



Council Agenda

ORDINARY COUNCIL MEETING

7.00pm, 27 August 2019

Yanchep Active Open Space (Splendid Park)

1 Splendid Ave/Corner Marmion Ave, Yanchep

PUBLIC QUESTION & STATEMENT TIME

1. Time Permitted

A minimum of 15 minutes is permitted for Public Question Time at Council Meetings. If there are not sufficient questions to fill the allocated time, the Presiding Member will move to the next item. If there are more questions to be considered within 15 minutes, the Presiding Member will determine whether to extend Public Question Time. Each person seeking to ask questions during Public Question Time may address the Council for a maximum of three minutes each.

2. Protocols

No member of the public may interrupt the Council Meeting proceedings or enter into conversation.

Members of the public wishing to participate in Public Question Time at the Council Meeting are to register on the night at the main reception desk located outside of Council Chambers. Members of the public wishing to submit written questions are requested to lodge them with the Chief Executive Officer at least 30 hours prior to the start of the meeting (that is, by 12noon on the day before the meeting).

The Presiding Member will control Public Question Time and ensure that each person wishing to ask a question is given a fair and equal opportunity to do so. Members of the public wishing to ask a question must state his or her name and address before asking a question. If the question relates to an item on the Agenda, the item number and title should be stated.

3. General Rules

The following general rules apply to Public Question and Statement Time:

- Public Questions and Statements should only relate to the business of the local government and should not be a personal statement or opinion;
- Only questions relating to matters affecting the local government will be considered at a Council Meeting, and only questions that relate to the purpose of the meeting will be considered at a Special Council Meeting;
- Questions may be taken on notice and responded to after the meeting;
- Questions may not be directed at specific Elected Members or City Employee;
- Questions are not to be framed in such a way as to reflect adversely on a particular Elected Member or City Employee;
- First priority will be given to persons who are asking questions relating to items on the current Council Meeting Agenda; and
- Second priority will be given to Public Statements. Only Public Statements regarding items on the Council Agenda under consideration will be heard.

D E P U T A T I O N S

An informal session will be held on the same day as the Council meeting at the Civic Centre, Wanneroo, commencing at 6.00pm. Members of the public may, by appointment, present Deputations relating to items on the current Council Agenda. A request for a Deputation must be received by Council Support by 12 noon on the Friday before the Council Meeting.

- Deputation requests must relate to items on the current Council Meeting Agenda;
- A Deputation is not to exceed three persons in number and only those persons may address the meeting; and
- Members of a deputation are collectively to have a maximum of 10 minutes to address the meeting, unless an extension of time is granted by the Council.

Please ensure mobile phones are switched off before entering the Council Chamber.

For further information please contact Council Support on 9405 5027.

RECORDING OF COUNCIL MEETINGS POLICY

Objective

- To ensure that there is a process in place to outline access to the recorded proceedings of Council; and
- To emphasise that the reason for recording of Council Meetings is to ensure the accuracy of Council Minutes and that any reproduction is for the sole purpose of Council business.

Statement

Recording of Proceedings

- (1) Proceedings for meetings of the Council, Electors, and Public Question Time during Council Briefing Sessions shall be recorded by the City on sound recording equipment, except in the case of meetings of the Council where the Council closes the meeting to the public;
- (2) Notwithstanding subclause (1), proceedings of a meeting of the Council which is closed to the public shall be recorded where the Council resolves to do so; and
- (3) No member of the public is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a Committee without the written permission of the Council.

Access to Recordings

- (4) Members of the public may purchase a copy of recorded proceedings or alternatively listen to recorded proceedings with the supervision of a City Officer. Costs of providing recorded proceedings to members of the public will be the cost of the recording plus staff time to make the copy of the proceedings. The cost of supervised listening to recorded proceedings will be the cost of the staff time. The cost of staff time will be set in the City's schedule of fees and charges each year; and
- (5) Elected Members may request a recording of the Council proceedings at no charge. However, no transcript will be produced without the approval of the Chief Executive Officer. All Elected Members are to be notified when recordings are requested by individual Members.

Retention of Recordings

- (6) Recordings pertaining to the proceedings of Council Meetings shall be retained in accordance with the *State Records Act 2000*.

Disclosure of Policy

- (7) This policy shall be printed within the agenda of all Council, Special Council, Electors and Special Electors meetings to advise the public that the proceedings of the meeting are recorded.

COMMONLY USED ACRONYMS AND THEIR MEANING

Acronym	Meaning
ABN	Australian Business Number
ACN	Australian Company Number
Act	<i>Local Government Act 1995</i>
CBP	City of Wanneroo Corporate Business Plan
CHRMAP	Coastal Hazard Risk Management & Adaption Plan
City	City of Wanneroo
CPI	Consumer Price Index
DBCA	Department of Biodiversity Conservation and Attractions
DFES	Department of Fire and Emergency Services
DOE	Department of Education Western Australia
DOH	Department of Health
DPLH	Department of Planning Lands and Heritage
DPS2	District Planning Scheme No. 2
DLGSCI	Department of Local Government, Sport and Cultural Industries
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority
GST	Goods and Services Tax
JDAP	Joint Development Assessment Panel
LTFP	Long Term Financial Plan
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
POS	Public Open Space
PTA	Public Transport Authority of Western Australia
SAT	State Administrative Tribunal
SCP	City of Wanneroo Strategic Community Plan
WALGA	Western Australian Local Government Association
WAPC	Western Australian Planning Commission



Notice is given that the next Ordinary Council Meeting will be held at Yanchep Active Open Space (Splendid Park), 1 Splendid Ave/Corner Marmion Ave, Yanchep on **Tuesday 27 August, 2019** commencing at **7.00pm**.

D Simms
Chief Executive Officer
22 August, 2019

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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 Public Question Time

Item 4 Confirmation of Minutes

OC01-08/19 Minutes of Ordinary Council Meeting held on 30 July 2019

That the minutes of Ordinary Council Meeting held on 30 July 2019 be confirmed.

Item 5 Announcements by the Mayor without Discussion

Item 6 Questions from Elected Members

Item 7 Petitions

New Petitions Received

Update on Petitions

Item 8 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 and Sustainability

Strategic Land Use Planning & Environment

PS01-08/19 City of Wanneroo submission on draft State Planning Policy 3.6 Infrastructure Contributions

File Ref:	7942 – 19/303274
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the implications of draft *State Planning Policy 3.6 - Infrastructure Contributions* (**SPP 3.6**) currently being advertised by the WAPC and the City's proposed submission.

Background

The WAPC's draft SPP 3.6 is currently being advertised for comment. Although the WAPC first released a draft of the policy and associated Guidelines in July 2016, the draft SPP 3.6 and the associated Guidelines have subsequently been amended following input from industry and local governments. The WAPC released this for public comment in July 2019 (**Attachment 1**).

The intent of draft SPP 3.6 is to strengthen the framework for the delivery of infrastructure to new and existing communities and aims to ensure greater accountability, transparency and consistency across local government areas in providing for infrastructure contributions.

There are fundamental changes between the current SPP and the draft being advertised that could have significant implications for the City's current and future Development Contribution Plans (**DCP's**). The policy will continue to enable the City to prepare DCP's for both 'development' infrastructure required to facilitate development, including roads, public open space, drainage and sewerage; as well as 'community' infrastructure which is required for community facilities such as libraries and community centres.

A key change from the current policy is the introduction of a contribution upper limit or 'cap' for community infrastructure in DCP's, as well as transitional arrangements for development infrastructure DCP's. This has implications for the City's current DCP's which facilitate the provision of community infrastructure, such as Yanchep-Two Rocks and Alkimos-Eglinton, and for the City's current development infrastructure DCP's such as East Wanneroo Cells 1-8. In addition, the future DCP's relating to the future East Wanneroo urbanisation area (anticipated to cater for both community and development infrastructure), and the long-term developer contributions arrangements for Yanchep-Two Rocks will also be affected.

Administration's assessment of the draft SPP 3.6 raises several important questions that require clarification from the DPLH, in particular in relation to the implementation of the capping of respective local, district or regional community infrastructure, as well as the implications of the transitional arrangements contained in the SPP. The DPLH has not been able to provide clarification on these matters at this point in time.

Detail

The key elements of the draft SPP 3.6 can be summarised as follows:

- A maximum levy for local community infrastructure of \$2,500 per dwelling is proposed to apply, with items to be justified through a Community Infrastructure Plan;
- Where district and/or regional infrastructure is also proposed, consideration may be given to increasing the maximum levy by an additional \$1,000 per dwelling to a total of \$3,500 for a combination of local, district and regional community infrastructure, subject to adequate justification and the support of the WAPC;
- Standard infrastructure such as 10% public open space, roads and services are still required and not subject to a cap;
- Local governments will be required to set priorities, following consultation with the community, on the delivery of community infrastructure to meet the demands of a growing population. It is expected by the State Government that additional funding to deliver the full range of required community infrastructure will come from other sources including local government revenue, State and Federal funds;
- As is the case with the current arrangements, annual reporting will be required by the policy via local government websites on developer contribution funds to provide a snapshot of both the delivery of infrastructure items against the timing of priorities detailed in the scheme and the current status of the fund. It is, however, not clear how these requirements would differ from arrangements currently required;
- New provisions require DCP's to align with structure plan timing and be prepared within six months of structure plan approval;
- Review of infrastructure cost estimates must be undertaken at least annually by either applying the indexes detailed in the policy (i.e. Australian Bureau of Statistics or Western Australian Local Government Association indexation relevant to the infrastructure) or published by WAPC or reviewing each DCP component and undertaking a full annual review of cost estimates;
- Existing DCP's will continue to remain valid for the lifespan of the DCP, however all DCP's regardless of approval dates, will be required to adhere to all operational monitoring and reporting requirements of the *Planning and Development (Local Planning Scheme) Regulations 2015* and SPP 3.6; and
- Existing DCP's that do not have a lifespan or review period must be amended no later than three years after this policy comes into effect, to include the anticipated lifespan of the DCP and priority and timing for delivery of infrastructure.

Draft SPP 3.6 states that for DCP's which have a lifespan, such as the City's Alkimos-Eglinton (25 years) and Yanchep-Two Rocks DCP's (16 years), these will continue to remain valid for the lifespan of the DCP's, however these will need to adhere to all operational, monitoring and reporting requirements of the *Local Planning Schemes Regulations* and the SPP. The East Wanneroo Cells 1-9 do not currently have lifespans included, therefore in line with the requirements of the policy, these will have to be amended within three years of the approval of the policy in order to include specific lifespans.

Although the monitoring and reporting requirements are not considered to be problematic, it is not clear from the published document what the extent of adhering to the 'operational' requirements of the policy will mean, and clarification was sought from the DPLH on this. In particular, whether the intent of the policy is for DCP's to be immediately comply with the caps (as an operational requirement), or whether this will only be required when the scheme and DCP provisions are amended to include a lifespan.

The introduction of an anticipated lifespan will need an amendment to the City's DPS2 which requires the agreement of the WAPC and the Minister for Planning, where it is likely that the scheme provisions will be required to be aligned with the Model Scheme Text provisions contained in the *Local Planning Schemes Regulations* and SPP 3.6.

Consultation

No consultation has been undertaken by the City in relation to the advertising of SPP 3.6 or the City's proposed submission. It is noted that in addition to the City's submission, Administration is also contributing to a separate submission as part of the Growth Areas Perth and Peel (**GAPP**) Councils on the broader application of the policy. Pracsys has been commissioned by the GAPP Councils to assist in this process.

Comment

Caps on community facilities covered by DCP's

The intent of the caps proposed is to limit the extent to which existing and future communities should be expected to contribute to the funding of community facilities. It is considered that the funding of such infrastructure should largely be sourced from other funding mechanisms. The policy implies that State Government taxes, local government property rates and special area rates; State and Federal grants, and user and access fees and charges should provide the additional funding need. This has significant implications for the provision and funding of community infrastructure.

It is certain that revised SPP 3.6 will have significant implications for the preparation of future developer contribution arrangements and will likely also have implications for the City's current DCP's. Administration estimates that the introduction of caps could potentially result in a funding shortfall of approximately \$66 million for the City in relation to the City's existing Yanchep-Two Rocks and Alkimos-Eglinton DCP's; and a further shortfall of over \$426 million for future community infrastructure DCP's in the East Wanneroo urbanisation area (\$300 million) and the longer-term developer contribution arrangements for Yanchep-Two Rocks (\$126 million).

To illustrate, in Alkimos-Eglinton for example, this could mean that the City would be able to provide only some of the community infrastructure currently listed in the DCP, to the maximum that can be funded under the cap (\$20 million) as proposed in the SPP:

- DCP Surf Life Saving Club, Alkimos South Coastal Village;
- POS (Active), Alkimos Parks and Recreation Reserve;
- Multipurpose Hard Courts, Alkimos Parks and Recreation Reserve;
- Library, Alkimos Secondary Centre;
- Community Centre, Alkimos Secondary Centre;
- Indoor Recreation Centre, Alkimos Secondary Centre;
- POS (Active), Eglinton District Centre;
- Multipurpose Hard Courts, Eglinton District Centre;
- Indoor Recreation Centre, Eglinton District Centre;
- Community Centre, Eglinton District Centre; and
- Library, Eglinton District Centre.

In relation to Yanchep-Two Rocks, the following future community facilities (covered by future DCP's) may have to be reduced or delayed under the proposed cap:

Regional:

- Indoor Recreation/Aquatic Centre;
- Beach Activity Node;
- Community Centres;
- Indoor Recreation Centre;
- Library x 2;
- Multipurpose Hard Courts x 2;
- POS (Active) x 3; and
- Surf Life Saving Club.

District:

- Beach Activity Node x 4;
- Community Centre x 3;
- Indoor Recreation Centre;
- Library;
- Multipurpose Hard Courts x 6; and
- POS (Active) x 6.

The result of this is that the City would be required to scale back the provision of these facilities to the community, delay the facilities, or change the way the City provides facilities for the community. This may, for instance, lead to the provision of more local-level facilities due to the fact that funding is individually capped for local, district and regional level facilities; as the proposed cap is based towards local facilities (\$2,500) which may force the City to invest more in these local facilities contrary to contemporary best practice to co-located facilities. This would have significant implications for delivering fit-for-purpose community facilities and increase ongoing maintenance costs for the City.

The City's current approach to facility planning uses contemporary best practice (green field areas) and promotes the co-location of facilities (primarily at a district level) to gain benefits of economies of scale for capital and maintenance costs; to enable multi-functional use of facilities, and to limit the impacts on residential amenity which is often the result in cases where local-level community facilities are being used as higher order facilities.

This could also result in the City having to find alternative funding sources to fund community facilities. There is limited capacity for the City to increase its funding to fund the shortfall, and consideration should be given to the State Government increasing its funding through grants and other methods. Although the SPP mentions this, there is no firm commitment by the State Government to provide additional funding (and the extent of this funding) to enable the City to determine the real financial impact on its service delivery.

Implications for the City's existing DCP's

The following potential financial impact of the proposed caps for the City's existing DCP's are as follows:

Alkimos-Eglinton DCP

The Alkimos-Eglinton DCP is a community infrastructure-based DCP and has a lifespan to 25 years. This DCP applies to district-level community infrastructure only, so the SPP's \$1,000 per dwelling cap would apply. The Alkimos-Eglinton DCP utilises a square metre rate based on the nett residential area, which equates to a current contribution rate is \$9.91 per sqm or approximately \$6,650 per dwelling. The proposed cap would mean a reduction of \$5,650 per dwelling. When the cap is applied to the estimated 9,325 lots yet to be created in the DCP

area, there would be a significant reduction in funding. Current cost estimates indicate approximately \$72 million is required to fund the infrastructure currently identified in the DCP in order to service these communities. The City currently holds approximately \$10 million in funds collected and would anticipate only a further \$10 million in remaining contributions under the cap. This would result in only \$20 million being received if the cap was applied, translating to a shortfall in funding of approximately \$52 million.

The implication of this is for the DCP is that unless a decision is made that all of the community infrastructure currently included in the DCP will no longer be provided, these should be delayed or alternative funding sources would need to be obtained. This would mean that the district community infrastructure provision to be funded through the current DCP could be limited to a maximum of \$20 million, whilst the other \$50 million infrastructure would need to be removed, delayed or funded from other sources. As stated above, in order to maximise contributions from DCP's under the new proposed caps for Alkimos-Eglinton, it may be necessary for the City to change the way it provides community facilities in the area by focussing on the provision of local rather than district-level facilities. This would result in increased capital costs, increased maintenance costs and potential impacts on community amenity. Delaying the provision of community facilities would have a significant impact on new communities and could potentially make greenfield areas that are subject to DCP's such as Alkimos-Eglinton less desirable places to live.

District and Regional infrastructure can replace and/or supplement local community infrastructure (and vice versa) and therefore the proposed cap (maximum of \$3,500) should be applied to all community infrastructure without imposing a 'sub-cap'. Without proper consideration for the needs and feasibility of a particular area, the infrastructure sub-cap will result in the local government providing community infrastructure proportional to the sub-cap to maximise the contribution rates, rather than providing local/district/regional facilities based on best practice with consideration for the coordination and consolidation of infrastructure to promote cost effective operation and management. Comparison of the maximum cap (\$1,000 for district level facilities) against the City's Alkimos-Eglinton DCP indicates that the cap is too low and should be increased to prevent shortfalls in funding.

Yanchep-Two Rocks DCP

The Yanchep-Two Rocks DCP is also a community infrastructure-based DCP and has a lifespan of 16 years, with the intent that further DCP's would then need to be prepared after this time. This DCP provides only district-level community infrastructure, so the \$1,000 per dwelling cap would apply. The current contribution rate is \$3,175.25 per lot, so the \$1,000 per dwelling cap would mean a reduction of \$2,175.25 per lot from the current contribution rate. If this reduction is applied to the estimated 6,605 lots still to be created over the remainder of the 16-year lifespan of the DCP, then this could mean a significant shortfall in funding of approximately \$14.4m over the current operational period.

The Yanchep-Two Rocks community infrastructure is jointly funded by the City and the DCP. The DCP has required significant borrowing to meet its portion of the infrastructure costs. Given the extent of borrowing required by the DCP and the currently market conditions, the capping of the contribution rate may result in inadequate funds being received to meet the repayment obligations of the DCP or pay back the loan within the operating period.

There is a substantial amount of development yet to occur in the Yanchep-Two Rocks area (approximately 58,000 lots). However, a reduction of \$2,175.25 per lot means the current DCP catchment would not be capable of meeting its current commitments and would need to be extended to a larger catchment to obtain the same/required funding. If the cap is projected over the future community infrastructure shown in the City's Community Facilities Plan, then approximately \$126.4m in funding could be forgone (i.e. reduction of \$2,175 over 58,000 lots).

Similar to Alkimos-Eglinton, the implication of this is that the City may have to limit the infrastructure provision to what can be funded through the current DCP with other DCP infrastructure to be removed, delayed or funded from other sources. Similar to the Alkimos-Eglinton above, comparison of the maximum cap (\$1,000 for district-level facilities) against the Yanchep-Two Rocks DCP indicates that the cap is too low and should be increased to approximately \$3,175 (current rate).

East Wanneroo Cells 1-8

The East Wanneroo Cells 1-8 developer contribution arrangements are development infrastructure-based DCP's with no specific lifespans. Development Infrastructure is not proposed to be capped in draft SPP 3.6, however the need to align older DCP areas with the operational and reporting requirements of SPP 3.6 could potentially be problematic. In particular, the older East Wanneroo Cells 1-8 do not have operational periods and would therefore be required to comply with SPP 3.6 within three years of the policy coming into effect. The transitional provisions of SPP 3.6 indicate that new DCP provisions will be required under DPS2, including associated DCP reports for each cell to clarify and define the operational requirements of each cell. It is unclear whether the WAPC will allow fundamental differences between SPP 3.6 and the older East Wanneroo Cells.

It is recommended that the City's submission highlight that some of the provisions with SPP 3.6 could unreasonably complicate the proper management of the City's DCP's to completion. The City has a large number of older contribution schemes in operation, and these cells are at differing stages of completion, however are for the most part substantially complete. These DCP's rely upon the interpretation and enforcement of specific scheme provisions that do not necessarily align with the draft provisions of SPP 3.6. It is not clear whether the requirement of the draft SPP for existing DCP's to be amended to include lifespans would also require the amendment of some of the other existing provisions of these DCP's. This could potentially have a significant impact on these DCP's. This raises the issue of consistency, equity and fairness for landowners. If the fundamental provisions of the DCP were to change near to finalisation significant variations to contribution rates could occur and pass on a highly complex and difficult process onto the local government unnecessarily.

Although it is noted that the draft SPP include some statements in relation to the closure of DCP's, considering the fact that many of the East Wanneroo cells are substantially developed, it is recommended that the City's submission include a request for detailed provisions to be included in the policy to guide local governments in relation to when DCP's can be closed and the procedures involved to facilitate this.

East Wanneroo Cell 9

The East Wanneroo Cell 9 DCP is a standard development as well as community infrastructure DCP and does not have a specific lifespan. The draft SPP 3.6 has the same implications for Cell 9 as for the other East Wanneroo Cells. In addition to this, however, the Cell also includes contributions for a local community centre. In this regard, the current contribution rate for this local infrastructure item is \$1,756 per lot, so this would not be affected by the proposed local community infrastructure cap of \$2,500 per dwelling as proposed by the policy.

Future East Wanneroo urbanisation area DCP's

Developer contribution arrangements will be necessary to fund development and community infrastructure over the area in East Wanneroo to be urbanised, and this will have to cover both district and regional infrastructure. A regional/district-level DCP will need to be prepared whilst 'local' DCP's will need to be prepared for each 'precinct' which makes up the district structure plan area, dealing with local infrastructure within each precinct.

The specific detail on the cost of providing future infrastructure at this stage is unknown, however, it is anticipated that the infrastructure identified as being necessary to meet the needs of the future residents is likely to be significantly higher than the cap proposed for regional and district infrastructure. Council has endorsed a draft Community Facilities Plan (CFP) which deals with district and regional community facility requirements for East Wanneroo to the amount of approximately \$350 million, which has been taken into account by the State Government as part of the preparation of the District Structure Plan for the area. The District Structure Plan is expected to be released for comment in September 2019. It is likely that the DPLH will expect the City to prepare a regional/district level DCP for the area, whilst local landowners would be responsible for the preparation of the 'local' DCP's. The utilisation of the cap could result in a shortfall of up to \$300 million in the funding of district-level community infrastructure, with \$50 million covered by the cap. Further, as local community infrastructure plans are still to be prepared (which will occur as part of preparation of local structure plans for each precinct), it is not possible at this time to consider the implications of the community infrastructure cap for this area.

The district/regional-level developer contribution arrangements for the future East Wanneroo urbanisation area should be prepared by the State Government as any district/regional-level DCP for the area will be a key implementation tool of the East Wanneroo District Structure Plan and therefore the responsibility of the State Government.

City's submission in relation to proposed caps

Based on the above, it is recommended that the City does not support the introduction of caps. These proposed caps will have significant implications for the provision of community infrastructure and the funding of this infrastructure by local governments in the State. This means that the provision of community facilities to communities may need to be scaled back, delayed or that alternative funding sources be found to provide the infrastructure.

If a cap is maintained in the SPP, then there should be one overall cap on community infrastructure, without the 'sub-caps' currently proposed for local and district/regional facilities. These would hamper the co-location of facilities and the provision of district/regional facilities by the City. District and regional infrastructure can replace and/or supplement local community infrastructure (and vice versa) and therefore if a cap is introduced it is the City's view that this should be applied to all community infrastructure. Without proper consideration for the needs and feasibility of a particular area, the infrastructure sub-cap will result in the local government providing community infrastructure proportional to the sub-cap to maximise the contribution rates, rather than providing local/district/regional facilities based on best practice with consideration for the coordination and consolidation of infrastructure to promote cost effective operation and management.

It is further noted that the SPP does not refer to any indexing of the cap amounts, and it is recommended that any caps included in the SPP should be indexed against the Consumer Price Index to ensure amounts received remain relevant.

It is not considered equitable to expect existing communities to fund the provision of community facilities in new urban areas. Rather, it is reasonable to expect new communities to fund infrastructure provision in new areas. The basis of DCP funding has long been based on the principle that 'the user pays', and in line with this the City has established developer contribution arrangements which reflect the 'need and nexus' between existing and future residents demands and apportioned DCP funding accordingly. DCP contributions to facilitate the provision of community facilities should be considered by local governments and be based on the needs of new communities after considering the SPP's principles underlying infrastructure contributions. In relation to this, it is recommended that a similar approach to the current arrangements for Yanchep be facilitated through the SPP, whereby the City contributes towards the provision of community facilities on behalf of the existing

communities, whilst developers through the DCP provides the funding for the proportion generated by new communities.

Statutory Compliance

SPP 3.6 has been prepared in accordance with the *Planning and Development Act 2005*. Once the final policy has been approved, operative scheme provisions must be included in the City's DPS2 to provide the framework for formulating and implementing a DCP, as provided in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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
ST-G09 Long Term Financial Plan	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	manage

There are significant financial risks associated with the draft SPP 3.6, in particular if the proposed contribution caps and 'sub-caps' are maintained as part of the policy. This may lead to a financial shortfall for the provision of community facilities in Yanchep-Two Rocks, Alkimos-Eglinton, the future East Wanneroo urbanisation area and long-term arrangements for Yanchep-Two Rocks. It may also have a reputation risk to the City in the event that facilities are not provided to the community as a result of the shortfall.

Policy Implications

Nil

Financial Implications

The introduction of a cap and certain 'sub-caps' as currently proposed in the draft SPP will have significant financial implications for the City. The capping of community infrastructure contributions has the greatest implications on outer metropolitan Councils such as the City, where new infrastructure is required to meet the demand generated by rapid population growth.

Although the exact extent of the financial implications on the City is unclear at this stage, the proposed imposition of a cap both on operational and future DCP's will result in either a lower level of service in the provision for community infrastructure, a delay in infrastructure provision, or a higher burden of cost on the City or alternative funding source.

The potential shortfall in funding for community infrastructure in relation to the City's existing DCP areas translates to approximately \$66 million for the existing Yanchep-Two Rocks and Alkimos-Eglinton DCP's; as well as a further shortfall of over \$426 million the future East Wanneroo urbanisation area; and the Yanchep-Two Rocks DCP's future. If this shortfall cannot be covered by DCP's or alternative funding sources, and have to be funded by

Council rates, then this could equate to a potential average rates increase of 2.6% per year over the next 20 years.

In some DCP's such as in Yanchep-Two Rocks, the City has borrowed funds in order to pre-fund some of the infrastructure. The capping of DCP's could potentially prevent the DCP from obtaining adequate funds to finalise the terms of the borrowing, and in this regard, it is considered unacceptable for this to be passed onto the City. In these instances, it is recommended that the State compensates the DCP's for any costs incurred and makes provision for the payout of any DCP borrowing before applying a cap. Further clarification is required from the DPLH in this regard.

There are also indications that the State intends to potentially limit rate increased by local governments, which would limit the City's ability to increase rates to cover for potential funding shortfalls.

Any subsequent alignment of the draft SPP 3.6 provisions by the WAPC may have implications in relation to the City's LTFP and will require adjustment at that time, when known. Any future DCP funding deficit will have a negative flow on impact on the City's LTFP and the 20 Year Capital Works Program which is a part of the LTFP. Accordingly it is required to update the LTFP to reflect negative flow on impact on the City's 20 year Capital Works Program, which is expected to have a reduction in the City's Capital Works Expenditure in the future.

Alternative funding sources to cover potential shortfalls in funding will therefore be crucial in mitigating the impacts of a shortfall which will require further engagement with State Government. However, there is no guarantee that alternative funding sources will be available, putting the provision of facilities and the City's finances under significant pressure.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVES a submission to the Western Australian Planning Commission that includes the following considerations:**
 - a) **The City of Wanneroo does not support the introduction of caps on the provision of community facilities by Developer Contribution Plans. These proposed caps will have significant implications for the provision of community infrastructure and the funding of this infrastructure by local governments in the State. This means that the provision of community facilities to communities may need to be scaled back, delayed or that alternative funding sources be found to provide the infrastructure;**
 - b) **Although it is noted in the State Planning Policy that alternative funding sources would compensate for any shortfalls in Developer Contribution Plan funding, there is no firm commitment by the State Government to provide additional funding (and the extent of this funding) to enable the City of Wanneroo to determine the real financial impact on its service delivery. The State Planning Policy should include a strong commitment that the State is committed to increasing funding alternatives to local governments to facilitate the provision of community infrastructure;**

- c) If a cap is maintained in the State Planning Policy, the State Planning Policy should have one overall cap on community infrastructure, without the 'sub-caps' currently proposed for local and district/regional facilities. These would hamper the co-location of facilities and the provision of district/regional facilities by local governments, increasing capital and maintenance costs and potentially impacting on the public amenity of surrounding communities. Furthermore, any caps included should be indexed against the Consumer Price Index (e.g. \$3,500 plus Consumer Price Index) to ensure amounts received remain relevant;
- d) The basis of Developer Contribution Plan funding has long been based on the established principle that 'the user pays', and in line with this, local governments such as the City of Wanneroo have established developer contribution arrangements which reflect the 'need and nexus' between existing and future residents demands and apportioned Developer Contribution Plan funding accordingly. It is not considered equitable to expect existing communities to fund the provision of community facilities in new urban areas, but rather that contributions to facilitate the provision of community facilities be considered by local governments based on the needs of new communities;
- e) Some of the transitional provisions of State Planning Policy 3.6 are seeking to align scheme provisions with State Planning Policy 3.6, which could unreasonably complicate the proper management of existing Developer Contribution Plans to completion. The City of Wanneroo has a large number of older contribution schemes in operation, which do not currently include lifespans. These are at differing stages of completion, however are for the most part substantially complete. These Developer Contribution Plans rely upon the interpretation and enforcement of specific existing local planning scheme provisions that do not necessarily align with the draft provisions of State Planning Policy 3.6. It is not clear whether the requirement of the draft State Planning Policy for existing Developer Contribution Plans to be amended to include lifespans would also require the amendment of some of the other existing provisions of these Developer Contribution Plans. This could potentially have a significant impact on operation of these Developer Contribution Plans in relation to consistency, equity and fairness to landowners;
- f) It is requested that the State Planning Policy includes detailed provisions to guide local governments in relation to when Developer Contribution Plans should be closed and the processes and procedures required to facilitate this, to ensure consistency of these provisions across the State; and
- g) The district/regional-level developer contribution arrangements for the future East Wanneroo urbanisation area should be prepared by the State Government as any district/regional-level Developer Contribution Plan for the area will be a key implementation tool of the East Wanneroo District Structure Plan and therefore the responsibility of the State Government.

Attachments:

1  Attachment 1 - Draft SPP3.6 19/303348



Department of Planning,
Lands and Heritage



Western
Australian
Planning
Commission

*We're working for
Western Australia.*

Draft State Planning Policy 3.6 Infrastructure Contributions

July 2019

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1 CITATION

This is a draft State Planning Policy made under Part Three of the *Planning and Development Act 2005*. This policy can be cited as State Planning Policy 3.6 Infrastructure Contributions (SPP 3.6).

