Major Trading Undertaking - *‘within the confines of the contractual arrangement to be agreed by the City with the extraction entity, the goal will be for little or no financial impact. All other things being equal, the market will determine, at varying times, the price of the limestone product, which will be based on the quality and grade of what is being extracted.’*

Section 4.5. Financials - *‘This undertaking will extract and sell the limestone and sand which is expected to be a source of income. It is proposed that the extraction and ongoing operation on the site will be at the total cost of the contractor. The level of return for the City is likely to be related to the volume of the suitable limestone that can be sold. Based on current market value of the raw material, this major undertaking will generate a significant income for the local market and the City will receive revenue in the form of royalties from the sales of material. The expected revenue for the City is dependent on the quality of the material and these royalties will be reinvested into the City's reserve fund. Risks that could influence the financial outcome have been identified and include; Market demand not meeting cash flow projections; Sales volumes and gross revenue downward adjustment; Material quality is lower than expected which in turn affects commercial value; Duration of extraction delays which impact further development of the overall area; Higher than expected*

costs of removal of overburden and vegetation; Performance of extraction contractor as measured through efficiency and reliability of service provided.'

The report to Council for the Business Plan for Major Trading Undertaking dated 5 December 2017 had stated:

Section - Background; 'There is an opportunity for a strong revenue stream to be realised from the limestone resource contained within lot 9003. LandCorp has outsourced the extraction of this resource on their land for a number of years and have been able to record a net profit as a result.'

Section - Financial Implications; 'The intent of the resource extraction is to reduce the contour levels of the site and concurrently create a potential revenue stream which can be used to fund future stages of the NIA development. It is proposed that the extraction and ongoing operation on the site will be at the total cost of the contractor. The level of return for the City is likely to be related to the volume of suitable limestone that can be sold. Based on current market value of the raw material, this major undertaking will generate a significant income for the local market and the City will receive revenue in the form of royalties from the sale of material. The expected revenue for the City is dependent on the quality of the material and these royalties will be reinvested into the City's reserve fund.'

The stage cost and revenue will depend on market demand and the sale price.

The resource extraction Stage 1 and 2 requires material to be cut from high areas and fill to low areas to achieve the agreed contour levels. This cut and fill requirement increases the cost of stage 1 and 2 but in return the works duration is assured because stage 1 and 2 are less dependent on resource sales. Stage 1 requires the largest proportion of filling to achieve the design contour levels. To offset the cost of the stage 1 and 2 cut to fill exercise, material from stage 3 will be extracted for sale and cost smoothing between stage 1 and 2 will be considered.

The estimated expenditure for the development of the NIA is fully costed in the current 20 Year Capital Works Programme, which is incorporated in the Long Term Financial Plan, adopted by Council at its meeting on 11 December 2018. The Long Term Financial Plan figures were not included in the previously advertised Business Plan.

Neerabup Industrial Area Development Information

The Business Case for the whole NIA Development (**NIA Business Case**) of the City owned land will be completed when there is a full understanding and agreement of what will be included as part of its industrial development. This will include information from the LSP development including road and car parking studies. It will include confirmation of the type and location of the energy supply, details on service requirements, availability and planned works, and the completion of an information, technology and communication requirement analysis.

The resource extraction works is required to reduce the existing ground level to the agreed contour levels. The resource extraction work is necessary before any development of the City's owned land in the NIA can proceed. The resource extraction work can occur independently of the works required to complete the NIA Business Case. From a risk and investment perspective the resource extraction works can occur whilst the NIA Business Case is being completed.

The opportunities associated with the NIA development include the following:

Financial

Revenue to the City after development will be based on available commercial real estate land lease and sale pricing advice and based on the developed land area being fully leased or sold a year after development completion. The development area accounts for the areas that will not be sold or leased such as roads and car parking. The table is to be considered as a guide.

Renewable Sustainable Energy Supply and up-to-date Information, Technology and Communication Provision

Solar energy supply options are under consideration to supply the NIA City's owned land with renewable energy via a microgrid embedded network. The power supply to include grid and gas back up to eliminate power cuts. The latest up to date and appropriate Information Technology and Communication will be included following the completion of an ICT strategy.

Employment

The impending revision of the LSP will have a focus on suitably considered, designed and constructed infrastructure routes and service centres to provide business employees with amenities and facilities and attractive streetscape and buildings. The LSP will also focus on the availability of fast accessible reliable communications and technologies; ample parking with electric vehicle charge stations and renewable energy supply with back up grid and gas supply to provide power supply surety. These elements will be the attractors for businesses to locate to the NIA and this will generate the employment levels the City is aiming to achieve.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. APPROVES BY ABSOLUTE MAJORITY the Neerabup Resource Extraction – Business Plan for the Major Trading Undertaking, as shown as Attachment 1 in accordance with Section 3.59 of the *Local Government Act 1995* for the development of the City's owned land within the Neerabup Industrial Area and proceed with the Major Trading Undertaking; and**
- 2. NOTES the Neerabup Resource Extraction – Business Plan will be advertised in accordance with section 3.59 of the *Local Government Act 1995*.**

Attachments:

1.  Business Plan for Major Trading Undertaking - Resource Extraction - Neerabup Industrial Area

19/71123[v4] Minuted



Business Plan for Major Trading Undertaking Within Neerabup Industrial Area

March

2019

Business Plan for the major trading undertaking under the Local Government Act 1995 – The extraction of resources on Lot 9003 in the Neerabup Industrial Area prior to subdivision development.

Neerabup
Resource
Extraction

Contents

1. Introduction
2. Overview
 - 2.1. Background
 - 2.2. Location & Site Specifics
3. Proposed Major Trading Undertaking
 - 3.1. Details of Proposed Major Trading Undertaking
 - 3.2. Staged Approach
 - 3.3. Risks, Constraints & Opportunities
 - 3.4. Financials
 - 3.5. Operational Requirements
 - 3.6. Procurement and Timeline
4. Local Government Act Compliance
 - 4.1. Expected Effect on the Provision of Facilities and Services by the Local Government (Section 3.59(3)(a))
 - 4.2. Expected Effect on Other Persons Providing Facilities and Services in the District (Section 3.59(3)(b))
 - 4.3. Expected Financial Effect on the Local Government(Section 3.59(3)(c))
 - 4.4. Expected Effect on the Local Governments Planning for the Future (Section 3.59(3)(d))
 - 4.5. Ability of the Local Government to Manage the Undertaking (Section 3.59(3)(e))
 - 4.6. Any Other Matter Prescribed for the Purpose of this Subsection (Section 3.59(3)(f))
5. Public Consultation and Advertising

Table of Figures

Figure 1 – Location of Neerabup Industrial Area

Figure 2 – Extraction Site

Table 1 – Resource Extraction Stage Best and Worst Case Cost and Revenue Estimation
Scenarios

Table 2 – Estimated Volumes and Design Levels

17/208609

1. Introduction

This Business Plan outlines the proposed resource extraction works on Lot 9003 located within the Neerabup Industrial Area, as required under the Local Government Act 1995, Section 3.59 for a Major Trading Undertaking. The resource extraction is required prior to the industrial sub-division development of Lot 9003.

2. Overview

2.1. Background

The City of Wanneroo (the **City**) owns freehold lots within the Neerabup Industrial Area (**NIA**) and seeks to extract resources (limestone and sand) from the land that is found on Lot 9003. The resource extraction is necessary to reduce the level of the land down to the agreed contour levels detailed in the Local Structure Plan No.17, Amendment Number No.4 (**LSP**). The land covers an area of approximately 127 hectares (ha).

The NIA is a large developable area with the potential to attract a range of industries and subsequently generate up to 20,000 jobs. The City is keen to ensure that the NIA attracts industries of today and the industries of the future by providing the opportunity for renewable energy generation, best available information communication technology delivery and the adoption of guidelines to achieve high quality built form, streetscapes and landscaping.

The NIA as a whole is already progressing with industrial development. LandCorp are progressing with resource extraction from its owned land west of Lot 9003 to reduce the level of this land to the agreed contour levels detailed in the LSP. It is necessary for The City and LandCorp to extract the sand and limestone resource before the land can be developed for industrial use. The land to the east of Lot 9003 doesn't require resource extraction to reduce the level of the land and is currently being used for intensive horticulture, recycling, power generation and manufacturing. LandCorp and the City between them own approximately 70% of the NIA.

Geological studies undertaken on Lot 9003 revealed the presence of limestone and sand. These materials will be extracted to achieve the final contour levels. The City proposes to process the limestone and sand for sale under a contract and an extraction industry license by an experienced contractor.

The Industrial development of Lot 9003 can proceed after resource extraction is completed

2

17/208609

and the required contour levels have been achieved. The resource extraction will be staged over fifteen to twenty years. It is expected that there will be 5 resource extraction stages. At the completion of each stage the land will be prepared ready for industrial sub-division development. The first stage of industrial sub-division development, approximately 25 ha, is expected to start three years after the start of resource extraction from this stage.

2.2. Location & Site Specifics

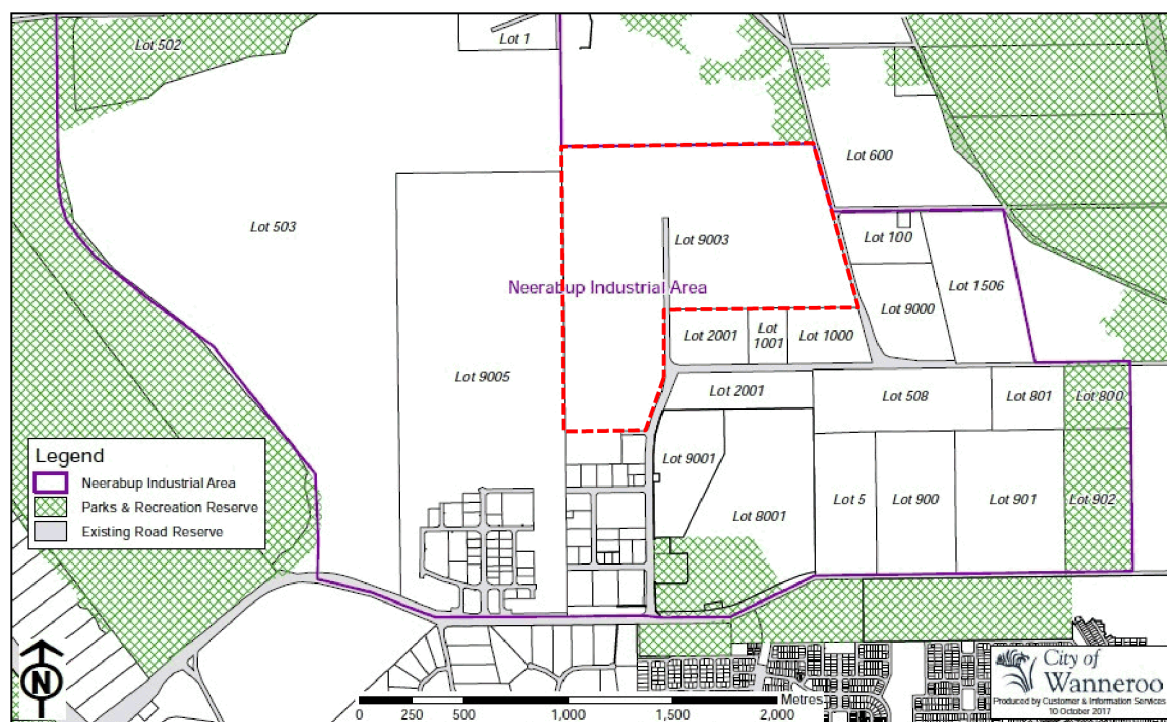
Lot 9003 extends from Lot 9005's boundary (owned by LandCorp) to the west, to Mather Road to the east. The southern boundary is north of Peak Road and extends up to Lot 12748 (Barbagallo Raceway) in the north. Figure 1 shows the overall location of the NIA.



17/208609

Figure 1 – Location of Neerabup Industrial area

The resource extraction site covers approximately 127 ha and has been unused for some time. The site contains a limestone track which runs approximately north-south along the eastern portion of the site and contains several sandy tracks. Vegetation is sparsely populated, degraded and contains native vegetation. The extraction site is zoned 'General Industrial' in accordance with the City's District Planning Scheme (DPS2). The extraction site is outlined by the red dotted line in Figure 2.

**Figure 2 - Extraction Site**

3. Proposed Major Trading Undertaking

3.1 Details of Proposed Major Trading Undertaking

The City's proposal is to extract the limestone and sand from Lot 9003 which is necessary to allow for future industrial development. An earthworks study was carried out by a consultancy company engaged by the City. The study reports that an approximate volume of 6,883,844m³ of limestone and sand is to be removed from Lot 9003 to achieve the design contour levels. It is expected that the limestone and sand will be extracted and processed for use in construction and building industries. The extraction process will be undertaken over several years due to the large volume of material required to be extracted and sold. The

17/208609

City has obtained a clearing permit (CPS 6359/3) from the Department of Environmental Regulation for the clearing of the vegetation from Lot 9003.