2 POLICY INTENT

The careful planning and coordination of infrastructure is fundamental to the economic and social well-being of any community. New development and redevelopment need to ensure the cost-efficient, and appropriately-timed provision of infrastructure and facilities such as roads, public transport, water supply, sewerage, electricity, gas, telecommunications, drainage, open space, schools, health, community and recreation facilities.

The provision of essential infrastructure influences the standard of living, mobility and lifestyle choices of a community and underpins the ability to achieve compact, connected and consolidated urban growth. The delivery of essential infrastructure requires a co-ordinated commitment from State and local government, in partnership with the private sector.

The purpose of this policy is to set out the principles and requirements that apply to infrastructure contributions in new and established urban areas. It also provides a system that enables the coordination and delivery of infrastructure that will provide opportunities for development of new communities in greenfield locations, infill locations, activity centres, corridors and high-frequency public transport routes, industrial nodes and station precincts.

3 BACKGROUND

In Western Australia, contributions for infrastructure are an established part of the planning system. They may be levied by local governments under local planning schemes towards the cost of infrastructure necessary to accommodate urban growth. Contributions are generally levied directly through the subdivision and development process, or where there are multiple landowners, through Development Contribution Plans (DCPs).

Infrastructure contributions are just one of a number of ways that can be used to meet the physical and social infrastructure needs of growing urban communities. Where contributions are sought beyond the standard requirements for infrastructure, mechanisms such as DCPs may be considered in cases where other mechanisms and funding streams cannot achieve a co-ordinated approach to the delivery of necessary infrastructure.



4 APPLICATION OF THE POLICY

The policy applies throughout Western Australia across all development settings, including greenfield growth areas and existing urban areas; industrial areas; regional towns; and other land identified through strategic planning instruments to accommodate and facilitate population and economic growth.

The policy is supplemented by supporting Infrastructure Contribution Guidelines that provide additional information regarding the preparation and operation of DCPs in areas where coordinated development of infrastructure and cost-sharing is required.

5 POLICY OBJECTIVES

The objectives of this policy are:

- to promote the efficient and effective provision of public infrastructure and facilities that are essential to meet the demands arising from population growth and development
- to provide a system for the coordinated delivery of infrastructure necessary to facilitate new urban growth opportunities to achieve compact, consolidated towns and cities
- to ensure that the requirements for infrastructure contributions cater to all development settings to enable the development of sustainable communities
- to provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure
- to establish a system for apportioning, collecting and spending contributions for infrastructure that is transparent, equitable, accountable and consistent.

6 POLICY MEASURES

6.1 Principles underlying infrastructure contributions

Contributions for all infrastructure must be levied in accordance with the following principles:

- a) **Need and the nexus:** The need for the infrastructure must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).
- b) **Transparency:** Both the method for calculating the infrastructure contribution and the manner in which it is applied should be clear, transparent, and simple to understand and administer.
- c) **Equity:** Infrastructure contributions should be levied equitably from all identified stakeholders within a contribution area.
- d) **Certainty:** The scope, timing, and priority for delivering infrastructure items, and the cost of infrastructure contributions and methods of accounting for escalation, should be clearly identified and agreed.
- e) **Consistency:** The system for infrastructure contributions for apportioning, collecting and spending contributions should be consistent, efficient and transparent.
- f) **Accountable:** That there is accountability in the manner in which infrastructure contributions are determined and expended.



6.2 Types of Local Infrastructure

Local Infrastructure is fundamental to the economic and social wellbeing of any community. For the purposes of this policy, local infrastructure includes:

- a) *Development Infrastructure* – infrastructure required to facilitate development and to support the orderly development or redevelopment of an area.
- b) *Community Infrastructure* – infrastructure required for communities and neighbourhoods to function effectively.

6.3 Where infrastructure contributions can be sought

Contributions can be sought from developers and landowners for infrastructure items to support the orderly development of an area to cater to additional demand from increased population, or to facilitate development and redevelopment of areas identified in strategic planning instruments for consolidated urban growth. This includes:

- a new item of infrastructure
- land for infrastructure
- an upgrade in the standard of provision of an existing item of infrastructure
- an extension to an existing item of infrastructure to avoid unnecessary duplication of facilities to meet the additional demand of new residents in a defined catchment
- the total replacement of infrastructure once it has reached the end of its economic life
- other costs reasonably associated with the preparation, implementation and administration of a DCP.

The contributions are for the initial capital requirements only and not for ongoing maintenance or operating costs of the infrastructure, beyond that required of developers through the subdivision and development process.

6.4 Scope

Infrastructure contributions for local infrastructure can be sought for the following:

- a) *Development Infrastructure*: may be imposed through the subdivision and development process without the need for a DCP; items are listed in Schedule 1: Development Infrastructure - Standard Infrastructure Contribution Requirements. Standard Infrastructure items may be included in a DCP when cost-sharing arrangements are proposed.
- b) *Community Infrastructure*: items that may be considered for inclusion in a DCP are listed in Schedule 2: Community Infrastructure: Items for inclusion in a Development Contribution Plan.

6.5 Form of infrastructure contributions

An infrastructure contribution may be provided by one or any combination of the following methods:

- ceding land for roads, public open space, primary school sites, drainage and/or other reserves
- constructing infrastructure works to be transferred to a relevant Government agency on completion (in-kind contributions)
- monetary contributions, to be used by the local government or Government agency or utility provider to acquire land or undertake works (either directly through the subdivision and development process, or through a DCP)

- some other method acceptable to the relevant Government agency or infrastructure provider
- a combination of the above.

6.6 Variable and maximum costs levied

Costs levied are either variable or capped, depending on the type of infrastructure:

- a) For *Development Infrastructure* – where a DCP applies, costs may be variable depending on the infrastructure requirements and location of the development area. Costs should be established based on industry benchmarks for specifications and standards for infrastructure items, where applicable.
- b) For *Community Infrastructure* – a maximum levy for local infrastructure of \$2,500 per dwelling shall apply, with items to be justified through a Community Infrastructure Plan. Where district and/or regional infrastructure is also proposed, consideration may be given to increasing the maximum levy by an additional \$1000 per dwelling, to a total of \$3,500 for a combination of local, district and regional Community Infrastructure, subject to adequate justification and the support of the Western Australian Planning Commission (WAPC).

A lesser amount may be imposed where infrastructure costs do not require the maximum amount to be applied, however, any amount exceeding the maximum levy cannot be imposed.

Local governments will be required to set priorities, following consultation with the community, on the delivery of Community Infrastructure to meet the demands of a growing population. It is expected that additional funding to deliver the full range of required



Community Infrastructure will come from other sources including general local government revenue, and State and Federal funding.

6.7 Imposition of infrastructure contributions

Contributions for Local Infrastructure are generally calculated and applied via the following mechanisms:

- a) *Standard Contributions* – consistent with the requirements of this policy (refer Schedule 1 for Standard Infrastructure Contribution requirements) and applied directly via standard conditions of subdivision, strata subdivision or development, or other methods detailed in the local planning scheme.
- b) *Development Contribution Plans* – where cost-sharing arrangements are proposed to deliver Development or Community Infrastructure consistent with the requirements of this policy (refer Schedule 1 for standard Development Infrastructure contribution requirements; and Schedule 2: Community Infrastructure items).
- c) *Developer Agreements* – in limited circumstances, and pursuant to a request from the landowner or developer.

6.7.1 Standard contributions

Standard contributions are made by developers, or landowners, for new or upgraded infrastructure and may relate to the requirements of public utility providers, State Government requirements and the requirements of local government.

This includes the accepted standard requirements for infrastructure contributions levied through the subdivision and development process (refer Schedule 1 - Standard Development Infrastructure Contribution requirements) including:

- land contributions for public open space, foreshore reserves, primary schools and roads
- infrastructure works for public utilities and roads
- monetary contributions for standard servicing and utility charges.

In existing urban areas, identified in strategic or statutory planning instruments to accommodate increased densities, upgrades to roads and streets may include infrastructure necessary to deliver integrated multi-modal transport and land use development outcomes. This includes infrastructure to support sustainable transport and streetscape upgrades, as defined in Schedule 1.

6.7.2 Development Contribution Plans

6.7.2.1 When a DCP is required

DCPs are an arrangement between a local government and a specified landowner(s) to share the costs involved with delivering new infrastructure within a specific area (Development Contribution Area or DCA).

Where a local government seeks infrastructure contributions beyond the standard development infrastructure outlined in Schedule 1, or where cost-sharing arrangements are proposed, it must be supported by a DCP. Standard infrastructure items can be included in a DCP where costs are to be equitably shared across landowners.

Infrastructure contributions can only be for the provision of capital items. The costs associated with design and construction of infrastructure (including land costs) and the cost of administration are considered capital items and can be included in the DCP.

6.7.2.2 Timing of DCPs to align with comprehensive planning

Where a structure plan, or similar planning instrument, has been prepared and cost-sharing arrangements are identified as being required to deliver infrastructure necessary for development, a DCP should be prepared concurrently with, or within six (6) months following approval of the structure plan, to ensure that the DCP has been prepared ahead of subdivision and development, and that all parties are aware of cost liabilities associated with the delivery of necessary infrastructure.

If cost-sharing arrangements are identified in a district structure plan, the timing of the preparation of the DCP will align with the preparation of a more detailed local structure plan, as the DCP preparation will require a sufficient level of detail usually contained in a local structure plan to identify the proposed shared infrastructure.

6.7.2.3 Requirements of a DCP

DCPs are to ensure:

- a) there is a clear and sound basis with linkages to the local government's strategic and financial planning processes - infrastructure items must be included in a local government strategic community plan and capital works program



- b) the need for that infrastructure, based on an analysis of the demand generated, and the nexus, and where the relationship between the need for infrastructure and the new development is clearly established
 - c) there is justification for the infrastructure and construction standards identified in the DCP, and the authority responsible for providing the infrastructure must be identified
 - d) the costs of infrastructure must be transparent, appropriate and reviewed at least annually
 - e) estimated costs of infrastructure should be based on the recommended reference rates, or indices, detailed in the policy and supporting guidelines, and relevant references or industry standards used in estimating costs are stated in the DCP Report
 - f) there is a commitment to providing the infrastructure in a reasonable period, and other commitments to funding are detailed in the DCP
 - g) the DCA to which the DCP applies must be appropriate and within an identified growth area or location identified in a strategic planning document
 - h) cost-sharing arrangements between owners in the DCP area must be transparent, fair and reasonable.
- d) the method and formula to be applied in determining the cost contribution of each property owner in the DCA (or unit of charge as determined in the DCP)
 - e) the priority and timing of staging and delivery of each item of infrastructure including the responsibility for delivery of infrastructure
 - f) the term for which the DCP is to have effect
 - g) the applicable review process for the DCP, the DCP Report, and infrastructure cost estimates, including the method to be used, indexing mechanisms for credits accrued by a developer or property owner, and land valuations
 - h) the policies, plans and other supporting documents providing justification for the infrastructure items proposed for inclusion in the DCP.

To ensure consistency in the application of the development contribution system across Western Australia, and to provide certainty for system users, the DCP template in Schedule 3 should be used and will be incorporated into the local planning scheme. Any departure from the model format will need to be justified based on individual circumstances.

The content of each DCP shall be as specified in Schedule 4, including the setting of maximum contingencies, and must be accompanied by a Capital Expenditure Plan (CEP), a Cost Apportioning Schedule (CAS), and a DCP Report. Templates for DCP Reports and the CAS are included in the Guidelines for Infrastructure Contributions.

6.7.2.4 Form and content of a DCP

The DCP shall include or specify the following:

- a) the DCA to which the DCP applies including details of land or development to be excluded
- b) the infrastructure and administrative items to be funded through the DCP
- c) details of funding, including the percentage being funded by the DCP, and the percentage from other funding sources

6.7.2.5 Management and administration of a DCP

The local government is to establish and maintain an interest-bearing reserve account, that will operate as the Development Contribution Fund (DCF), in accordance with the *Local Government Act 1995* for each DCA, into which cost contributions for that DCA will be credited, and from which all payments for the infrastructure and administrative items within that DCA will be made. The purpose of the reserve account and the use of money in the reserve account must be limited to the application of funds for the DCA.

Information on the interest earned on reserve accounts shall be made available to the public by the local government upon request, and any interest earned on cost contributions credited to a reserve account should be applied in the DCA to which the reserve account relates.

Administrative items may be included as a DCP item; however, they must relate directly to the work local government must do to prepare and implement the DCP. All administration items shall be individually itemised in the DCP.

Costs that may be included are detailed in the Schedule 4 and may include: technical consultant fees for other studies, plans, reports, and project management associated with the development of land if required to inform the preparation of the DCP

6.7.2.6 Consultation requirements

Prior to undertaking advertising and consultation as part of the statutory requirements for an amendment to the local planning scheme, early consultation on the proposed content of the DCP should be undertaken with



relevant stakeholders, including key landowners in the DCA, providers of any infrastructure to be included in the DCP, and State Government planning agencies.

To ensure the principles of transparency and equity are maintained, the DCP Report, including the CAS, that provide detail of the infrastructure costs and estimates, and the priority and timing of the delivery of each item of infrastructure, shall be formulated and advertised concurrently with the Scheme Amendment Report.

6.7.2.7 Operative Scheme Provisions

A DCP does not have effect until it is incorporated into a local planning scheme. Prior to (or concurrent with) identification of the first DCA within a local government area, and associated formulation of a DCP, operative scheme provisions must be included in the relevant local planning scheme to provide the framework for formulating and implementing a DCP, as provided in the Planning and Development (Local Planning Schemes) Regulations 2015.

6.7.2.8 Delivery of infrastructure

Identification of infrastructure as a contribution item in a gazetted DCP implies an agreement by local government to deliver that infrastructure, and should align with the local government's long-term (10 year) financial plan. While it is acknowledged that some level of flexibility in delivery timeframes is a realistic requirement, it is important that local government adheres to the estimated delivery timeframes for infrastructure for which development contributions have been made to ensure that the principles of equity and accountability are upheld.

6.7.2.9 Prioritisation of infrastructure in a DCP

A DCP may identify infrastructure that:

- a) needs to be actioned with the first development in a DCA, such as a major road extension/connection
- b) is predominantly located on the property owners' land, such as construction of a recreation facility, or acquisition of public open space, to service the larger DCA.

6.7.2.10 Early acquisition of public purpose sites

The DCP should give priority to the acquisition of land for public purposes early in the development process, to ensure that those landowners whose land has been identified for a public purpose, such as public open space, are not disadvantaged or unduly impacted by the rate of development.

In the case of primary school sites, early consultation with the Department of Education is required through the local structure plan process to establish commitment to timing of purchase of the land. It is noted that primary school sites are not included in DCPs as the acquisition of land is a separate process undertaken by the Department of Education.

Consideration is to be given by the local government to requests from landowners for early acquisition of land in cases of hardship, where land is identified for public open space in the DCP area.

The Department of Planning, Lands and Heritage (Department) may, in certain circumstances, pre-fund a DCP for the purposes of acquiring land in hardship cases where the local government has provided evidence to the Department that it does not have the funds to acquire

the land. Once funds are available in the DCP fund, the Department will be reimbursed for the cost of acquiring land with interest.

6.7.2.11 Cost contributions based on estimates

The determination of infrastructure costs and administrative costs is to be based on amounts expended, but when expenditure has not occurred, it is to be based on the best and latest estimated costs available to the local government and adjusted accordingly, if necessary.

Where a cost apportionment schedule contains estimated costs, such estimated costs are to be prepared and reviewed at least annually by the local government.

A local government shall provide all available information upon request, including: the DCP Report, the CAS, and supporting information such as valuation advice, all calculations and methodology used to determine the costs, or adjustment of costs.

When an owner objects to the amount of a cost contribution, the owner may give notice to the local government within 28 days after being informed of the cost contribution, and this must be accompanied by supporting evidence prepared by a suitably qualified person detailing the basis of the objection, and include proposed alternative costs for consideration. The review of the amount of the cost contribution shall be undertaken by a suitably qualified person (independent expert) agreed by the local government and the owner, at the owner's expense.

If the independent expert does not change the cost contribution to a figure acceptable to the owner, the cost contribution is to be determined by either any method agreed between the local government and the owner;



or if the local government and the owner cannot agree on a method, by arbitration in accordance with the Commercial Arbitration Act 1985, with the costs to be shared equally between the local government, on behalf of the DCP, and owner.

6.7.2.12 Contribution credits

Where a developer has pre-funded infrastructure within a DCA, or land has been ceded to allow early infrastructure delivery, the following shall apply:

- a) Where an owner has agreed, or been required to pre-fund an item of infrastructure, or to cede land early to allow early infrastructure delivery, this pre-funding is to be held as a credit against future contributions due from that owner, and the local government and an owner must negotiate a fair and reasonable outcome in relation to this credit.
- b) Where a developer has other land holdings in the development contribution area, the credit is held by the local government until it is required to be used by the developer to offset future contributions.
- c) Where a developer has no further holdings in the DCA, the amount is held by the local government as a credit to the developer until payments into the DCP are received from subsequent developers to cover the credited amount. The credit is then reimbursed to the developer as soon as circumstances permit.
- d) Where the DCP fund is in credit from developer contributions already received, the credit should be reimbursed as soon as the circumstances permit on completion of the works/ceding of land and having regard to the priority and timing of DCP works.

- e) Contribution credits applied as a result of a pre-funding arrangement for the cost of the infrastructure item shall be:
 - i) as identified in the CEP and CAS
 - ii) based on the infrastructure being constructed to the same standard as was costed in the CEP.
- f) The provision of infrastructure to a higher standard than this will require the relevant Government agency, or developer if on a voluntary basis, to meet the gap in costs.
- g) If the actual amount of expenditure incurred when pre-funding an infrastructure item unexpectedly varies significantly from that identified in the CEP and CAS, the local government shall:
 - i) establish why the variation exists and whether such costs are justified
 - ii) determine whether the CEP and CAS need to be reviewed.
- h) If a review of the CEP and CAS is required as a result of the cost contribution per unit of charge changing significantly, a formal review of the DCP is required to ensure the principle of equity is upheld.
- i) The reimbursement of pre-funded works, and early ceding of land for acquisition, through the DCP should be given priority according to timing that the infrastructure was delivered, as soon as adequate funds have been collected in the DCP having regard to the priority and timing of DCP works.
- j) Where a developer seeks to prefund works in advance to the priorities and scheduling identified in the DCP, there should be a broader demonstrated benefit to the DCP for indexation to be applied to

such works and applied to other owners' liabilities within the DCP. Indexation of pre-funding works should be discussed with the local government and detailed in the DCP report.

- k) Credits are only available for infrastructure items included as an item in a DCP, including land acquisition.
- l) Indexing shall apply to contribution credits to incorporate escalation. At the time the credit/liability is calculated, the index agreed between the parties should be used until the liability is paid in full.

6.7.2.13 Review of infrastructure cost estimates

A review of infrastructure cost estimates should be undertaken at least annually.

An annual review may be undertaken by:

- i) applying the recommended Indexes detailed in this policy, or as published by the WAPC
- ii) reviewing each DCP component and undertaking a full annual review of cost estimates.

The method of the review of cost estimates should be detailed in the DCP.

The review of cost estimates and/or application of indexing should be undertaken by a suitably qualified professional.

There may be circumstances where there is a substantial reduction in the cost contribution liability, due to factors including an overestimation of contingencies



and component costs. In such cases, including where a liability has been paid in full, the local government, on behalf of the DCP fund shall:

- i) reconcile and adjust the liability for each unit of charge, and refund excess monies to owners that paid over the adjusted amount, as soon as circumstances permit
- ii) in cases where it is not reasonably practicable to identify owners and issue their entitled amount of refund, any excess in funds shall be held in the DCP fund until all cost contributions have been made or accounted for and applied to the provision of additional facilities or infrastructure improvements in that DCA.

6.7.2.14 Indexation

Indexing ensures cost contributions remain consistent with changing infrastructure costs. To achieve consistency in the use of indexing across local governments, the following indices are to be used, where appropriate, as reference rates for DCP components including administration, development and community infrastructure, and land.

Indexation may be used in the annual review of cost estimates and/or as applied to credits and shall be detailed in the DCP. Indexation may be used for updating final cost contributions as required after gazettal of the DCP. The WAPC, from time to time, may approve the use of alternative indexing to those listed in this policy.

Community Infrastructure

- Australian Bureau of Statistics (ABS) Producer Price Index for Non-Residential Building Construction
- Australian Bureau of Statistics (ABS) Construction Work Done, Australia

- WALGA Local Government Cost Index (Non-Residential Building Construction)

Development Infrastructure

- Australian Bureau of Statistics (ABS) Producer Price Index for Road and Bridge Construction
- Australian Bureau of Statistics (ABS) Engineering Construction Activity
- WALGA Local Government Cost Index (Road and Bridge Construction)

Land

- Valuation advice from a licenced valuer

Credits

- As per relevant index as, detailed above; or
- Reserve Bank of Australia (RBA) - Cash Rate

If a local government considers that the indexation isn't keeping pace with the true costs of a particular item, then the local government should revise the cost estimates for that component/item, with the approval of the WAPC.

6.7.2.15 Monitoring and reporting

In addition to the annual review/ updating of costs, an annual report, or status report, is to be prepared by the local government providing an overview of progress of the delivery of infrastructure specified in the DCP including:

- the timing and estimated percentage delivery of an infrastructure item against that stated in the DCP, arising from review of the local government's Capital Expenditure Plan

- the financial position of the DCF (an audited annual statement of accounts for each DCA reserve account as soon as practicable after the statement becomes available) including interest that has been accrued in the DCF
- a summary of the review of the estimated costs in the CAS, including any changes in funding and revenue sources, and include relevant indexation.

A model template for the annual report is provided in Schedule 5. It is intended that the annual reporting provide a snapshot, or high-level summary, of the progress of the DCP.

The annual report shall be published by the local government on its website; a copy is to be held at the offices of the local government; and the annual report and any supporting documentation will be made available for inspection by the Minister for Planning, the Department of Local Government or the Department of Planning, Lands and Heritage upon request.

6.7.3 Developer Agreements

Contributions may also be implemented in limited circumstances through Developer Agreements or by a voluntary agreement between a landowner or developer and the relevant local government, pursuant to a request from the landowner or developer. Limited circumstances include large-scale, single ownership projects with a long development timeframe, or in regional areas where a formal DCP is not considered by local government and contributing owners to be necessary to achieve desired infrastructure delivery outcomes.



Notwithstanding that Developer Agreements do not form part of the scheme, infrastructure contributions prepared under this arrangement should be consistent with the principles outlined in this policy and any decision to deviate from these principles, including the provision of facilities of a higher quality or specification than standard, should be a voluntary decision by all parties to the agreement.

6.8 Infrastructure contributions not to be imposed as a condition of rezoning

Local governments are not to impose infrastructure contributions beyond the scope of WAPC policy as conditions or prerequisites for rezoning. Infrastructure contributions must be formulated through an open and transparent process, with the opportunity to provide comment, or through DCPs or voluntary agreements that are transparent and follow the due planning process.

6.9 Transitional arrangements

The following transitional arrangements apply:

- Existing DCPs will continue to remain valid for the lifespan of the DCP, however, all DCPs regardless of the approval dates, shall adhere to all operational, monitoring and reporting requirements of the LPS Regulations and SPP 3.6.
- Existing DCPs that do not have a lifespan or review period shall be amended no longer than three (3) years after this policy comes into effect, to include the anticipated lifespan of the DCP and priority and timing for delivery of infrastructure.

- DCPs that have been prepared prior to the gazettal of this policy and are considered a seriously entertained proposal having been submitted to the WAPC for approval, are deemed to be DCPs prepared under the 2009 version of SPP 3.6.
- Any DCP prepared on, or after the day of gazettal of this policy will be subject to the standards detailed in this policy.

6.10 Implementation

Implementation of this policy will be primarily through statutory instruments including, structure plans, local planning schemes or improvement schemes and the day-to-day consideration of scheme amendment, subdivision, strata subdivision and development proposals and applications, together with the actions and advice of agencies in carrying out their responsibilities.

7 REVIEW OF POLICY

This policy shall be reviewed within three (3) years of the date that it is published in the Government Gazette.

8 DEFINITIONS/ INTERPRETATIONS

Definitions and interpretations for Infrastructure Contributions and DCPs, unless otherwise stated in a local planning scheme, should be as per the definitions and interpretations contained in the Planning and Development (Local Planning Schemes) Regulations 2015, Part 1, Part 7 and Schedule 1 Model Provisions.



SCHEDULES

SCHEDULE 1: DEVELOPMENT INFRASTRUCTURE – STANDARD INFRASTRUCTURE CONTRIBUTION REQUIREMENTS

Infrastructure items that may be required as an infrastructure contribution in any development setting imposed through the subdivision and development process, or contained within a Development Contribution Plan in cases where cost-sharing arrangements are proposed.

	ITEM	STANDARD REQUIREMENT	DELIVERY METHOD
Public purposes			
1	Land for Public Open Space (Local and District)	Public open space equivalent to 10% of the gross subdivisible area, or as proposed in approved Structure Plan or other adopted planning instrument, or alternatively, a cash-in-lieu contribution, in accordance with WAPC policies and the <i>Planning and Development Act 2005</i> .	Land <u>or</u> monetary contribution
2	Development of Public Open Space	Basic Development – Development of public open space consistent with the requirements of Liveable Neighbourhoods – including full earthworks, basic reticulation, grassing of key areas, pathways that form part of the overall pedestrian and/or cycle network, trees, drainage, lighting, basic seating, and maintenance for two summers, and post water monitoring and establishment period of infrastructure such as living streams where required by WAPC policy Additional facilities for public open space may be provided at the discretion of the landowner/developer and may include provision of basic playground equipment, water fountains/ features, litter bins. Upgrading of existing POS areas where comprehensive planning has been undertaken and public realm upgrade requirements are set out in Structure Plan, or similar planning instrument, to align with objectives of strategic planning instruments.	Construction of infrastructure <u>or</u> monetary contribution
3	Foreshore reserves	Land for foreshore reserves on the coast, rivers and lakes in accordance with WAPC policies	Land (ceded free of cost to the State as per WAPC policy) <u>or</u> If included in a DCP, monetary contribution based on need/nexus
4	Foreshore reserve management plan and/ or upgrades	As part of development of public open space	Delivery by and at discretion of developer/relevant government agency <u>or</u> If included in a DCP, monetary contribution based on need/nexus



	ITEM	STANDARD REQUIREMENT	DELIVERY METHOD
5	Wetlands	<p>Note: Wetlands are not suitable for inclusion in a DCP purely for environmental protection purposes. Such land should provide a community recreation benefit to be considered for inclusion, and any valuation of the land should reflect the lack of development potential resulting from its environmental constraints.</p> <p>Inclusion in a DCP can only be for recreation purposes as part of the overall public open space network consistent with the provisions of Liveable Neighbourhoods.</p> <p>May include initial rehabilitation works and costs for maintenance/ management that are required of landowners/ developers through the subdivision and development process.</p>	<p>Land (ceded free of cost to the State as per WAPC policy or as part of allowable 2% restricted public open space, if useable for recreational purposes)</p> <p><u>or</u></p> <p>monetary contribution based on demonstrated need/nexus</p>
6	Primary schools	Land for government primary schools identified in approved structure plan.	<p>Land (ceded free of cost to the State as per WAPC policy)</p> <p><u>or</u></p> <p>pro-rata contribution by landowners in catchment via condition of subdivision</p>
Movement network			
7	Primary distributor roads (proposed)	<p>Land for primary distributor roads including primary regional roads and railway reserves only where justified by a new subdivision/ development i.e. in special circumstances where super-lots are created on the urban fringe to allow for future subdivision.</p> <p>In other circumstances, land to be acquired by appropriate authority.</p>	Delivery by relevant government agency
8	District distributor roads (proposed) - including intersection treatments	<p>Where district distributors abut or are included within an area of subdivision or are required to connect to existing major roads outside the subdivision area but within the same landholding.</p> <p>Construction including earthworks for the whole road reserve, the construction of one carriageway comprised of two lanes and associated drainage works and shared paths or other works if shown in the structure plan.</p>	<p>Land <u>and</u> Construction of infrastructure</p> <p><u>or</u></p> <p>monetary contribution based on infrastructure demand</p>
9	Local /neighbourhood distributor and local roads (proposed)	Land for new local streets where required. All roads and traffic works required within a subdivision and linked to a constructed public road, including intersection treatments, and drainage. These roads provide access to individual lots and allow utility services to be reticulated in the road reserves.	<p>Land <u>and</u> Construction of infrastructure</p> <p><u>or</u></p> <p>monetary contribution based on infrastructure demand</p>
10	Existing roads (land for widening)	<p>Where the proposal induced additional traffic movements and/ or benefits from it; and or where development is a significant traffic generator.</p> <p>In other circumstances, land to be acquired by appropriate authority.</p>	<p>Land (ceded free of cost to the State as per WAPC policy, or acquired by relevant government agency, or subject to injurious affection)</p> <p><u>or</u></p> <p>monetary contribution based on infrastructure demand.</p>



	ITEM	STANDARD REQUIREMENT	DELIVERY METHOD
11	Existing roads (upgrades including intersection treatments)	Where existing roads are inadequate to accommodate traffic generated by proposal; and or where development is a significant traffic generator. Upgrading, construction and widening of existing roads and laneways to accommodate additional demand generated by a subdivision or development.	Construction of infrastructure <u>or</u> monetary contribution based on infrastructure demand
12	Shared paths/cycle paths/footpaths/PAWs	Required as part of items 6-9, or if included in approved Structure Plan, or similar planning instrument.	Land <u>and</u> Construction of infrastructure <u>or</u> monetary contribution based on infrastructure demand
13	Sustainable transport	For existing urban areas and only where comprehensive planning has been undertaken and requirements are set out in Structure Plan, or similar planning instrument, and to align with objectives of strategic planning instruments: <ul style="list-style-type: none"> includes works and undertakings for the purpose of providing public transport infrastructure and associated walking and cycling infrastructure, including public transport stops and shelters, signs and signals, public transport lanes, and any associated works/ designs streetscape and public realm upgrades - includes street furniture, trees, landscaping, planting, other elements to transition to 'Complete Streets' model 	Land <u>and</u> Construction of infrastructure <u>or</u> monetary contribution based on infrastructure demand
14	Grade separated and at grade pedestrian crossings	Only in limited circumstances where set out in Structure Plan for the area.	Land <u>and</u> Construction of infrastructure <u>or</u> if included in a DCP, monetary contribution based on
Utilities and services			
15	Public utilities (on site infrastructure)	Infrastructure for – <ul style="list-style-type: none"> water sewerage drainage works electricity supply infrastructure – initial provision and upgrades to existing services This covers on-site works as well as off-site capital works such as major pump stations, trunk sewers or transmission lines that are necessary to, or contribute to, the subdivision and/or development, and the planning and implementation of urban water requirements.	Land <u>and</u> Construction of infrastructure <u>or</u> if included in a DCP, monetary contribution based on infrastructure demand Note that these works are in addition to monetary charges by the Water Corporation and Western Power for off-site major infrastructure.

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	ITEM	STANDARD REQUIREMENT	DELIVERY METHOD
16	Public utilities (off-site infrastructure works)	Where not pre-funded by government agency. Standard water, sewerage and drainage headworks charges for off-site major infrastructure works. Offsite wastewater supply infrastructure may include buffers. If an area is in fragmented ownership, monetary or in-kind contributions can be required in lieu of land or infrastructure works with reimbursement for other owners where costs are shared.	Land <u>and</u> Construction of infrastructure <u>or</u> if included in a DCP, monetary contribution based on infrastructure demand
17	Other contributions as provided for in WAPC policies.		



SCHEDULE 2: COMMUNITY INFRASTRUCTURE: ITEMS FOR INCLUSION IN A DEVELOPMENT CONTRIBUTION PLAN

Contributions for infrastructure items sought beyond *Development Infrastructure: Standard Infrastructure Contribution Requirements* (refer Schedule 1) where the demand for such facilities, and the need and nexus can be demonstrated. Contributions for Community Infrastructure can be levied up to a maximum of \$2,500 per dwelling for local infrastructure, with consideration given to increasing the maximum levy by an additional \$1000 per dwelling, to a total of \$3,500 for a combination of local, district and regional community infrastructure, subject to adequate justification and the support of the WAPC. Community infrastructure requires the preparation of a Development Contribution Plan.

	ITEM	STANDARD REQUIREMENT	DELIVERY METHOD
1	Specialist sporting facilities	For exclusive use by specialist sport or recreation club eg lawn bowls, aquatic centre, gymnasium, surf club, golf course, boating facilities.	Delivery by and at discretion of developer/relevant government agency <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand
2	Local sports grounds and facilities (at local / neighbourhood parks)		Land <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand Note: Land for Public Open Space is a Standard Infrastructure Item under Schedule 1
3	Foreshore reserves		Land <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand Note: Land for Public Open Space is a Standard Infrastructure Item under Schedule 1
4	Multi-purpose district sport grounds and facilities and/ or pavilion/building (at district open space)	Sports grounds – including grassed playing surfaces, multipurpose hard surface outdoor courts, lighting and fencing) Buildings/pavilion - including toilets, change rooms, basic kiosk facilities	Land (in some circumstances as part of provision of public open space) <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand Note: Land for Public Open Space is a Standard Infrastructure Item under Schedule 1.



	ITEM	STANDARD REQUIREMENT	DELIVERY METHOD
5	Multi-purpose District Community building and basic facilities	Includes meetings rooms, indoor recreation rooms, small scale flexible performance space, kitchen facilities, toilets	Land (in some circumstances as part of provision of public open space) <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand Note: Land for Public Open Space is a Standard Infrastructure Item under Schedule 1.
6	District library building and basic facilities	Excluding specialist interior fit-out and technology	Land (in some circumstances as part of provision of public open space) <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand
7	Indoor sports facilities		Land (in some circumstances as part of provision of public open space) <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand
8	Child care/after school centre buildings and basic facilities	Community-run centres only, excluding interior fit-out and technology	Land (in some circumstances as part of provision of public open space) <u>and</u> Construction of infrastructure <u>or</u> If included in a DCP, monetary contribution based on infrastructure demand



SCHEDULE 3: DEVELOPMENT CONTRIBUTION PLAN TEMPLATE

Reference No.	DCP X
Area name	DCA XX
Relationship to other planning instruments	The development contribution plan generally conforms to the Plan for the Future, the 10 year Financial Management Plan and the Community Infrastructure Plan.
Infrastructure and administrative items to be funded	<ol style="list-style-type: none"> District community centre <ul style="list-style-type: none"> Single storey, xm^2, plot ratio floor area building with x parking spaces situated on lot x, x street, x suburb <ol style="list-style-type: none"> planning and design site acquisition earthworks and site (including servicing) construction of facility (including associated tender) associated parking associated landscaping Administrative costs including: <ul style="list-style-type: none"> costs to prepare and administer the plan during the period of operation (including legal expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering the plan) costs to prepare Annual Report and monitoring costs to prepare and review cost estimates and the cost apportionment schedule valuation costs
Method for calculating contributions	<p>The contributions outlined in this plan have been based on the need for community infrastructure and/or non-community infrastructure generated by additional development in the development contribution plan. The local government's Community Infrastructure Plan identifies the community infrastructure needs that impact on the development contribution plan. The method for calculating contributions excludes the:</p> <ul style="list-style-type: none"> demand for a facility that is generated by the current population demand created by external usage - the proportion of use drawn from outside of the main catchment area future usage – the proportion of usage that will be generated by future development outside of the development contribution plan timeframe <p>$C = [ID \times CR] \times I$,</p> <p>Where</p> <p>C = Cost Contribution</p> <p>ID = Infrastructure Demand – calculated using cost Apportionment Schedule</p> <p>CR = Contribution Rate - as set out in the Cost Apportionment Schedule</p> <p>I = Indexation factor.</p>

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Reference No.	DCP X
Period of operation	X years
Timing and priority	A summary of the estimated timing and priority for the delivery of each item of infrastructure - details to align with the Development Contribution Plan Report and the Council's long-term strategic plan and infrastructure plan
Review process	<p>The plan will be reviewed five (5) years from the date of gazettal of the local planning scheme or amendment to the local planning scheme to incorporate the plan, or earlier should the local government consider it appropriate having regard to the rate of development in the area and the degree of development potential still existing.</p> <p>The estimated infrastructure costs shown in the cost apportionment schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.</p>
Reporting requirements	An annual report must be prepared by the responsible authority each financial year and published no later than three (3) months after the end of the financial year reported on in accordance with the template in Schedule 5.



SCHEDULE 4: DEVELOPMENT CONTRIBUTION PLANS – REQUIRED INFORMATION

SCHEDULE 4 – REQUIREMENTS AND CONTENT OF A DEVELOPMENT CONTRIBUTION PLAN	
Required Information for all DCPs	<p>A DCP must be accompanied by a DCP Report which is to contain a Capital Expenditure Plan (CEP) and a Cost Apportioning Schedule (CAS), and, which between them:</p> <ul style="list-style-type: none"> • identify the strategic basis for inclusion of each infrastructure item in the DCP • specify the details of priority, staging and timing for the provision of infrastructure • detail the methodology for land valuation, and or basis for a standard or specification used for items of infrastructure • set out in detail the calculation of the cost contribution for each owner, or other unit to be charged such as per dwelling, in the DCA, based on the methodology provided in the development contribution plan • include all supporting documentation, such as technical reports, that support or justify any aspect of the DCP to be included as Appendices to the DCP Report <p>These documents do not form part of the scheme but provide important justification for the content of each DCP. Templates are provided in the Infrastructure Contribution Guidelines detailing the recommended form and content of the DCP Report and CAS.</p> <p>The DCP Report (and Appendices) and CAS must be adopted for advertising to all owners at the same time the related scheme amendment is advertised for comment.</p>
Documentation to support Community Infrastructure items	<p>Where a local government is seeking contributions for community infrastructure, these need to be supported by:</p> <ul style="list-style-type: none"> • a community infrastructure plan for the area, identifying the services and facilities required over the next 5-10 years (supported by demand analysis and identification of service catchments) • a capital expenditure plan (with at least five (5) out years) which identifies the capital costs of facilities and the revenue sources (including capital grants) and programs for provision • projected growth figures, including the number of new dwellings to be created at catchment level (suburb or district) • a methodology for determining the proportion of costs of community infrastructure to be attributed to growth and the proportion to be attributed to existing areas.
Documentation to support Sustainable Transport items	<p>Where a local government is seeking contributions for Sustainable Infrastructure including public transport facilities, and streetscape upgrades, these need to be supported by:</p> <ul style="list-style-type: none"> • evidence that the subject area has been identified to accommodate consolidated growth and aligns with local or state strategic planning instruments • evidence that the comprehensive planning necessary for coordination of development or redevelopment has occurred <p><i>Where planned growth for an area is in accordance with the State Planning Framework and identified as a public transport priority route supporting higher densities, then consideration should be given to the transport modelling already undertaken prior to a request for additional modelling.</i></p>



SCHEDULE 4 – REQUIREMENTS AND CONTENT OF A DEVELOPMENT CONTRIBUTION PLAN

<p>Lifespan</p>	<p>A DCP must specify the period of operation.</p> <p>For DCPs in a greenfield development setting, lifespan should be linked to completion of development or subdivision, and a maximum lifespan of 10 years applies. A lifespan of longer than 10 years for DCPs in greenfield settings will only be considered in limited circumstances, if justification for such a timeframe can be demonstrated and linked to a capital works and staging program, and subject to the principle of equity being upheld.</p> <p>For DCPs in an infill development setting, a lifespan of 10 years applies. A longer lifespan may be considered in limited circumstances for the delivery of city-wide community infrastructure or specific strategic urban projects, which will have a longer timeframe for delivery.</p> <p>Selected timeframe shall correspond with any related strategic and infrastructure planning, and financing cycles; reflects anticipated development growth rates; and provide certainty that the identified infrastructure items can be delivered within the stipulated timeframe of the DCP.</p>
<p>Infrastructure items considered inappropriate for inclusion in a DCP</p>	<p>Infrastructure items considered inappropriate for inclusion in a DCP, and where other funding mechanisms should be sought include:</p> <ul style="list-style-type: none"> • regional drainage • wetland management (including any rehabilitation) – note that maintenance/ management costs may be included as required of developers by Council's through the subdivision and development process. • high school + other education - land acquired by relevant government agency or provider • technical college (TAFE)/ university - land acquired by relevant government agency or provider • non-government schools - land acquired by relevant or provider • administration costs associated with office accommodation and facilities for staff undertaking DCP administration shall not be included • marketing features (eg estate boundary walls or fencing, entry statements, public art, signage, artificial lake or waterway with no drainage function) – an exception to this includes Industrial DCPs which may include features such as entry statements and signage in DCP costs • other – CCTV and business incubator units • regional sports grounds and facilities (at 'regional open space' designated in Region Scheme) - for local governments that are not subject to a region scheme, infrastructure at 'regional sports grounds' may be considered as 'district' grounds and facilities for the purposes of this policy • specialist community facilities (for exclusive use by specialist organisations eg interest/hobby clubs, performing arts facilities, health centre) • council offices / civic centre


SCHEDULE 4 – REQUIREMENTS AND CONTENT OF A DEVELOPMENT CONTRIBUTION PLAN

<p>Infrastructure items considered inappropriate for inclusion in a DCP</p>	<p>Administrative items may be included as a DCP item, however, must relate directly to the work local government must do to prepare and implement the DCP:</p> <ul style="list-style-type: none"> • costs to prepare and review DCP cost estimates • costs to prepare DCP cost apportionment schedule • costs for undertaking valuations for DCP • fees for professional services directly linked to preparation and implementation of DCP (eg legal and accounting fees) • costs for computer software and/or hardware upgrades necessary to enable DCP preparation • proportion of staff salaries directly related to DCP administration – ‘management fees’ should directly relate to the cost of labour to manage the DCP, rather than a percentage of total DCP costs • financial institution fees and charges associated with administration of DCP funds • interest charged on loans taken out to pre-fund items included in DCP (established based on lending rates at the time DCP is prepared)
<p>Infrastructure items considered inappropriate for inclusion in a DCP</p>	<p>Consistent with industry standards, the estimated cost of items may include the following maximum contingency amounts for construction:</p> <ul style="list-style-type: none"> • community and recreation construction items – 15% of the estimated project cost • construction of roads or road intersections – 15% of the estimated project cost • construction of bridges – 20% of the estimated project cost.



SCHEDULE 5: ANNUAL REPORT TEMPLATE FOR DEVELOPMENT CONTRIBUTIONS PLANS

Name of DCP -

Report date -

Financial Year –

Table 1: Summary of delivery of infrastructure

Item of infrastructure	Scheduled delivery/ priority in DCP	Progress/status (% complete)	Expected delivery	Reasons for delay (if applicable)

Table 2: Financial position of DCF

	Received /value contributions collected or land area	DCF funds expended/ value	Current balance of DCF	Value of credits	Interest earned on DCF funds (if applicable)
Monetary component in levies (\$)					
Works in kind					
Land contribution					
TOTAL					

Has the DCF account be independently audited (Yes/No) (Insert date)

Has a review of Cost Apportionment Schedule (CAS) and Cost Estimates been undertaken (Yes/No)
 (Frequency/ insert date)

PS02-08/19 Proposals to revoke Local Planning Policies

File Ref: 3446 – 19/301042
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 4

Issue

To consider the proposed revocation of Local Planning Policy 3.2: Activity Centres and Local Planning Policy 3.7: Interim Local Rural Strategy following their review.

Background

All local planning policies (**LPPs**) adopted by Council are required to be reviewed. The purpose of the review is to ensure local planning policies remain current, relevant and continue to inform decision making. LPPs 3.2 Activity Centres and 3.7 Interim Local Rural Strategy have been recently reviewed against these criteria.

As a result of the review of the policies, it is proposed that Council consider revoking LPP 3.2 and LPP 3.7.

Detail**LPP 3.2: Activity Centres**

Local Planning Policy 3.2: Activity Centres (LPP 3.2) (**Attachment 1**) was initially adopted by the City in March 2014, following finalisation of *State Planning Policy 4.2: Activity Centres for Perth and Peel* (**SPP 4.2**). At the time of its adoption, LPP 3.2 superseded the City's Centres Strategy and Local Planning Policy and Strategy and LPP 3.5: Corner Stores.

Administration has reviewed LPP 3.2 to determine its relevance and compliance against current State policy and legislation, and its ability to achieve the desired outcomes for the City's Activity Centres (**Attachment 2**).

Administration considers that the LPP is no longer necessary for the following reasons:

- The policy objectives and provisions within the LPP are covered within the policy objectives and provisions of SPP 4.2;
- Activity centres and the creation of structure plans and local development plans for the City's activity centres require compliance with SPP 4.2 and the State's operational policy *Liveable Neighbourhoods*;
- Design policy objectives in the LPP are covered within *State Planning Policy 7.0 Design of The Built Environment* (**SPP 7.0**). The SPP applies to the preparation, review and assessment of activity centre plans, structure plans, local development plans, subdivisions, and development applications (all instruments which the LPP also seeks to administer within Activity Centres); and
- A number of the provisions within the LPP replicate design requirements specified within SPP 4.2 and *Liveable Neighbourhoods*.

As all relevant provisions of the LPPs are addressed by higher-order documents, it is recommended that LPP 3.2 be revoked.

LPP 3.7: Interim Local Rural Strategy

The Interim Local Rural Strategy (**LRS**) (**Attachment 3**) was first adopted by Council in July 2000 to provide an interim policy position in respect to the consideration of planning issues affecting rural areas, prior to the completion and adoption of a final LRS. In December 2004, the LRS policy was adopted as a LPP under the City's DPS2.

As a final LRS has subsequently not been prepared, LPP 3.7 and the accompanying Interim LRS have remained in place. The Interim LRS comprises two types of measures: 'policies' and 'actions'. LPP 3.7 states that Council will have due regard to the Interim LRS, and it is the 'policies' within the Interim LRS that have now been reviewed. Comments on each of the policies within the Interim LRS are provided in **Attachment 4**.

Administration considers that these policies within the LRS are no longer appropriate, relevant and / or necessary for the following reasons:

- These are based on the regional and local planning frameworks which existed around 20 years ago which have changed, making these policies out of date and therefore not appropriate to retain;
- These are covered by provisions in DPS2 or LPPs made under DPS2, or City strategies;
- These are covered in SPPs and associated guidelines, and other State government agency guidelines; or
- These require actions which are undertaken (as standard) as part of alternative planning processes (such as rezoning applications); or
- The areas concerned in the policy are no longer zoned for rural purposes; or
- They relate to other policies that have since been revoked.

As all relevant provisions of the LPPs are addressed by higher-order documents, it is recommended that LPP 3.7 be revoked.

Consultation

Under Clause 6(b) of the Deemed Provisions of DPS2, notice to revoke a LPP is required to be published. Should Council resolve to revoke LPP 3.2 and LPP 3.7, it is proposed that the notice to revoke LPP 3.2 and LPP 3.7 be advertised in the following manner:

- Advertisement in a local newspaper; and
- Display notice of the proposal in Council offices and on the City's website.

Comment**LPP 3.2: Activity Centres**

The proposed revocation of LPP 3.2 is considered appropriate given the provisions of the policy are a duplication of State Planning Policy and guidelines. The State Government led Design WA initiative outlines a performance based direction for planning policy formulation and decision making. The purpose of SPP 7.0 is to oversee design quality and built form development outcomes and the Design Principles of the SPP address the design objectives sought by LPP 3.2.

The LPP does not provide any enhancement of State Planning Policy provisions, and duplicates provisions already outlined within Liveable Neighbourhoods. It is noted that LPP 3.2 is not currently used in practice whilst assessing proposals in activity centres. Rather, due regard is given to SPPs 4.2 and 7.0. Having regard to the Design WA initiative and the provisions of SPP 4.2, it is considered that the State's policies satisfactorily achieve the purpose and intent of LPP 3.2.

LPP 3.7: Interim Local Rural Strategy

The proposed revocation of LPP 3.7 is considered appropriate given that its provisions were prepared almost 20 years ago, based on the regional and local planning frameworks current at that time. These frameworks have since changed and the policies that have been based on them are therefore now outdated as well and are no longer used in the assessment of planning proposals. Also, many of the provisions are covered by other planning processes or instruments, are no longer relevant or will soon be superseded by proposed amendments to DPS2. A new strategic planning framework for the City's rural areas will be prepared as part of preparation of the Local Planning Strategy.

The remaining LPPs that have not yet been amended will continue to undergo review. These LPPs will be amended in the 2019/20 financial year. These remaining policies consist of:

- LPP 4.3: Public Open Space – is proposed to be amended to remove design specifications better addressed through alternative instruments such as Landscape Specifications;
- LPP 4.8: Tree Preservation – is likely to be recommended for revocation in light of the preparation of a future Urban Forest Strategy, to be developed by Administration, to outline a more comprehensive and integrated approach to tree preservation measures; and
- LPP 4.21: Coastal Assets – a review of the policy will be done within the context of the City's future operational requirements in light of the City's Coastal Hazard Risk Management and Adaptation Plan and ongoing coastal development.

Statutory Compliance

In accordance with Clause 6 of the *Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015*, Council may resolve to revoke a LPP. A policy intended to be revoked must be prepared by the local government and published in a newspaper circulating in the Scheme area.

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-C01 – Compliance Framework	Moderate
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

The review and update of these policies will ensure that the City's objectives are clearly outlined in order to manage expectations and compliance issues and provide adequate/appropriate provisioning where required.

Policy Implications

The review of the above policies is undertaken by Administration to ensure that the City achieves its strategic goals by conforming to current statutory and legislative provisions through the use of local planning policies.

Financial Implications

Nil

Voting Requirements





Simple Majority

Recommendation

That Council, pursuant to Clause 6(b) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2, REVOKES Local Planning Policy 3.2: Activity Centres and Local Planning Policy 3.7: Interim Local Rural Strategy, and notifies the public by a notice of revocation by way of:

- a) Notice in all local newspapers circulating within the City of Wanneroo for two consecutive editions; and**
- b) Display at the City of Wanneroo's Administration Centre Building and on the City of Wanneroo's website.**

Attachments:

1 	LPP 3.2 Activity Centres - 2014 adopted version - attachment for Council report	19/277263
2 	Council report attachment Review of LPP 3 - Activity Centres	19/279291
3 	Local Planning Policy 3.7 Interim Local Rural Strategy	19/241210
4 	Local Planning Policy 3.7 Interim Local Rural Strategy Comments	19/292784

Local Planning Policy 3.2: Activity Centres

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AUTHORISATION

Adopted [insert date of adoption]

REVIEW

Biannual. Next scheduled review 2014.

Part 1

POLICY OPERATION

Policy Development

This Policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

Purpose and Application

The purpose of this Policy is to provide guidance on the planning and development of activity centres in the City of Wanneroo through district, local and centre structure plans, amendments to DPS 2, detailed area plans and applications for planning approval. This Policy:

- aims to produce quality urban design and facilitate the long term evolution and sustainability of activity centres; and
- provides a framework for implementing the principles and objectives of State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2) and the Department of Planning's Structure Plan Preparation Guidelines.

This Policy acknowledges that health, welfare, community services, entertainment, recreation, commercial and cultural facilities that attract a significant number of employees or users and/or generate significant vehicle trips cannot always be accommodated within or adjacent to activity centres within the Activity Centres Hierarchy. In these circumstances these uses should occur in out-of-centre developments as referred to in provision 5.6 of SPP 4.2.

The City of Wanneroo recognises Lot 810 and Lot 811 Wanneroo Road, Wanneroo (Drover's Place) and the land area bounded by Wanneroo Road, Mangano Place and Calabrese Avenue (Calabrese Triangle) as such out-of-centre developments.

This Policy applies throughout the City of Wanneroo, as follows:

- sections 1, 2 and 3 of **Table 3** apply respectively to all district, local and centre structure plan proposals that incorporate the Business, Centre, Commercial or Mixed Use zones;
- section 4 of **Table 3** applies to applications to amend DPS 2 to the Business, Centre, Commercial or Mixed Use zones.
- section 5 of **Table 3** applies to all detailed area plans (where required) and applications for planning approval in the Business, Commercial and Mixed

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Use zones, except where the proposal is for a Hardware Store or Showroom land use under DPS 2 that is located on an edge-of-centre site.

Structure

This Policy is made up of two parts and three appendices:

Part 1 Policy Operation: Includes the policy context, objectives and activity centres hierarchy, set out in SPP 4.2, specific to the City of Wanneroo.

Part 2 Policy Provisions: Sets out:

- Policy objectives relating to various planning and urban design matters for each stage in the planning process.
- Standards that are considered acceptable in order for the relevant Policy Measures to be satisfied.
- Illustrations to reflect those Standards.

Appendices:

Appendix 1 – Calculating Walkable Catchments and Density.

Appendix 2 – Calculating Mix of Land Use.

Appendix 3 – Process to Change Activity Centre Size/Location.

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Objectives

The objectives of this Policy are contained in **Table 1** below:

Table 1: Local Planning Policy 3.2 Objectives

THEME	OBJECTIVE
Activity Centres Network	Provide a network of connected, vibrant, robust and dynamic activity centres that form part of an established and long term Activity Centres Hierarchy.
Movement	Achieve a legible and efficient pedestrian and vehicle network within activity centres and maximise opportunities for sustainable transport options, including walking, cycling and public transport, while minimising the need for private vehicle trips.
Infrastructure	Ensure the provision of infrastructure and services to attract and support businesses, education, employment and economic development.
Urban Design	Develop quality spaces designed to encourage pedestrian use. Encourage a robust and adaptable built form that can facilitate intensification and generational change of use over time. Use landscaping to mitigate adverse environmental impacts and provide aesthetic value.
Employment	Provide access to a range of employment opportunities. Create environments that provide opportunities for the development of strategic level employment in higher order centres.
Economy	Develop a diverse regional economic base in the North-West metropolitan region.
Housing	Provide higher density housing and integrate residential development within the walkable catchment of activity centres.
Community	Encourage community facilities, civic facilities, educational establishments and health facilities to locate within or adjacent to activity centres. Provide public spaces to facilitate community engagement and interaction.
Land Use	Encourage a vertical and horizontal mix of land uses throughout activity centres with a concentration of pedestrian based land uses in the centre core.

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THEME	OBJECTIVE
Staging	Ensure that decisions made in respect to planning proposals concerned with activity centres do not prejudice long term planning and do not adversely impact on the amenity of the activity centre and surrounding land uses. Encourage activity centres to evolve over time to fulfil their role within the Activity Centres Hierarchy in SPP 4.2.

Activity Centres Hierarchy

Strategic Metropolitan, Secondary and District activity centres identified in SPP 4.2 are reflected in **Table 2** and spatially located on **Figure 1**.

Neighbourhood Centres, Local Centres, Coastal Villages and Corner Stores are identified in DPS 2 and agreed structure plans.

Table 2: City of Wanneroo District, Secondary and Strategic Metropolitan Activity Centres

CLASSIFICATION IN SPP 4.2	CENTRE
Strategic Metropolitan Centres	Yanchep
Secondary Centres	Alkimos
	Two Rocks North
	Wanneroo
	Clarkson (Ocean Keys)
District Centres	Alexander Heights
	Butler (Brighton)
	Girrawheen (Newpark)
	Madeley (Kingsway City)
	Neerabup (Banksia Grove)
	Eglinton
	Yanchep District Structure Plan Centre 'C'
	Yanchep District Structure Plan Centre 'E'
	Yanchep District Structure Plan Centre 'F'
	Yanchep District Structure Plan Centre 'K'

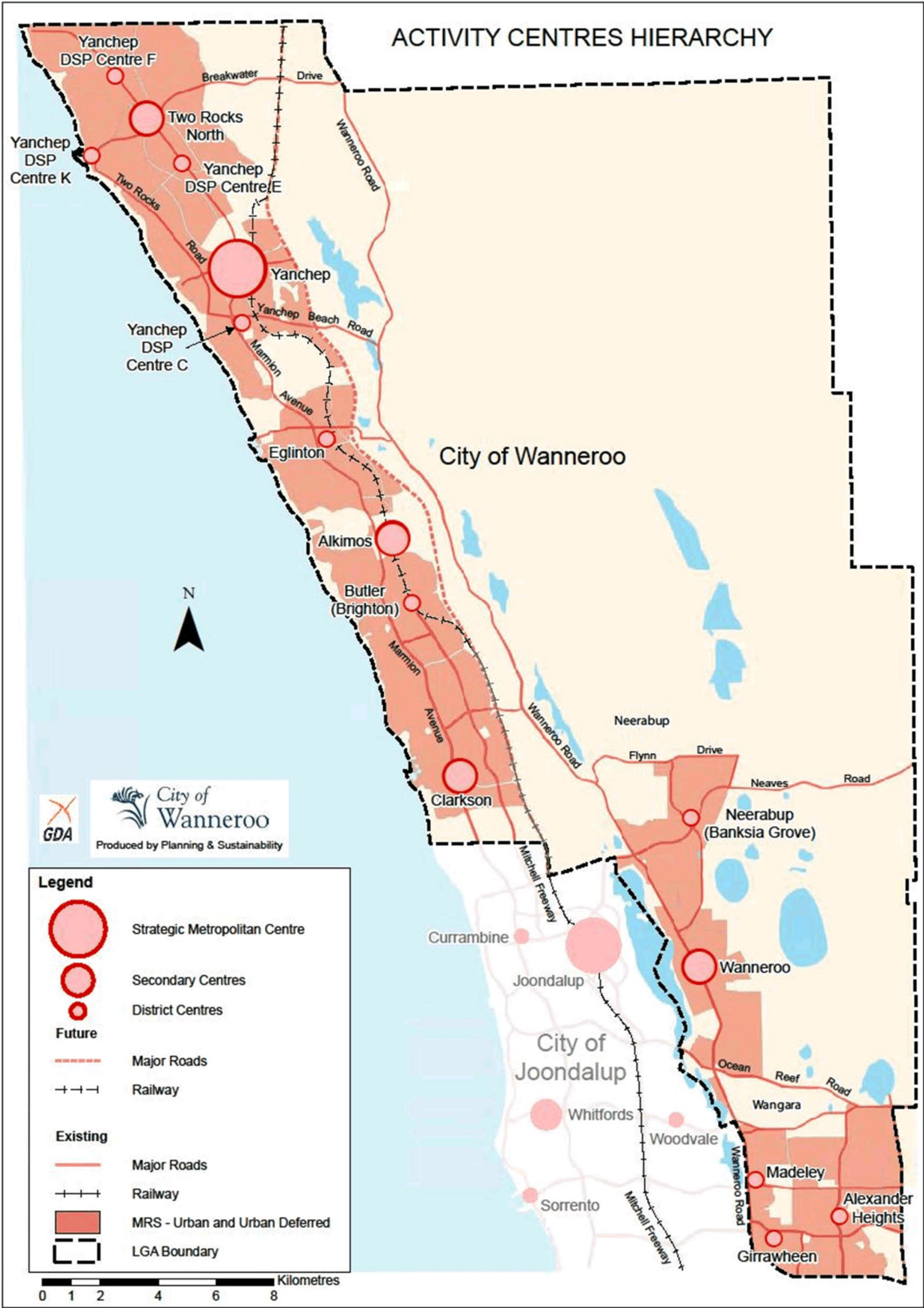


Figure 1: City of Wanneroo Activity Centres Hierarchy

Local Planning Policy 3.2: Activity Centres

Planning and Sustainability

Local Planning Policy Framework



Part 2

POLICY PROVISIONS

1 Operation of Table 3

1.1 **Table 3** contains acceptable standards, and illustrations to reflect these standards at each stage in the planning and development process. Each section of the Table is colour coded to correspond with the various stages of the planning and development process, as depicted below:

- **Section 1** deals with district structure plans;
- **Section 2** deals with local structure plans;
- **Section 3** deals with centre structure plans;
- **Section 4** deals with DPS 2 amendments to the Business, Centre, Commercial or Mixed Use zones; and
- **Section 5** deals with detailed area plans and development applications.

1.2 Column A of **Table 3** provides Policy Objectives relating to various planning and urban design matters for each stage in the planning process.

1.3 Column B of **Table 3** sets out Standards that are considered acceptable in order for the relevant Policy Objectives to be satisfied.

1.4 Column C of **Table 3** provides illustrations reflecting the Standards in Column B and is to be used as an example only.

2 Application of Table 3

2.1 The following provisions apply to Sections 1, 2 and 3 of **Table 3**.

2.1.1 Applications for structure plans¹ pursuant to Part 9 of DPS 2 that comply with the Acceptable Standards specified in Column B of **Table 3** are deemed to satisfy the information required pursuant to Clauses 2.5 and 2.6 of Local Planning Policy 4.2: Structure Planning relating to activity centres.

2.1.2 Applications that fall outside the Acceptable Standards specified in Column B of **Table 3** may be deemed to satisfy the requirements of this Policy where, in the City's opinion, the Policy Objectives specified in **Table 1** and Column A of **Table 3** are demonstrated to be met by an alternative proposal.

2.2 The following provisions apply to Section 4 of **Table 3**.

2.2.1 Applications to amend DPS 2 to the Business, Commercial or Mixed Use zones, pursuant to Section 75 of the Planning and Development Act 2005 that comply with the Acceptable Standards specified in Column B of **Table 3** are deemed to satisfy the requirements of this Policy and may be considered by Council for the purpose of adoption and advertising.

¹Includes new structure plans and amendments to existing structure plans. Does not apply retrospectively to existing structure plans.

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2.2.2 Applications that fall outside the Acceptable Standards specified in Column B of **Table 3** may be deemed to satisfy the requirements of this Policy where, in the City's opinion, the Policy Objectives specified in **Table 1** and Column A of **Table 3** are demonstrated to be met by an alternative proposal.

2.3 The following provisions apply to Section 5 of **Table 3**.

2.3.1 Applications for detailed area plans pursuant to Part 9 of DPS 2 and applications for planning approval pursuant to Part 6 of DPS 2, in the Business, Commercial or Mixed Use zones, that comply with the Acceptable Standards specified in Column B of **Table 3** are deemed to satisfy the requirements of this Policy.

2.3.2 Applications that fall outside the Acceptable Standards specified in Column B of **Table 3** may be deemed to satisfy the requirements of this Policy where, in the City's opinion, the Policy Objectives specified in **Table 1** and Column A of **Table 3** are demonstrated to be met by an alternative proposal.