The extraction site has safe access to Mather Drive which leads on to the major roads of Flynn Drive which in turn leads on to Wanneroo Road and a new improved junction and dual carriage way through to the Mitchell Freeway. An asphalt road leads directly to the proposed site entrance which is suitable for the traffic volumes and vehicle types. The extraction site is not in a visually significant location as the area is mostly undeveloped, with the undeveloped area of Meridian Park to the west of the lot.

Local Structure Plan No. 17 zones the area of proposed resource extraction as 'Industrial Development'. The resource extraction works require approval prior to starting and works shall be in accordance with the relevant legislation. These include:

- State Planning Policy 2.4 Basic Raw Materials;
- State Planning Policy 4.1 State Industrial Buffer Policy;
- Extractive industry local laws;
- Local planning scheme provisions; and
- Region scheme planning provisions.

As required under Section 162 of the Planning and Development Act 2005, before the land can be developed, approval must be obtained from the Western Australian Planning Commission (WAPC).

The extraction process is a necessary activity under the WAPC State Planning Policy 2.4 Basic Raw Material Policy and further considerations are listed as:

- The extraction process will not involve major disturbance of acid sulphate soils;
- The extraction process will involve clearing of vegetation under clearing permit EPBC 2007/3479 issued by Department of Environment;
- The site is not listed as a Bush Forever area;
- The extraction process to take into account the impact on the local community;
- The proposed activity is compatible with surrounding land uses;
- Where the proposed activity causes disturbance to the amenity of the area the process will be managed to limit impact and risk;
- The site will not have a negative visual impact on major roads, scenic areas or adjoining properties;
- The site has adequate separation distance to any residential or special rural area, or existing dwelling in a rural area. Typically separation distances should be 500m to 1000m to any sensitive land uses, such as residential areas, schools or hospitals; and

17/208609

- Operational issues such as hours of operation, noise and dust monitoring and site access will be managed to limit impacts and liability.

3.2 Staged Approach

Due to the large volume of material available for extraction and sale to the market, a staged approach for the resource extraction will be adopted. The staging plan will be fully developed during Contract negotiations. The expectation is 5 stages in the order of 25ha each. Each stage of resource extraction will last approximately three years, subject to successfully extracting and selling the materials. Industrial sub-division development will follow the completion of each resource extraction stage.

Predicted sales volumes indicate that the extraction site (Lot 9003) will remain operational for between fifteen and twenty years.

3.3 Risks, Constraints & Opportunities

The risks associated with the extraction process are summarised below and will be managed by the extraction contractor. Operational and development risks required to be managed include, but are not limited to the following:

- Environmental risks;
- Public and community relations;
- Operational risks such as dust and noise;
- Utilities and public infrastructure damage; and
- Contractual and financial risks.

The City has undertaken a risk assessment and completed a risk register for the project which will be updated before any works on Lot 9003 start. The risk register will be updated periodically until the completion of the resource extraction works.

3.4 Financials

The project will extract, process and sell limestone and sand which is expected to provide revenue for the City, subject to actual earthwork volumes and any latent ground conditions.

It is proposed that the extraction and ongoing operation of the site will be at the total cost of the contractor. A commercial contract will be negotiated on the basis of set royalties with the possibility of a revenue share. The level of return for the City over and above the set unit rates is dependent on the market price over the project duration. Tenders received detail the charges and payments to the City. The successful contractor will incur expenses from the following activities:

17/208609

- Site establishment costs;
- Enabling works; Clearing vegetation and top soil strip;
- Operating costs;
- Cut to fill earthworks;
- Resource extraction;
- Rehabilitation work costs (earthworks to final contour levels); and
- Insurances, approvals and licenses.

The charges to the City include carrying out the enabling, rehabilitation and cut to fill works.

Table 1 considers the possible best and worst case cost and revenue scenarios for each resource extraction stage.

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Comment
Worst Case Scenario for each resource extraction Stage	No sale of resources. Cost of the Cut to fill activity. Suspension of works or Termination of contract	No sale of resources. Cost of the Cut to fill activity. Suspension of works or Termination of contract	No sale of resources. Suspension of works or Termination of contract	No sale of resources. Suspension of works or Termination of contract	No sale of resources at the completion of the stage and completion of the Contract works.	
Worst Case Costs (Contract Variation costs not considered)	No resource sale revenue. Clearing, topsoil strip, cut to fill and rehabilitation earthworks cost = <u>\$2,343,289</u>	No resource sale revenue. Clearing, topsoil strip, cut to fill and rehabilitation earthworks cost = <u>\$1,092,999</u>	No resource sale revenue. Clearing, topsoil strip and rehabilitation earthworks cost = <u>\$570,193</u>	No resource revenue. Clearing, topsoil strip and rehabilitation earthworks cost = <u>\$545,360</u>	No resource revenue. Clearing, topsoil strip and rehabilitation earthworks cost = <u>\$824,048</u>	If a worst case scenario is experienced a Suspension or Termination of the Contract will be considered at the completion of any stage. This limits the risk of continuing the Contract at a cost to the City and Contractor.
Best Case Scenarios	Max. Sale of resources. Cost of cut to fill works off set by revenue and remainder deferred to stage 2. Continuation of the contract.	Max. Sale of all resources. Continuation of contract.	Max. Sale of all resources. Continuation of contract.	Max. Sale of all resources. Continuation of contract.	Max. Sale of all resources. Completion of contract.	
Best Case Revenue and Cost	<u>Sale of resources</u> 1,122,777m ³ = \$1,313,650 <u>Cost</u> Cut to fill = \$1,771,062. cost offset by revenue therefore \$457,413 carried over to stage 2. Cost of clearing, topsoil strip and rehabilitation works + 50%	<u>Sale of resources</u> 1,122,777m ³ = \$1,313,650 <u>Cost</u> Cut to fill = \$696,400 + \$457,413 carried over from stage 1 = \$1,153,813 therefore \$159,836 revenue. Cost of clearing, topsoil strip and rehabilitation works + 50% cost of stage 3 clearing and	<u>Sale of resources</u> 1,769,443m ³ = \$2,101,838 <u>Cost</u> Cut to fill = \$12,873 and cost of rehabilitation works and 50% cost stage 4 clearing, topsoil strip = \$416,334 Total Stage Revenue = <u>\$1,685,504</u>	<u>Sale of resources</u> 1,347,332m ³ = \$1,576,378 <u>Cost</u> No cut to fill cost. Cost of 50% clearing, topsoil strip and 100% rehabilitation works = \$397,966 Total Stage Revenue = <u>\$1,178,412</u>	<u>Sale of resources</u> 1,347,332m ³ = \$1,576,378 <u>Cost</u> Cut to fill = \$184,499 and cost of clearing, topsoil strip and rehabilitation works = \$824,048 Total stage Revenue = <u>\$752,330</u>	Best Case Total Revenue = \$7,881,894 Best Case Total Cost = \$5,375,888 Best Case Difference = <u>\$2,506,004</u> revenue.

17/208609

	cost of stage 3 clearing and topsoil strip. = \$722,854 Total Stage Cost = <u>\$722,854</u>	topsoil strip = \$547,223 Total Stage Cost = <u>\$387,387</u>				
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Table 1 – Resource Extraction Stage Best and Worst Case Cost and Revenue Estimation**Scenarios**

Stage 1 and 2 requires material to be cut from high areas and fill to low areas to achieve the design contour levels. This cut and fill requirement increases the cost of stage 1 and 2 but in return the works duration is assured because stage 1 and 2 are less dependent on resource sales. Stage 1 requires the largest proportion of filling to achieve the design contour levels. To offset the cost of the stage 1 and 2 cut to fill exercise, material from stage 3 will be extracted for sale and cost smoothing between stage 1 and 2 will be considered.

The identified risks that may affect the financial outcome include:

- Market demand not meeting cash flow projections leading to the Suspension and or the Termination of the Contract.
- Sales volumes and gross revenue downward adjustment; volumes not as high as estimated in the earthworks study.
- Material quality is poorer than expected which in turn affects commercial sales. Set rates agreed in the Contract to remove the City's risk but may lead to the Suspension or Termination of the Contract.
- Duration of extraction delays which impact further development of the overall area. To be minimised by the duration of extraction stages agreed in the contract unless there are legitimate claims for extension of time.
- Higher than expected costs of removal of overburden and vegetation. Works to be monitored on site and measured for accuracy.
- Poor performance of extraction Contractor as measured through efficiency and reliability of service provided. The duration of the extraction stages and rates are set in the Contract but the contract could be Terminated.
- Additional earthwork costs to adjust the final levels to better suit the following sub-division development. The additional earthworks would reduce the sub-division development costs.

17/208609

- Latent ground conditions experienced.

Risk mitigation

- A minimum resource sale rate is fixed in the Contract terms and conditions.
- Earthworks study completed to calculate the resource volume.
- Only 2 extraction materials defined in the Contract, Limestone or Sand to simplify volume surveys and value calculations.
- Monthly surveys to measure the extracted volume are included as a Contract requirement.
- Stage 1 and 2 includes the majority of the areas requiring fill which provides works completion duration surety of these stages.
- Experienced contractor engaged to perform the works.

Table 1 below sets out the estimated volumes expected for topsoil, overburden, sand and limestone.

Activity description	Quantity – m3
Topsoil	
1. Removal of topsoil and site clearance to spoil	323,445
Sand	
2. Sand extraction (upper & lower sand)	4,640,582
3. Sand cut-to-fill or cut-to-stockpile-to-fill	-980,858
4. Rehabilitation including earthworks from other Lots	-437,542
Sand	3,222,182
Limestone	
5. Limestone extraction to Final Design Levels (FDL)	3,661,662
Limestone	3,661,662

Table 2 - Estimated Volumes and Design Levels

3.5 Operational Requirements

The responsibility under the contract of ensuring appropriate management of the extracted resources, as required under the Extractive Industries Local Law 1998, lies with the contractor. Materials will be excavated using mechanical equipment and plant. The material to be excavated extends to a height of up to a 17m above the final design contour levels.

Existing and proposed land contour levels will be checked and measured by regular surveys to ensure design levels are achieved and earthwork volumes are controlled to

17/208609

achieve the designed final contour levels.

3.6 Procurement and Timeline

The City will procure a suitable contractor for the extraction process through an expression of interest and a closed tender process. The tender process will follow the City's policies and other considerations relevant to:

- Scope of Works;
- Specification and Conditions of Contract;
- Specific and timely performance;
- Safety performance;
- Sustainability and environmental consideration;
- Local employment and community support;
- Innovation and use of new technologies; and
- Social and economic effects on the local community.

4 Local Government Act Compliance

The relevant legislation is as follows:

- Local Government Act 1995, Section 3.59(3) Local Government Act 1995, Section 3.59(3); and
- Local Government (Functions and General) Regulations 1996, Section 10.

In accordance with the Local Government Act 1995 Section 3.59(2), before it (a) commences a major trading undertaking; a local government is to prepare a business plan. In accordance with Section 3.59(3), the business plan is to include an overall assessment of the major trading undertaking and is to include details of – (a) its expected effect on the provision of facilities and services by the local government; and (b) its expected effect on other persons providing facilities and services in the district; and (c) its expected financial effect on the local government; and (d) its expected effect on the local governments planning for the future; and (e) the ability of the local government to manage the undertaking; and (f) any other matter prescribed for the purpose of this subsection.

4.1 Expected Effect On The Provision Of Facilities And Services By The Local Government (Section 3.59(3)(a))

The proposed contract will facilitate the extraction of the resources under a contract for a period of fifteen years with options to extend. The extraction will be carried out in a staged approach in order to allow the land to be developed progressively. There are no further provisions required other than the monitoring and management of contractors.

10

17/208609

4.2 Expected Effect On Other Persons Providing Facilities And Services In The District (Section 3.59(3)(b))

The resource extraction is necessary before the development of the City's owned land can start. The industrial development of the City's owned land will add to the ongoing industrial development of LandCorp's owned land within the NIA. It is expected that the population of the City's owned land with the industries of the future will promote the opportunity for present and new businesses to provide mutually beneficial services leading to clustering possibilities; trigger the improvement of infrastructure and services to and within the NIA; benefit from future proofed information communication technology and renewable energy generation; benefit from NIA marketing and promotions and attract quality employment from the available growing northern corridor population who will be attracted by short commuter routes, diverse, future-thinking work place opportunities and a vibrant, attractive, modern industrial area.

4.3 Expected Financial Effect On The Local Government (Section 3.59(3)(c))

Each landowner within the NIA LSP area may be responsible for contributions towards shared infrastructure costs, referred to as Cell Works. The actual costs of the Cell Works, which include road upgrades, will be determined through a separate DPS2 amendment process, in consultation with the landowners, the City and WAPC.

The costs associated with the contouring earthworks following the required resource extraction are expected to be funded by the revenue received from the sale of the extracted resources.

The City will be responsible for the sub-division development costs of its owned land. The City will receive revenue from land leasing or sales and alternative revenue streams such as electric vehicle charging facilities, data collection and lighting pole access for information communication technology. The development of the City's land will provide a long term source of revenue and return on its investment.

4.4 Expected Effect on the Local Governments Planning for the Future (Section 3.59(3)(d))

This project has the potential to address a number of the goals and strategies as defined in the City's Strategic Community Plan (2017/18 – 2026/27), including:

"2 Economy

2.2 Strategic Growth

17/208609

*2.2.6 Focus on industry development in key strategic areas
such as Neerabup"*

4.5 Ability of the Local Government to Manage the Undertaking (Section 3.59(3)(e))

The City will be obtaining professional support in the commercial and legal negotiations and have a project manager to oversee the process and ongoing operations. The City manages a range of projects and holds a substantial property portfolio.