2.3.3 The provisions of Section 5 of Table 3 do not apply to applications for detailed area plans pursuant to Part 9 of DPS 2 or applications for planning approval pursuant to Part 8 of DPS 2 where the proposal is for a Hardware Store or Showroom land use under DPS 2 that is located on an edge-of-centre site.

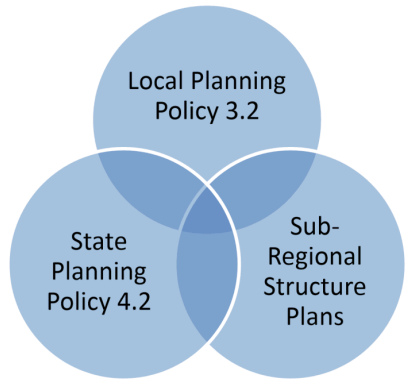
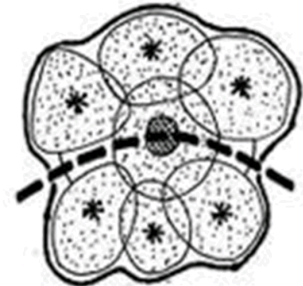
2.4 The following provision applies to subdivision proposals.

2.4.1 Applications for subdivision that are likely to result in the creation of lots that are incapable of being developed in accordance with the Acceptable Standards specified in Column B of **Table 3** will not be supported by the City.

Local Planning Policy 3.2: Activity Centres
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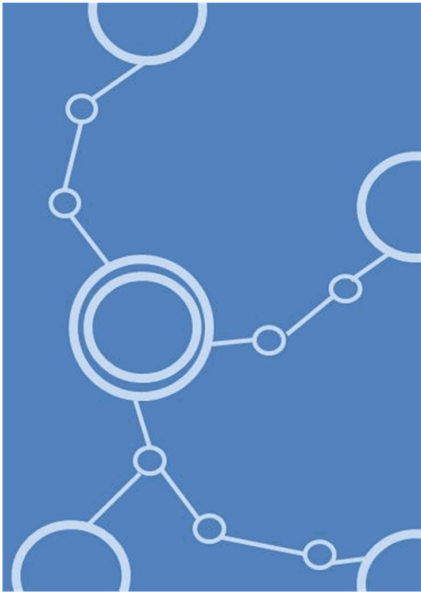


Table 3: Structure Plan, Scheme Amendment, Development and Subdivision Standards

	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
SECTION 1: DISTRICT STRUCTURE PLAN			
ACTIVITY CENTRES NETWORK			
A1	Provide a network of connected, vibrant, robust and dynamic activity centres that form part of an established and long term Activity Centres Hierarchy.	B1 District structure plans should contain a Structure Plan Map, showing the location of activity centres of district classification and above consistent with the Activity Centres Hierarchy outlined in: <ul style="list-style-type: none">• Table 2 and Figure 1 in this Policy; or• a Western Australian Planning Commission (WAPC) endorsed sub-regional structure plan (where existent).	 <p>Location of activity centres to be consistent with state level strategic planning.</p>
		B2 Where a district structure plan proposes an activity centre outside of the locations specified in Section 1, Clause B1 of this Table, the process outlined in Appendix 3 should be followed.	
		B3 District structure plans should locate proposed new activity centres of district classification and above in accordance with Liveable Neighbourhoods.	 <p>Activity centres are to be provided within each walkable catchment.</p>
		B4 District structure plans should locate activity centres to ensure at least 50% of all residential land is within an 800m walkable catchment.	
MOVEMENT			

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	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
SECTION 1: DISTRICT STRUCTURE PLAN			
	A2 Achieve a legible and efficient pedestrian and vehicle network within activity centres and maximise opportunities for sustainable transport options, while minimising the need for private vehicle trips.	B5 District structure plans should locate activity centres of district classification and above connected by: <ul style="list-style-type: none">• regional cycle and pedestrian linkages;• high frequency public transport; and• roads classified as District Distributor B or above in Liveable Neighbourhoods.	 <p>Centres are to be connected to one another.</p>
		B6 District structure plans should include a District Transportation Strategy identifying in which activity centres regional and district transportation infrastructure is required.	Not applicable.
EMPLOYMENT			

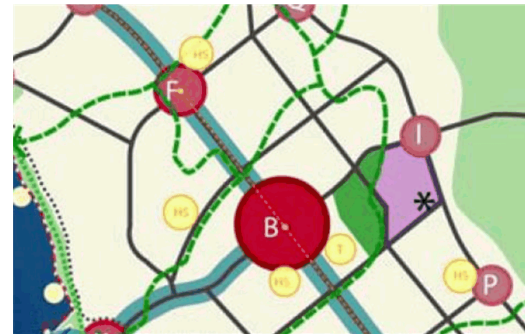
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COLUMN A	COLUMN B	COLUMN C																																																																																																																																																																																																																																																																				
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A3 Provide access to a range of employment opportunities. Create environments that provide opportunities for the development of strategic level employment in higher order centres.	<div>B7 District structure plans should set an Employment Self Sufficiency (ESS) target that contributes to achieving a subregional ESS of a minimum of 60% as set out in Directions 2031 and Beyond, and include a table outlining:</div> <ul style="list-style-type: none">the indicative total floorspace of each activity centre in the district structure plan area;the indicative floorspace of each Planning Land Use Category (PLUC) in each activity centre in the district structure plan area; andthe indicative number of jobs required in each PLUC and in each activity centre in the district structure plan area to contribute to the achievement of the sub-regional ESS target, consistent with a sub regional structure plan or local planning strategy.	<div><table><tr><th>Activity Centre</th><th>PLUC 1 Primary/Rural</th><th>PLUC 2 Manufacturing/Processing/Fabrication</th><th>PLUC 3 Storage/Distribution</th><th>PLUC 4 Service Industry</th><th>PLUC 5 Shop/Retail</th><th>PLUC 6 Other Retail</th><th>PLUC 7 Office/Business</th><th>PLUC 8 Health/Welfare/Community Services</th><th>PLUC 9 Entertainment/Recreation/Culture</th><th>PLUC 10 Residential</th><th>PLUC 11 Utilities/Communications</th><th>Total (m²)</th></tr><tr><td>Centre A Strategic Metropolitan</td><td>0</td><td>7,537</td><td>22,441</td><td>15,053</td><td>71,800</td><td>49,000</td><td>158,201</td><td>56,045</td><td>27,662</td><td>45,600</td><td>5,877</td><td>459,916</td></tr><tr><td>Centre B Secondary</td><td>0</td><td>1,132</td><td>2,520</td><td>3,566</td><td>43,700</td><td>25,600</td><td>26,438</td><td>2,853</td><td>11,466</td><td>12,000</td><td>1,566</td><td>130,841</td></tr><tr><td>Centre C District</td><td>0</td><td>209</td><td>973</td><td>1,104</td><td>11,700</td><td>1,500</td><td>4,883</td><td>938</td><td>2,634</td><td>0</td><td>237</td><td>24,178</td></tr><tr><td>Centre D District</td><td>0</td><td>122</td><td>567</td><td>644</td><td>7,200</td><td>500</td><td>2,849</td><td>547</td><td>1,536</td><td>0</td><td>138</td><td>14,103</td></tr><tr><td>Centre E Neighbourhood</td><td>0</td><td>115</td><td>261</td><td>288</td><td>1,600</td><td>0</td><td>884</td><td>227</td><td>310</td><td>24,000</td><td>57</td><td>27,742</td></tr><tr><td>Centre F Neighbourhood</td><td>0</td><td>336</td><td>766</td><td>846</td><td>4,700</td><td>0</td><td>2,596</td><td>665</td><td>909</td><td>6,240</td><td>168</td><td>17,226</td></tr><tr><td>Centre G Neighbourhood</td><td>0</td><td>115</td><td>261</td><td>288</td><td>1,600</td><td>0</td><td>884</td><td>227</td><td>310</td><td>0</td><td>57</td><td>3,742</td></tr><tr><td>Centre H Neighbourhood</td><td>0</td><td>30</td><td>140</td><td>159</td><td>1,900</td><td>0</td><td>703</td><td>135</td><td>379</td><td>12,000</td><td>34</td><td>15,480</td></tr><tr><td>TOTAL</td><td>0</td><td>9,596</td><td>27,929</td><td>21,948</td><td>144,200</td><td>76,600</td><td>197,438</td><td>62,237</td><td>45,206</td><td>99,940</td><td>8,134</td><td>693,128</td></tr></table></div> <div>Example table demonstrating the indicative floorspace of each PLUC.</div> <div><table><tr><th>Activity Centre</th><th>PLUC 1 Primary/Rural</th><th>PLUC 2 Manufacturing/Processing/Fabrication</th><th>PLUC 3 Storage/Distribution</th><th>PLUC 4 Service Industry</th><th>PLUC 5 Shop/Retail</th><th>PLUC 6 Other Retail</th><th>PLUC 7 Office/Business</th><th>PLUC 8 Health/Welfare/Community Services</th><th>PLUC 9 Entertainment/Recreation/Culture</th><th>PLUC 10 Residential</th><th>PLUC 11 Utilities/Communications</th><th>Total Jobs</th></tr><tr><td>Centre A Strategic Metropolitan</td><td>0</td><td>260</td><td>216</td><td>407</td><td>2,992</td><td>817</td><td>7,191</td><td>1,770</td><td>565</td><td>616</td><td>168</td><td>15,002</td></tr><tr><td>Centre B Secondary</td><td>0</td><td>39</td><td>24</td><td>96</td><td>1,821</td><td>427</td><td>1,202</td><td>89</td><td>234</td><td>162</td><td>45</td><td>4,139</td></tr><tr><td>Centre C District</td><td>0</td><td>7</td><td>9</td><td>30</td><td>488</td><td>25</td><td>222</td><td>29</td><td>54</td><td>0</td><td>7</td><td>871</td></tr><tr><td>Centre D District</td><td>0</td><td>4</td><td>5</td><td>17</td><td>300</td><td>8</td><td>129</td><td>17</td><td>31</td><td>0</td><td>4</td><td>515</td></tr><tr><td>Centre E Neighbourhood</td><td>0</td><td>4</td><td>3</td><td>8</td><td>67</td><td>0</td><td>40</td><td>7</td><td>6</td><td>324</td><td>2</td><td>461</td></tr><tr><td>Centre F Neighbourhood</td><td>0</td><td>12</td><td>7</td><td>23</td><td>196</td><td>0</td><td>118</td><td>21</td><td>19</td><td>84</td><td>5</td><td>485</td></tr><tr><td>Centre G Neighbourhood</td><td>0</td><td>4</td><td>3</td><td>8</td><td>67</td><td>0</td><td>40</td><td>7</td><td>6</td><td>0</td><td>2</td><td>137</td></tr><tr><td>Centre H Neighbourhood</td><td>0</td><td>1</td><td>1</td><td>4</td><td>79</td><td>0</td><td>32</td><td>4</td><td>8</td><td>162</td><td>1</td><td>292</td></tr><tr><td>TOTAL</td><td>0</td><td>331</td><td>268</td><td>593</td><td>6,010</td><td>1,277</td><td>8,974</td><td>1,944</td><td>923</td><td>1,348</td><td>234</td><td>21,902</td></tr></table></div> <div>Example table demonstrating the indicative number of jobs in each PLUC.</div>	Activity Centre	PLUC 1 Primary/Rural	PLUC 2 Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other Retail	PLUC 7 Office/Business	PLUC 8 Health/Welfare/Community Services	PLUC 9 Entertainment/Recreation/Culture	PLUC 10 Residential	PLUC 11 Utilities/Communications	Total (m²)	Centre A Strategic Metropolitan	0	7,537	22,441	15,053	71,800	49,000	158,201	56,045	27,662	45,600	5,877	459,916	Centre B Secondary	0	1,132	2,520	3,566	43,700	25,600	26,438	2,853	11,466	12,000	1,566	130,841	Centre C District	0	209	973	1,104	11,700	1,500	4,883	938	2,634	0	237	24,178	Centre D District	0	122	567	644	7,200	500	2,849	547	1,536	0	138	14,103	Centre E Neighbourhood	0	115	261	288	1,600	0	884	227	310	24,000	57	27,742	Centre F Neighbourhood	0	336	766	846	4,700	0	2,596	665	909	6,240	168	17,226	Centre G Neighbourhood	0	115	261	288	1,600	0	884	227	310	0	57	3,742	Centre H Neighbourhood	0	30	140	159	1,900	0	703	135	379	12,000	34	15,480	TOTAL	0	9,596	27,929	21,948	144,200	76,600	197,438	62,237	45,206	99,940	8,134	693,128	Activity Centre	PLUC 1 Primary/Rural	PLUC 2 Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other 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Activity Centre	PLUC 1 Primary/Rural	PLUC 2 Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other Retail	PLUC 7 Office/Business	PLUC 8 Health/Welfare/Community Services	PLUC 9 Entertainment/Recreation/Culture	PLUC 10 Residential	PLUC 11 Utilities/Communications	Total (m²)																																																																																																																																																																																																																																																										
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Centre F Neighbourhood	0	336	766	846	4,700	0	2,596	665	909	6,240	168	17,226																																																																																																																																																																																																																																																										
Centre G Neighbourhood	0	115	261	288	1,600	0	884	227	310	0	57	3,742																																																																																																																																																																																																																																																										
Centre H Neighbourhood	0	30	140	159	1,900	0	703	135	379	12,000	34	15,480																																																																																																																																																																																																																																																										
TOTAL	0	9,596	27,929	21,948	144,200	76,600	197,438	62,237	45,206	99,940	8,134	693,128																																																																																																																																																																																																																																																										
Activity Centre	PLUC 1 Primary/Rural	PLUC 2 Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other Retail	PLUC 7 Office/Business	PLUC 8 Health/Welfare/Community Services	PLUC 9 Entertainment/Recreation/Culture	PLUC 10 Residential	PLUC 11 Utilities/Communications	Total Jobs																																																																																																																																																																																																																																																										
Centre A Strategic Metropolitan	0	260	216	407	2,992	817	7,191	1,770	565	616	168	15,002																																																																																																																																																																																																																																																										
Centre B Secondary	0	39	24	96	1,821	427	1,202	89	234	162	45	4,139																																																																																																																																																																																																																																																										
Centre C District	0	7	9	30	488	25	222	29	54	0	7	871																																																																																																																																																																																																																																																										
Centre D District	0	4	5	17	300	8	129	17	31	0	4	515																																																																																																																																																																																																																																																										
Centre E Neighbourhood	0	4	3	8	67	0	40	7	6	324	2	461																																																																																																																																																																																																																																																										
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Centre G Neighbourhood	0	4	3	8	67	0	40	7	6	0	2	137																																																																																																																																																																																																																																																										
Centre H Neighbourhood	0	1	1	4	79	0	32	4	8	162	1	292																																																																																																																																																																																																																																																										
TOTAL	0	331	268	593	6,010	1,277	8,974	1,944	923	1,348	234	21,902																																																																																																																																																																																																																																																										
HOUSING																																																																																																																																																																																																																																																																						

Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
Local Planning Policy Framework



	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
	SECTION 1: DISTRICT STRUCTURE PLAN		
	A4 Provide higher density housing and integrate residential development within the walkable catchment of activity centres.	B8 District structure plans should set minimum residential density targets in activity centres in accordance with an agreed structure plan, where existent, or SPP 4.2. Appendix 1 provides information on calculating walkable catchments and density.	Not applicable.
	COMMUNITY		
	A5 Encourage community facilities, civic facilities, educational establishments and health facilities to locate within or adjacent to activity centres. Provide public spaces to facilitate community engagement and interaction.	<p>B9 District structure plans should co-locate tertiary education institutions and hospitals within activity centres of secondary classification and above, or within a designated specialised centre with existing or planned access to public transport.</p> <p>B10 When making a determination on a proposal which includes tertiary education institutions and hospitals, the following criteria should be considered:</p> <ul style="list-style-type: none"> the classification of the activity centre in the Activity Centres Hierarchy; the demand for the facility; consistency with the North West Sub Regional Structure Plan; and opportunities for synergies with other uses proposed within the activity centre. <p>B11 District structure plans should include a District Community Development and Facilities Strategy, consistent with the City's Northern Coastal Growth Corridor Community Facilities Plan where it applies, identifying in which activity centres regional and district community facilities are required.</p>	 <p>A tertiary education institution co-locating with the Yanchep Strategic Metropolitan activity centre in the Yanchep – Two Rocks district structure plan.</p>
			Not applicable.


Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
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COLUMN A	COLUMN B	COLUMN C
Policy Objectives	Acceptable Standards	Illustration
SECTION 2: LOCAL STRUCTURE PLAN		
ACTIVITY CENTRES NETWORK		
A1 Provide a network of connected, vibrant, robust and dynamic activity centres that form part of an established and long term Activity Centres Hierarchy.	B1 Local structure plans should designate the location of the Business, Centre, Commercial or Mixed Use zones consistent with the Activity Centres Hierarchy outlined in: <ul style="list-style-type: none"> an agreed district structure plan; Table 2 and Figure 1 in this Policy; a Western Australian Planning Commission (WAPC) endorsed sub-regional structure plan (where existent); and the locational criteria provided in Section 4, Clause B1 of this Table. 	<p>Agreed District Structure Plan</p> <p>Local Planning Policy 3.2</p> <p>Sub-Regional Structure Plan</p>
	B2 Local structure plans should locate proposed new activity centres in accordance with Liveable Neighbourhoods.	
	B3 Where a local structure plan proposes activity centres outside of the locations specified in Section 2, Clause B1 of this Table, the process outlined in Appendix 3 will be followed.	<p>Location of activity centres to be consistent with agreed structure plans and Local Planning Policy 3.2.</p>
	B4 Local structure plans that designate activity centres on land zoned as General Industrial or Service Industrial where: <ul style="list-style-type: none"> confined within a local centre to cater to the needs of local employees, businesses and passing trade; served by the existing or planned public transportation network; and the ability for future development to meet the Acceptable Standards in Section 5 of this Table is demonstrated. 	<p>A local activity centre within an industrial area, serving the needs of local employees.</p>

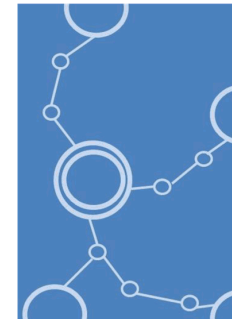
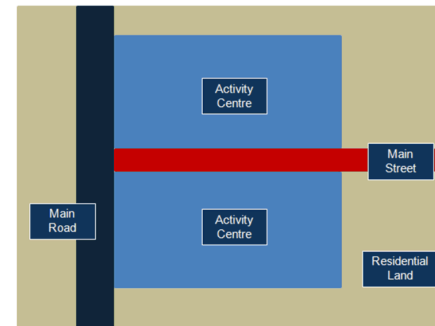
Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
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	COLUMN A	COLUMN B	COLUMN C
	Policy Objectives	Acceptable Standards	Illustration
SECTION 2: LOCAL STRUCTURE PLAN			
		<p>B5 Local structure plans which support the possible development of corner stores in locations that are:</p> <ul style="list-style-type: none"> • on a thoroughfare with public transport connectivity; and • not within the walkable catchment of another activity centre or corner store. <p>B6 Local structure plans that include a Local Economic Strategy that is consistent with any higher order Economic Development Strategy prepared as part of a higher order structure plan and does not materially alter the amount or distribution of floorspace.</p> <p>B7 Where a local structure plan proposes a floorspace that is not consistent with an agreed structure plan, the process outlined in Appendix 3 will be followed.</p>	 <p>Potential locations for corner stores are to be indicated.</p> <p>Not applicable.</p>
MOVEMENT			

Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
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	COLUMN A	COLUMN B	COLUMN C
	Policy Objectives	Acceptable Standards	Illustration
SECTION 2: LOCAL STRUCTURE PLAN			
	A2 Achieve a legible and efficient pedestrian and vehicle network within activity centres and maximise opportunities for sustainable transport options, while minimising the need for private vehicle trips.	B8 Local structure plans that include a Structure Plan Map in Part 1, showing activity centres that are connected by: <ul style="list-style-type: none">• cycle and pedestrian linkages;• public transport; and• roads.	 <p>Activity centres are to be connected to one another.</p>
		B9 Local structure plans that include a Local Transportation Strategy in Part 3 identifying in which activity centres regional, district and local transport infrastructure is required, consistent with any higher order Transportation Strategy prepared as part of a higher order structure plan.	Not applicable.
URBAN DESIGN			
	A3 Develop quality spaces designed to encourage pedestrian use. Encourage a robust and adaptable built form that can facilitate intensification and generational change of use over time. Use landscaping to mitigate adverse environmental impacts and provide aesthetic value.	B10 Local structure plans which designate land for activity centres of district classification and above along both sides of a main street.	 <p>Land is to be designated for activity centres along both sides of a main street for activity centres of district classification and above.</p>
EMPLOYMENT			

Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
Local Planning Policy Framework



COLUMN A	COLUMN B	COLUMN C																																																																																																																																																												
Policy Objectives	Acceptable Standards	Illustration																																																																																																																																																												
SECTION 2: LOCAL STRUCTURE PLAN																																																																																																																																																														
A4 Provide access to a range of employment opportunities. Create environments that provide opportunities for the development of strategic level employment in higher order centres.	B11 Local structure plans should demonstrate that activity centres are capable of contributing to achieving a subregional ESS of a minimum of 60% as set out in Directions 2031 and Beyond, or an agreed structure plan, by providing the following: <ul style="list-style-type: none">a table including:<ul style="list-style-type: none">the indicative total floorspace of each activity centre in the local structure plan area;the floorspace of each PLUC in each activity centre in the local structure plan area; andthe indicative number of jobs required in each PLUC and in each activity centre in the local structure plan area to contribute to the achievement of the sub-regional ESS target, consistent with an agreed structure plan.a concept plan in Part 2, demonstrating that the area of land to be designated as an activity centre is capable of providing sufficient employment floorspace.	<table><tr><th>Activity Centre</th><th>PLUC 1 Primary/Rural</th><th>PLUC 2 Manufacturing/Processing/Fabrication</th><th>PLUC 3 Storage/Distribution</th><th>PLUC 4 Service Industry</th><th>PLUC 5 Shop/Retail</th><th>PLUC 6 Other Retail</th><th>PLUC 7 Office/Business</th><th>PLUC 8 Health/Wellness/Community Services</th><th>PLUC 9 Entertainment/Recreation/Culture</th><th>PLUC 10 Residential</th><th>PLUC 11 Utilities/Communications</th><th>Total (m²)</th></tr><tr><td>Centre A Strategic Metropolitan</td><td>0</td><td>7,537</td><td>22,441</td><td>15,053</td><td>71,800</td><td>49,000</td><td>158,201</td><td>56,645</td><td>27,662</td><td>45,600</td><td>5,977</td><td>459,816</td></tr><tr><td>Centre D District</td><td>0</td><td>122</td><td>567</td><td>644</td><td>7,200</td><td>500</td><td>2,849</td><td>547</td><td>1,536</td><td>0</td><td>138</td><td>14,103</td></tr><tr><td>Centre E Neighbourhood</td><td>0</td><td>115</td><td>261</td><td>288</td><td>1,600</td><td>0</td><td>884</td><td>227</td><td>310</td><td>24,000</td><td>57</td><td>27,742</td></tr><tr><td>Centre F Neighbourhood</td><td>0</td><td>336</td><td>766</td><td>846</td><td>4,700</td><td>0</td><td>2,596</td><td>665</td><td>909</td><td>6,240</td><td>168</td><td>17,226</td></tr><tr><td>TOTAL</td><td>0</td><td>8,110</td><td>24,035</td><td>16,831</td><td>85,300</td><td>49,500</td><td>164,530</td><td>58,064</td><td>30,417</td><td>75,840</td><td>6,240</td><td>518,987</td></tr></table> <p>Example table demonstrating the floorspace of each PLUC.</p> <table><tr><th>Activity Centre</th><th>PLUC 1 Primary/Rural</th><th>PLUC 2 Manufacturing/Processing/Fabrication</th><th>PLUC 3 Storage/Distribution</th><th>PLUC 4 Service Industry</th><th>PLUC 5 Shop/Retail</th><th>PLUC 6 Other Retail</th><th>PLUC 7 Office/Business</th><th>PLUC 8 Health/Wellness/Community Services</th><th>PLUC 9 Entertainment/Recreation/Culture</th><th>PLUC 10 Residential</th><th>PLUC 11 Utilities/Communications</th><th>Total Jobs</th></tr><tr><td>Centre A Strategic 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Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other Retail	PLUC 7 Office/Business	PLUC 8 Health/Wellness/Community Services	PLUC 9 Entertainment/Recreation/Culture	PLUC 10 Residential	PLUC 11 Utilities/Communications	Total (m²)	Centre A Strategic Metropolitan	0	7,537	22,441	15,053	71,800	49,000	158,201	56,645	27,662	45,600	5,977	459,816	Centre D District	0	122	567	644	7,200	500	2,849	547	1,536	0	138	14,103	Centre E Neighbourhood	0	115	261	288	1,600	0	884	227	310	24,000	57	27,742	Centre F Neighbourhood	0	336	766	846	4,700	0	2,596	665	909	6,240	168	17,226	TOTAL	0	8,110	24,035	16,831	85,300	49,500	164,530	58,064	30,417	75,840	6,240	518,987	Activity Centre	PLUC 1 Primary/Rural	PLUC 2 Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other Retail	PLUC 7 Office/Business	PLUC 8 Health/Wellness/Community Services	PLUC 9 Entertainment/Recreation/Culture	PLUC 10 Residential	PLUC 11 Utilities/Communications	Total Jobs	Centre A Strategic Metropolitan	0	260	216	407	2,992	817	7,191	1,770	565	616	168	15,002	Centre D District	0	4	5	17	300	8	129	17	31	0	4	515	Centre E Neighbourhood	0	4	3	8	67	0	40	7	6	324	2	461	Centre F Neighbourhood	0	12	7	23	196	0	118	21	19	84	5	485	TOTAL	0	280	231	455	3,555	825	7,478	1,815	621	1,024	179	16,463
Activity Centre	PLUC 1 Primary/Rural	PLUC 2 Manufacturing/Processing/Fabrication	PLUC 3 Storage/Distribution	PLUC 4 Service Industry	PLUC 5 Shop/Retail	PLUC 6 Other Retail	PLUC 7 Office/Business	PLUC 8 Health/Wellness/Community Services	PLUC 9 Entertainment/Recreation/Culture	PLUC 10 Residential	PLUC 11 Utilities/Communications	Total (m²)																																																																																																																																																		
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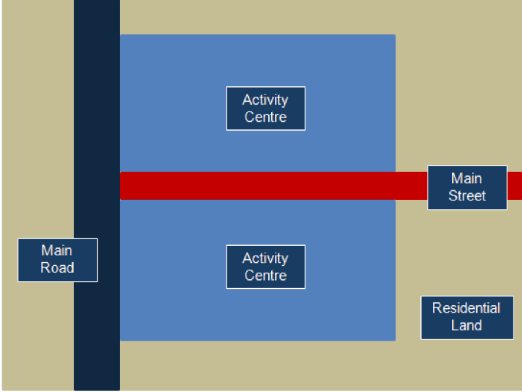
Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
Local Planning Policy Framework



COLUMN A	COLUMN B	COLUMN C
Policy Objectives	Acceptable Standards	Illustration
SECTION 2: LOCAL STRUCTURE PLAN		
		<p>Concept plans are to be used to demonstrate the achievement of sufficient employment floorspace.</p>
HOUSING		
A5 Provide higher density housing and integrate residential development within the walkable catchment of activity centres.	B12 Local structure plans that designate residential densities within the walkable catchment of activity centres in accordance with the density targets in an agreed structure plan, where existent, or SPP 4.2. Appendix 1 provides information on calculating walkable catchments and density.	Not applicable.
COMMUNITY		
A6 Encourage community facilities, civic facilities, educational establishments and health facilities to locate within or adjacent to activity centres. Provide public spaces to facilitate community engagement and interaction.	B13 Local structure plans that include a Local Community Development Strategy in Part 3 identifying in which activity centres regional, district and local community facilities are required consistent with any higher order Community Development Strategy prepared as part of a higher order structure plan.	Not applicable.

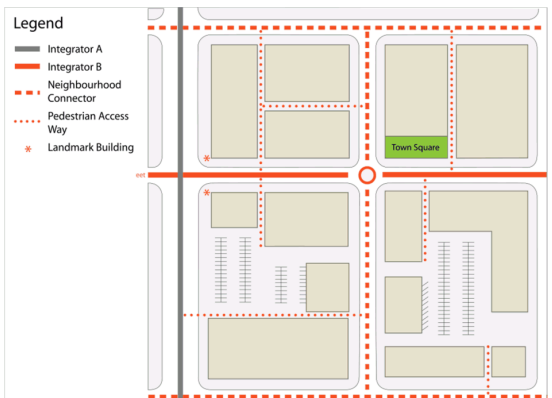
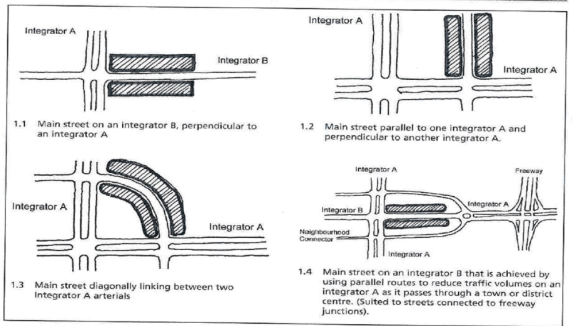
Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
Local Planning Policy Framework



	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
SECTION 3: CENTRE STRUCTURE PLAN			
ACTIVITY CENTRES NETWORK			
A1 Provide a network of connected, vibrant, robust and dynamic activity centres that form part of an established and long term Activity Centres Hierarchy.		B1 Centre structure plans that designate Business, Commercial and Mixed Use zones, in locations that: <ul style="list-style-type: none"> are in accordance with an agreed local or district structure plan, Table 2 and Figure 1 Figure 1 in this Policy or a WAPC endorsed sub-regional structure plan (where existent); are connected with the existing or planned public transportation network; and provide opportunities for walking, cycling and public transport. 	 <p>Activity centres are to be well connected and within proximity to the service catchment.</p>
		B2 Where a centre structure plan proposes an activity centre outside of the locations specified in Section 3, Clause B1 of this Table, the process outlined in Appendix 3 will be followed.	
		B3 Centre structure plans that include a Local Economic Strategy that is consistent with any higher order Economic Development Strategy prepared as part of a higher order structure plan and does not materially alter the amount or distribution of floorspace.	
		B4 Where a centre structure plan proposes a floorspace that is not consistent with an agreed structure plan, the process outlined in Appendix 3 will be followed.	Not applicable.

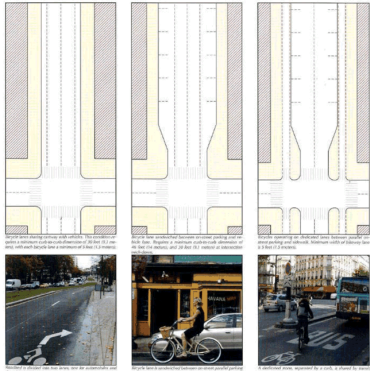
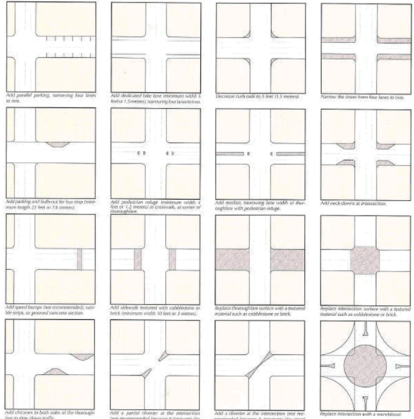
Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
Local Planning Policy Framework



	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
	SECTION 3: CENTRE STRUCTURE PLAN		
	MOVEMENT		
A2	Achieve a legible and efficient pedestrian and vehicle network within activity centres and maximise opportunities for sustainable transport options, while minimising the need for private vehicle trips.	B5 Centre structure plans for activity centres of district classification and above, that include a Structure Plan Map depicting a main street with street blocks of a maximum 200m in length.	 <p>Centre structure plans, for activity centres of district classification and above, should depict a main street.</p>  <p>Figure 66: Typical main street relationships to larger integrator arterials.</p> <p>Main streets are to locate on roads defined as Integrator B, Neighbourhood Connector, Access Street and/or Small Town Centre Streets in Liveable Neighbourhoods.</p>
		B6 Where there is more than one land owner in an activity centre of district classification and above landowners should: <ul style="list-style-type: none"> prepare a joint centre structure plan depicting a main street consistent with Section 3, B3 in this Table; or prepare individual centre structure plans depicting a portion of main street as part of a collaborative overall plan to achieve a main street consistent with Section 3, Clause B5 in this Table. 	
		B7 Centre structure plans, for activity centres of district classification and above, that depict the indicative street network supplementing the main street with a robust grid pattern of smaller, pedestrian friendly streets, laneways or malls that are capable of intensification over time and result in street blocks a maximum of 200m in length.	
		B8 Centre structure plans, for activity centres of district classification and above, that depict a main street on a road defined as an Integrator B, Neighbourhood Connector, Access Street and/or Small Town Centre Streets in Liveable Neighbourhoods.	

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	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
SECTION 3: CENTRE STRUCTURE PLAN			
		B9 Centre structure plans that provide for cycle lanes in accordance with Liveable Neighbourhoods.	
		B10 Centre structure plans that indicate the indicative location of bicycle storage facilities.	 <p>Cycle paths are to be provided within activity centres.</p>
		B11 Main streets that employ elements of traffic calming.	 <p>Traffic calming measures.</p>

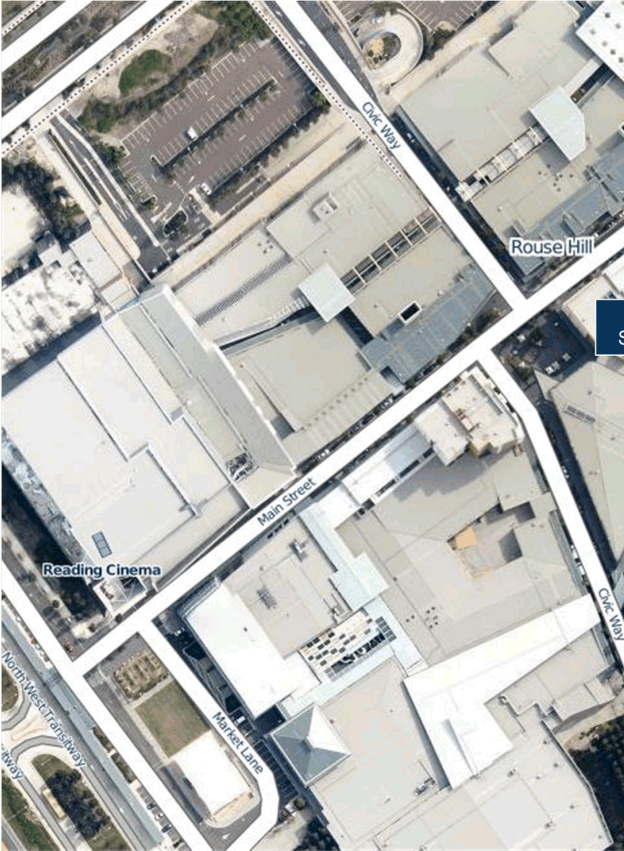
Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
Local Planning Policy Framework



	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
	SECTION 3: CENTRE STRUCTURE PLAN		
	URBAN DESIGN		
	A3 Develop quality spaces designed to encourage pedestrian use. Encourage a robust and adaptable built form that can	B12 Centre structure plans that demonstrate the structure plan area is capable of achieving the Acceptable Standards in Section 5 of this Table.	Not applicable.

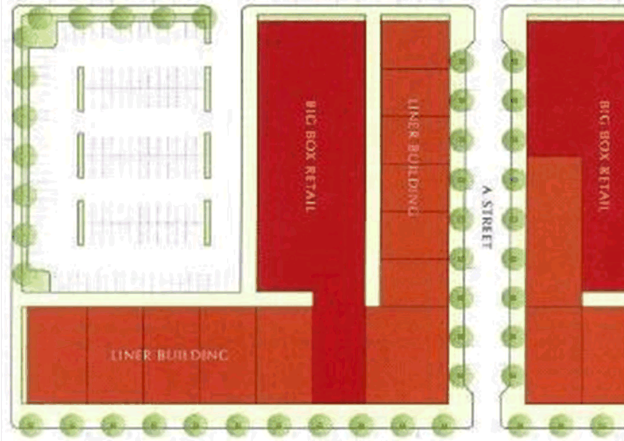
Local Planning Policy 3.2: Activity Centres
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	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
SECTION 3: CENTRE STRUCTURE PLAN			
	<p>facilitate intensification and generational change of use over time. Use landscaping to mitigate adverse environmental impacts and provide aesthetic value.</p>	<p>B13 Centre structure plans for activity centres of district classification and above that demonstrate a town square or public space that is:</p> <ul style="list-style-type: none"> located on a corner, main street or main intersection; framed by buildings and landscaping; and of an appropriate size. 	 <p>Town squares are to locate along a main street, framed by buildings.</p>

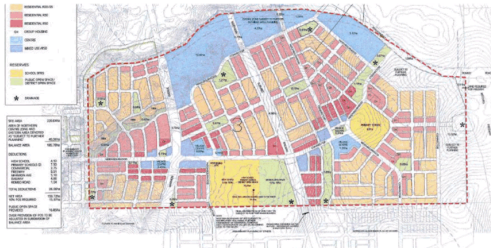
Local Planning Policy 3.2: Activity Centres
Planning and Sustainability
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	COLUMN A	COLUMN B	COLUMN C
	Policy Objective	Acceptable Standards	Illustration
SECTION 3: CENTRE STRUCTURE PLAN			
EMPLOYMENT		<p>B14 Centre structure plans should demonstrate that parking in activity centres is capable of being developed :</p> <ul style="list-style-type: none"> • in the form of a reciprocal parking lot sleeved behind buildings, where on a main street; • in the form of a reciprocal parking lot that is sleeved by landscaping, does not detract from the amenity of the main street, activity centre and surrounding land uses, and which does not prejudice the ultimate intended development of the activity centre, where on a secondary street; or • in the form of on street parking. 	 <p>Car parking is to be sleeved behind buildings in a reciprocal lot.</p>

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SECTION 3: CENTRE STRUCTURE PLAN																																										
A4	Provide access to a range of employment opportunities. Create environments that provide opportunities for the development of strategic level employment in higher order centres.	<p>B15 Centre structure plans should demonstrate that the activity centre is capable of contributing to achieving a subregional ESS of a minimum of 60% as set out in Directions 2031 and Beyond, or an agreed structure plan, by providing the following:</p> <ul style="list-style-type: none">a table including:<ul style="list-style-type: none">the indicative total floorspace;the floorspace of each PLUC; andthe indicative number of jobs required in each PLUC to contribute to the achievement of the sub-regional ESS target, consistent with an agreed structure plan.a concept plan in Part 2, demonstrating that the area of land to be designated as Business, Centre, Commercial or Mixed Use is capable of providing sufficient employment floorspace.	<table><thead><tr><th>PLUC</th><th>Number of Jobs</th><th>Floorspace (m²)</th></tr></thead><tbody><tr><td>PLUC 1 Primary/Rural</td><td>0</td><td>0</td></tr><tr><td>PLUC 2 Manufacturing/Processing/Fabrication</td><td>260</td><td>7,537</td></tr><tr><td>PLUC 3 Storage/Distribution</td><td>216</td><td>22,441</td></tr><tr><td>PLUC 4 Service Industry</td><td>407</td><td>15,053</td></tr><tr><td>PLUC 5 Shop/Retail</td><td>2,992</td><td>71,800</td></tr><tr><td>PLUC 6 Other Retail</td><td>817</td><td>49,000</td></tr><tr><td>PLUC 7 Office/Business</td><td>7,191</td><td>158,201</td></tr><tr><td>PLUC 8 Health/Welfare/Community Services</td><td>1,770</td><td>56,645</td></tr><tr><td>PLUC 9 Entertainment/Recreation/Culture</td><td>565</td><td>27,662</td></tr><tr><td>PLUC 10 Residential</td><td>616</td><td>45,600</td></tr><tr><td>PLUC 11 Utilities/Communications</td><td>168</td><td>5,877</td></tr><tr><td>Total</td><td>15,002</td><td>459,816</td></tr></tbody></table> <p>Example table demonstrating the floorspace and indicative number of jobs in each PLUC.</p>	PLUC	Number of Jobs	Floorspace (m ²)	PLUC 1 Primary/Rural	0	0	PLUC 2 Manufacturing/Processing/Fabrication	260	7,537	PLUC 3 Storage/Distribution	216	22,441	PLUC 4 Service Industry	407	15,053	PLUC 5 Shop/Retail	2,992	71,800	PLUC 6 Other Retail	817	49,000	PLUC 7 Office/Business	7,191	158,201	PLUC 8 Health/Welfare/Community Services	1,770	56,645	PLUC 9 Entertainment/Recreation/Culture	565	27,662	PLUC 10 Residential	616	45,600	PLUC 11 Utilities/Communications	168	5,877	Total	15,002	459,816
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HOUSING																																										
A5	Provide higher density housing and integrate residential development within the walkable catchment of activity centres.	<p>B16 Centre structure plans that include a residential density plan demonstrating the ability for the density target in the agreed local and district structure plan to be achieved.</p>	 <p>Residential density plans should demonstrate how the targets in the district and local structure plan can be achieved.</p>																																							
COMMUNITY																																										

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	SECTION 3: CENTRE STRUCTURE PLAN		
	A6 Encourage community facilities, civic facilities, educational establishments and health facilities to locate within or adjacent to activity centres. Provide public spaces to facilitate community engagement and interaction.	B17 Centre structure plans that include a Local Community Development Strategy in Part 3 identifying in which activity centres regional, district and local community facilities are required consistent with any higher order Community Development Strategy prepared as part of a higher order structure plan.	Not applicable.
	LAND USE		
	A7 Encourage a vertical and horizontal mix of land uses throughout activity centres with a concentration of pedestrian based land uses in the centre core.	B18 The following land uses are able to contribute to the mix of land use requirement in Table 3 of SPP 4.2: <ul style="list-style-type: none"> • Amusement Facility/Parlour • Art Gallery • Bank • Child Care Centre • Cinema • Cinema Complex • Civic Building • Club (Non-Residential) • Consulting Room • Drive In Theatre • Dry Cleaning Premises • Education Establishment • Hall • Hardware Store • Hire Service • Hospital • Hotel • Kindergarten • Medical Centre • Motel • Night Club 	Not applicable.

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	SECTION 3: CENTRE STRUCTURE PLAN		
		<ul style="list-style-type: none"> • Office • Park • Place of Assembly • Place of Worship • Private Recreation • Public Exhibition Facility • Reception Centre • Recreation Centre • Showroom • Service Station • Special Place of Assembly • Tavern • Theatre • Veterinary Consulting Rooms • Veterinary Hospital 	
		<p>B19 Any combination of the uses listed in Section 3, Clause B18 of this Table is considered appropriate to contribute to the mix of land uses required in Table 3 of SPP 4.2. This does not limit the total amount of each land use permitted; rather it indicates which land uses can contribute to the mix of land use percentage set out in Table 3 of SPP 4.2. Other uses in DPS 2, and uses not listed may also be capable of contributing to the mix of land use requirement in Table 3 of SPP 4.2, as agreed by Council. Appendix 2 provides information on calculating mix of land use.</p>	
		<p>B20 Hardware store and showroom floorspace will only be considered for inclusion in the mix of land use requirement outlined in Table 3 of SPP 4.2 where:</p> <ul style="list-style-type: none"> • the urban design and built form of the development adheres with Section 5 of this table; • pedestrian, cycle, public transport and road connectivity is maintained or improved; and • the development is located: <ul style="list-style-type: none"> • on the periphery of an activity centre; • in a bulky goods retailing node; or • along an activity corridor of a maximum length of 400m. 	
		<p>B21 Hardware stores and showrooms are able to fall outside of the standards set in Section 3, Clause B20 of this Table but will not be able to contribute to the mix of land use requirement outlined in Table 3 of SPP 4.2.</p>	

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	SECTION 3: CENTRE STRUCTURE PLAN		
	STAGING		
	<p>A8 Ensure that decisions made in respect to planning proposals concerned with activity centres do not prejudice long term planning and do not adversely impact on the amenity of the activity centre and surrounding land uses. Encourage activity centres to evolve over time to fulfil their role within the Activity Centres Hierarchy in SPP 4.2.</p>	<p>B22 Centre structure plans, for activity centres of district classification and above, that include a concept/staging plan(s) in Part 2 demonstrating the ultimate build out of the activity centre achieving:</p> <ul style="list-style-type: none"> the mix of land use requirement, residential density targets and employment floorspace set out in an agreed structure plan, where existent, or SPP 4.2; a main street; and a robust street network, urban design and built form. <p>B23 Centre structure plans that demonstrate the mix of land use being delivered throughout the growth and evolution of an activity centre.</p>	<p>Concept plans are to be used to demonstrate the achievement of sufficient employment floorspace.</p>

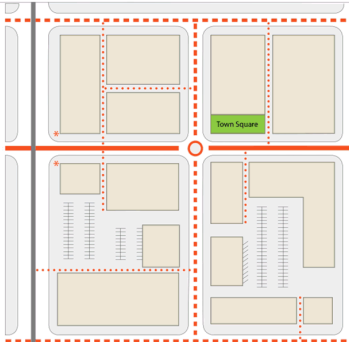
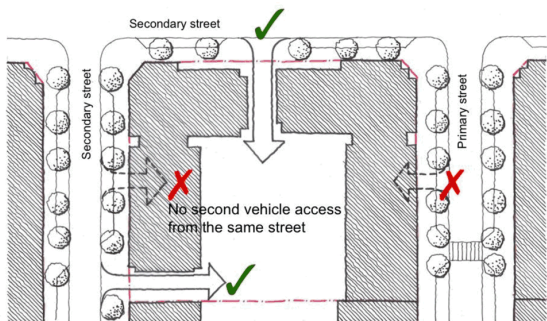
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SECTION 4: AMENDMENTS TO DPS 2			
ACTIVITY CENTRES NETWORK			
	A1 Provide a network of connected, vibrant, robust and dynamic activity centres that form part of an established and long term Activity Centres Hierarchy.	B1 Proposals to rezone land to the Business, Centre, Commercial or Mixed Use zones should: <ul style="list-style-type: none"> • be accessible and connected with the existing or planned public transportation network; • provide opportunities for walking, cycling and public transport; and not be within the walkable catchment of another activity centre. 	Not applicable.


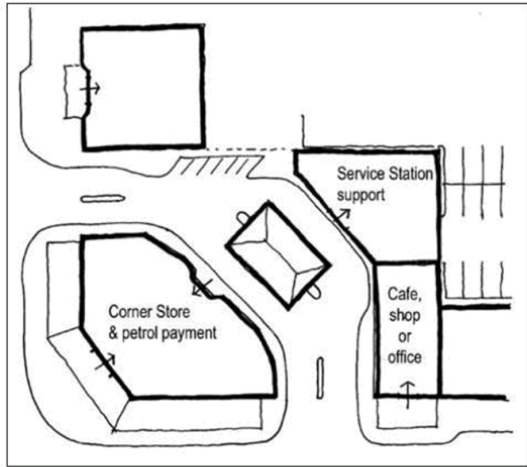
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS			
MOVEMENT			
MAIN STREET AND CONNECTIVITY			
	A1 Activity centres of district classification and above are designed around main street principles, outlined in Liveable Neighbourhoods.	B1 Activity centres of district classification or above that are designed around a grid pattern street network with a main street.	<div><div>Legend</div><ul style="list-style-type: none">Integrator AIntegrator BNeighbourhood ConnectorPedestrian Access WayLandmark Building</div> <p>Centre structure plans, for activity centres of district classification and above, should depict a main street.</p>
		B2 Street blocks not exceeding 200m in length.	
		B3 Crossovers that are provided from secondary streets or from a Right of Way.	

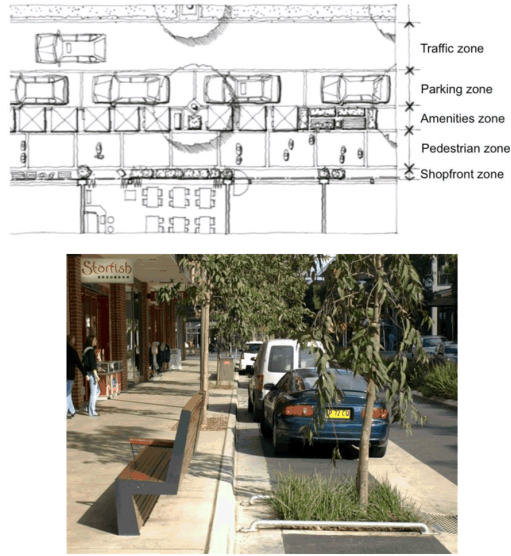
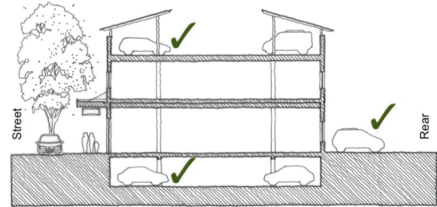
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS			
		<p>B4 Main streets that provide an active façade consistent with the Acceptable Standards in Section 5, Clauses B18 to B25 of this Table.</p>	 <p>Main streets should provide an active façade.</p>
CAR BASED DEVELOPMENT			
	<p>A2 Car based development, including car wash, drive through food outlet, road house and service station land uses, that contribute to the built form and walkability of activity centres.</p>	<p>B5 Car based developments that are located outside of the centre core and that are not visible from the public spaces on the main street.</p>	 <p>Liveable Neighbourhoods illustration of combining a service station and neighbourhood centre retail to create an urban corner.</p>

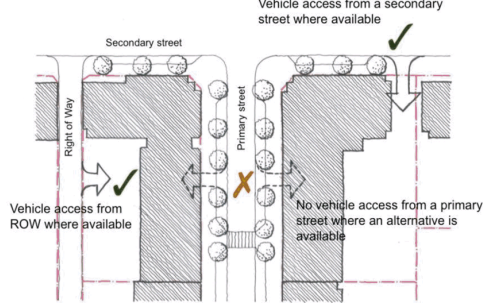

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	SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS		
	CAR PARKING		
	<p>A3 Developments are provided with sufficient vehicle parking bays that do not detract from the streetscape, walkability or urban design of the centre.</p>	<p>B6 Proposals that provide on-street vehicle parking parallel to the public street.</p>	 <p>Activity centres should provide on-street parallel parking.</p>
		<p>B7 Proposals that provide for on-site vehicle parking areas in locations that:</p> <ul style="list-style-type: none"> are not visible from the main street; and contribute to the desired streetscapes within and surrounding activity centres. 	 <p>Off-street parking located under, above, or behind the building</p>


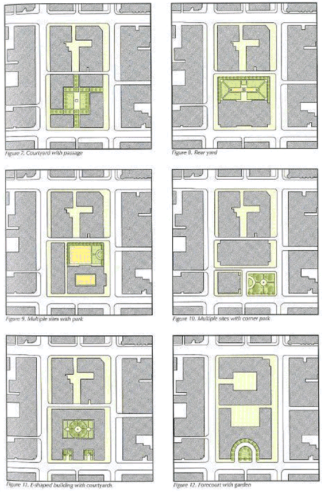
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS			
		<p>B8 Proposals that locate vehicle parking and servicing access from a Right of Way where available, or from a secondary street where there is no alternative access from a Right of Way.</p> <p>B9 Alternative car parking standards to those specified in Table 2 of DPS 2 can be considered where:</p> <ul style="list-style-type: none"> consistent with an agreed structure plan; consistent with SPP 4.2; or in cases where Council considers this to be appropriate under Clause 4.14.1 of DPS 2. 	 <p>Not applicable.</p>
URBAN DESIGN			
PUBLIC SPACES			
	<p>A4 All development contributes to developing quality spaces designed to encourage pedestrian use.</p>	<p>B10 Proposals that provide uniform street furniture and signage.</p>	 <p>Signage in Rouse Hill, NSW.</p>

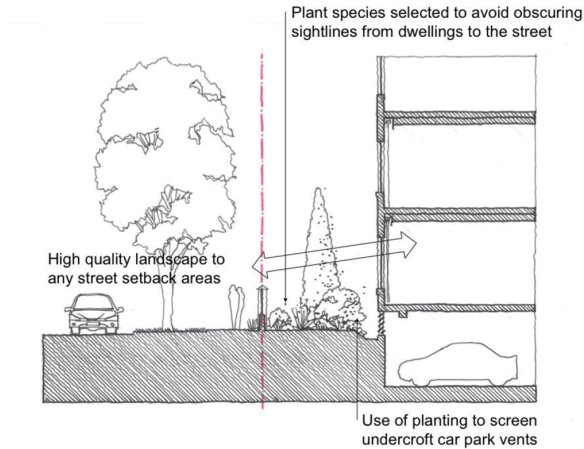
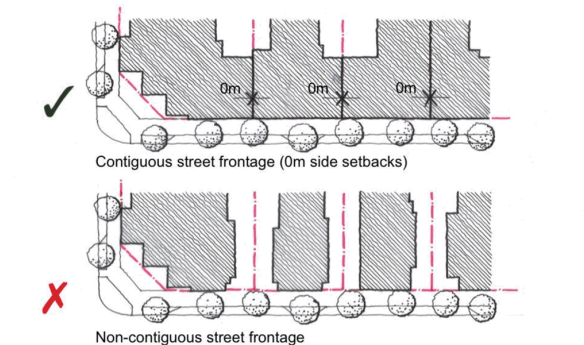
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS			
		<p>B11 Proposals, for activity centres of district classification and above, that include public open space and/or town squares that integrate with the public realm on the main street and include:</p> <ul style="list-style-type: none"> • seating; • shade; and • landscaping. 	 <p>Framed town square/public space, Rouse Hill NSW.</p>  <p>Potential locations for town squares.</p>


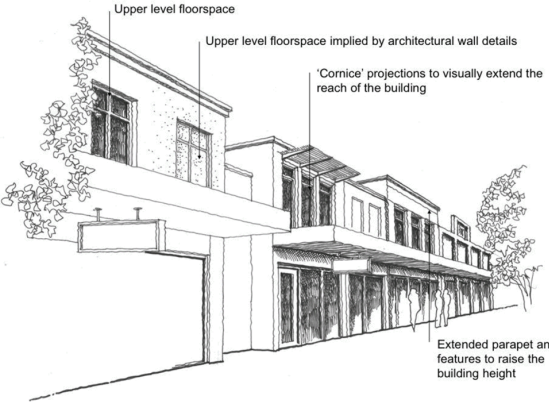
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS		
LANDSCAPING		
A5 Landscaping is provided to encourage pedestrian activity and improve visual amenity.	B12 Proposals that provide landscaping treatments in car parking areas, service areas, streets and access ways.	
	B13 Where a development is setback from the street, proposals that provide landscaping within the front setback.	
	B14 Proposals that screen noise, lighting and service areas.	
	B15 The provision of landscaping on site may be varied, at Council's discretion, subject to the proponent demonstrating, to Council's satisfaction, that the varied landscaping provision is offset by other landscaping in the public realm and will not detrimentally affect the streetscape and amenity of the area..	
BUILT FORM		
A6 All development contributes to achieving a robust and adaptable built form, capable of facilitating intensification and change of use over time. A7 Buildings are of a scale and design which contributes to the built form of the activity centre. A8 Buildings are appropriately placed on each site.	B16 Development that is built to the side boundaries of a lot in order to present a contiguous built frontage to the main street.	

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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS		
	<p>B17 Development that employs changes in material, height and elevation plane, and uses features such as balconies to create visual interest.</p>	 <p>Limited architectural relief</p> <p>Architectural relief provided through building structure, cladding and glazing</p>
	<p>B18 Development that incorporates architectural features to add to the scale, height and presence of the development.</p>	 <p>Upper level floorspace</p> <p>Upper level floorspace implied by architectural wall details</p> <p>'Cornice' projections to visually extend the reach of the building</p> <p>Extended parapet and features to raise the building height</p>
	<p>B19 Development that uses architectural treatments to break down building mass to provide visual relief through building structure, cladding and glazing.</p>	
	<p>B20 Proposals that demonstrate proposed buildings are capable of multifunctional ground floor use and the provision of additional levels without the need for demolition.</p>	<p>Not applicable.</p>

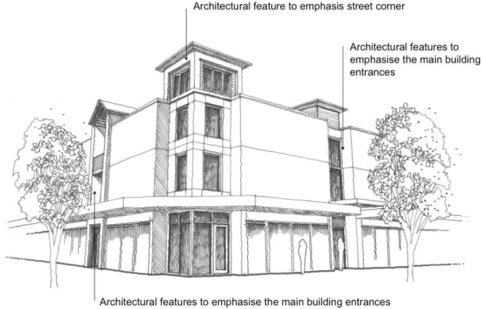
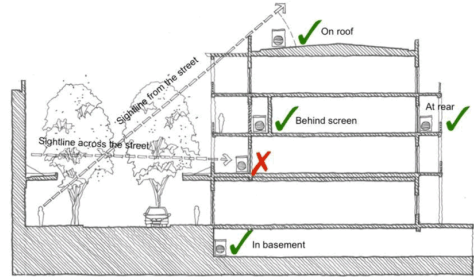
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS		
LANDMARK BUILDINGS	<p>B21 In considering whether a building is capable of adaptive re-use Council will have regard to the:</p> <ul style="list-style-type: none"> • use of load bearing columns and walls in a regular grid pattern which allows the addition or removal of dividing walls for the reconfiguration of leasable retail/ commercial spaces within the building; • location of service cores and stairs at the sides or rear of the building; and • maximisation of the number of openings to the primary street to allow future opportunities for the creation of additional entrances to multiple tenancies. 	
	<p>B22 Development that achieves a nil street setback, except at building entrances or dedicated al-fresco dining areas.</p>	<p>0m street setback</p> <p>Limited setbacks for corners, entrances, and al fresco areas</p> <p>Setbacks waste space and reduce urban character in commercial areas</p>
	<p>B23 Development that provides glazed areas along the building's street frontage to provide lines of sight into and from the building with no more than 40% solid walls.</p>	<p>Glazed area (min 60%)</p> <p>Underside of canopy</p> <p>Solid wall area (max 40%)</p>

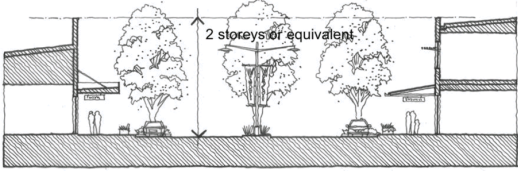
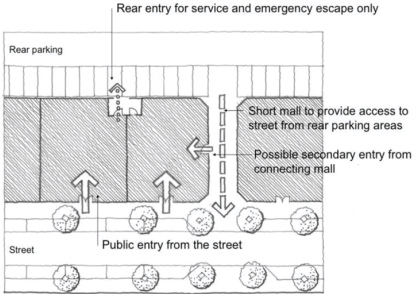
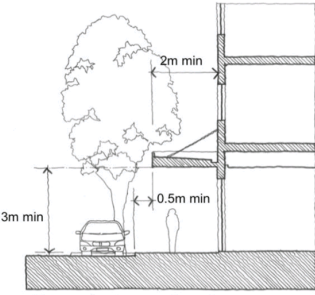
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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS			
	<p>A9 Landmark buildings or features are utilised to improve the legibility of the urban landscape.</p>	<p>B24 Proposals that create landmark sites emphasising key corners, building entrances, terminating vistas and major road intersections to increase the legibility of activity centres, using the following:</p> <ul style="list-style-type: none"> architectural features; and/or public art. 	
STREETSCAPES			
	<p>A10 Streetscapes are designed to encourage pedestrian activity.</p>	<p>B25 Proposals with minimal road reserves and nil setbacks along main streets.</p>	<p>Not applicable.</p>
	<p>A11 Development presents a predominately activated frontage to public streets.</p>	<p>B26 Proposals that utilise landscaping to create visual amenity and increase legibility along streets.</p>	
		<p>B27 Proposals that locate servicing, plant and equipment out of sight from the public domain and other users of the street.</p>	 <p>Mechanical plant and services located out of view from the public domain</p>

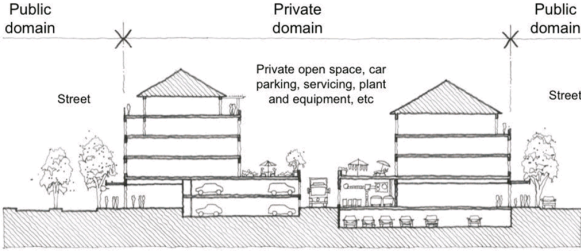

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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS			
		<p>B28 Development that presents a minimum two storey façade to the main street in activity centres of district classification and above.</p>	 <p>Minimum 2 storey scale</p>
		<p>B29 Development that provides the primary building entrance from the street.</p>	
		<p>B30 Development that provides a weather protecting awning over the pedestrian footpath along the entire street frontage of the building. The minimum dimensions are:</p> <ul style="list-style-type: none"> • 2 metres in depth; and • 3 metres in height above the footpath. <p>Notwithstanding the above requirements no awning is to be within 0.5 metres of the curb.</p>	 <p>Minimum street canopy dimensions</p>

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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS		
PRIVATE REALM		
A12 The private realm is clearly demarcated and screened from the public realm.	B31 Private areas for the sole use of occupants, and/or for the location of services, should be clearly demarcated from the public realm, and located away from public view.	 <p>Public and private areas should be clearly distinguished from each other</p>
CENTRE INTERFACE WITH SURROUNDING LAND		
A13 Activity centre development does not detract from surrounding residential development.	B32 Developments that maintain pedestrian connectivity within the site and with surrounding land uses. B33 Proposals that adequately co-ordinate and address the site's context.	Not applicable.
CORNER STORES		
A14 Sites that are designated for corner stores in the local structure plan are developed in a way that is robust and capable of adaptable reuse as a corner store, incorporating a dwelling and 100m ² NLA.	B34 Corner stores that are built to the lot boundary. B35 Corner stores that include a canopy. B36 Corner stores that aesthetically integrate the retail component with the residential dwelling.	 <p>An example of a corner store that is built to the lot boundary.</p>
LAND USE		

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SECTION 5: DETAILED AREA PLANS AND DEVELOPMENT APPLICATIONS		
A17 Enable generational change of land uses to occur. A18 Ensure land uses which facilitate pedestrian activity are located within the centre core.	B37 Development, in activity centres of district classification and above, that is capable of facilitating a vertical and horizontal mix of land uses.	<p>The diagram illustrates a cross-section of a building and its surrounding environment. On the left, a road with several cars is shown. A large tree stands in the center. To the right of the tree is a multi-story building. The building has a ground floor labeled 'Retail' with large windows and a car parked in front. The upper floors are labeled 'Office' and 'Residential'. The 'Residential' section shows a balcony with a railing and a small garden area. The 'Office' section shows a desk with a computer and a chair. The 'Retail' section shows a storefront with a sign that reads 'WANNEROO CITY CENTRE'. Below the diagram, the text 'Example of mixed-use development' is written.</p>

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Appendix 1

CALCULATING WALKABLE CATCHMENTS AND DENSITY

1. How to calculate the walkable catchment for residential density target:

Process for calculating walkable catchments

1. On a scaled map draw a circle of 400 m radius around a neighbourhood or town centre, and an 800 m radius circle around a rail station. When drawing the circles around a station, draw the inner 400 m radius circle as a thick solid black line, and the 800 m radius circle as a broken black line.
2. Starting from the centre, measure along the centre line of all available streets, to a distance of 400 m.
3. Estimate the boundary of the lots in a 400 m walk, and colour this area. The convention is to colour this area purple. This is the actual area from which a pedestrian would be able to access a centre along the available streets in a five-minute walk.
4. In the case of stations, complete the task outlined in number 3, and complete the task for a ten-minute walking distance, using 800 m as the distance measure. This will result in a map showing the actual distance in both a five-minute walk, and a ten-minute walk from the railway station. The convention is to colour the ten-minute walking distance area light blue.
5. Using a grid of scaled hectares, (ie 100 x 100 m squares at the appropriate scale), calculate the approximate area in hectares of the land coloured purple, and express this as a percentage of 50 ha. This shows the actual area in 400 m of the centre as a percentage of the 50 ha circle. In **figure 82**, in the example of a conventional subdivision around a neighbourhood centre, this is 38 per cent, while in **figure 83**, for a walkable neighbourhood around a neighbourhood centre and transit station the figure is 60 per cent.
6. Repeat the exercise for rail stations, using the hectare grid, and calculate the area accessible in a ten-minute walk (800 m) of the 200 ha area. In **figure 83** for a walkable neighbourhood the figure is 58 per cent.