4.6 Any Other Matter Prescribed for the Purpose of this Sub- section (Section 3.59(3)(F))

The Business Plan for the Major Trading Undertaking for "The Extraction of Resources on Lot 9003 in the Neerabup Industrial Area prior to sub-division development" will be publicly advertised, as required under the Local Government Act 1995.

5 Public Consultation and Advertising

Following the public advertising period (Section 3.59(3)(f)), the City will consider all submissions and may decide (by absolute majority) to proceed with the Major Trading Undertaking as described in this plan in accordance with the provisions of the Local Government Act 1995, section 3.59. The period of advertisement will be forty-two (42) days.

3.25 State Government North Wanneroo Agriculture and Water Taskforce Update and Proposed Reponse

File Ref:	25415 – 19/104431
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	2

This item was withdrawn by the Chief Executive Officer.

Governance & Legal

3.26 Arrangements Outlined by the Office of the Auditor General for the Annual Financial Audit of the City of Wanneroo

File Ref:	7312 – 19/55788
Responsible Officer:	Executive Manager Governance and Legal
Disclosure of Interest:	Nil
Attachments:	1
Previous Items:	CE06-05/18 - Arrangements Outlined by the Office of the Auditor General for the Annual Financial Audit of the City of Wanneroo - Ordinary Council - 29 May 2018 7.00pm

Issue

To consider the recommendation of the Audit and Risk Committee and endorse the arrangements outlined by the Office of the Auditor General (**OAG**) for the City of Wanneroo's (**City**) annual financial audit including the City's (Chief Executive Officer's (**CEO**) and Council's) responsibilities and to authorise the Mayor and CEO to sign on behalf of Council acknowledging these responsibilities.

Background

The OAG, under the *Local Government Act 1995* (the **Act**) is to audit the accounts and annual financial report for the City.

The OAG has issued a letter (**Attachment 1**) to the City setting out the arrangements for the annual financial audit including outlining the City's responsibilities in respect of the audit for the current financial year ending 30 June 2019 and subsequent financial years (**OAG Letter**).

The OAG Letter was presented and discussed at the Audit and Risk Committee meeting held on the 19 March 2019 and recommended the following:

1. *NOTES the responsibilities of the City, including the Council and CEO as outlined within the Office of the Auditor General's Letter (Attachment 1);*
2. *RECOMMENDS to COUNCIL to authorise the Mayor and CEO to sign the Office of the Auditor General's Letter on behalf of Council; and*
3. *NOTES that the signed Office of the Auditor General's Letter will be provided to the Office of the Auditor General.*

The OAG Letter is presented to Council for to authorise the CEO, and the Mayor to sign the OAG letter on behalf of Council.

Detail

The OAG Letter details that the objective and scope of the audit is to obtain reasonable assurance that the annual financial report as a whole is free from material misstatement. The audit will be conducted in a manner determined by the OAG and in accordance with Australian Accounting Standards. In summary, the OAG will also:

- Identify and assess the risk of material misstatement;
- Obtain an understanding of internal controls relevant to the annual financial audit, however not for the purpose of expressing an opinion on the effectiveness of the City's internal controls;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting; and
- Evaluate the overall presentation, structure and content, including disclosures to determine whether they fairly present the underlying transactions and events of the City.

Council should note matters of significance arising from the audit will be collated and reported at a sector level to Parliament.

The OAG Letter also details responsibilities of the Council and the CEO and is requesting the Mayor and the CEO acknowledge these responsibilities through signing of the OAG Letter. These responsibilities have been detailed within the attachment and are summarised as:

- Keeping proper accounts and records;
- The preparation and fair presentation of the annual financial report in accordance with the *Local Government Act 1995 (the Act)*, *Local Government (Financial Management) Regulations 1996* and Australian Accounting Standards to the extent they are not inconsistent with the Act;
- Internal controls as management determines necessary in the preparation of the financial report;
- Providing access to all information that is relevant to the preparation of the financial report, additional information that may be requested for the purpose of the audit and unrestricted access to persons within the City to obtain audit evidence; and
- Preparation of other information (financial and non-financial) included in the annual report to be consistent with the financial report and not contain any material misstatements.

The OAG has indicated that the OAG Letter will need to be signed for the annual financial audit in each year and therefore Council is to consider authorising the CEO and Mayor to sign the OAG Letter providing it is not dissimilar to the OAG Letter for the 2018/19 Financial Audit. If the OAG Letter is substantially different, the OAG Letter will be presented to the Audit and Risk Committee to consider and if deemed appropriate, recommend Council to authorise the CEO and the Mayor to sign.

The OAG will also request from the CEO and the City's finance manager, written confirmation of representations made to the OAG in connection with the audit.

Council should also note the City is required to publish its annual report, including the audited annual financial report and the Auditor General's auditor's report on its official website. The security and controls over information published should be addressed by the City to maintain the integrity of information published. Responsibility for the electronic presentation of the financial report on the City's web site is that of the Council.

Consultation

The OAG letter was presented and discussed at the Audit and Risk Committee meeting held on the 19 March 2019.

Comment

The OAG Letter also details that the OAG auditor's Report will be sent to the CEO, Mayor and the Minister for the Local Government in accordance with the *Local Government Act 1995*. Deficiencies in internal controls and other relevant matters identified during the audit will be included in a management letter sent to the CEO and the Mayor.

Statutory Compliance

Under the Act, the Auditor General is to audit the accounts and annual financial report of the City.

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.1 Provide transparent and accountable governance and leadership”

Risk Management Considerations

Risk Title	Risk Rating
CO-017 Financial Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	manage

The above risk/s relating to the issue contained within this report have been identified and considered within the City's Corporate risk register. Action plans have been developed to manage/mitigate/accept this risk to support existing management systems

Policy Implications

Nil

Financial Implications

The OAG Letter highlights that the audit fee will be determined by the Auditor General on the basis of full cost recovery and a number of assumptions. The fee may be increased if there are additional costs such as provision of poor quality financial report and supporting working papers, deficiencies in internal controls and delays in receiving information from City staff.

Council should note that the OAG has yet to formally confirm the auditor who will undertake the City's 2018/19 annual financial audit or provide the City with an estimate of the fee for the financial audit. The audit fee for the City's 2017/18 annual financial audit was \$66,000.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the responsibilities of the City, including the Council and CEO as outlined within the Office of the Auditor General's Letter (Attachment 1);
2. **AUTHORISES** the CEO and the Mayor to sign the Office of the Auditor General's Letter on behalf of Council for the 2018/19 financial year audit and in subsequent years providing that the Auditor General's Letter is not dissimilar to this letter (Attachment 1); and
3. **NOTES** that the signed Office of the Auditor General's Letter will be provided to the Office of the Auditor General.

Attachments:

1. [!\[\]\(e63547bf51460fd205b36e40439a1b45_img.jpg\)](#) Arrangement for the Audit of the Annual Financial Report - City of Wanneroo 19/50602 Minuted



Our Ref: 7909

7th Floor, Albert Facey House
469 Wellington Street, Perth

Mr Daniel Simms
Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Mail to: Perth BC
PO Box 8489
PERTH WA 6849

Tel: (08) 6557 7500
Fax: (08) 6557 7600
Email: info@audit.wa.gov.au

Dear Mr Simms

**ARRANGEMENTS FOR THE AUDIT OF THE ANNUAL FINANCIAL REPORT OF
THE CITY OF WANNEROO**

I am writing to you to confirm arrangements for the annual audit of the City's annual financial report. This is an important part of the audit process because it helps to ensure that you are fully informed regarding our respective responsibilities under the engagement.

The responsibilities apply to audits for the current financial year, as well as to the audits for subsequent financial years, unless circumstances change, and are detailed in the Attachment.

It would be appreciated if you and the Mayor, could confirm your acknowledgement of the responsibilities by signing and returning the Attachment.

Feel free to contact me on 6557 7525 if you would like to discuss this or any other matter in relation to the audit.

Yours faithfully

KELLIE TONICH
SENIOR DIRECTOR
FINANCIAL AUDIT
7 February 2019

Attach

ATTACHMENT

RESPONSIBILITIES FOR THE AUDIT

This document sets out the responsibilities for the audit of the annual financial report of the City of Wanneroo.

Objective and Scope of the Audit

Under the *Local Government Act 1995*, the Auditor General is to audit the accounts and annual financial report of the City of Wanneroo. The annual financial report comprises the Statement of Financial Position as at 30 June 2019, the Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity, Statement of Cash Flows and Rate Setting Statement for the year then ended, and notes comprising a summary of significant accounting policies and other explanatory information, and the Statement by Chief Executive Officer. As a part of the audit, we also report on matters as detailed under Other Legal and Regulatory Requirements in the Reporting section of this document.

The objective of the audit is to obtain reasonable assurance about whether the annual financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes the Auditor General's opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

Responsibilities of the Auditor General and the Office of the Auditor General (OAG)

The audit will be conducted in the manner determined by the Auditor General in accordance with Australian Auditing Standards. Those standards require that we comply with ethical requirements. As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for the opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. However, we will communicate to you in writing concerning any significant deficiencies in internal control relevant to the audit of the financial report that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion.

ATTACHMENT

Our conclusions are based on the audit evidence obtained up to the date of our auditor's report, as we cannot predict future events or conditions that may have an impact.

- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, there is an unavoidable risk that some material misstatements may not be detected, even though the audit is properly planned and performed.

In carrying out the audit, the OAG will also adhere to the following principles and reporting obligations:

- the highest standards of ethical and personal behaviour are demonstrated
- the audit is approached in a fair and constructive way
- the audit is conducted and reported in an impartial manner
- matters of significance arising from the audit are collated and reported at a sector level to the Parliament.

Responsibilities of the Council and the Chief Executive Officer

We acknowledge that we are responsible for:

- (a) keeping proper accounts and records
- (b) the preparation and fair presentation of the annual financial report in accordance with the *Local Government Act 1995* (the Act), *Local Government (Financial Management) Regulations 1996* and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards
- (c) such internal control as management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error
- (d) providing you with:
 - (i) access to all information that is relevant to the preparation of the financial report such as records, documentation and other matters;
 - (ii) additional information that you may request from us for the purpose of the audit; and
 - (iii) unrestricted access to persons within the City from whom you determine it necessary to obtain audit evidence.
- (e) the preparation of other information (i.e. financial or non-financial information (other than the financial report and the auditor's report thereon) included in the City's annual report) that is consistent with the financial report, and which does not contain any material misstatements.

As part of the audit process, we will also request, from the Chief Executive Officer and the finance manager, written confirmation concerning representations made to us in connection with the audit.

We look forward to the full cooperation from your staff during our audit.

Reporting

Annual Financial Report

The Auditor General's auditor's report will be prepared in accordance with the *Local Government Act 1995*, *Local Government (Audit) Regulations 1996* and Australian Auditing Standards and include the audit opinion on the annual financial report.

Other Legal and Regulatory Requirements

The *Local Government (Audit) Regulations 1996* also require the auditor's report to include:

- a) any material matters that in the opinion of the auditor indicate significant adverse trends in the financial position or the financial management practices of the local government

ATTACHMENT

- b) any material matters indicating non-compliance with Part 6 of the *Local Government Act 1995*, the *Local Government (Financial Management) Regulations 1996* or applicable financial controls in any other written law
- c) details of whether information and explanations were obtained by the auditor
- d) a report on the conduct of the audit
- e) the opinion of the auditor as to whether or not the asset consumption and asset renewal funding ratios in the annual financial report are supported by verifiable information and reasonable assumptions.

The form and content of the auditor's report may need to be amended in the light of our audit findings and future amendments (if any) to the *Local Government (Audit) Regulations 1996*.

The auditor's report will be sent to the CEO, Mayor and the Minister for Local Government in accordance with the *Local Government Act 1995*.

Management Letter

Deficiencies in internal controls and other relevant matters identified during the audit will be included in a management letter sent to the CEO and Mayor.

Audit Fee

The fee for the audit will be determined by the Auditor General in accordance with the *Local Government Act 1995*. We will provide you with an indicative audit fee in the first quarter of the calendar year. This indicative fee is an estimate based on full cost recovery and a number of assumptions. The fee may be increased if there are additional costs due to matters such as a poor quality financial report and supporting working papers, deficiencies in internal controls and delays in receiving information from City staff.

Publication of the Audited Annual Financial Report

The City is required by the *Local Government Act 1995* to publish its annual report, including the audited annual financial report and the Auditor General's auditor's report, on its official website. When information is presented electronically on a web site, the security and controls over information on the web site should be addressed by the City to maintain the integrity of the data presented. The examination of the controls over the electronic presentation of audited financial information on the City's web site is beyond the scope of our audit of the financial report. Responsibility for the electronic presentation of the financial report on the City's web site is that of the Council.

ACKNOWLEDGEMENT OF RESPONSIBILITIES FOR THE AUDIT

We acknowledge the responsibilities for the audit for the year ended 30 June 2019 and subsequent years as set out in this letter for the audit of the annual financial report, including our respective responsibilities as the Mayor and the CEO.