Note that the walkable catchment should always count the area of land used for dwellings but not include public open space contained in the accessible area.

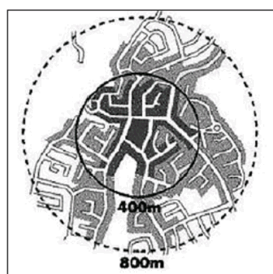


Figure 82:
Conventional
subdivision
around a
neighbourhood
centre.

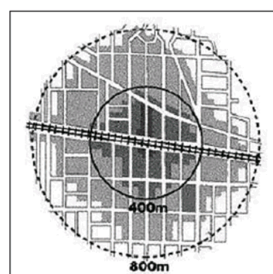


Figure 83:
A walkable
neighbourhood
around a
neighbourhood
centre and transit
station.

Figure 2: Taken from Liveable Neighbourhoods

Local Planning Policy 3.2: Activity Centres

Planning and Sustainability

Local Planning Policy Framework



2. How to calculate the gross hectare:



Figure 3: Taken from Delivering Directions 2031 Annual Report Card

Local Planning Policy 3.2: Activity Centres

Planning and Sustainability

Local Planning Policy Framework



Appendix 2

CALCULATING MIX OF LAND USE

The City's approach for assessing the mix of land uses in local structure plans and activity centre structure plans against the mix of land use targets in Table 3 of SPP 4.2, is set out below:

Background

Clause 5.2.1 (5) of SPP 4.2 provides that:

5.2.1 Diversity and intensity of activity

(5) The responsible authority should encourage the inclusion of a *mix of land uses* in activity centre structure plans and, where appropriate, *major developments*. It should consider the diversity performance target (see Table 3) as a guide, having regard to factors such as the extent of land in common ownership, the proposed scale of development and the extent to which the activity centre or its catchment has already developed.

The relevant part of Table 3 in SPP 4.2 is as follows:

Table 3: Diversity performance target - <i>mix of land uses</i> ⁶		
	Centre size - <i>Shop-retail</i> floor space component	<i>Mix of land uses</i> floorspace as a proportion of the centre's total floor space ⁷
Perth Capital City		N/A
Strategic metropolitan centres, secondary and district centres	above 100 000m ²	50 %
	above 50 000m ²	40 %
	above 20 000m ²	30 %
	above 10 000m ²	20 %
	less than 10 000m ²	N/A
Neighbourhood centres		N/A

⁶ "Mix of land uses" includes office, civic, business, health, community, entertainment, cultural uses and showrooms: see definition in Appendix 1.

⁷ Total shop-retail and *mix of land uses* floorspace.

The definition of 'Mix of Land Uses' in Appendix 1 of SPP 4.2 is as follows:

Mix of land uses

Floorspace within the boundaries of an activity centre that is used or proposed for activities within the following land use categories:

- Office/business: administrative, clerical, professional and medical offices;
- Health/welfare/community services: government and non-government activities that provide services such as hospitals, schools, community services and religious activities;
- Entertainment/recreation/culture (excludes outdoor areas): sports centres, gyms, museums, amusements, gambling services and hotels; and
- Bulky goods retail/showroom.

Section 2, Clause B11 and Section 3, Clause B15 of this Policy require Local Structure Plans and Centre Structure Plans to include the indicative floorspace of each PLUC. Shop/retail uses fall within PLUC 5. 'Mix of land uses', as defined in SPP 4.2, fall within PLUCs 6-9.

Local Planning Policy 3.2: Activity Centres
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Local Planning Policy Framework



Formulas

The formulas in **Table 4** (below) can be used to calculate the 'mix of land use' floorspace (PLUCs 6-9) required to meet the targets in Table 3 of SPP 4.2 in comparison to the amount of shop/retail (PLUC 5) proposed.

Where:

- R = The proposed shop retail floorspace (PLUC 5)
- T = The total centre size including PLUCs 5-9
- M = The mix of land use (PLUCs 6-9) floorspace required to meet the targets in Table 3 of SPP 4.2

Table 4: Formulas for 'Calculating Mix of Land Uses'

Centre Size Shop/Retail Floorspace Component	Formulas
Above 10,000m²	$M = 0.2T$ $R = 0.8T$ $T = \frac{R}{0.8}$ $M = \frac{0.2R}{0.8}$ $M = 0.25R$
Above 20,000m²	$M = 0.3T$ $R = 0.7T$ $T = \frac{R}{0.7}$ $M = \frac{0.3R}{0.7}$ $M = 0.43R$
Above 50,000m²	$M = 0.4T$ $R = 0.6T$ $T = \frac{R}{0.6}$ $M = \frac{0.4R}{0.6}$ $M = 0.67R$
Above 100,000m²	$M = 0.5T$ $R = 0.5T$ $T = \frac{R}{0.5}$ $M = \frac{0.5R}{0.5}$ $M = 1R$

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Suggested Assessment Approach

Table 5 (below) should be used to check that the proposed 'mix of land use' floorspace (PLUCs 6-9) meets the targets in Table 3 of SPP 4.2 in comparison to the amount of shop/retail (PLUC 5) proposed.

Table 5: Assessment Table for 'Mix of Land Uses'

Centre Size Shop/Retail Floorspace Component	Proposed Shop/Retail Floorspace (R)	Required 'Mix of Land Use' Floorspace by SPP 4.2 (M)	Proposed 'Mix of Land Use' Floorspace in Structure Plan ¹
Above 100,000 m ²	R m ²	1 x R m ²	X m ²
Above 50,000 m ²	R m ²	0.67 x R m ²	X m ²
Above 20,000 m ²	R m ²	0.43 x R m ²	X m ²
Above 10,000 m ²	R m ²	0.25 x R m ²	X m ²

¹ Floorspace may only be included as 'mix of land uses' floorspace if it meets the acceptable standards in Table 3, Section 3, Clauses B18, B19 and B20.

Example

The following hypothetical example in **Table 6** shows how an activity centre of 15,000m² Shop/Retail floorspace would be assessed.

Table 6: Example Assessment of 'Mix of Land Use'

Centre Size Shop/Retail Floorspace Component	Proposed Shop/Retail Floorspace (R)	Required 'Mix of Land Use' Floorspace by SPP 4.2 (M)	Proposed 'Mix of Land Use' Floorspace in Structure Plan
Above 10,000m ²	15,000m ²	0.25 x 15,000m ² = 3,750m ²	3,750m ² ¹

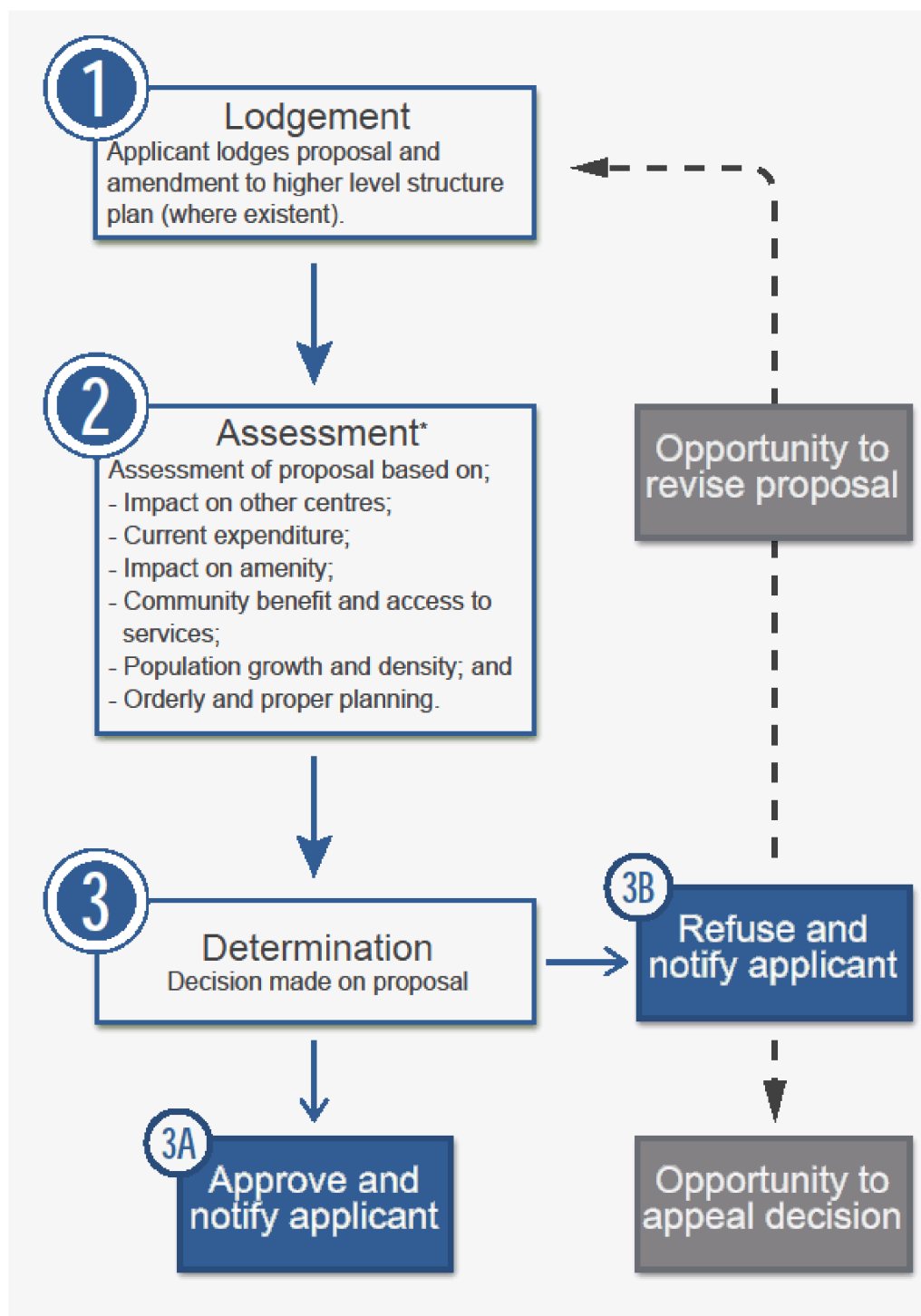
¹ Proportion of showroom floorspace able to contribute to 'mix of land use' to be determined in accordance with Table 3, Section 3, Clause B20.

Local Planning Policy 3.2: Activity Centres
 Planning and Sustainability
 Local Planning Policy Framework



Appendix 3

PROCESS TO CHANGE ACTIVITY CENTRE SIZE/LOCATION

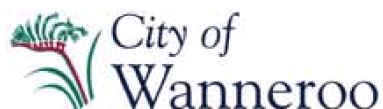


Review of LPP 3.2 Activity Centres provisions

Policy Provision / Document Reference Nos.	Comment
Part 1 – Purpose and Application Out-of-centre developments	Reference to out-of-centre developments duplicates policy provision 5.6 of SPP 4.2 addresses out-of-centre developments.
Table 1. LPP objectives <ul style="list-style-type: none"> • Activity Centres Network • Movement • Infrastructure • Urban Design • Employment • Economy • Housing • Community 	Combined, the objectives of the LPP are reflected throughout <i>State Planning Policy 4.2 Activity Centres for Perth and Peel</i> .
Table 2 – Activity Centres Hierarchy	Replicates hierarchy information in SPP 4.2.
Figure 1	Provides spatial map / infographic of Table 2 information.
Part 2 – 2.2.1	References a revoked Local Planning Policy which was superseded by Deemed Provisions.
Section 1 – District Structure Plan (DSP) A1 – A5	<p>Policy objectives replicate the policy provisions of SPP 4.2.</p> <p><i>Planning and Development (Local Planning Schemes) Regulations 2015</i> (the Regs) require structure plans be endorsed by WAPC.</p> <p>Acceptable Standards provision replicates requirements set out in the State's <i>Directions 2031 and Beyond</i>.</p> <p>LPP provisions do not enhance the requirements set out in the provisions of the SPP 4.2.</p> <p>Illustrations in Column C did not add explanatory value to their corresponding Acceptable Standards.</p>
Section 2 – Local Structure Plan A1 – A5	<p>Policy objectives listed in Section 2 replicate the policy provisions of SPP 4.2.</p> <p>LPP provisions do not enhance the requirements set out in the provisions of the SPP 4.2.</p> <p>Replicates requirements set out in the State's <i>Directions 2031 and Beyond</i>.</p> <p>The Regs require structure plans to be endorsed by WAPC.</p>

	<p>Column B Acceptable Standards requirements are replicate SPP 4.2 requirements and/or Liveable Neighbourhood standards.</p> <p>Illustrations in Column C did not add explanatory value to their corresponding Acceptable Standards.</p>
Section 3 – Centre Structure Plan A1 – A8	<p>Policy objectives listed in Section 3 replicate the policy provisions of SPP 4.2.</p> <p>LPP provisions do not enhance the requirements set out in the provisions of the SPP 4.2.</p> <p>The Regs require Activity Centre Plans to be endorsed by WAPC.</p> <p>Replicates requirements set out in the State's <i>Directions 2031 and Beyond</i>.</p> <p>Column B Acceptable Standards requirements are replicate SPP 4.2 requirements and/or Liveable Neighbourhood standards.</p> <p>Column B Acceptable Standards requires unnecessary level of detail to be included at Activity Centre Structure Plan stage.</p> <p>Illustrations in Column C did not add explanatory value to their corresponding Acceptable Standards.</p> <p>B18 attempts to address land use permissibility which is addressed within the District Planning Scheme No.2. (DPS2).</p> <p>At times, Acceptable Standards were often overly complicated and confusing, for example B19.</p>
Section 4 – Amendments to DPS2 A1	<p>Policy objectives listed in Section 4 replicate the policy provisions of SPP 4.2.</p> <p>Column B Acceptable Standard replicates requirement in SPP 4.2.</p>
Section 5 – Detailed Area Plans and Development Applications A1 – A18	<p>Policy objectives listed in Section 5 replicate the policy provisions set out in SPP 4.2.</p> <p>LPP provisions do not enhance the requirements set out in the provisions of the SPP 4.2 or Liveable Neighbourhoods.</p> <p>Out of date reference – Detailed Area Plans superseded by Local Development Plans (LDP).</p>

	<p>Column B Acceptable Standards requirements are replicate SPP 4.2 requirements and/or Element 7 of Liveable Neighbourhood.</p> <p>A significant number of 'Column B Acceptable Standards' requirements are subdivision requirements which cannot be controlled at LDP or development application stage.</p> <p><i>State Planning Policy 7.0 Design of the Built Environment (SPP 7.0)</i> outlines 10 Design Principles which encompass the Policy Objectives of the LPP. SPP 7.0 applies to all activity centre plans, structure plans, local development plans, Subdivisions and development applications, instruments which the LPP seeks to influence.</p> <p>Illustrations in Column C at times conflict with 'Column B Acceptable Standards' requirements. For example B24 illustration for landmark corner site provides large blank façades in conflict with objectives of B17-B19.</p> <p>At times Column B Acceptable Standards do not necessarily achieve the intent of the Policy Objectives in Column A. For example Policy Objective A4 and Acceptable Standards B10 and B11.</p> <p>A number of Column B Acceptable Standards requirements reference terms which are not defined within the LPP, or subjective and not measurable as an assessment tool for LDPs or development applications.</p> <p>B37 attempts to address land use permissibility which is addressed within the DPS2 and/or structure plan.</p>
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Policy Manual

Interim Local Rural Strategy

Owner:	Planning and Development
Distribution:	All Employees
Implementation:	11 July 2000
Reviewed:	14 December 2004, Item No: PD01-12/04
Next Review:	December 2006

Objective

To provide guidance to Council in its consideration of matters relating to its rural area for the interim period prior to the approval of a Final Local Rural Strategy.

Statement

Council shall have due regard to the Interim Local Rural Strategy* adopted by Council at its meeting of 11 July 2000 (item W197-07/00) in its consideration of all matters which come before it which relate to the rural area.

(* The Interim Local Rural Strategy is available on the Council web site [www.wanneroo.wa.gov.au/public/index/html]).

Responsibility for Implementation

Manager Planning Services

i

INTERIM LOCAL RURAL STRATEGY



JULY 2000

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Figure 1	Plan Showing Areas Referred to in Section 5. of Report
Figure 2	Interim Local Rural Strategy Plan

INTRODUCTION AND EXECUTIVE SUMMARY

Background

At their meeting of 13 July 1999, the former Joint Commissioners of the City of Wanneroo considered a Draft Local Rural Strategy (LRS) prepared by its consultant on this project, Mr Tim Auret (of Belingwe Pty Ltd). It was resolved that the Planning Policy component of the Draft LRS be adopted as a draft Planning Policy pursuant to sub clause 5.11 (b)(i) of City of Wanneroo Town Planning Scheme No 1 (TPS 1). The draft Policy and the Draft LRS as a whole (which in addition to the draft Policy, includes proposed scheme provisions and 'Actions' to be undertaken by the City), was then advertised for public submissions from 16 July 1999 to 27 August 1999.

It should be noted that proposed District Planning Scheme No 2 (DPS 2) was re-advertised for public submissions concurrent with the advertising of the Draft LRS. This was seen as desirable as the two plans were generally mutually supportive in respect to their proposals for the City's rural area.

In particular, in granting approval for the re-advertising of DPS 2, the Hon Minister for Planning had required that the Council make a number of modifications to it:

- The replacement of the Rural zone with Rural Resource and General Rural zones aimed at giving higher priority to the protection of agricultural uses in the area which had been identified in State strategies and policies as being of State and regional significance;
- The removal of provisions which enabled Council to approve a second dwelling on a rural lot.

The Draft LRS provided the basis for the delineation of the Rural Resource and General Rural zones. It also tied in with proposed DPS 2 provisions which referred to regard having to be had for a Local Rural Planning Policy.

The Draft LRS was advertised by means of:

- Advertisements placed in the local newspaper;
- A letter being sent to all landowners in the rural area;
- Media releases.

Two public meetings were held:

- One on 2 August 1999, dealing with the part of the rural area situated south of Flynn Drive and Neaves Road;
- Another on 9 August 1999, dealing with the northern part of the rural area.

Both meetings were well attended and included participation by Mr Auret as well as representatives of the Ministry for Planning, Department of Environmental Protection, Agriculture WA and the Waters and Rivers Commission.

At the conclusion of the submission period, 211 submissions had been received.

The submissions were summarised and assessed in the 'Report on Submissions' (dated 24 July 2000)*.

It may be noted that the Report on Submissions includes considerable information relating to DPS 2. As advised earlier, there is substantial over-lap between the Draft LRS and proposed DPS 2. Of the 205 submissions received on DPS 2, approximately two thirds of these related to rural issues. The former Joint Commissioners considered the DPS 2 submissions at their meeting of 9 November, 1999. The report on DPS2 was adopted and referred to the WAPC for consideration. The WAPC has made its recommendations on the Scheme and these are currently with the Minister for Planning.

The Report on LRS Submissions includes, where appropriate, information regarding the City's assessment and decisions made in its consideration of the DPS2 submissions.

The Council in considering the submissions made on the LRS, sought to obtain additional information and to seek clarification of submissions where appropriate. The following activities were undertaken:

- A number of briefings were given to Council by administrative staff on the contents of the submissions. A bus tour of most of the rural area was undertaken.
- A Forum was held on 24 May, 2000, with representatives of key government agencies and industry groups;
- Two meetings of a 'hearings' or 'deputations' nature were held to enable people who made written submissions to expand upon those submissions if they wished. These meetings were held on 7 and 8 June, 2000;

* The Report on Submissions may be viewed on the City's web site www.wanneroo.wa.gov.au.

Content of the Report on Submissions

The Report comprises two main sections:

- **Assessment of main issues raised in submissions – Section 2**

This section generally follows the structure of the Draft LRS. Every proposal of the Draft LRS is covered, including proposed scheme provisions, Planning Policies and Actions.

Under each subject heading, further summaries are provided of the submissions which are relevant to that subject; the relevant Draft LRS proposals are stated in full; an assessment made of those proposals in light of the submissions received; and finally a determination made.

- **Schedule of submissions following advertising – Table 1**

This provides the name and address of each submitter and the land which is the subject of their submission; a summary of each submission; a brief comment and determination in respect to each submission. The summaries, comments and determinations are generally cross-referenced to Section 2 of the Report.

Overview of Council's Assessment and Determinations

The Draft LRS and proposed DPS 2 set out to be quite strict and rigid in respect to seeking achievement of the State Government's objective of protection of the area's agricultural industries. In considering the submissions on DPS 2, it was decided that the proposed zoning-land use controls were too inflexible and greater latitude needed to be provided for uses to be carried out in the area which would enhance its economic, social and environmental resources, while still having regard for the area's agricultural industries.

Similarly with the Draft LRS, it has been considered that some 'freeing up' of the LRS proposals needs to occur. For example, subdivision needs to be able to better respond to issues such as groundwater restrictions and environmental constraints, but within a planning framework which works towards a known and desired outcome.

The main determinations contained in the Report on Submissions, with particular attention to proposed changes to the Draft LRS, are as follows (the numbers in brackets referring to the corresponding section number in this Interim Local Rural Strategy report):

1. The LRS should include a 'vision' statement (1.).

2. The rural area should be regarded as an important long-term agricultural area and the possibility should be investigated of the area being the subject of an Act of Parliament to enhance those long-term prospects (2.).
3. The State Government should be requested to modify the Gnangara Mound public water supply schemes with a view to allowing additional groundwater to be reallocated to rural producers (2.).
4. The proposed DPS 2 rural zones and associated provisions (as currently proposed, ie including provision for flexibility in land uses which can be accommodated) should be retained, subject to the following changes being made:
 - a) inclusion in the General Rural zone provisions of a requirement for proposed rural living lots to be the subject of provision of memorials on title and written acknowledgments concerning the nature and legitimacy of nearby existing and future resource use.
 - b) modification of the Special Rural zone provisions to:
 - i) include the corresponding Draft LRS scheme provisions;
 - ii) include provision for places of worship, community buildings and places of education as 'A' uses (ie. uses Council has discretion to permit, subject to advertising for submissions). (3.)
5. Planning approval should not be required for rural uses, other than where a new rural use is proposed. That is, changes from one type of agricultural operation to another (where buildings, works etc are not involved) will not require Planning Approval as there has been no change in 'rural' use. However, improvements to current approvals and referrals procedures currently undertaken by the Water and Rivers Commission (through well licensing), Agriculture WA and the Department of Environmental Protection should be sought (4.).
6. A committee comprising representatives of the City and key government agencies and other appropriate bodies and industry representatives should be established to provide advice on and promote the development of Wanneroo's agricultural industries (4.).
7. A new policy should be included in the LRS to the effect that in Water Management Areas where available supplies of groundwater above 1500 cubic metres per annum are fully committed or fully overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use (4.).
8. The East Landsdale rural precinct should be shown on the LRS Map as an area subject to continuing investigation (5.1).

9. The southern proposed Rural Resource area of some 600 hectares (between Lenore Road and Sydney Road) should retain that designation (5.3 to 5.6).
10. The proposed Rural Resource area between Dundobar Road and Belgrade Road should be changed to General Rural (5.17).
11. The proposed Rural Resource area (of about 420 hectares) which generally surrounds Lake Mariginiup should be modified to exclude the land between Wade Street and Mariginiup Road. The Mariginiup Townsite should also be excluded (5.8, 5.9).
12. In respect to the land between Wanneroo Road and Lake Neerabup (Planning Policy Area [PPA] 5): there should not be a moratorium on certain types of subdivision; a Rural Community zoning should be regarded as the most appropriate form of zoning and subdivision for that area (5.12).
13. The Carabooda/Nowergup Rural Resource area should have removed from it the land immediately east of Bernard Road, the land bounded by Bernard Road and Wanneroo Road, and the land between Lake Carabooda and Karoborup Road (5.14).
14. For the land at Pipidinny and Eglinton (PPA2): there should not be a moratorium on any further subdivision but rather the City's current rural subdivision policy should continue to apply; appropriate mechanisms to facilitate the enhancement of the area's natural attributes should be developed, in consultation with the landowners (5.15).
15. The existing Two Rocks Rural Community Zone land should be designated as such on the LRS Map (5.16).
16. Criteria and guidelines should be prepared (for inclusion in the LRS) to assist applicants and the City in the preparation and assessment of proposals for Special Rural and Rural Community zoning (6.).
17. Two houses should be able to be approved on a rural lot (subject to compliance with necessary requirements). (7.).
18. Rural living (through Special Rural or Rural Community zoning) should, where it is able to facilitate effective bushland protection, be able to occur in areas of regionally or locally significant bushland (10.).
19. The LRS provisions regarding buffer areas should be strengthened (12.).
20. The LRS provisions regarding scenic drives should be of a more general nature and the prescriptive proposals (eg regarding lot size and number of dwellings

permitted on a lot) deleted. Bernard Road and the 'Chittering Valley Way' tourist drive (Pinjar Road and Neaves Road) should be included as scenic drives (13.).

21. The Rural Subdivision Policy proposed in the Draft LRS should be adopted, subject to a number of minor modifications being made. For lots which are subject to subdivision pressure (to lot sizes below the policy minimum) arising from groundwater availability problems or environmental constraints, a framework for dealing with such proposals should be adopted which essentially entails such subdivision being dealt with through either Special Rural or Rural Community zoning of the subject land. Further consideration should also be given as to whether 'special cases' may exist where subdivision may be supported under current zoning, but still subject to appropriate controls (14.).
22. The City's rural areas should be recognised as part of the City's heritage (15.).
23. The LRS should include a provision to the effect that Special Residential zones are generally not considered an appropriate form of development in the rural area. More intensive forms of subdivision should generally be pursued through the Special Rural or Rural Community zoning provisions (17.).

Implementation of the LRS

The LRS was originally intended to be implemented by means of scheme provisions (which is already in fact occurring through DPS 2), a Planning Policy under clause 5.11 of TPS 1 (which would subsequently become a Local Planning Policy under DPS 2), and the undertaking by the City of certain specified 'Actions'.

Although the Report on Submissions has been prepared, referring to the retention, deletion or modification of Planning Policies, the adequacy of that mechanism is now considered to require review. It is now evident that for the LRS to be effectively implemented, its provisions should have a status which will enable this. Planning Policies under the scheme are not of a high status as a planning mechanism or instrument. They do not involve any other body in the process of preparation and adoption, and Council is only required to have regard for them (and is specifically not bound by them). They are especially of limited status when it comes to appeals being determined.

One of the determinations in the Report on Submissions mentioned above is that the possibility of an Act of Parliament forming part of the implementation strategy be investigated. At the more detailed level, a mechanism which may be more suitable than a Planning Policy is a Structure Plan prepared under the relevant provisions of the scheme. Such Structure Plans, to a large degree, have similar force and effect as the scheme itself.

The conversion of the Planning Policies into Structure Plan provisions would mean that a Draft Structure Plan would need to be prepared and adopted and released for

public submissions. Such a further round of public consultation on this matter may be appropriate anyway, considering the high level of community and agency interest in the project.

The matter of how the LRS should best be implemented is now being further investigated and in the meantime, to provide some guidance for the area, the various determinations made in the Report of Submissions have been adopted as an Interim Local Rural Strategy for the City's rural areas.

Council Decision

At its meeting of 11 July 2000, it was resolved that Council:

- 1. Adopts the Report on Submissions.**
- 2. Requires that a report be presented to Council regarding the most appropriate mechanism(s) which should be used for the implementation of the Local Rural Strategy.**
- 3. Prior to the determination of the mechanism(s) which shall be used to implement the Local Rural Strategy, adopts as its Interim Local Rural Strategy, the various determinations which are contained in the Report on Submissions.**
- 4. As a matter of Council policy, has due regard to the Interim Local Rural Strategy adopted pursuant to 3. above, in its consideration of all matters which come before it which relate to the rural area.**

Interim Local Rural Strategy

This document presents in a consolidated form the various Council determinations which have been adopted by Council as its Interim Local Rural Strategy. Should further information and details be sought on the matters dealt with in this document, reference should be made to the Draft Local Rural Strategy (July 1999) and the Report on Submissions (24 July 2000).

1. AIMS AND PURPOSE OF THE LOCAL RURAL STRATEGY

ACTION

A1. That Council, in the preparation of the final Local Rural Strategy (LRS), replaces the 'aims' and 'purpose' section of the Draft LRS with sections generally structured as follows:

- Purpose
 - to provide a vision for the rural area
 - to establish the measures necessary for the achievement of that vision
- Aim (to generally tie in with DPS2 aims)
- Principles
- Vision:

A possible Vision statement being: The long term sustainable development of horticulture and other productive uses of the rural area in support of the local economy and the social fabric of the community. Also see Action A15.1.

2. FUTURE OF WANNEROO AS AN IMPORTANT AGRICULTURAL AREA

POLICIES

- P2.1 Within the agricultural resource areas*, the Council regards agriculture (horticulture) as the highest and best use of the land.
- P2.2 Council regards agriculture (horticulture) in the agricultural resource areas as the preferred long term use.

(* 'Agricultural resource areas' are basically the areas designated as Rural Resource on Figure 2, excepting those areas which have been designated as Rural Resource due to their significance as a basic raw material resource area).

ACTIONS

- A2.1 That Council investigate the possible implementation of the relevant elements of the LRS through an Act of Parliament, aimed at giving the area the highest possible level of protection as a rural area.
- A2.2 That Council request the State Government to support the continued development of Wanneroo as an important and valuable agricultural production area by directing the Water Corporation to reduce its current and planned use of water from Gngangara Mound which may otherwise be available to agricultural producers in Wanneroo. This should include review of the appropriateness of proceeding with the continuation of the proposed Water Corporation wellfields immediately to the east of the Nowergup and Carabooda localities.
- A2.3 The potential for horticulture in the Rural Resource Zone be re-evaluated from time to time (say 5 years or with each review of the Town Planning Scheme) with regard to the availability of groundwater based on the impending urbanisation within some water management areas and the potential for the transfer of water rights.

3. PROTECTION OF AGRICULTURAL USES

POLICIES

- P3.1 When considering applications for Planning Approval in the rural area, Council shall have regard to the zone objectives and other scheme provisions relating to the various rural zones applying to that area under Council's town planning scheme.
- P3.2 No conflicting, or potentially conflicting, land uses should be permitted within agricultural areas, unless it can be demonstrated to the satisfaction of the Council that there will be no conflict, and unless the Town Planning Scheme is amended.
- P3.3 Potentially incompatible uses, such as rural living, should not be permitted in the Rural Resource Zone unless it can be demonstrated to the satisfaction of Council there is no potential for adverse impacts to the carrying out of the priority resource use.
- P3.4 The Council should require that all applications for rural residential zoning and subdivision should be made within the context of an approved structure plan. The onus should be on the proponent to produce such a structure plan as contemplated in Part 9 of proposed District Planning Scheme No. 2.

ACTIONS

- A3.1 That four rural zones be incorporated into Council's town planning scheme:
- a) Rural Resource
 - b) General Rural
 - c) Special Rural
 - d) Rural Community
- The recommended delineation of these zones is shown on Figure 2.
- A3.2 Subject to A3.3 and A3.4 below, the scheme provisions for the zones referred to in A3.1 should accord with the DPS2 provisions proposed by the former Joint Commissioners in November 1999 (see Appendix 1), noting that this includes provision for a degree of flexibility in respect to the range of uses which may be permitted in the rural area.
- A3.3 That the proposed scheme provisions for the General Rural zone be modified to include the following clause:

“(c) Where a lot is approved for rural living in a General Rural Zone and the lot is located within 500 metres of a Rural Resource Zone, or within 500 metres of an existing rural resource, the applicant will seek to ensure that memorials are placed on the lot title requiring the applicant, or a purchaser of a subdivided lot, to acknowledge in writing, at the time of approval of the applicant’s rural living proposal, or purchase of the lot, the nature and legitimacy of a nearby existing or future resource use and accepts its potential to create noise, dust and odour.”

A3.4 That the proposed scheme provisions relating to the Special Rural Zone be modified to:

i) include the following proposals contained in 4.1.3 of the Draft Local Rural Strategy:

The suggested objectives for the Special Rural Zone are:

- a) To identify areas for rural living to occur without adverse impact to the environment or rural character.
- b) To accommodate the demand for rural living lifestyles.

The following suggested policies should apply in the Special Rural Zone:

- a) In addition to the provisions of Clause 3.18 of the City of Wanneroo Town Planning Scheme No. 2 (as advertised) the Council should consider applications for rezoning and subdivision for rural living with the General Rural Zone in the context of the policies and objectives in Parts 2 & 3 and the Special Control Areas in Part 4 of the Local Rural Strategy report.
- b) Where a Special Rural Zone is proposed to be located in, or within 500 metres of, a Rural Resource Zone, or within 500 metres of an existing *rural resource* in the General Rural Zone, the proponent should be made to ensure that memorials are placed on all Lot titles requiring the purchaser of a subdivided lot to acknowledge in writing, at the time of the purchase of the lot, the nature and legitimacy of any nearby existing or future resource use and accepts its potential to create noise, dust and odour.
- c) A similar written acknowledgment should be required that each prospective purchaser is aware that the Waters and Rivers Commission imposes constraints on ground water abstraction, generally limit the amount to 1500 cubic metres per annum, enough for domestic uses.
- d) The Council should not initiate or support any rezoning or subdivision application for special rural zones where such commitment in writing from the proponent does not accompany the application.

- e) A copy of written assurances should be kept in a permanent register by the Council which should be made available for public information.
- f) Copies of all written acknowledgments, made pursuant to b) and c) above should also be kept in the permanent register.

ii) include the following additional zone objective:

"To accommodate applications for places of worship, community buildings, and places of education as 'A' uses";

iii) make places of worship, community buildings, and places of education as 'A' uses in the Zoning Table.

- A3.5 That the horticultural areas with the best prospects for continued or expanded use be incorporated into the Rural Resource Zone in the City of Wanneroo Town Planning Scheme with appropriate provisions to ensure its protection from incompatible uses or subdivision.
- A3.6 That productive and potentially productive rural land be defined as a resource in the Town Planning Scheme.
- A3.7 That Council seeks an amendment to DPS2 to implement A3.3, A3.4, A3.5 and A3.6.

4. MANAGEMENT OF AGRICULTURAL USES

POLICIES

- P4.1 In considering applications for Planning Approval for agricultural uses, the onus should be on the applicant to demonstrate to the Council's satisfaction that best farming practice and ongoing management will be used to eliminate or minimise offsite impacts. The Council should seek the advice of Agriculture WA and the Environmental Protection Authority in considering complex development applications for agriculture.
- P4.2 In Water Management Areas where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

ACTIONS

- A4.1 That Council adopt the following approach in respect to Planning Approval requirements (for proposals which do not involve construction of buildings or similar works) in the Rural Resource and General Rural zone areas:
- a) Agricultural uses shall be considered a 'rural' use, and consequently changes in types of agriculture shall not be considered a change in use and therefore Planning Approval shall not be required.
 - b) Agricultural uses proposed to be undertaken on land which is currently not being used for any purpose shall be considered 'development' and consequently require prior Planning Approval. This includes extensions of existing uses onto adjacent unused land.
 - c) Notwithstanding a) above, where the land concerned falls within a Planning Control Area, the City shall consult with the Ministry for Planning in determining whether a change in agricultural use should be considered 'development' or not.
- A4.2 That Council seeks to have the Water and Rivers Commission (WRC) 'Application Kit for New Horticultural Development' expanded to provide a role for Agriculture WA to be able to advise applicants regarding opportunities for improving their farming practices.

- A4.3 That the City of Wanneroo Town Planning Scheme provisions be amended to be consistent with the approach regarding Planning Approval requirements described in A4.1 above.
- A4.4 That to assist prospective horticulturalists, the Council acquire and display maps updated from time to time by the Water and Rivers Commission, showing the status of water availability in the different catchment management zones.
- A4.5 That Council request the Department of Environmental Protection and Agriculture WA to prepare guidelines for best practice for horticulture and intensive agriculture. This especially applies in the Environmental Management Areas identified as part of the Gngara Land Use and Water Management Strategy.
- A4.6 That Council review the outcome of A4.1 and A4.2 above 1 year following the implementation of those proposals.
- A4.7 That Council establishes a committee comprising representatives of the City and relevant agencies and bodies to promote the development of Wanneroo's agricultural industries.

5. DELINEATION OF PROPOSED ZONE BOUNDARIES

Many of the submissions received on the Draft LRS argued for a change in proposed zone boundaries to place the land of interest within another zone. Most of these submissions were able to be grouped according to the particular area to which they related. The resulting submission groupings (or precincts) are shown on Figure 1.

This section of this report details the policies and actions adopted by Council in respect to each precinct.

5.1. EAST LANDSDALE AREA

ACTION

- A5.1 That Council modify Map 1 of the LRS to delete the General Rural designation over the East Landsdale area and replace it with a designation indicating that this area is subject to continuing investigation.

5.2. MARY STREET RURAL AREA, WANNEROO

ACTION

- A5.2 That Mary Street precinct be shown as General Rural on Map 1 of the LRS.

5.3. NICHOLAS/ELLIOT ROAD RURAL AREA, WANNEROO

ACTION

- A5.3 That the Nicholas/Elliot Road precinct be shown as Rural Resource on Map 1 of the LRS, subject to Policy P5.3.

POLICY

- P5.3 Notwithstanding Action 5.3, in the Nicholas/Elliot road precinct, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.4. GRISKER ROAD, WANNEROO

ACTION

- A5.4 That the Grisker Road precinct be shown as Rural Resource on Map 1 of the LRS, subject to Policy P5.4.

POLICY

- P5.4 Notwithstanding Action A5.4, in the Grisker Road precinct, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.5. GOLFVIEW PLACE AREA, GNANGARA**ACTION**

- A5.5 That the Golfview Place precinct be shown as Rural Resource on Map 1 of the LRS, subject to Policy P5.5.

POLICY

- P5.5 Notwithstanding Action A5.5, in the Golfview Place precinct, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.6. BENMUNI, JAMBANIS, BADGERUP, TRICHET ROADS PRECINCT, WANNEROO**ACTION**

- A5.6 That the Benmuni, Jambanis, Badgerup, Trichet Roads precinct be shown as Rural Resource on Map1 of the LRS, subject to Policy P5.6.

POLICY

- P5.6 Notwithstanding Action A5.6, in the Benmuni, Jambanis, Badgerup, Trichet Road precinct, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.7. RURAL RESOURCE ZONED LAND SOUTH OF CAPORN STREET, WANNEROO**ACTION**

- A5.7 That the precinct proposed to be zoned Rural Resource situated south of Caporn Street Wanneroo be shown as Rural Resource on Map 1 of the LRS, subject to Policy P5.7.

POLICY

- P5.7 Notwithstanding Action A5.6, in the precinct proposed to be zoned Rural Resource situated south of Caporn Street, Wanneroo, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.8. AREA EAST OF LAKE MARIGINIUP**ACTIONS**

- A5.8.1 That the area between Wade Street and Mariginiup Road be changed from Rural Resource to General Rural on Map 1 of the LRS.
- A5.8.2 That DPS2 be amended consistent with Action A5.8.1.

5.9. MARIGINIUP TOWNSITE**ACTIONS**

- A5.9.1 That an Urban type of designation be shown for the Mariginiup townsite on Map 1 of the LRS.
- A5.9.2 That Council seek an amendment to the MRS to zone the Mariginiup Townsite Urban.
- A5.9.3 That Council, upon completion of the MRS amendment referred to in Action A5.9.2, initiates an amendment to DPS2 to provide for a residential type of zoning of the Mariginiup townsite.

5.10. ZIATUS, SPENCE, PINJAR ROAD "TRIANGLE", PINJAR**ACTION**

- A5.10 That the Ziatus Spence, Pinjar Road 'triangle', Pinjar, be shown as General Rural on Map 1 on the LRS.

5.11. LAKE PINJAR AREA AND NEARBY PLANNING POLICY AREA 4 AREAS**ACTIONS**

- A5.11.1 That Council shows Pt Lot 4 Ziatus Road as General Rural on Map 1 of the LRS.

- A5.11.2 That Council shows Swan loc 2130 Cecil Road as General Rural on Map 1 of the LRS.
- A5.11.3 That Council intercede on behalf of landowners affected by proposals for groundwater protection for prompt and fair compensation.

POLICIES

- P5.11.1 Council recognises the importance of the Lake Pinjar area and nearby Planning Policy Area 4 areas to the public water supply for the existing and future community of the Metropolitan Region.
- P5.11.2 Council supports the recommendations for groundwater resource protection contained in the Gnangara Land Use and Water Management Strategy.
- P5.11.3 Council will not support an application for any land use or subdivision that does not accord with the Gnangara Land Use and Water Management Strategy.

5.12. AREA GENERALLY SITUATED BETWEEN WANNEROO ROAD AND LAKE NEERABUP - PLANNING POLICY AREA NO. 5

ACTION

- A5.12. That the area generally situated between Wanneroo Road and Lake Neerabup be shown as General Rural on Map 1 of the LRS.

POLICIES

- P5.12.1 Council does not support Special Residential zoning of this area. Rather, Council seeks an alternative, dynamic planning approach to this area.
- P5.12.2 Council supports the limited development of uses that are compatible with and can exploit, the rural character and scenic attractions of this area such as farm stay tourist accommodation and the like.
- P5.12.3 Council requires that any application for a residential or other sensitive building in this area includes a geotechnical survey to demonstrate, to its satisfaction, that the building site is not subject to karstic formations or in danger of subsidence.
- P5.12.4 In its consideration of any application for planning approval in this area Council shall look favourably on proposals which include the re-establishment of trees and other natural vegetation.

- P5.12.5 Council requires the proponent of any development in this area to demonstrate that stormwater drainage and other environmental issues can be managed, especially with regard to the quality of water in Lake Neerabup.
- P5.12.6 Council considers Rural Community zoning to be the most appropriate future zone for this area, aimed at accommodating a form of subdivision, use and management of the area which carefully responds to a detailed assessment of the area's natural, social and economic attributes. Such assessment and planning should be undertaken on as comprehensive a basis as possible (ie. over large portions, if not all, of the area concerned), and should consider means for achieving equitable sharing of costs and benefits between all owners including land-pooling arrangements, rather than each landowner developing on an individual basis.

5.13. NOWERGUP AREA

ACTION

- A5.13 That Council retains as Rural Resource designation on Map 1 of the LRS, those portions of the Nowergup locality which were proposed for that designation by the Draft LRS, subject to Policy P5.13.

POLICY

- P5.13 Notwithstanding Action A5.13, in the portion of the Nowergup locality designated as Rural Resource, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.14. CARABOODA AREA

ACTIONS

- A5.14.1 That Council retains as Rural Resource designation on Map 1 of the LRS, those portions of the Carabooda locality which were proposed for that designation by the Draft LRS, except for those areas proposed for change as referred to in A5.14.2 and A5.14.3 below, and subject to Policy P5.14.
- A5.14.2 That the land east of Bernard Road, and the land between Bernard Road (north) and Bernard Road (south), be shown as General Rural on Map 1 of the LRS.
- A5.14.3 That the land between Lake Carabooda and Karoborup Road be shown as General Rural on Map 1 of the LRS.

- A5.14.4 That Council initiates amendments to DPS2 (when gazetted) to make the zoning changes to that scheme required pursuant to Actions A5.14.2 and A5.14.3 above.

POLICY

- P5.14 Notwithstanding Action 5.14.1, in the portion of the Carabooda locality designated as Rural Resource, where available supplies of groundwater above 1500 cubic metres per annum are fully committed or already overdrawn, Council will give proper consideration to rezoning applications to a more appropriate use.

5.15. RURAL AREAS AT CARABOODA (WEST OF WANNEROO ROAD) AND EGLINTON - PLANNING POLICY AREA NO. 2

ACTIONS

- A5.15.1 That Planning Policy Area 2 be shown as General Rural on Map 1 of the LRS.
- A5.15.2 That Council develop appropriate mechanisms to facilitate the enhancement of this area's natural attributes in consultation with the landowners and relevant agencies, and to include consideration of:
- conservation covenants.
 - landowner applications for rezoning to Special Rural or Rural Community (with possible opportunities for further subdivision), subject to detailed site analysis.

POLICY

- P5.15 Council's current subdivision policy should continue to apply to this area.

5.16. TWO ROCKS RURAL AREAS - PLANNING POLICY AREA NO. 1

ACTIONS

- A5.16.1 That Council show the eastern parcel of the subject Two Rocks land as General Rural on Map 1 of the LRS.
- A5.16.2 That Council modifies Map 1 of the LRS to show lots 201 and 202 Breakwater Drive, Two Rocks as 'Existing Rural Community Zone'.
- A5.16.3 That Council determines its strategy for the eastern parcel of the subject Two Rocks land following finalisation of the Gnangara Land Use and Water Management Strategy.

- A5.16.4 That Council monitor the success of the new Rural Community Zone in the far north of the Saint Andrews Estate as a model in place of, or in addition to, the traditional approach to Special Rural zone subdivision.

5.17. DUNDEBAR ROAD AREA

ACTION

- A5.17 That Council modifies Map 1 of the Draft LRS to show the Dundebur Road/Belgrade Road area and Lot 3 Franklin Road as General Rural instead of Rural Resource, and seeks to modify DPS2 accordingly.

6. SPECIAL RURAL ZONES

ACTIONS

- A6.1 That Council does not designate new Special Rural areas in the LRS but rather adopts the approach of requiring that proponents of such rezonings undertake the necessary detailed site analysis and planning as part of their rezoning application. The LRS may however, in some cases, provide some initial indicative comment as to whether particular areas may have good prospects for such rezoning.
- A6.2 Includes in the LRS, criteria or guidelines to assist applicants and the City in the preparation and assessment of proposals for Special Rural and Rural Community zoning.

7. TWO HOUSES ON A RURAL LOT**ACTION**

- A7. That Council seek inclusion of provisions in DPS2 to allow for a maximum of two grouped dwellings to be built on a rural lot, and that these provisions stipulate a minimum lot size requirement of 2 hectares, except for those areas which fall within the existing and future catchment areas of the Gngara Mound public water supply schemes, where a minimum lot size of 4 ha be applied.

8. GNANGARA LAND USE AND WATER MANAGEMENT STRATEGY - PLANNING POLICY AREAS NO. 4 AND 6*

POLICY

- P8. The Gngangara Land Use and Water Management Strategy (GLUWMS) identifies rural living (in special rural zones) as a preferred land use in the pockets of privately owned P2 (groundwater protection) land in east Wanneroo. However, to meet the water quality objectives the Council, in initiating amendments for Rural Living Zones, should set conditions which:
- Prohibit clearing (except for reasonable building envelopes etc) and promote revegetation (even as a condition of rezoning and/or subdivision.
 - Keep lot sizes to a minimum 2 hectare average size based on land capability and suitability assessment.
 - Make the use of Health Department approved on-site effluent disposal systems compulsory.
 - Require drainage and nutrient management plans incorporating best practice management.
 - Protect landscape features, significant wetlands and vegetation and other significant environmental values.

ACTIONS

- A8.1 All applications for development in the P1 (groundwater protection) area should be referred to the Western Australian Planning Commission for determination.
- A8.2 The P2 areas should be included in Planning Policy Areas in the General Rural zone in Council's Town Planning Scheme subject to the policies derived from GLUWMS.

Planning Policy Area No. 6 - Priority 1 & 2 Groundwater Protection Areas

- A8.3 The Council act in accordance with the Actions A8.1 and A8.2 and Policy P8 of the Interim Local Rural Strategy.

(*Also see sections 5.11 and 5.16 of this Interim Local Rural Strategy which include policies and actions relevant to GLUWMS).

9. WETLANDS AND ENVIRONMENTAL MANAGEMENT AREAS

ACTIONS

- A9.1 Until the Environmental Protection Authority produces management guidelines to enable the Council to assess planning applications for new intensive rural uses which have the potential to cause significant nutrient pollution to the groundwater, they shall be referred to the Department of Environmental Protection for assessment.
- A9.2 That the Council promote the protection the protection of wetlands, especially those designated as 'Conservation' category. Developments located in Environmental Management Areas, which could impact on groundwater or wetlands, or which drain into wetlands, shall be referred to the Department of Environmental Protection for assessment.
- A9.3 Applications for subdivision and development, other than for dwellings or related uses, within or adjacent to, or which drain into the area boundaries as defined for the wetlands which comprise System 6 Reserve M8, shall be referred to the Department of Environmental Protection for assessment.
- A9.4 That Council request the Waters and Rivers Commission to ensure that for proposals which will not require submission to the City for Planning Approval, they will be referred by the Commission to the Department of Environmental Protection as part of the procedure for well licensing.

10. BUSHPLAN (AND BUSHLAND PROTECTION GENERALLY)

POLICIES

- P10.1 In addition to the protection of regionally significant bushland through Perth's Bushplan, the Council should promote the retention of all other remnant bushland in the Rural Zones of the City, by imposing appropriate conditions of planning approval on all development which would impact on vegetation.
- P10.2 The Council should request the Western Australian Planning Commission impose appropriate conditions of subdivision on all development, which could impact on vegetation.
- P10.3 The Council should not support subdivision or development of any rural area identified as being a linkage corridor between protected bushland complexes unless it can be demonstrated to the satisfaction of the Council and the Department of Environmental Protection that the proposal minimises disruption to ecological linkage corridors.
- P10.4 The Council should consider entering into conservation covenants with private owners of land with high conservation value. For example, subject to contractual arrangements for an agreed conservation management plan which may include forgoing all or some development rights in the interests of conservation the variable rate of privately owned land could be reduced down to say, 25% of the rate currently applied to the Urban Farmland. (Based on the Shire of Serpentine-Jarrahdale model – and depending on the degree to which development rights are foregone).
- P10.5 The Council may support applications for rural living zoning or subdivision within areas of regionally or locally significant bushland*:
- i) where it is considered that such rezoning or subdivision provides a suitable means for achieving effective bushland protection for the land concerned.
 - ii) where the lots concerned comprise of singular portions of significant bushland, and land with no bushland significance, of a minimum of 1 hectare of each portion. In such cases subdivisions will be considered when Council concludes that the subdivision will lead to retention of bushland areas.

(* At present, areas of 'locally significant bushland' are still to be determined.)

11. BASIC RAW MATERIALS

POLICIES

- P11.1 Until time as Perth's Bushplan is finalised and potential conflicts between bush conservation and basic raw materials extraction are resolved the conservation objectives for areas of regionally significant bush in Bushplan should prevail over basic raw materials extraction.
- P11.2 Within the Rural Resource Zone where basic raw materials are the designated resource, the Council should not permit conflicting land uses, such as rural residential, to impinge on existing or future limestone quarrying or sand extraction operations.
- P11.3 The onus should be on proponents of applications for extractive licenses to demonstrate, to the Council's satisfaction, that best practice and progressive rehabilitation will be used to eliminate or minimise on-site and off-site impacts.
- P11.4 The Council should apply conditions, or recommend to the Department of Minerals and Energy as the case may be to apply conditions, to extractive licenses and permits requiring rehabilitation in accordance with agreed finished level plans. The finished levels and manner of rehabilitation should be compatible with the intended subsequent use of the land. In the Nowergup area the storage and replacement of topsoil should be a condition to allow subsequent horticulture where appropriate. Council can, and should, require bonds to ensure rehabilitation work is carried out.

ACTIONS

- A11.1 The basic raw materials priority areas and basic raw materials key extraction areas be designated as resources in a Rural Resource Zone in the Town Planning Scheme.
- A11.2 The Council should actively promote best practice in quarrying and rehabilitation.

12. BUFFER AREAS

POLICY

- P12 When considering applications for planning approval the Council must have regard to the State Industrial Buffer Policy and any other applicable buffer policy, especially in areas where conflicts are likely to occur.

ACTIONS

- A12.1 That Council further investigates Action A2.5/1* of the draft LRS in respect to the practicality and legal implications involved.
- A12.2 That Council includes in the LRS provision for referrals to DEP where buffer policies require this.
- A12.3 That Council includes in the LRS the proposals made by Kim Valenti & Associates regarding:
- preparation of guidelines regarding ‘acceptable management’ of any offsite impacts.
 - express statements regarding intentions of buffers.
 - placing of onus on proponents regarding proving of satisfactory addressing of buffer issues.
 - provision of a procedure regarding giving of notice regarding proposals, rights to comment and proper consideration of all available evidence.

(*A2.5/1 To assist proponents and the initial assessment of planning applications the Council should prepare a map showing all existing generic or agreed buffers which apply in the rural areas. Such a map should be updated from time to time and should be available for public display).

13. LANDSCAPE ENHANCEMENT - SCENIC DRIVES

POLICIES

- P13.1 Council's Landscape Enhancement Area Policy of 1980 is re-endorsed. (See Policy No. TP12 (item 4.4.11) of Council's Policy Manual).
- P13.2 The following roads shall be regarded as scenic drives and are to be the subject of special consideration in respect to rezoning, development, subdivision and building proposals which are received for land near to them. The basic aim shall be to protect and enhance the rural landscape character of land which is readily visible from those roads.

Scenic Drives:

- Wanneroo Road north of Joondalup Drive;
- Gibbs/Karaborup Roads;
- Lenore/Franklin/Rousset Roads (especially if extended to Neaves Road);
- Bernard Road;
- Pinjar Road (between Caporn Street and Clarkson Avenue);
- Neaves Road.

ACTIONS

- A13.1 That the proposals relating to the Roadside Conservation Committee as outlined in Submission No. 68* on the Draft LRS be incorporated into the LRS.
- A13.2 That Council includes in the LRS a provision for attention to be given to appropriate signage for scenic drives, particularly where heavy truck traffic may be involved.

(*Submission no. 68 stated: " A3.2/1 identifies scenic roads within the district. This could be enhanced by utilising the Roadside Conservation Committees (RCC) method of surveying road reserves for roadside conservation values. This should be investigated and assessed for use by the City. The RCC also has a method of identifying high conservation values roads with distinctive signs as 'Flora Roads'. Roadside Management Plans should be considered for identified high conservation value roads. The Roadside Conservation Committee is also able to provide a generic Code of Practice with regard to roadside conservation and these could be incorporated in the Cities planning process, policies and strategies.")

14. RURAL SUBDIVISION POLICY

POLICIES

- P14.1 The City of Wanneroo Rural Subdivision Policy is re-endorsed subject to the following modifications:
- a) The boundary of the 20 hectare limit subdivision policy area is revised in accordance with the Rural Resource Zone (north of Flynn Drive) in the City of Wanneroo Town Planning Scheme. Subdivision below 20 hectares should not generally be supported because it would tend to undermine the rural resource objectives unless it can be shown how, in special cases, this would not be the case. Where subdivision below 20 hectares is to be supported, a minimum lot size of 8 hectares should be applied.
 - b) The so-called 'Brown Sands' (4 hectare) policy area be revised to:
 - Include all the area between the Rural Resource Zone and Wanneroo Road, north of Flynn drive – and be subject to the policies in sections 13 and 18 of this report.
 - Be removed from the Rural Resource Zone north of Flynn Drive.
 - c) The boundaries of the market gardening (4 hectare) policy areas be amended to exclude areas zoned Urban, Industry and Rural Living in the City of Wanneroo Town Planning Scheme. The boundary should follow the proposed Rural Resource zones.
 - d) The policy for the eastern fringe area is retained, but is applied to the General Rural Zone, with the exception of the areas discussed in e) below, and should also be subject to the policies in the Local Rural Strategy. The areas shown as light green on Figure 3.2 of the Draft LRS are to have a minimum 4 ha lot size applied except for the light green area shown in the general vicinity of the south-east corner of Lake Pinjar, where the Council's current subdivision policy provisions are to continue to apply.
 - e) There should be no further subdivision in the recommended Planning Policy Area 4 for the reasons given in Part 4 of the Draft LRS.
 - f) The PPA2 (Pipidinny-Eglinton) area to be subject to the provisions of the current City rural subdivision policy provisions insofar as they relate to that area. (see 5.15).

- g) Current Rural land on the south east corner of Flynn Drive and Wanneroo Road being dealt with in the same manner as the land on the north side of Flynn Drive. (It has inadvertently been shown 'red' on Figure 3.2 of the Draft LRS).
- h) The eastern pocket of PPA1 to be treated the same as PPA4, that is, no further subdivision to be supported.
- i) It includes the current policy provisions regarding 'limestone areas' and flood-secure vehicle accessways.

(The modified subdivision policy is included in Appendix No. 2)

- P14.2 Adopts the framework outlined in the Report on Submissions (under the heading of Groundwater Availability – Environmental Constraints*) for dealing with subdivision applications which are sought due to issues associated with limited groundwater availability and/or environmental constraints.

ACTION

- A14 In addition to P14.2 above, requires that further consideration be given to the matter of how possible 'special cases' (ie. subdivision without rezoning) may be handled, having regard for the matters raised in this section of this report.

(*" Groundwater Availability – Environmental Constraints

Many submissions have argued that subdivision should be permitted where groundwater is limited and/or where environmental constraints (eg. impacts on adjacent wetlands) preclude most forms of agriculture. (See g) above). Those issues, as well as the issue of lot size and its implications for viability of agricultural uses, have been dealt with in some detail in previous sections of this report. (See 2.2 and 2.3 of this report).

It is considered that the issues of groundwater availability and environmental constraints do constitute a reasonable argument for subdivision and that a proper framework for facilitating such subdivision should be provided.

Support of Rural Resource and General Rural zoned lots for further subdivision simply on the basis of citing of these circumstances is generally not considered a suitable framework because:

- it will not necessarily enable land management controls to be introduced over the new lots. Such controls will be needed to ensure that the land is indeed only used for rural living purposes (which is generally what is initially proposed); landscape improvement measures are promoted (eg. retention/restoration of bushland); measures taken to reduce likelihood of subsequent objections regarding agricultural uses in the area; prevention of pressure for further subdivision into even smaller lots etc.

- it will be likely to be undertaken on an ad hoc, piecemeal basis, whereas desirably, it should occur within the framework of a broader structure plan for the area concerned, which is prepared having regard for all relevant issues (including buffer requirements) in the area.
- the circumstances involved are likely to apply to a substantial portion of the rural area and therefore these circumstances alone could predispose that large area for subdivision.

A suitable framework for facilitating such subdivision is provided through the use of the Special Rural and Rural Community zones. In the past, these zones have tended to be only applied on a reasonably broad basis and single-lot (ie. say 4 ha) rezonings were generally not supported. It may be appropriate that a new approach is taken whereby single lot rezonings may be supported, however the Development Guide Plan may still need to apply (at least in indicative terms) over a suitably broad area to demonstrate how the lot's subdivision may properly fit into a wider context.

The additional change in approach which could be made to accommodate this single-lot zoning is to deal with subsequent applications from nearby lots as additions to the existing Special Rural/Rural Community zone, rather than a new zone (with separate zone number and Special Provisions having to be included in the scheme text). A review of current administration fees applicable to scheme amendments may be appropriate for such cases.")

15. HERITAGE**POLICIES**

- P15.1 The Council shall promote the conservation of places of recognised heritage significance within the rural area.
- P15.2 The rural areas themselves shall be recognised as part of the City's heritage.

ACTION

- A15 That Council includes the matter of heritage value of the rural area in the vision statement to be prepared for the LRS.