(Signed) _____

Name: Tracey Roberts
Mayor

(Signed) _____

Name: Daniel Simms
Chief Executive Officer

Date

3.27 Minor Review of Council Policies

File Ref: 26321V03 – 19/99468
Responsible Officer: Executive Manager Governance and Legal
Disclosure of Interest: Nil
Attachments: 5

Issue

To consider proposed minor amendments to Council Policies as a result of their review.

Background

Council Policies and supporting procedures are a statement of the principles or position that is intended to guide or direct decision-making and operations within the City of Wanneroo (the **City**). The City's Strategic Community Plan sets a clear direction from Council for Administration to make consistent and aligned decisions at an operational level through Policies and procedures.

All Council Policies (as well as other like documents) should be reviewed regularly to ensure compliance with legislation; continued alignment with the adopted Strategic Community Plan and the City's requirements to provide sound and effective internal controls to minimise risk and deliver desired outcomes.

Detail

Reviews have been undertaken of the Policies listed below and the following proposed amendments, shown in mark-up in the attachments, are recommended.

1. *Compliments, Feedback and Complaints Policy*

This Policy was last reviewed in May 2018 and provides a framework to guide the City of Wanneroo in its management and handling of compliments, feedback and complaints.

The proposed amendment relates to the "Review and Dispute Resolution" section of the Policy providing for a secondary review of the complaint where new information is presented that was not initially considered. Where a secondary review is not supported the customer will be informed of the most appropriate avenue for external review, such as the WA Ombudsman. The reviewed Policy is set out in **Attachment 1**.

2. *Investment Policy*

This Policy was last reviewed in December 2017 and provides a framework for how the City's municipal and trust funds are to be invested whilst ensuring compliance with legislation and due diligence by authorised City officers.

The proposed amendment includes a new paragraph which refers to environmentally friendly investments. The reviewed Policy is set out in **Attachment 2**.

3. *Excavation within Road Reserves Policy*

This Policy was last reviewed in November 2016 and ensures that excavations within the road reserve meet the requirements of the City and provides for a safe environment for road users and workers.

The proposed amendments include administrative changes to update position titles and service unit names. The document has also been reformatted to conform to the City's new

Policy document format. The Policy remains in force and is operating as intended. It is proposed that the review date be placed at four years instead of the standard two year cycle, but will be reviewed sooner should there be any legislative or operational requirement to do so.

The reviewed Policy is set out in **Attachment 3**.

4. *Verge Treatments – Protective Devices Policy*

This Policy was last reviewed in April 2016 and sets out guidelines for the installation of protective devices within the roadside verge to enable property owners to protect landscaping and water reticulation systems and discourages parking on the verge.

The proposed amendments include administrative changes to update position titles and service unit names. The document has also been reformatted to conform to the City's new Policy document format. The Policy remains in force and is operating as intended. It is proposed that the review date be placed at four years instead of the standard two year cycle, but will be reviewed sooner should there be any legislative or operational requirement to do so.

The reviewed Policy is set out in **Attachment 4**.

5. *Public Guidance Signage in Road Reserves Policy*

This Policy was last reviewed in December 2009 and sets out the guidelines for the provision of public guidance signage to assist the public in locating community and commercial services and facilities to ensure uniformity and consistency across the City and prevent visual pollution and dangerous placement of signage within road reserves.

The proposed amendments include administrative changes to update position titles and service unit names. The document has also been reformatted to conform to the City's new Policy document format. The Policy remains in force and is operating as intended.

Over the years of operation of this Policy, numerous non-compliant signs have been observed in the road reserve such as signs with specific business names; signs with wording that are non-generic in nature and lengthy worded signs.

Administration is currently undertaking an audit and updating the records of all public guidance signs installed in road reserves to determine the magnitude of non-compliant signage. Following the completion of the audit, it is intended to review this Policy to add provisions to:

- Limit the validity period of approved signage to prevent the build-up of old and outdated signage;
- Enable the City to remove signage where they are considered non-compliant, unauthorised, unsafe and/or no longer serving the needs of the public;
- Regularly review and audit all installed public guidance signage to ensure that the signs remain relevant and businesses are still in operation.

It is planned to present a new revised Policy, following the completion of the audit, to Council Forum in the last quarter of 2019 for consideration.

The reviewed Policy as set out in **Attachment 5**.

Consultation

Consultation has been undertaken with the relevant stakeholders.

Comment

The review of Council Policies will ensure that the information available to the City's stakeholders is aligned to the current Strategic Community Plan and are relevant and up to date.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“4 Civic Leadership

4.2 Good Governance

4.2.1 Provide transparent and accountable governance and leadership”

Risk Management Considerations

Risk Title	Risk Rating
Decision Making	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

The above risk relating to the issue contained within this report has been identified and considered within the City's Corporate Risk Register. The review of the Policies as set out in this report will support existing management systems.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority



Recommendation

That Council **NOTES** the review of the following Policies and **APPROVES** the marked-up changes set out in each of the respective Policies:

1. Compliments, Feedback and Complaints Policy as set out in Attachment 1;
2. Investment Policy as set out in Attachment 2;
3. Roadworks – Excavation Within Road Reserves Policy as set out in Attachment 3 and **ENDORSES** the next review to be undertaken in four years;
4. Verge Treatments – Protective Devices Policy as set out in Attachment 4 and **ENDORSES** the next review to be undertaken in four years; and

5. Public Guidance Signage in Road Reserves Policy as set out in Attachment 5 and NOTES that a new revised Policy will be presented to Council in the final quarter of 2019 following a full audit of public signage.

Attachments:

1 	<i>DRAFT Compliments, Feedback & Complaints Policy</i>	<i>11/81586[v5]</i>	<i>Minuted</i>
2 	<i>Investment Policy</i>	<i>17/386565[v2]</i>	<i>Minuted</i>
3 	<i>Council Policy : Roadworks - Excavation within Road Reserves (refer to 2019 version 18/488322)</i>	<i>16/344030</i>	<i>Minuted</i>
4 	<i>Verge Treatments - Protective Devices</i>	<i>12/68459[v3]</i>	<i>Minuted</i>
5 	<i>Amendments to Public Guidance Signage In Road Reserves 2019</i>	<i>19/97166</i>	<i>Minuted</i>



Policy Manual

Compliments, Feedback and Complaints Policy

Policy Owner:	Customer & Information Services
Contact Person:	Customer Liaison Officer
Distribution:	All Employees
Date of Approval:	25 October 2018

POLICY OBJECTIVE

The purpose of this policy is to provide a framework to guide the City of Wanneroo in its management and handling of compliments, feedback and complaints.

POLICY STATEMENT

The City of Wanneroo is committed to managing compliments, feedback and complaints in a consistent and unbiased manner that complies with the Australian Standard Guidelines and the Ombudsman Western Australia Guidelines thereby ensuring an open and responsive complaints handling process.

SCOPE

This policy applies to compliments, feedback and complaints relating to the City of Wanneroo and its services, this includes compliments, feedback and complaints about:

- Decisions made by employees of the City;
- The conduct of employees and contractors of the City; and
- Practices, policies and procedures of the City.

CONSULTATION WITH STAKEHOLDERS

Key stakeholders within the City of Wanneroo have been consulted in the drafting of this policy. In addition the documents referred to under the "Relevant Policies/Management Procedures/Documents or Delegations" Section of this policy have been considered.

IMPLICATIONS (Financial, Human Resources)

The City's Customer Liaison Officer (CLO) will manage the City's complaints handling processes and reporting, and provide an advisory service in complaint handling and resolution according to *Local Government Act 1995 - Sect 5.120*.

No additional financial implications apply as a result of this policy. The Customer Liaison, during their course of investigation, may liaise with the Chief Executive Officer, Directors, Managers, Coordinators and Service Unit employees.



Policy Manual

IMPLEMENTATION

The City of Wanneroo is committed to providing quality customer service, ensuring that should our customers be dissatisfied with the provision of services or products of the City and/or its contractors or with the actions of employees that they will actively seek to resolve the complaint at the first point of contact.

This policy has been introduced to ensure that all of our customers have the opportunity to provide feedback to the City. To assist with this the City will adopt a process for compliments, feedback and complaint handling, which provides clear information about how and where to complain and feedback will be managed in line with guidelines from the Ombudsman Western Australia.

Compliments, feedback and complaints will be acknowledged and responded to in a timely manner with objectivity and fairness ensuring that, where required, the City provides an appropriate response.

In managing compliments, feedback and complaints in a consistent and accountable manner, the City will be able to identify trends and analyse feedback and complaints to implement improvements to service, process and identified inadequacies.

To achieve this, the City will:

- Adopt a customer-focused approach that encourages open feedback and a commitment to resolving complaints;
- Endeavour to ensure that anyone who is dissatisfied with a City service or product can easily and simply make a complaint and/or provide feedback;
- Designate a location to lodge complaints which is visible and easily accessible to customers;
- Acknowledge complaints;
- Investigate feedback and complaints courteously and fairly;
- Respond to complaints in a timely manner and within prescribed timelines set out in its management procedure;
- Establish a system for complaint handling that will enable it to identify trends, eliminate causes of complaints and improve operations and customer service;
- Reward and recognise employees who receive compliments for their service delivery; and
- Ensure all employees are aware of the Compliments, Feedback and Complaints Policy and Procedure.

COMPLIMENTS

There are numerous instances where the City is complimented on the provision of services it provides and the employees that undertake those services. Compliments provide clear indications on what our community values about the work we do.



Policy Manual

Listening to what the City's customers have to say:

- Indicates which aspects of City Services customers value;
- Helps to build a balanced picture of how services impact on customers;
- Provides the City with an opportunity to share compliments among its employees demonstrating good practice in the services provided; and
- Helps to boost morale and provide recognition to employees.

Employees who continually demonstrate excellent customer service may be recognised through the City's Reward and Recognition program and regular performance reviews.

All compliments will be logged into the City's Electronic Document Records Management System (EDRMS) and Customer Request Management (CRM) System so that we may thank our customers for their comments. Comments will be sent to the officer/s involved and to the appropriate Leader.

FEEDBACK

As part of our ongoing commitment to customers the City also encourages feedback as part of its commitment to providing great service. As part of our commitment to providing excellence in customer service the City will:

- Listen to comments;
- Create an environment where feedback is seen as a means to continually improve our services; and
- Ensure that employees acknowledge and respond to feedback in a timely manner.

FORMAL COMPLAINT

If a formal complaint is lodged, the City will determine complaints as quickly as possible and will keep the complainant (and if applicable, the person who is the subject of the complaint) advised of the progress, details of the resolution and reasons.

The following will not be registered as complaints due to the fact that each of the below is covered under a separate process or policy:

- A request for council services;
- A request for documents, information or explanation of policies or procedures;
- A request for the council to exercise a regulatory function;
- The lodging of an appeal or objection in accordance with a statutory process, standard procedure or policy;
- A submission relating to the exercise of a regulatory function; and
- A petition.



Policy Manual

The CLO and/or relevant officers from the Service Unit will investigate and may determine to take the following courses of action:-

- Take no further action and give the complainant reason/s;
- Resolve the complaint by use of other appropriate strategies such as, but not limited to, mediation, informal discussion or negotiation;
- Discontinue the assessment in circumstances where it becomes evident that the matter would be referred to another body or person and advise the complainant accordingly.

At a minimum, the following information is to be supplied in order to effectively process the complaint:

- Name and address.
- Contact details.
- Complaint details.
- Date of occurrence of complaint.

Customer correspondence, telephone conversations or interviews which proceed in an inflammatory manner will not be acted on. Where this occurs, the City has the right to terminate conversations or interviews after warning the customer of that intention.

ANONYMOUS COMPLAINTS

An anonymous customer complaint will only be investigated where reasonable and sufficient information is provided and which, in the opinion of City employee, constitutes:

- A breach of statutory provisions;
- A breach of an approval, licence or permit;
- A matter for which the City is obligated to act, prescribed in the Local Government Act 1995, Corruption Crime & Misconduct Act 2003 or under any other written law (i.e. the Public Interest Disclosure (**PID**) legislation);
- A matter which if not attended to could reasonably constitute a risk to the public health and safety of persons, animals or the environment; and
- A matter which is deemed to be capable of investigation and resolution without assistance from the complainant.

COMPLAINTS REGARDING EMPLOYEES OF THE CITY OF WANNEROO

Complaints relating to employees regarding to the provision of a service or product should be referred to the CLO to coordinate the investigation process. Should a customer specifically state they are making a disclosure under the Public Interest Disclosure Act (**PID Act**) the complaint should be directly referred to the City's PID Officer (refer to The Public Interest Disclosure Act – (PID Act), information below).



Policy Manual

UNREASONABLE COMPLAINANT CONDUCT

Most Complainants who approach the City act reasonably and responsibly in their interactions with the City, even when they are experiencing high levels of distress, frustration and anger about their complaint. However in a very small number of cases some Complainants behave in ways that are inappropriate and unacceptable – despite the City's best efforts to assist them. They can be aggressive and verbally abusive towards City employees and even Elected Members. They may threaten harm and violence, bombard the City's offices with unnecessary and excessive phone calls and emails, make inappropriate demands on employees' time and the City's resources and refuse to accept the City's decisions and recommendations in relation to their complaints. When Complainants demonstrate such behaviours the City considers their conduct to be 'unreasonable'.

Unreasonable complainant conduct (**UCC**) is any behaviour by a current or former Complainant which, because of its nature or frequency raises substantial health, safety, resource or equity issues for the City as an organisation, the City's employees and Elected Members, other service users and Complainants or the Complainant. To determine if Complainant behaviour and conduct is considered UCC, consideration should be given to the guidelines published by the Ombudsman.

UCC can be divided into five categories of conduct:

- **Unreasonable persistence** – continued, incessant and unrelenting conduct by a Complainant that has a disproportionate and unreasonable impact on the City as an organisation, City employees and/or Elected Members, services, time and/or resources.
- **Unreasonable demands** – are any demands (express or implied) that are made by a Complainant that have a disproportionate and unreasonable impact on the City as an organisation, the City's employees and Elected Members, services, time and/or resources.
- **Unreasonable lack of cooperation** – is an unwillingness and/or inability by a Complainant to cooperate with the City, City employees (or agents), complaint system and processes that results in a disproportionate and unreasonable use of the City's services, time and/or resources.
- **Unreasonable arguments** – include any arguments that are not based in reason or logic, that are incomprehensible, false, inflammatory, trivial or delirious and that disproportionately and unreasonably impact on the City as an organisation, City employees and/or Elected Members, services, time and/or resources.
- **Unreasonable behaviours** – is conduct that is unreasonable in all circumstances – regardless of how stressed, angry or frustrated that a Complainant is – because it unreasonably compromises the health, safety and security of the City's employees and/or Elected Members, other service users or the Complainant.

To respond to and manage UCC incidents, the CEO may determine it is appropriate to implement a protocol whereby the Complainant's access to the City will be limited and/or to adapt the way the City interacts with or delivers services to the Complainant (amongst other appropriate measures) by restricting:



Policy Manual

- **Who the Complainant has contact with** – limiting a Complainant to a sole contact person;
- **What the Complainant can raise with the City** – restricting the subject matter of communications that the City will consider and respond to;
- **When the Complainant can have contact** – limiting the Complainant's contact with the City to a particular time, day or length of time, or curbing the frequency of their contact with the City;
- **Where the Complainant can make contact** – limiting the locations where the City will conduct face-to-face interviews to secured facilities or areas of the City's offices, building and facilities; and
- **How the Complainant can make contact** – limiting or modifying the forms of contact that the Complainant can have with the City.

The City values its employees and customers, and safety is paramount to this commitment. Therefore, City employees have the discretion to terminate any interaction in the event that the employee reasonably perceives that they are at risk and particularly where the employee is being threatened or the conduct of the Complainant/customer is aggressive and/or abusive.

COMPLAINTS REGARDING ELECTED MEMBERS

The Local Government (Rules of Conduct) Regulations 2007 provides a disciplinary framework to deal with individual misconduct by local government council members.

Any person may make a formal complaint about an Elected Member for a minor or serious breach under the *Local Government (Rules of Conduct) Regulations 2007*. The Complaint must be made on the relevant Form 1 or 2, available from the City of Wanneroo or the Department of Local Government, and sent to the Chief Executive Officer.

Complaints regarding Elected Members are covered by "Code of Conduct – Council Members" Policy available on the City's website www.wanneroo.wa.gov.au.

ALLEGATIONS OF MISCONDUCT – CORRUPTION AND CRIME COMMISSION

Allegations concerning misconduct will be dealt with independent of the City's complaint handling process.

In the first instance they will be referred directly to People & Culture for determination including whether there are reasonable grounds for notification to the Crime and Corruption Commission or the Police.

Further information is available from the Commissions website – www.ccc.wa.gov.au.



Policy Manual

THE PUBLIC INTEREST DISCLOSURE ACT 2003 - (PID ACT)

The PID Act is designed to facilitate the disclosure of suspected misconduct by public officers. This legislation specifically covers improper conduct, corruption, irregular or unauthorised use of public resources, conduct involving a substantial and specific risk of injury to public health, prejudice to public safety or harm to the environment.

Before making a disclosure it is important that you are aware of the rights and responsibilities imposed on you and others under the Act. Further information is available through the City's Public Interest Disclosures Policy available on the City's website (www.wanneroo.wa.gov.au/council/policies) and through the City's PID officers.

Enquiries regarding the City of Wanneroo and the Public Disclosure Act 2003 can be directed to: Manager Governance and Legal Services.

COMPLAINTS IN REGARDS TO BREACHES OF THE LOCAL GOVERNMENT ACT 1995

The Department has in place a comprehensive complaints handling system for the management of complaints received from local governments, residents and other agencies for a variety of matters such as local government administrative procedures and breaches of the *Local Government Act 1995*.

Complaints in this category will be dealt with independent of the City's complaint handling process and should be sent to the Department directly.

Generally all complaints to the Department need to be in writing, however in some instances verbal complaints are accepted. Their procedure for managing complaints is available from their website – www.dlg.wa.gov.au.

COMPLAINTS TO THE OMBUDSMAN AND THIRD PARTY AGENCIES

The Ombudsman can investigate complaints about most Western Australian public authorities, including local governments.

Generally the Ombudsman will investigate actions or decisions where the decision maker has:

- Acted outside their legal authority;
- Not followed policy, or applied its policy inconsistently;
- Did not consider all the relevant information, or considered irrelevant information;
- Unreasonably delayed making a decision or informing the complainant of the decision;
- or
- Failed to notify the complainant of the decision or did not provide reasons for a decision.

The City may be required to provide information to the Ombudsman and the CLO will coordinate this process. All final responses to the Ombudsman will be signed by the Chief Executive Officer.



Policy Manual

The City will register complaints which are made to other third party agencies, for example Ombudsman Western Australia, the WA Planning Commission or State Administrative Tribunal (SAT) within the EDRMS and/or CRM.

PROCEDURAL FAIRNESS

The City of Wanneroo will ensure that a fair and proper procedure is used when making a decision in regards to complaints and that the decision-maker is free from bias when reading or listening to the details of a complaint.

PRIVACY AND CONFIDENTIALITY

Personally identifiable information concerning the complainant will not be made publicly available to the offending party except to the extent required in law and/or with the express consent of the complainant.

Appropriate security will be utilised within the City's EDRMS and CRM System. Customers seeking anonymity should note that the City of Wanneroo cannot guarantee that they will not be identified during investigation, and as such, it is the customers right to decide if they would like to proceed with the complaint.

REMEDY

A complainant has a right to request a review of a process of investigation and/or decision.

REVIEW

Where a complainant is dissatisfied with the way in which a complaint has been dealt with and/or the final determination of the complaint by the City, the complainant ~~will undergo may request a secondary review by the next up Leader to ensure responses were equitable, objective and unbiased, and ensure that external rights of review or appeal for unresolved complaints are made available to complainants and reconsider the decision reached, taking all relevant matters into account. However this should only be supported when new information is presented that was not already initially considered. If no new information is presented for review the customer will be informed of the most appropriate external body such as the Western Australia Ombudsman or the Department of Local Government.~~

REPORTING

Monthly reporting will be developed outlining trends, outcomes and mitigation strategies.

ROLES AND RESPONSIBILITIES

Coordinator Customer Relations Centre in conjunction with CLO will be responsible for overseeing this policy.



Policy Manual

DISPUTE RESOLUTION

~~If a complainant is unsatisfied with the manner in which the complaint has been dealt with the complaint is to follow an escalation process to the next up Leader prior to escalation to the CEO. If the complainant is not satisfied with the response, concerns may be raised with either the Western Australian Ombudsman or the Department of Local Government.~~

All disputes in regard to this policy will be referred to the Director Corporate Strategy & Performance in the first instance.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

City of Wanneroo employees and customers.

EVALUATION AND REVIEW PROVISIONS

A review of this policy will be conducted bi-annually at a minimum however where feedback warrants addressing specific issues that affect operations and service provision, the policy will be amended accordingly.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Complaint	<p>Dissatisfaction with the services or products of the City and its contractors, or with the actions of employees or Council in the provision of those services or products.</p> <p>A complaint is not...</p> <p>A request for a service to be delivered; or</p> <p>A complaint against another resident.</p>
Complainant	Person, organisation or its representative, making a complaint.
Compliment	An expression of praise, admiration, or congratulation.
Feedback	A reaction or response to a process or activity in the aim of initiating improvement in service delivery.
Ombudsman	The Ombudsman serves Parliament and Western Australians by investigating and resolving complaints about the decision making of public authorities and improving the standard of public administration.
Misconduct	Misconduct occurs when a public officer abuses their authority for personal gain, causes detriment to another person, or acts contrary to the public interest (Source: Corruption and Crime Commission)



Policy Manual

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

- ASISO10002-2006 Customer satisfaction - Guidelines for complaints handling in organizations (ISO 10002:2004, MOD);
- Local Government (Rules of Conduct) Regulations 2007
- Local Government Act 1995
- Freedom of Information Act 1992;
- Public Interest Disclosures Act 2003;
- Crime, Corruption and Misconduct Act 2003;
- State Records Act 2000;
- Ombudsman Information Sheet No. 5 – Dealing with difficult complaints;
- City of Wanneroo Customer Service Charter;
- City of Wanneroo Management Procedure: Dealing with Complaints – Local Government (Rules of Conduct) Regulations 2007.
- Reporting Serious & Minor Misconduct Management Procedure
- Public Interest Disclosures Policy and Management Procedure
- Conducting Investigations in to formal complaints, allegations and disclosures Management Procedure

REFERENCES

ASISO10002-2006 Customer satisfaction - Guidelines for complaints handling in organizations (ISO 10002:2004, MOD)

RESPONSIBILITY FOR IMPLEMENTATION

Customer Relations Centre

Version	Next Review	Record No:
	March 2014	TRIM 11/81586
2	July 2016	TRIM 11/81586
3	August 2018	TRIM 11/81586v3
4 – Minor changes (CE09-05/18)	August 2018	TRIM 11/81586v4
5 - October 2018	August 2020	TRIM 11/81586v5



Policy Manual

INVESTMENT POLICY

Policy Owner:	Transactional Finance
Contact Person:	Manager Transactional Finance
Date of Approval:	5 December 2017 CE03-12/17

POLICY OBJECTIVE

The objective of this policy is to provide a framework for how the City's municipal and trust funds are to be invested whilst ensuring compliance with legislation and requiring its authorised officers exercise the care, diligence and skill that a prudent person would exercise in investing the Council funds.

POLICY STATEMENT

Whilst exercising the power to invest, the objectives of the Policy are threefold in terms of preservation of capital, liquidity and the return on investment.

- (a) Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- (b) The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.
- (c) The investment is expected to achieve a predetermined market average rate of return that takes into account the City's tolerance risk in accordance to the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles.

Approved Investments

Only the following types of securities may be included:

- Interest Bearing Term Deposits with Authorised Deposit Taking Institutions (ADIs – Australian banks, building societies and credit unions) for a maximum term of three years.
- Bonds guaranteed by the Commonwealth or State or Territory Government with a maturity of less than three years.

Investments held as at the 4th April 2012 (the date of the revised Local Government (Financial Management) Amendment Regulations 2012) that complied with the prevailing Legislation prior to that date, are eligible to be held until maturity.



Policy Manual

Risk Management Guidelines

Investments obtained are to comply with three key criteria relating to

- (a) Portfolio Credit Framework: limit overall credit exposure of the portfolio;
- (b) Counterparty Credit Framework limit exposure to individual ADI counterparties/institutions; and
- (c) Term to Maturity Framework: limits based upon maturity of securities.

In light of the ongoing Federal Government Guarantee on limited deposits with Australian Authorised Deposit Taking Institutions (ADIs) i.e. Banks, Building Societies and Credit Unions, any applicable investment in such institutions shall be considered to be AAA or A-1+ rated in line with the Federal Government's credit rating.

Further to this, any investment in an ADI that allows Council to demand early repayment (prior to maturity) at no penalty shall be considered to be money "at call".

For Bonds guaranteed by the Commonwealth, State or Territory of Australia, the credit rating allowable will be that of the guaranteeing government and a maximum 50% of the total portfolio can be invested in any one government body.

(a) Overall Portfolio Limits

To control the credit quality on the ADI invested portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	100%
A-2	80%

(b) Counterparty Credit Framework

Exposure to an individual ADI counterparty/institution will be restricted by their credit rating so that single entity exposure is limited, as detailed in the table below:

S&P Short Term Credit Rating	Direct Investment Maximum
A-1	50%
A-2	25%



Policy Manual

If any of the Council's investments are downgraded such that they no longer fall within the investment policy, they will be divested as soon as practicable.

(c) Term to Maturity Framework

The investment portfolio is to be invested within the following maturity constraints:

Overall Portfolio Term to Maturity		
Portfolio % <1 year	Min 40%	Max 100%
Portfolio % >1 year <3 year	Min 0%	Max 60%

Investment Advisor

The City's investment advisor, if appointed, must be licensed by the Australian Securities and Investment Commission. The advisor must be an independent person who has no actual or potential conflict of interest in relation to investment products being recommended and is free to recommend the most appropriate product within the terms and conditions of the investment policy.

The investment return for the portfolio is to be regularly reviewed by the investment advisor by assessing the market value of the portfolio. The market value is to be assessed at least monthly to coincide with monthly reporting.

The investment advisor should meet with the responsible staff and review the City's investment portfolio no less than every six months.

Prudent Person Standard

Investment will be managed with the care, diligence and skill that a prudent person will exercise. Officers are to manage the investment portfolios to safeguard the portfolios in accordance with the spirit of this Investment Policy, and not for speculative purposes.

Benchmarking

The performance of the investment portfolio shall be measured against the UBS Warburg 90 Day Bank Bill Index and/or the Reserve Bank of Australia Official Cash Rate.

Reporting

A monthly report will be provided to Council in support of the monthly statement of activity. The report will detail the investment portfolio in terms of performance, percentage exposure of total portfolio, maturity date and changes in market value.

Documentary evidence must be held for each investment and details thereof maintained in an Investment Register.



Policy Manual

For audit purposes, certificates must be obtained from the financial institutions confirming the amounts of investments held on the City's behalf as at 30 June each year and reconciled to the Investment Register.

Divestment Profile of Institutions

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When exercising the power of investment, preference is to be given to investments with institutions that have been assessed to have no current record of funding fossil fuels, providing that doing so will secure a rate of return that is at least equal to alternative offered by other institutions.

SCOPE

This policy applies to all officers involved in the investment of Council funds.

CONSULTATION WITH STAKEHOLDERS

Administration has contacted the Department of Local Government to express our concerns on the inconsistency between the legislation and the previous Local Government Operational Guidelines – Number 19 February 2008. Administration noted that the said guideline has recently been temporarily withdrawn from the Department's website.

IMPLICATIONS (Financial, Human Resources)

Legislative Requirements

All investments are to comply with the following:

- *Local Government Act 1995* – Section 6.14;
- *The Trustees Act 1962* – Part III Investments;
- *Local Government (Financial Management) Regulations 1996* – Regulation 19, Regulation 28, and Regulation 49
- Australian Accounting Standards

IMPLEMENTATION

There is currently a detailed operational procedure guiding the regular funds investment activities based on the current policy's requirement. By the adoption of this revised Investment Policy, the key changes will be embedded into the operational procedure and be actioned accordingly.

ROLES AND RESPONSIBILITIES

The implementation of this Investment Policy is delegated by Council to the Chief Executive Officer (CEO) in accordance with *the Local Government Act 1995*. Pursuant to the provisions of Section 5.45 of the *Local Government Act 1995*, the CEO has delegated the day to day



Policy Manual

investment activities authority to the Director Corporate Strategy & Performance and Manager Transactional Finance, subject to regular reviews.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Manager Transactional Finance in the first instance, and if unresolved, to the Operations Manager Business & Finance and then Director Corporate Strategy and Performance and finally be escalated to the CEO for arbitration.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

All staff who are engaged in the business process of investment are required to be obliged by this policy and be aware of its implications.

EVALUATION AND REVIEW PROVISIONS

This Investment Policy will be reviewed every three years or as required in the event of legislative changes. Where, as a result of amendment to legislation or the ability arises to invest to the advantage of the City contrary to the provisions of this policy, the Chief Executive Officer may initiate such variations as deemed necessary subject to the submission of a report to the Council advising of the changes implemented to the next ordinary Council meeting.

DEFINITIONS

S&P Credit Ratings

S&P stands for Standard and Poors, which is a globally accredited professional organisation that provides analytical services. An S&P credit rating is an opinion of the general creditworthiness of an obligor with respect to particular debt security or other financial obligation based on relevant risk factors.

Credit ratings are based, in varying degrees, on the following considerations:

- Likelihood of payment;
- Nature and provisions of the obligation; and
- Protection afforded by, and relative position of, the obligation in the event of bankruptcy, reorganization or other laws affecting creditors' rights.

The issue rating definitions are expressed in terms of default risk.

S&P Short Term Credit Rating A-1

This is the highest short term category used by S&P. The obligor's capacity to meet its financial commitment on the obligation is strong. Within this category, certain obligations are



Policy Manual

designated with a plus sign (+). This indicates that the obligor's capacity to meet its financial commitment on these obligations is extremely strong.

S&P Short Term Credit Rating A-2

A short term obligation rated A-2 is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than obligations in higher rating categories. However, the obligor's capacity to meet its financial commitment on the obligation is satisfactory.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

This policy is supported by the following policies and/or delegations:

1. Accounting Policy
2. Section 3.1 of Delegated Authority Registry

REFERENCES

1. Standard & Poor's www.standardandpoors.com
2. *Local Government Act 1995*;
3. *Local Government (Financial Management) Regulations 1996*;
4. Australian Accounting Standards Board (AASB) Standards; and
5. Western Australian Local Government Accounting Manual.

RESPONSIBILITY FOR IMPLEMENTATION

Manager Transactional Finance

Version	Next Review	Record No:
CS03-03/02 - 19 March 2002		
CS06-08/04 - 31 August 2004		
CS03-11/08 - 28 October 2008	November 2010	
CS03-12/10 - 14 December 2010	November 2012	TRIM-10/68537
CS03-12/10 14 - December 2010 (Administrative amendment 10 March 2011)	November 2012	TRIM-11/25148
CS03-12/14 - 9 December 2014	November 2017	TRIM-11/25148[v2]
CE03-12/17 - 5 December 2017	November 2020	TRIM-17/386565
	March 2024	17/386565[v2]



Policy Manual

Roadworks – Excavation Within Road Reserves

Policy Owner:	Assets
Contact Person:	Manager Strategic Asset Management Asset Planning
Date of Approval:	7 November 2016 – CE01-11/16TBC

POLICY OBJECTIVE

The purpose of this policy is to ensure that excavations within the road reserve meet the requirements of the City and provide a safe environment for road workers and users.

POLICY STATEMENT

The City shall have the authority to issue approval for works involving excavation within road reserves, provided that:

1. the bona fides of the applicant are established;
2. the applicant is a recognised licensed contractor in this field of work; and
3. the conditions covering the issue of an approval are adhered to.

SCOPE

Any individual or organisation that proposes to undertake any excavation works within road reserves under the City's control must obtain prior approval from the City. This policy applies to:

- Public and private utility providers,
- Land and property developers, and
- City works.

In instances where underground services are required to cross primary or district distributor roads, the proponent shall utilise trench-less construction methods, such as thrust boring (or directional drilling), unless otherwise authorised in writing by the Director Assets. All applications for open trenching across primary or district distributor roads shall include data justifying the need for special approval to open trench.

BACKGROUND

~~This policy provides guidance on authorising excavation works within road reserves under the care and control of the City of Wanneroo including the approval of temporary and full closure of thoroughfares to the passage of vehicles. The Assets Directorate and the Planning and Sustainability Directorate, both have the authority to assess and authorise excavations within road reserves. This policy delineates the responsible officer for assessing requests from external entities, both private developers and public entities such as Water Corporation, Western Power and Telstra Corporation, who propose to carry out excavation works within road reserves under the care, control and management of the City. This enables such~~

10/6748



Policy Manual

requests to be distributed in a consistent manner to the responsible areas within the City for improved efficiency. Of particular interest is the requirement for underground utility service providers or any private works to utilise trench-less construction methods for the installation of underground pipes under primary or district distributor roads as opposed open trenching of the road pavement. This enables the City to ensure that important transport links are not unduly affected by road closures and inconveniencing road users. By using trench-less construction methods also preserves the rideability of the road surface of these higher order roads and prolongs the life and quality of the asset. Differential settlement generally occurs in the road surface following the reinstatement of a road pavement at the location of the open cut trenches. This results in an uneven surface at the location of the works affecting the riding comfort along the affected road.

CONSULTATION WITH STAKEHOLDERS

This policy was circulated to the following affected internal stakeholders and modified as necessary to address the feedback raised from the consultation;

- Director Planning and Sustainability
- Manager Land Development, and
- Manager Asset Maintenance.

IMPLICATIONS (Financial, Human Resources)

This policy provides guidance on authorising excavation works within road reserves under the care and control of the City of Wanneroo including the approval of temporary and full closure of thoroughfares to the passage of vehicles.

Of particular interest is the requirement for underground utility service providers or any private works to utilise trench-less construction methods for the installation of underground pipes under primary or district distributor roads as opposed open trenching of the road pavement. This enables the City to ensure that important transport links are not unduly affected by road closures and inconveniencing road users. By using trench-less construction methods also preserves the rideability of the road surface of these higher order roads and prolongs the life and quality of the asset. Differential settlement generally occurs in the road surface following the reinstatement of a road pavement at the location of the open cut trenches. This results in an uneven surface at the location of the works affecting the riding comfort along the affected road.

The effective implementation of this policy can be accommodated within current resources.

IMPLEMENTATION

It is imperative that the City continues to reinforce its position to minimise interruptions resulting from underground utility crossing works wherever possible particularly when the excavations are proposed across district distributor roads. All attempts shall be made by the proponent to minimise damage to the City's road asset. Alternatives to open trenching such as horizontal directional drilling or thrust boring and other trench-less technology should be considered in preference to open trenching.

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Policy Manual

In instances where underground services are required to cross primary or district distributor roads, the proponent shall utilise trench-less construction methods, such as thrust boring (or directional drilling), unless otherwise authorised in writing by the Director Assets. All applications for open trenching across primary or district distributor roads shall include data justifying the need for special approval to open trench.

Consultation regarding the proposed method should occur with the City and the method agreed by both parties prior to commencement of work. When trenching is necessary, service providers should liaise and try to co-locate cables/conduits and share trench space to minimise disruption to traffic and reinstatements. Works shall be organised so as to cause minimal disruption to traffic, pedestrians and access to properties at all times. Approximately one half of the carriageway shall remain open to traffic at all times.

When considering applications, the City considers a range of aspects such as the location and size of the works, the impact on surrounding services and infrastructure, the footpath, the safety of motorists, pedestrians and cyclists and any future roadworks.

Where the works within an existing road reserve are undertaken as part of a private subdivision or property development, the proponent shall prior to any works commencing,

1. Obtain City's approval to carry out works within the road reserve,
2. Enter into a deed of agreement with the City for the works proposed within the road reserve addressing the following items, but not limited to,
 - a) the proponent being responsible for all cost associated with the works;
 - b) the proponent indemnifying the City from and against all actions, claims, costs etc. resulting from the works;
 - c) monetary guarantee or bond, to secure the cost of the City having to rectify any interference with the road;
 - d) make good the structure of the road to the satisfaction of the City and ensure that all wastes generated by the road excavation works are lawfully disposed of;
 - e) must ensure the safety of pedestrians and traffic by providing and maintaining appropriate signage and barrier protection, in accordance with the Manual of Uniform Traffic Control Devices for Works on Roads, and the Workplace Health and Safety Act 1995, for the duration of the road excavation works; and,
 - f) must take out and maintain public liability insurance in an amount of not less than \$20 million in respect of the road excavation works, and which indemnifies the City in respect of any liability arising from the road excavation works.

Preparation of all Deeds of Agreement shall be completed in liaison with the City's Legal Services Team.

ROLES AND RESPONSIBILITIES

The Assets Directorate shall be responsible for the review and publication of this policy and will provide interpretations in the event of the need for clarification or when there is a dispute.



Policy Manual

The Assets Directorate and the Planning and Sustainability Directorate, both have the authority to assess and authorise excavations within road reserves. This policy delineates the responsible officer for assessing requests from external entities, both private developers and public entities such as Water Corporation, Western Power and Telstra Corporation, who propose to carry out excavation works within road reserves under the care, control and management of the City. This enables such requests to be distributed in a consistent manner to the responsible areas within the City for improved efficiency.

Depending on the nature of the proposed works, the implementation, assessment and enforcement or compliance of this policy shall be the responsibility of the directorates as described below:-

Planning and Sustainability Directorate

Works associated with the development of land (subdivision or property development) includes the provision of services such as water, gas, fibre optics, telecommunications cables, sewer and electricity which have to be carried out in the road reserve. Officers from the Planning and Sustainability Directorates who are assessing works associated with subdivision or development applications are therefore best placed to authorise and manage these excavation works and activities within road reserves. All applications for open trenching across primary or district distributor roads shall be referred to the Director Assets with supporting documentation seeking special approval to open trench.

Assets Directorate

Works undertaken by private or public utility providers, which are not related to any subdivision or property development, such as minor services adjustments, expansion of their services as part of their capital works program or maintenance alterations to their existing network, will be assessed by the Assets Directorate.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the relevant Director in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to Council for a ruling.

WHO NEEDS TO KNOW ABOUT THIS POLICY?

~~Any part of the organisation that is responsible for the approval of subdivisions, property developments or any works that directly or indirectly affect the City's road network, such as,~~

- ~~• Strategic Asset Management,~~
- ~~• Approval Services,~~
- ~~• Land Development,~~
- ~~• Health and Compliance,~~
- ~~• Asset Maintenance, and~~
- ~~• Infrastructure Capital Works.~~

EVALUATION AND REVIEW PROVISIONS

10/6748



Policy Manual

The adopted policy shall be evaluated as to its effectiveness in achieving its outcomes by measuring the number of open cut trench proposals approved for distributor roads by the Director Assets in a year. This number shall generally be limited to zero to one per fiscal year.

DEFINITIONS

Nil

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

City's Infrastructure Asset Management Policy (as amended from time to time).

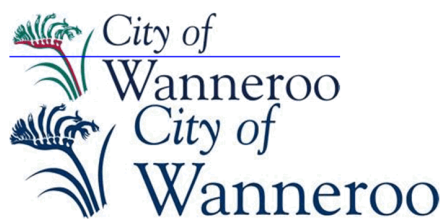
REFERENCES

'Utility Providers Code of Practice' for WA (2016) - Utility Providers Services Committee
AS1742.3: Manual of Uniform Traffic Control Devices for Works on Roads

RESPONSIBILITY FOR IMPLEMENTATION

Manager [Strategic Asset Management](#)[Asset Planning](#)
Manager Land Development
[Manager Infrastructure Capital Works](#)
[Manager Assets Maintenance](#)
[Manager Parks & Conservation Management](#)

Version	Next Review	Record No:
1 July 1999		
16 December 2003 - TS16-12/03		
07 June 2005 - TS15-06/05	28 February 2008	
29 June 2010, Resolution No. CS10-06/10	June 2012	TRIM 10/16752
7 November 2016 - CE01-11/16 (re-written in new policy document format)	January 2019	TRIM 16/344030
12 November 2018 – CE## ##### (TBA) (re-written in new policy document format)	January 2023	TRIM 18/488322



Policy Manual

Policy Manual

Verge Treatments – Protective Devices

Policy Owner: Assets Maintenance

Distribution: All employees **Contact Person:** Manager Assets Maintenance

Date of approval: 5 April 2016 (AS05-04/16) TBC

1. **Objective** Policy Statement

The purpose of this Policy is to ~~To establish policy guidelines to outline treatments that enable~~ property owners can use to protect landscaping, water reticulation systems and to discourage parking on the verge.

2. **Policy Statement** Policy Objective

This Policy outlines the type of treatments that Residential and Commercial property owners ~~may make~~ can install on the verge to protect their verge treatments. Property owners need to make a -written application to the City's Manager Assets Maintenance to request approval for the for the installation of semi mountable or barrier kerbing within the verge to protect landscaping, water reticulation systems and to discourage parking on the nature strip. Commercial or industrial property owners may also seek approval ~~make applications~~ for the installation of bollards.

Scope

This policy applies to both residential and commercial property owners seeking to protect their verge treatments.

Implications (Strategic, Financial, Human Resources)

This Policy aligns with the following objectives with the Strategic Community Plan 2017-2026:

3.4.4 Activated Places

Improve local amenity by retaining and complementing natural landscapes within the built environment.

Implementation

This policy applies to all property owners in the City and should be used when there are issues with vehicular damage to verge areas on residential, commercial or industrial locations. Initial assessments and recommendations are the responsibility of the Coordinator Engineering Maintenance. Treatments to help manage damage is the installation of bollards

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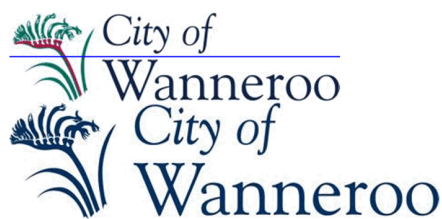
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Policy Manual

Policy Manual

in commercial or industrial locations or semi-mountable or barrier kerbs in residential locations.

3. **Bollards**

Where damage to the verge adjacent to a commercial or industrial property is occurring bollards may be installed at the full cost of the property owner. No other form of obstruction on the verge is approved. Implementation and subsequent maintenance of the approved works is the responsibility of the property owner who shall carry out works in accordance with City of Wanneroo standard drawing TS04-2-0. The property owner shall notify the City in writing when works have been completed. The City will also consider installation of trees at the property boundary on a case-by-case basis.

4. _____

5. **Semi-mountable or barrier Kerbing**

Where damage to the verge adjacent to a residential property is occurring semi mountable or barrier kerbing may be installed by the City at the full cost of the property owner, any works are subject to a site investigation being undertaken by City maintenance personnel to determine the cost of agreed kerbing installation. Implementation of the approved works will be undertaken by the City on receipt of written agreement from the property owner to proceed with the work at the quoted cost.

6. **Application Roles and Responsibilities**

This policy applies to all property owners in the City and should be used when there are issues with vehicular damage to verge areas on residential, commercial or industrial locations.

This Policy is administered by the Engineering Maintenance unit within Assets Maintenance Service unit and all clarifications or initial disputes will be interpreted by the Manager Assets Maintenance.

Dispute Resolution

All disputes in regard to this policy will be referred to the Director Assets in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

References

7. **Procedures and Forms**

City of Wanneroo Standard Drawing: TS 04-2-0
City of Wanneroo Standard Drawing: TS 07-8-1
City of Wanneroo Standard Drawing: TS 07-9-1

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9. Responsibility for Implementation

~~Assessment/Approval – Manager Assets Maintenance.~~
~~Kerbing Construction – Manager Assets Maintenance.~~
~~Bollard Inspection – Manager Assets Maintenance~~
~~Coordinator Engineering Maintenance.~~

Version:	Next Review:	Record No:
23 September 2003 (TS14-09/03)	Sept 2005	
7 June 2005 (TS15-06/05)		
12 December 2009 (IN13-12/09)		12/68459[v1]
5 April 2016 (AS05-04/16)	September 2018	12/68459[v2]
5 February 2019	February 2023	12/68459[v3]

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Policy Manual

PUBLIC GUIDANCE SIGNAGE **Public Guidance Signage In Road Reserves**

Policy Owner: Director Assets — Infrastructure Planning
Contact Person: Manager Asset Planning
Date of Approval: TBA
Distribution: City of Wanneroo Officers
Implementation: 01 May 2001 – W155-05/01
Scheduled Review: 23 September 2003 – Council meeting at TS13-09/03
Minor amendment made to Item 1.4 Council resolution TS09-03/05
Amendment Managers title change, Council resolution IN12-04/07
Two Policy Objectives added, Section 2.1 amended IN12-12/09
Next Review: 01 November 2014

POLICY STATEMENT **Statement**

Approval to place a public guidance sign within the road reserve requires a written application advising preferred wording with a supporting street plan identifying signage location(s). The City's approval needs to be obtained prior to assessment of supply and/or installation cost or whether a bond is applicable.

The purpose of this policy is to provide a uniform and consistent approach to approving public guidance signage in road reserves.

POLICY OBJECTIVE **Objective**

This policy aims to:

- To provide public guidance signage to assist the public in locating community and commercial services and facilities within the City of Wanneroo (the City) and;
- Ensure that advertising signs are consistent with and appropriate to their location and function and;
- Prevent visual pollution of advertising signs and avoid dangerous placements to both pedestrians and vehicular traffic.

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SCOPE

This policy applies to any requests from the public for public guidance or directional signage in road reserves. Public guidance signssignage that require the City's approval prior to installation include:

- Direction Signs (Urban and Rural Areas)
- Tourist Signs
- Temporary Community Advertising Signs
- Service Club Signs
- Land Estate Development Signs
- Industrial Estate Signs



Policy Manual

IMPLICATIONS (Strategic, Financial, Human Resources)

Administration of the public guidance signage approval process, database register and monitoring of installed signage will be carried out with existing resources.

All costs associated with the purchase, erection, maintenance and replacement of the sign shall be borne by the entity or group seeking to have the sign erected.

All signage approved by the City under this Policy are supplied and installed by the City at the applicant's cost. All such signage shall remain the property of the City.

Fees and charges that may be applicable to the installation of public guidance signage will be detailed in the City's Schedule of Fees and Charges.

IMPLEMENTATION

Persons or organisations wishing to seek further information on the implementation of this Policy should refer to the City's Signage Information Sheets which provides guidance on key principles, requirements and the application process for requests for Public Guidance Signage in road reserves:

- Signage - Information Sheet S1 : Signage Introduction; and,
- Signage - Information Sheet S4 : Signs in the Road Reserve.

Once an application for Public Guidance Signage in the road reserve has been approved, and the applicable fees and charges paid, the City will arrange the supply and installation of the agreed signs.

1. General Requirements for Public Guidance Signage

The following general requirements apply for all public guidance signage located in the road reserve applications unless otherwise advised:

- 1.1 The City will undertake routine general maintenance associated with approved permanent signage located within the road reserve but accepts no responsibility for damage and/or public liability claim arising as a result of vandalism, accident or wear and tear. Where signs are deemed by the City to require more than routine general maintenance, then they will be removed and returned to the applicant where known. If unknown, then these signs will be impounded at the City's Ashby Depot Compound.



Policy Manual

- 1.2 The City will not undertake routine general maintenance associated with approved temporary signage located within the road reserve and accepts no responsibility for damage and/or public liability claim arising as a result of vandalism, accident or wear and tear. Where signs are deemed by the City to be causing a nuisance or are considered to be a safety hazard then they will be removed and returned to the applicant where known. If unknown, then these signs will be impounded at the City's Ashby Depot Compound.
- 1.3 The City's Ashby Depot Compound Stores Supervisor is empowered to collect an impounding fee on a per sign basis or call on the bond for the return of signs collected by its personnel, or appointed contractor(s), unless approved otherwise. Any signs held in the Ashby Depot Compound for longer than a 30 day period from the time it was collected will be disposed to the tip site.
- 1.4 Public guidance signage to be located along [the following roads Wanneroo Road](#) requires Main Roads WA (MRWA) approval:-
 - [Wanneroo Road](#);
 - [Ocean Reef Road](#);
 - [Gnangara Road \(between Ocean Reef Road and City of Swan boundary\)](#).

Applications will be assessed by the City in the first instance and if approved they will be forwarded to MRWA for consideration. MRWA's decision is final.

2. Specific Requirements for Public Guidance Signage

Specific requirements for the various public guidance signage options follows:

2.1 Direction Signs (Urban Areas)

[Approved Direction Signs in urban areas are supplied and installed by the City at the applicant's cost.](#) Subject to approval by the City's Administration, Direction Signs in the urban area will be provided in accordance with the following criteria:

- 2.1.1(a) Public guidance to the location of facilities (generally of a non-commercial nature) such as:
 - Town Halls, Municipal Offices, Civic Centres, Depots and Libraries
 - Rubbish Disposal and Recycling Sites
 - Churches and religious institutions
 - Sporting, recreational grounds and facilities
 - [Aged Care Facilities](#)
 - [Schools and](#) Tertiary education facilities
 - Non-profit Organisations
 - Cultural Institutions/sites
 - Police Stations
 - Post Offices
 - Railway Stations and Coach Stations



Policy Manual

- Shopping Centres (see clause 2.1.1(b))
 - Hospitals
 - Medical Centres, Veterinary Clinics, Dentists
- 2.1.1(b) Commercial services and facilities, however a sign will not be approved for an establishment that forms part of a larger complex i.e.: a fingerboard sign will not be approved for a delicatessen with a shopping centre.
- 2.1.2 Wording is to be “generic” in nature and is to avoid direct advertising of business names with the wording standardised, e.g., Shopping Centre, Medical Centre, Child Care Centre etc.
- 2.1.3 Where commercial business is involved, evidence of planning approval in relation to the business activity being undertaken is to be provided in support of an application.
- 2.1.4 Direction Signs reflecting home businesses are not permitted within a residential area (to ensure a high level of amenity).
- 2.1.5 Up to two Direction Signs may be erected on a single pole identifying a street name. In this respect, the signs will be manufactured to the standard length so that in the long term it is possible to convert from the single pole to a stack sign situation.
- 2.1.6 Up to five Direction signs may be located at any one location by utilising a two pole sign stack, the street name shall be located above the other signs and there shall be a clearance of at least 150mm between the bottom of the street name plate sign and the top of any other sign.
- Due to the limit of five direction signs per intersection, commercial business will have to be considered in order of priority in providing aid or comfort over and above other commercial enterprises e.g.:
- Medical Centres;
 - Dental Surgeries;
 - Veterinary Clinic;
 - Pharmacies;
- 2.1.7 Direction Sign wording will be white lettering on blue background. Generally signs placed on arterial roads shall have 200 mm deep finger plates placed at a minimum distance of 100 metres prior to the junction and local roads with 150 mm deep finger plates to be placed at the junction.
- 2.1.8 Direction signs are to be positioned on the intersection at the entrance to the side road down which the signed premises are located.



Policy Manual

2.1.9 Direction Signs on arterial roads shall be limited to one signed route from any arterial road in either direction with such signing restricted to a maximum of two arterial roads.

2.1.10 No Direction Signs are to be erected adjacent to the community and commercial service and/or facility.

~~Approved Direction Signs in urban areas are supplied and installed by the City at the applicant's cost.~~

2.2. Direction Signs (Rural Areas)

Approved Direction Signs in rural areas are supplied and installed by the City at the applicant's cost. Subject to approval by the City's Administration, Direction Signs in the rural area will be provided in accordance with the requirements outlined for Direction Signs (Urban Areas) above, with arterial roads considered the important collector roads servicing the rural area.

Approval will be granted for Direction Signs indicating rural produce where the applicant holds a current stall-holder's licence.

2.3. Tourist Signs

Approval to place Tourist signage within the road reserve will need to comply with the Western Australian Tourism Commission "Essential Criteria" in the first instance. Upon receipt of an application in compliance with the WA Tourism Commissions criteria and supported by the City's endorsement the application is then forwarded to Main Roads WA for their consideration/approval. If approved the cost of the signage is to be borne by the applicant and installation undertaken by Main Roads WA.

2.4. Temporary Community Advertising Signs

Subject to approval by the City's Administration, a maximum of ten Temporary Community Advertising Signs per application of up to 0.5 square metres in area per sign will be permitted for non-profit organisations only for up to a maximum period of six weeks. A bond (refundable if conditions of approval are met) is payable prior to confirmation of approval to cover the cost of removal of the sign(s) by the City where necessary.

Following receipt of the City's formal approval, the applicant is responsible for the supply, installation, maintenance and subsequent removal of the approved Temporary Community Advertising Sign(s).

2.5. Service Club Signs

Subject to approval by the City's Administration, Service Club Signs are allowed to be erected in the road reserve adjacent to the facility where the Club meets. A plan depicting the size and style of the sign inclusive of foundation details needs to be provided in support of the application requirements.



Policy Manual

The City's approval will require the Club to arrange for supply and delivery of the sign to the City's Ashby Depot Compound and on receipt the City will undertake installation at the Club's cost.

2.6. Land Estate Development Signs

Land Estate Developers are entitled to two Land Estate Development Signs per estate indicating the marketed name of the land release. Generally signs placed on arterial roads shall have 200 mm deep finger plates placed at a minimum distance of 100 metres prior to the junction and local roads with 150 mm deep finger plates to be placed at the junction. Sign colours will consist of a blue background with yellow lettering and be placed on poles identifying a street name or stacks as outlined for Direction Signs (Urban Areas) above.

The signs will be removed by the City on receipt of advice from the applicant that land sales have been completed or after two years following initial installation, whichever occurs first.

Approved Land Estate Development Signs are supplied and installed by the City at the applicant's cost.

2.7. Industrial Estate Signs

Areas zoned as an Industrial Estate are signed as a general area (eg., Wangara Estate, Flynn Drive Industrial Area, etc.) with no further signing permitted. Signage is to conform to the requirements outlined for Direction Signs (Urban Areas) above.

Approved Industrial Estate Signs are supplied and installed by City at no charge to the business enterprises within the Industrial Estate benefiting from that sign.

All signage for new business enterprises within an Industrial Estate is controlled through the development approval process and the City's Signs Local Law 1999.

Subject to approval by the City's Administration, a temporary sign for a new tenant in a multi-unit premises within an Industrial Estate of up to 0.5 square metres in area may be located in the road reserve adjacent to their premises for up to a maximum of three months. A bond is payable prior to confirmation of approval to cover the cost of removal of the sign where necessary. Following receipt of the City's formal approval the applicant is responsible for the supply, installation, maintenance and removal of the approved temporary sign.

ROLES AND RESPONSIBILITIES

The Traffic Services Unit will be responsible for administering the application and approvals process, enforcement, publication and compliance of this Policy and the associated Management Procedure including the upkeep of the register of approved signage and their locations.

Asset Maintenance will be responsible for the installation and maintenance of approved public guidance signage.



Policy Manual

DISPUTE RESOLUTION (If applicable)

All disputes in regard to this policy will be referred to the Director Assets in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the CEO for a ruling.

EVALUATION AND REVIEW PROVISIONS

The effectiveness of this policy will be assessed through the administration and management of the approvals process by the Traffic Services Unit within the Assets Directorate. This policy is to be reviewed every three years taking into consideration of the opportunities and challenges experienced by the Traffic Services unit in administering this policy.

DEFINITIONS

Nil

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

- Signs Local Planning Policy (LPP) 4.6
- Signs Local Law 1999
- City of Wanneroo Public Places and Local Government Property local law and Parking Local Law 2015

REFERENCES

- MRWA Standards and Policy and Application Guidelines for Advertising Signs Within and Beyond State Road Reserves
- Australian Standards AS1742 - AS1742.5 and AS1742.6
- Tourism WA's Tourist Signage Guidelines

RESPONSIBILITY FOR IMPLEMENTATION

Coordinator Traffic Services

Responsibility for Implementation
Manager Asset Management

<u>Version</u>	<u>Next Review</u>	<u>Record No:</u>
<u>01 May 2001</u>		<u>W155-05/01</u>
<u>23 Sept 2003</u>		<u>TS13-09/03</u>
<u>Mar 2005 : Minor amendment</u>		<u>TS09-03/05</u>
<u>Apr 2007 : Amendment to Manager Title change</u>		<u>IN12-04/07</u>
<u>Dec 2009 : Two Policy Objectives added, Section 2.1 amended</u>		<u>IN12-12/09</u>



Policy Manual

Dec 2018 : Minor amendments and Manager Title change – reformatted to new policy template	31 Oct 2019	HPE 18/361795
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Item 4 Motions on Notice

4.1 Cr Paul Miles – Motion on Notice - (Central Ward) - Planning and Water Issues Affecting North Wanneroo

File Ref:	34265 – 19/78103
Author:	Cr Paul Miles
Action Officer:	A/Director Planning & Sustainability
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider the planning of the North Wanneroo area, including water availability to support agriculture in that area.

Background

Agricultural production in Wanneroo makes a significant contribution to the local and State economy, is an important source of fresh local produce, and key employment generator. Due to this, agriculture has been identified as a strategic industry in the City's Economic Development and Advocacy Strategies.

Urbanisation of the East Wanneroo area over coming years will see agricultural uses in that area gradually replaced by new urban development, meaning that the focus for agricultural industries in Wanneroo will be the North Wanneroo area, comprising Carabooda, Nowergup and the western part of Neerabup.

In order to support the area's agricultural sector, it is important that the North Wanneroo area receives careful consideration in respect to the planning and water availability issues affecting that area.

Detail

There are currently a number of initiatives being undertaken in the area, particularly at State Government level, which will have very important implications for North Wanneroo:

- In January 2019, the Minister for Food and Agriculture released the report of the North Wanneroo Agriculture and Water Task Force (chaired by the Member for Wanneroo), together with the Minister's response to the Task Force's recommendations.

Key features of the Minister's response included that a State Government proposal that groundwater allocations for growers in this area be reduced by 10% from 2028. Also that the rural zoning of the area be retained, but with an 'agri-tourism' zone along Wanneroo Road.

- A new draft Gngangara Groundwater Allocation Plan is expected to be released by the Department of Water and Environmental Regulation (**DWER**) for comment in March 2019. This is expected to include the State Government's proposed 10% reduction from 2028.
- The Department of Primary Industries and Regional Development (**DPIRD**) is currently preparing a business case that includes cost benefit analysis and approvals pathways required for a new leasehold 'agri-precinct' in State Forest 65 (immediately east of the existing Carabooda rural area), supplied with recycled water from the Alkimos Waste Water Treatment Plant.

- The recently formed North Wanneroo Resident's Association (**NWRA**) is commencing a campaign involving the following:
 - Urging the State Government to join the National Water Initiative, allowing compensation for any loss of water licences.
 - Urging the State Government to retain growers' water entitlements at current levels.
 - Focussing on the implementation of the *Future of East Wanneroo* Report (WAPC 2007) by consolidating water licences to viable agricultural areas to the east and allowing small lot rural living sub-division to less viable agricultural areas in the west.

In addition, that of a new intensive agricultural precinct to the east of the Carabooda-Nowergup Valley be created, including cleared pine forest land, to provide large land holdings and secure water supplies for viable, large economies of scale economic food production.

As it is important that the Council seek to play an active role in supporting a viable agricultural sector in North Wanneroo, it is recommended that Administration be required to present a detailed report to Council in the near future, addressing all initiatives currently affecting this area, their implications for the City, and recommending what actions the City should consider taking to ensure that those initiatives align with the City's strategic objectives for this area. This should also include consideration of the potential subdivision of less viable agricultural land into smaller land parcels to enable rural living in these areas.

Consultation

No formal consultation has been undertaken in the preparation of this report.

Statutory Compliance

Nil

Strategic Implications

The proposal aligns with the following objective within the Strategic Community Plan 2017 – 2027:

“2 *Economy*

2.3 *Smart Business*

2.3.1 *Attract innovative businesses with a focus on technology hubs and agri-business”*

“4. *Civic Leadership*

4.1 *Working with Others*

4.3 *Progressive Organisation”*

Risk Management Considerations

Risk Title	Risk Rating
ST-S12 Economic Growth	High
Accountability	Action Planning Option
Chief Executive Officer	Manage
Risk Title	Risk Rating
ST-S20 Strategic Community Plan	Low
Accountability	Action Planning Option

Director Corporate Strategy & Performance	Manage
Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	High

The above risk/s relating to the issue contained within this report has been/ have been identified and considered within the City's Strategic/Corporate risk register. Action plans are in place/have been developed to manage/mitigate this risk.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council REQUIRES Administration to present a report to Council by July 2019 regarding current significant initiatives affecting North Wanneroo, and recommending the actions that the City should consider to ensure that these initiatives align with the City's strategic objectives for this area.

Administration Comment

The City is currently undertaking a number of initiatives in relation to the planning of the North Wanneroo area to ensure the best possible strategic planning outcomes for the area.

Supporting a viable agricultural sector in North Wanneroo to support the local economy and facilitate job creation is a key priority for the City as identified in the City's Economic Development Strategy 2016-2021 and Advocacy Factsheet: *Agribusiness Preservation and Growth in the City of Wanneroo*.

In this regard, Administration will prepare a report for Council's consideration by July 2019, to formally consider the various initiatives referred to in this report. This will include an update on a number of projects currently being undertaken by Administration, including:

- Developing a vision for the area through the current preparation of the Local Planning Strategy for the City, with this vision then forming part of the City's Place-making project. The Local Planning Strategy would then further develop this vision taking a holistic approach, and addressing all of the issues affecting the area, including the need to balance and manage the area's values and resources, including agriculture, tourism, natural environment, basic raw materials. Any potential options for rural living will also be investigated in accordance with the WAPC's planning framework for the area, including the *North West Sub-Regional Planning Framework* and *State Planning Policy 2.5: Rural Planning*.

The draft Local Planning Strategy will be presented to Council for consent to advertise in April 2020.

- Determining what planning scheme provisions may be best suited for implementing the vision for the area, and incorporating these into proposed Local Planning Scheme No. 3 which will be prepared as part of the Local Planning Strategy project. In the meantime,

the current types of zone applying to this area are intended to be simplified by bringing this in line with the Model Provisions for Local Planning Schemes, through an amendment to the City's current District Planning Scheme No 2.

The draft Local Planning Scheme No. 3 will be presented to Council for consent to advertise in April 2020.

- Preparation of a draft Agribusiness Position Paper; *A Thriving Agri-precinct in Wanneroo*, is currently being finalised in line with the City's Economic Development Strategy 2016-2021 (EDS). The draft Position Paper consolidates the learnings from completed EDS Actions and outlines current and future projects required to further the development of North Wanneroo as a viable and innovative agri-precinct and achieve the EDS actions in relation to industry diversification, employment locations and regional economic development.

In particular, it progresses the industry diversification action in relation to the development of a concept plan for agri-precincts in line with the Draft *State Planning Policy 2.5 – Rural Planning Policy*; investigates the development of agri-precincts and the allocation of additional water resources for agricultural purposes; and explores linkages between tourism and agribusiness.

The draft Agribusiness Position Paper will be presented to Council for consent to advertise by July 2019 with an update on the other initiatives detailed in this report.

In respect to the NWRA's campaign, the Association will be able to be involved in the projects indicated above, along with all other affected stakeholders. This will allow for the consideration of the Association's proposal for the potential subdivision of less viable agricultural land into smaller land parcels to enable rural living in these areas, in accordance with the WAPC's planning framework for the area. Consideration will also be able to be given to the potential for broadening land uses on Rural land.

Administration has also prepared a report to Council that provides an update on the recent outcomes of the State Government's North Wanneroo Agriculture and Water Taskforce as part of this Council Agenda.

Attachments: Nil

4.2 Cr Brett Treby – Motion on Notice - Financial Hardship Rate Relief

This item will be circulated separately.

Item 5 Late Reports

Nil

Item 6 Public Question Time**Item 7 Confidential**

Nil

Item 8 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 7:00pm on 9 April 2019, to be held at the Civic Centre (Council Chambers), 23 Dundobar Road, Wanneroo.

Item 9 Closure



COUNCIL CHAMBERS SEATING DIAGRAM

SCREEN

Mayor
Tracey Roberts
JP

Daniel Simms
CEO

Mustafa Yildiz
Manager
Governance & Legal



Cr Denis Hayden

Cr Dominic Zappa

Cr Dot Newton JP

Cr Samantha Fenn

Cr Linda Aitken JP

Cr Sonet Coetzee

Cr Natalie Sangalli
Deputy Mayor

Cr Hugh Nguyen

Cr Brett Treby

Cr Frank Cvitan JP

Cr Paul Miles

Cr Russell Driver

Cr Lewis Flood

Harminder Singh
Director
Assets

Noelene Jennings
Director
Corporate Strategy
& Performance

Debbie Terelinck
Director
Community & Place

Mark Dickson
Director
Planning &
Sustainability

EXIT

MICROPHONE

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