16. BUSHFIRE PROTECTION

POLICIES

- P16.1 The Council shall recommend to the Western Australian Planning Commission that any rural subdivision, especially rural residential subdivision, adjacent an area of conservation bushland, has a frontage road between any development and the bush, both as firebreak and fire-fighting vehicle access.
- P16.2 The Council takes account of the principles contained in the publication *Planning for Better Bushfire Protection*⁵² 1988 into consideration of any application for planning approval.
- P16.3 The Council should ensure the proper maintenance of rural properties for fire protection, such as the maintenance of firebreaks and the periodic reduction of fuel.
- P16.4 Where bushfires are a potential hazard, subdivision, land use and development proposals should demonstrate, to the satisfaction of the Council, that proper bushfire protection measures will be implemented and maintained, including;
- (a) escape routes from bushfires;
 - (b) firebreaks or strategic firebreaks accessible to fire fighting vehicles;
 - (c) water supplies for fire fighting;
 - (d) low fuel areas around dwelling houses having regard to local wind and topographical conditions;
 - (e) fire resistant buildings (AS3959).

ACTION

- A16 The Council, in conjunction with the Bushfire Fire Service, should promote bushfire prevention through public education programmes.

17. SPECIAL RESIDENTIAL ZONES**POLICIES**

- P17.1 The planning requirements for Special Residential Zones should be the same as for urban residential areas, namely subject to a structure plan which defines densities appropriate to planning intentions for the area, as well as any special management provisions such as controls of clearing of vegetation.
- P17.2 The servicing requirements for Special Residential Zones should be the same as for urban residential areas.

ACTION

- A17 That Council includes in the LRS a Planning Policy to the effect that Special Residential Zones are generally not considered an appropriate form of development in the rural area as they are more of an urban/residential character than a rural character. More intensive forms of subdivision in the rural area should therefore generally be pursued through the Special Rural or Rural Community Zoning provisions.

18. PLANNING POLICY AREA NO. 3 (PPA NO. 3) - CAVES AND KARSTIC AREAS

POLICIES

- P18.1 The Council adopts the following policy objectives for caves and karstic area:
- i) to identify and survey all caves which are discovered to assess their conservation value.
 - ii) to conserve significant caves.*
 - iii) to introduce land use and groundwater management practices in the groundwater catchments of significant caves which are compatible with conservation objectives for the caves.
 - iv) to protect life and property by keeping habited and other sensitive buildings off active karstic areas.
 - v) to protect the landscape attributes of the areas.
- P18.2 The Council protect the landscape attributes of PPA No. 3
- P18.3 The Council promote the preservation and study of caves.
- P18.4 In the parts of PPA No. 3 where caves are a high probability, the Council require that any application for rezoning, subdivision or planning approval must be supported by surveys and study.
- P18.5 The Council require quarry operators to take reasonable steps to survey for and to protect caves identified as being significant.
- P18.6 Quarrying activity be restricted or prevented if significant caves were to be destroyed in the process.
- P18.7 Subject to P18.1 - P18.6 and the other Policies contained in this Interim LRS, Council supports rural living (includes both Special Rural and Rural Community types of zoning) in PPA No. 3.

ACTION

- A18 That Council include in the LRS provisions to better acknowledge the significance of fauna associated with karstic landforms, and inclusion of related management measures (with DEP being requested to assist in the preparation of these measures).

(* A cave shall be considered significant,

- (a) if it has a ceiling area approaching the size of a small house (approx. 100 sq. metres); or
- (b) if it has a ceiling less than 3 metres below the surface; or
- (c) if it has fauna, fossil material, historic connections, or decoration; or
- (d) if it bottoms at the natural long-term water table level, whether at present dry, or not).

APPENDICES

APPENDIX 1**Proposed City of Wanneroo District Planning Scheme No. 2 Provisions for Rural Zones****3.16 THE GENERAL RURAL ZONE**

3.16.1 The objectives of the General Rural Zone are to:

- (a) accommodate agricultural, horticultural and equestrian activities;
- (b) maintain and enhance the character and amenity of the areas designated for rural use and to protect their ground water and environmental values

3.16.2 When considering applications for Planning Approval for development which relate to land which is within the General Rural Zone, Council shall have regard to the following matters:

- (a) The objectives set out in Clause 3.16.1 for the General Rural Zone, the contents of any local rural planning policy adopted by Council and any other requirement for proper and orderly planning;
- “(b) Notwithstanding that a proposed use or other development involves a use class which is not permitted in the General Rural Zone under Table 1, the Council may consider the support of the proposal or the approval of an Application for Planning Approval involving the proposal only if on considering the facts the Council is satisfied that:
 - (i) the proposal would be of benefit to the District or the locality, particularly through enhancement of its tourism, cultural and recreation resources, and its rural industries;
 - (ii) the proposal will be consistent with the objectives of the zone; and
 - (iii) more specifically to (ii) above, and without limiting the generality of that provision, the proposal will not impinge upon any existing or anticipated future agricultural or basic raw material extraction use in the area concerned.

If the Council is not satisfied of any of the matters referred to in (i), (ii) or (iii) above as a question of fact, then the Council must not support or approve the proposal.

If the Council is satisfied of all of those matters then it shall process and otherwise deal with the proposal as if it involved a use with the “A” permissibility designation in Table 1”.

3.16.3 Where residential development is carried out in the General Rural Zone, the following provisions shall apply:

- (a) No person shall construct any building or undertake any development, other than a fire break or an equivalent alternative approved by Council, closer than 7.5 metres to a street alignment or 4 metres to any other boundary.
- “(b) Notwithstanding that “Grouped Dwelling” is designated as a not permitted use class in the General Rural Zone in Table 1, the Council may approve the development of a maximum of two grouped dwellings on a lot if having regard to all relevant considerations it is reasonable to do so provided the Council is satisfied of all the following facts:
 - (i) The lot is a minimum of 2 hectares area, except for those parts of the District as determined by the Waters and Rivers Commission which fall within the existing and proposed catchment areas of the Gngangara Mound public water supply schemes, where a 4 hectare minimum lot size shall be applied;
 - (ii) Both dwellings will be erected in a position that complies with all other provisions of the Scheme;
 - (iii) The second dwelling is necessary or desirable to provide accommodation on the lot for a person or persons who will assist in the lawful management or exploitation of a rural or other resource on the land.
 - (iv) There is no current proposal for or intention of any person to propose subdivision of the lot including strata or survey strata subdivision.
- (c) If the Council approves a second dwelling on a lot in the circumstances set out in paragraph (b), that approval shall not be and shall not be taken to be support in any way for the future subdivision of the lot or provision of separate certificates of title in respect of the two dwellings on the lot.
- (d) It is the intent of the preceding paragraphs (b) and (c) that a second dwelling on a lot in this zone should be allowed to facilitate the carrying on of rural and resource exploitation uses, and the provisions should expressly not be used presently or in the future to support fragmentation of the land, or the alienation of ownership or use of either of the dwellings from the ownership and control of the person carrying on the rural or resource exploitation use.
- (e) Notwithstanding anything set out in the preceding paragraphs the Council may in any case require a person seeking approval for a second dwelling to enter into a Deed prepared at that person's expense by solicitors for the City precluding the owner of the lot from seeking subdivision approval in any form for the lot without the prior consent of the Council, making provision inter alia for the preclusion to run with the land, and allowing for the lodgement of an absolute caveat on the title to the land to ensure notification and protection of the constraint.”

3.17 THE RURAL RESOURCE ZONE

3.17.1 The objectives of the Rural Resource Zone are to:

- (a) Protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use;
- (b) protect from incompatible uses or subdivision basic raw materials priority areas and basic raw materials key extraction areas.

3.17.2 When considering applications for subdivision or for planning approval for development which relate to land which is within the Rural Resource Zone, Council shall have regard the matters listed in clause 6.8 of the scheme and in addition to the following matters:

- (a) The contents of any local rural planning policy adopted by Council and any other requirement for proper and orderly planning.
- (b) Within the Rural Resource Zone the priority uses are intensive agriculture, horticulture and basic raw materials extraction.
- (c) The Council shall not support any use or subdivision or zoning that is, or potentially could be, incompatible with the carrying out of the priority uses referred to in Clause 3.17.2 (b).
- (d) Unless proved otherwise to the satisfaction of the Council on a case by case basis, rural residential development is considered an incompatible use.
- (e) There is a presumption in favour of applications for agriculture and intensive agriculture in the agricultural resource areas identified in the Local Rural Planning Policy subject to the acceptable management of any offsite environmental and land use impacts.
- (f) There is a presumption in favour of applications for the extraction of basic raw materials in the basic raw materials resource areas identified in the Local Rural Planning Policy subject to the management of offsite impacts and an approved land restoration plan to a standard suitable for intended subsequent long term land uses.
- (g) Notwithstanding the presumptions in sub-clauses (e) & (f) above the Council will not support any proposals that adversely impact

on any designated Bushplan site, conservation category wetlands and their buffers, important heritage site and important site of Aboriginal significance.

- (h) ~~(h)~~ In the Rural Resource Zone, erection of a single house shall be subject to Planning Approval. Clause 6.1.3 (b) does not apply in this Zone.
- (i) ~~(i)~~ In applying for Planning Approval for 'sensitive uses' within the Rural Resource Zone or on lots directly abutting the boundary of the Rural Resource Zone, the Council shall require that the applicant includes with the application a written acknowledgement by the applicant, acknowledging the nature and legitimacy of any nearby existing or future priority use, and acceptance of the existence, or potential existence of noise, dust, odour and other impacts which may be associated with such uses. The Council shall not grant Planning Approval to any 'sensitive use' where an acknowledgement in writing as required under this sub-clause does not accompany the planning application.
- (j) ~~(j)~~ A copy of such written acknowledgements shall be kept in a permanent register by the Council, which shall be made available for public information.
- (k) ~~(k)~~ In addition to the provision of the written acknowledgements required pursuant to (j) above, applicants shall also be required, prior to granting of Planning Approval by the Council, to arrange for the inclusion on the title of the land concerned, a notice to the same effect as that given by the written acknowledgement, to facilitate awareness of the matters concerned by future owners of that land.
- "(l) Notwithstanding that a proposed use or other development involves a use class which is not permitted within the Rural Resource Zone, the Council may consider a use or other development which Council considers would be of benefit to the District, particularly through enhancement of its tourism, cultural and recreation resources and innovative rural industries, provided that such uses or other development shall not impinge on existing or anticipated future agricultural or basic raw material extraction uses in the area concerned. If the Council deals with a proposal or application for use or other development and the proposed use or other development involves a use prohibited in the Rural Resource Zone, if the Council forms the opinion that the use or other development will impinge on existing or anticipated future agriculture or basic raw material extraction uses in the area concerned, the Council must refuse the application or refuse to support the proposal as the case may be."

3.17.3 Where residential development is carried out in the Rural Resource Zone, the following provisions shall apply:

- (a) no person shall construct any building or undertake any development, other than a fire break or an alternative proposed by Council, closer than 7.5 metres to a street alignment or 4 metres to any other boundary;
- “(b) Notwithstanding that Grouped Dwelling is designated as a not permitted use class in the Rural Resources Zone in Table 1 the Council may approve the development of a maximum of two grouped dwellings on a lot if in its opinion it is reasonable to do so having regard to all relevant considerations, and provided the Council is satisfied of the following facts:
 - (i) The lot is a minimum of 2 hectares in area, except for those parts of the District as determined by the Waters and Rivers Commission which fall within the existing and proposed catchment areas of the Gnangara Mound public water supply scheme, where a 4 hectare minimum lot size shall be applied;
 - (ii) Both dwellings will be erected in a position that complies with all other provisions of the Scheme;
 - (iii) The second dwelling is necessary or desirable to provide accommodation on the lot for a person or persons who will assist in the lawful management or exploitation of a rural or other resource on the land.
 - (iv) There is no current proposal for or intention of any person to propose subdivision of the lot including strata or survey strata subdivision.
- (c) If the Council approves a second dwelling on a lot in the circumstances set out in paragraph (b), that approval shall not be and shall not be taken to be support in any way for the future subdivision of the lot or provision of separate certificates of title in respect of the two dwellings on the lot.
- (d) It is the intent of the preceding paragraphs (b) and (c) that a second dwelling on a lot in this zone should be allowed to facilitate the carrying on of rural and resource exploitation uses, and the provisions should expressly not be used presently or in the future to support fragmentation of the land, or the alienation of ownership or use of either of the dwellings from the ownership and control of the person carrying on the rural or resource exploitation use.
- (e) Notwithstanding anything set out in the preceding paragraphs the Council may in any case require a person seeking approval for a second dwelling to enter into a Deed prepared at that person's expense by solicitors for the City precluding the owner of the lot from seeking subdivision approval in any form for the lot without the prior consent of the Council, making provision inter alia for the preclusion to run with the land, and allowing for the lodgement of an absolute caveat on the title to the land to ensure notification and protection of the constraint.”

3.18 THE SPECIAL RURAL ZONE

3.18.1 The Special Rural Zone is intended to accommodate rural-residential retreats on lots generally ranging between one and four hectares in size. In some cases, agricultural uses are also intended to be accommodated. All development in the Special Rural Zone shall be conducted in a manner that preserves local amenity and the natural landscape or rural character of the zone concerned.

3.18.2 The objectives of the Special Rural Zone are to:

- (a) designate areas where rural-residential retreats can be accommodated without detriment to the environment or the rural character;
- (b) meet the demand for a rural lifestyle on small rural lots generally ranging from one to four hectares in size;
- (c) maintain and enhance the rural character and amenity of the locality.

3.18.3 The general provisions set out hereafter shall apply to the Special Rural Zone:

- (a) The Scheme provisions for a specific Special Rural Zone shall include a Development Guide Plan for that specific Zone. The Development Guide Plan for a specific Zone shall include any of the matters in Schedule 7 which Council considers appropriate for that specific Zone. The procedure for amendment of a Development Guide Plan shall be the same as the procedure for amendment of an Agreed Structure Plan as provided for in Clause 9.7.
- (b) The subdivider shall ensure that each prospective purchaser of a subdivided lot acknowledges in writing, at the time of purchase of a lot, the requirements and provisions of the Rights in Water and Irrigation Act and more specifically the fact that:
 - (i) the Water and Rivers Commission imposes constraints on the extraction of ground water from and the use of groundwater on the land.
 - (ii) where the lot is within a proclaimed groundwater area it is unlikely that a licence will be issued for the use of groundwater for amounts more than 1500m³ per annum, ie sufficient for house and domestic garden requirements and for the irrigation of approximately 0.1 hectare of pasture or other crops.
- (c) Only one dwelling (a single house) may be erected on each lot.

- (d) No development shall take place within 25 metres of a street boundary or within 15 metres of a side or rear boundary. Where a lot has a boundary with more than one street the Council shall designate one such street as the frontage and may permit buildings to within 15 metres from the other street boundaries.
- (e) When exercising its powers to relax requirements and standards under the provisions of clause 4.6 the Council shall, in addition, pay particular regard to the effect on flora and fauna, and the amenity of the Special Rural Zone.
- (f) Except where a reticulated water supply is provided, a person shall not construct a dwelling unless a concrete water tank of not less than 90,000 litres or other type of domestic water supply approved by the Council is incorporated in the plans and constructed at the same time as the dwelling. If with the approval of the Council groundwater is used the approval of the Water and Rivers Commission is also required. All lots less than 2 hectares in size shall have a reticulated scheme water supply to the satisfaction of the Water Corporation.
- (g) The approval of the Council and of the Commissioner for Health to the proposed method of disposal of sewage and other domestic wastes (either solid or liquid) is required.
- (h) No dwelling shall be constructed unless it is on at least a 1,000m² portion of the lot, located behind the building setback line, which will result in the dwelling and base of the dwelling effluent disposal chamber being a minimum height, as determined by the Health Department of Western Australia and the Department of Environmental Protection, above the expected maximum water table level as shown on the Development Guide Plan. This will ensure compliance with the requirements for effluent disposal systems set down by the Health Department of Western Australia.
- (i) The land is to be managed in such a manner as to avoid it being laid bare of vegetation. Land shall not be cleared of vegetation except where necessary to permit the construction of buildings or where the vegetation is dead or poses a hazard to safety.
- (j) A person shall not without planning approval of the Council remove, cut down, or damage any vegetation on land within a Special Rural Zone including street verges. Where the Council grants approval it may impose a condition requiring the planting of suitable vegetation at the cost of the applicant.

- (k) Council may permit an area of not more than 1,000m², in a centre location on each lot, to be cleared for the establishment of a residence, garage, ancillary buildings and a non-commercial garden/product/pasture area, this cleared area shall be no closer than 15 metres to any side or rear boundary.
- (l) The approval of Council is required for the keeping of horses. In seeking such approval, the applicant is required to include with the application a management plan demonstrating that the proposal is acceptable to Agriculture Western Australia and the Department of Environmental Protection.

3.18.3 Special Provisions relating to individual Special Rural Zones are set out in Schedule 13. In the case of any conflict the Special Provisions shall prevail over the general provisions of the Scheme. The Special Provisions for a specific Special Rural Zone shall specify, amongst other things:

- (a) Proposals for the control of land uses and development which will ensure that the objectives of the zone are secured and the rural environment and amenities are not impaired;
- (b) Any stipulation or requirement of the owner of the land must satisfy pursuant to any agreement between the owner and the Council;
- (c) Without limiting the generality of Clause 3.18.2, any other obligation of the owner relevant to the subdivision, development or use of the land.

3.18.4 Notwithstanding any other provision of the Scheme, in the case of any conflict between the special provisions relating to individual Special Rural Zones and the zoning table, the special provisions shall prevail.

3.18.5 When a Special Rural Zone Development Guide Plan was adopted and approved under the City's Town Planning Scheme No 1 immediately before the revocation of Scheme No 1, and was referred to in Schedule 4 of Scheme No 1, it shall have the status of a Development Guide Plan under subclause 3.18.2 of this Scheme as if it was prepared and adopted under the provisions of this Scheme.

3.18.6 Where a Development Guide Plan has effect under this Scheme by force of the provisions of subclause 3.18.5, any change in title of the Development Guide Plan, or in other matters whatsoever, shall be made to the extent only that is it necessary to provide it with the form of a Development Guide Plan under this Scheme, and to make its terms consistent in all ways with the provisions of this Scheme, including (but without limiting the generality of the foregoing) any standards or requirements.

3.23 RURAL COMMUNITY ZONE

3.23.1 The purpose of the Rural Community Zone is to provide for the orderly and integrated subdivision and development of larger areas of land proposed for rural residential use, in a manner which maintains the environmental, vegetation and landscape characteristics of the locality.

3.23.2 No subdivision (including strata or survey strata subdivision) should or other development shall be commenced or carried out in a Rural Community zone until a Structure Plan has been prepared and adopted under the provisions of Part 9 of the Scheme. No subdivision (including strata or survey strata subdivision) should be commenced or carried out, and no development shall be commenced or carried out otherwise than in conformity with an Agreed Structure Plan and the special provisions contained in Schedule 15 of the Scheme.

3.23.3 The intent of this subclause is to address the possibility of strata cluster subdivisional development being approved as an alternative to conventional subdivisional development in the Rural Community zone.

For the purpose of this subclause, the terms “conventional subdivision” and “cluster subdivision” are explained by the following hypothetical examples:

- (a) conventional subdivision may involve a 100 hectare lot being subdivided into fifty lots each of 2 hectares where 2 hectares is the minimum lot size stipulated by the special provisions contained in Schedule 15 of the Scheme.
- (b) A cluster subdivision in the same circumstances may involve fifty small lots clustered perhaps on one 10 hectare portion of the 100 hectare original lot, leaving 90 hectares in a single common rural area lot, protected from further subdivision (including strata or survey strata Subdivision) and development.

Consistent with the aim of preserving the environmental, vegetation and landscape characteristics of the Rural Community zone, in specific cases a cluster subdivision lot yield equal to or greater (if specified in Schedule 15) than the maximum lot yield possible by conventional subdivision may be permitted.

3.23.4 The permissibility of uses in the Rural Community zone shall be determined in accordance with the provisions of the relevant Agreed Structure Plan and any provisions contained in Schedule 15. The provisions of subclauses 10.8.2 and 10.8.3 shall apply save that it is not intended that Agreed Structure Plan provisions will be replaced by an amendment to the Scheme in the case of the Rural Community Zone.

3.23.5 Schedule 15 is incorporated in the Scheme and the provisions of that Schedule shall have full force and effect as provisions of the Scheme.

KEY DEFINITIONS

rural resource : means a rural land use or basic raw material which has been deemed, in policies adopted by the Western Australian Planning Commission, to have State or regional strategic significance.

sensitive use : means any use in which people involved in that use may have reason to object to noise, dust, odour and other impacts which may arise from rural resource operations and includes, but is not limited to, residential, hospitals, schools, shops and all public establishments where food and drink is consumed.

APPENDIX 2



Policy Manual

Subdivision Of Rural Zoned Land

Policy No. LP6

Policy Owner: Planning and Development Services

Distribution: All employees

Implementation: 11 July 2000

Scheduled Review: Upon gazettal of District Planning Scheme No. 2

Objective

To provide a policy in respect of the subdivision of land which is presently zoned Rural under City of Wanneroo Town Planning Scheme No. 1 (TPS1) and which is to be zoned General Rural or Rural Resource under proposed City of Wanneroo District Planning Scheme No. 2 (DPS2).

Statement**Preamble**

In considering applications for the subdivision of Rural zoned land, Council shall have regard to the following provisions. Council's policy on the subdivision of Rural zoned land does not preclude the creation of Special Rural Zones and Rural Community Zones within its area of application. However, all proposals for the creation of such Zones need to be progressed in accordance with normal town planning processes.

Policy Provisions

1. In lands south of Neaves Road which are zoned Rural under both TPS1 and the Metropolitan Region Scheme (MRS), Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of four (4) hectares, except for the Rural zoned land on Gnangara Road, Gnangara which is proposed by the Gnangara Land Use and Water Management Strategy (GLUWMS) for Water Catchment Reservation under the MRS, where no further subdivision shall be supported.

2. Subject to Provision 8. of this policy, in lands north of Flynn Drive which are zoned Rural under TPS1 and proposed to be zoned Rural Resource under DPS2 (subject to modifications to be sought arising from Council's Interim Local Rural Strategy). Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares, except in special cases where it can be shown to Council's satisfaction that a lot size smaller than twenty (20) hectares would not undermine the Rural Resource Zone objectives. But in any case, lots of less than eight (8) hectares shall not be supported.
3. In Rural zoned lands situated west of the lands proposed to be zoned Rural Resource under DPS2 as referred to in 2. above, and east of Wanneroo Road, and including the Rural zoned lands situated between Wanneroo Road and Lake Neerabup Parks and Recreation Reserve and also including the Rural zoned lands situated on the south-eastern corner of Wanneroo Road and the Flynn Drive Regional Road Reserve, Council shall only support subdivision where:
 - a) each lot yielded by the proposed subdivision contains a minimum area of four (4) hectares, and
 - b) the proposed subdivision is considered consistent with the Landscape Enhancement and Caves and Karstic Areas policies contained in Council's Interim Local Rural Strategy (see 12. and 14. below).
4. In Rural zoned lands west of Wanneroo Road and situated between Romeo Road and Yanchep National Park, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares, except in the Spearwood sand unit of the Spearwood Dune system as defined in CSIRO Land Resources Management Series No. 5 ('Landform and Soil of the Perth Metropolitan North West Corridor' by W M McArthur and G M Bartle) and as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2, where each lot yielded by the proposed subdivision shall contain a minimum area of four (4) hectares.
5. In Rural zoned lands which are proposed by the Gnamangara Land Use and Water Management Strategy (GLUWMS) for Water Catchment Reservation under the MRS, Council shall not support any further subdivision.
6. In the Rural zoned lands bounded by Pinjar Road, Ziatus Road and Spence Road, Pinjar, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares.
7. In the Rural zoned lands bounded by Spence Road, Pinjar Road, Ziatus Road, State Forest 65 and the southern boundary of the land proposed by GLUWMS for Water Catchment Reservation under the MRS, Council may support a minimum lot size of 15-20 hectares subject to appropriate land management controls under TPS1 being in place to protect the groundwater resource and the environmental quality of

the land as required by the Environmental Protection Authority's Position Statement contained in the EPA Bulletin No. 728, except for land which is proposed for reservation under a current amendment to the MRS, where no further subdivision shall be supported.

8. Limestone Resource Areas

Every effort shall be made to ensure the continued availability for extraction of the limestone resources within Rural zoned land. Subdivision shall not be supported in areas defined by Council as containing important limestone resources (shown as Limestone Resource Areas on the Subdivision of Rural Zoned Land Policy Plan No. 2) if the subdivision is considered likely to lead to the unavailability of the limestone resource for extraction.

9. Flood Secure Building and Vehicle Accessways

- a) In all Rural zoned areas, Council shall support subdivision only where each lot yielded by the proposed subdivision contains a flood secure area (to accommodate dwellings and other structures) of a minimum of one thousand (1,000) square metres (m²), and an accessway to the flood secure area, at a Reduced Level (RL) to Australian Height Datum (AHD) specified by Council.
- b) Within the 4 ha minimum lot size policy areas, flood secure areas and accessways shall be naturally occurring as a result of natural topographic elevation.
- c) Within the 8-20 ha minimum lot size policy area, flood secure areas and accessways may be naturally occurring as a result of natural topographic elevation, but may also be created by the placement of clean filling material if naturally occurring flood secure area and/or accessway does not exist.

10. Wetland Protection

For applications for subdivision within or adjacent to, or which drain into, the area boundaries as defined for the wetlands which comprise System 6 Area M8 (and as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2), Council shall request the Western Australian Planning Commission to refer such applications to the Department of Environmental Protection for assessment.

11. Bushland Protection

- a) Council shall request the Western Australian Planning Commission to impose appropriate conditions of subdivision on all development which could impact on vegetation.

- b) Council shall not support subdivision of any rural area identified as being a linkage corridor between protected bushland complexes unless it can be demonstrated to the satisfaction of the Council and the Department of Environmental Protection that the proposal minimises disruption to ecological linkage corridors.

12. Scenic Drives

The following roads which are designated 'Scenic Drives' under the Interim Local Rural Strategy are to be the subject of special consideration in respect to subdivision proposals which are received for land near to them. The basic aim shall be to protect and enhance the rural landscape character of land which is readily visible from those roads.

Designated Scenic Drives:

- Wanneroo Road north of Joondalup Drive
- Gibbs / Karoborup Road
- Lenore / Franklin / Rousset Road
- Bernard Road
- Pinjar Road (between Caporn Street and Clarkson Avenue)
- Neaves Road

13. Bushfire Protection

- a) Council shall recommend to the Western Australian Planning Commission that any rural subdivision adjacent to an area of conservation bushland has a frontage road between any development and the bushland, both as firebreak and fire-fighting vehicle access.
- b) Council shall take account of the principles contained in the publication "Planning for Better Bushfire Protection 1988" (and any subsequent update) in considering any application for subdivision approval.
- c) Where bushfires are a potential hazard, subdivision proposals should demonstrate, to the satisfaction of the Council, that proper bushfire protection measures will be implemented and maintained, including:
- i) escape routes from bushfires;
 - ii) firebreaks or strategic firebreaks accessible to give fighting vehicles;
 - iii) water supplies for fire fighting;
 - iv) low fuel areas around dwelling homes having regard to local wind and topographical conditions;
 - v) fire resistant buildings (AS3959).

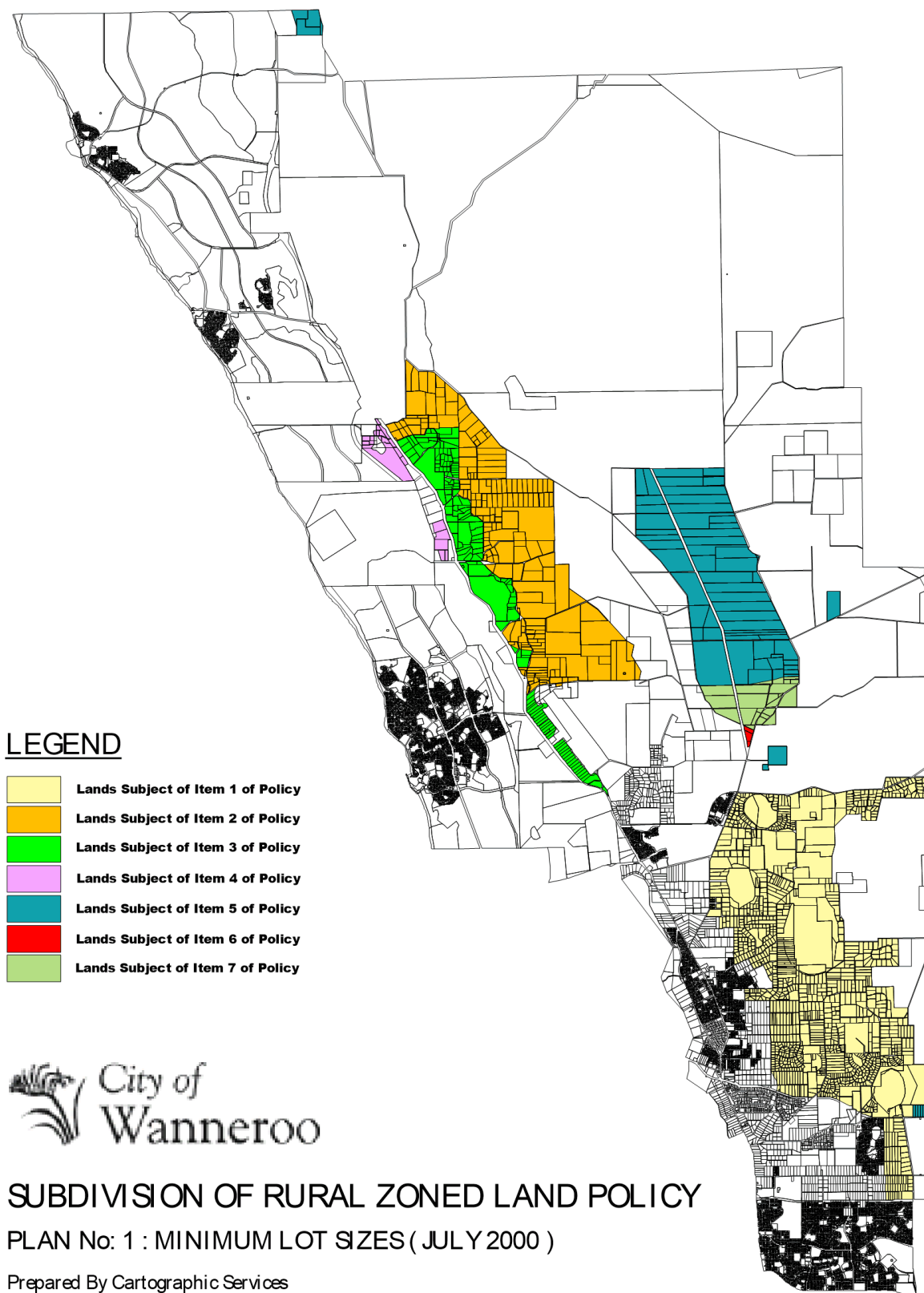
14. Caves and Karstic Areas

In the parts of Special Planning Policy Area No. 3 of the Interim Local Rural Strategy (as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2) where caves are a high probability, the Council shall require that any application for subdivision must be supported by appropriate caves/karstic feature surveys and studies.

Policy Plans

The various lands referred to in provisions 1. to 7. of this policy are shown on Subdivision of Rural Zoned Land Policy Plan No. 1. Provisions 4, 8, 10 and 14 refer to Policy Plan No. 2. These plans are available for viewing at Council's administration offices.

Responsible Officer: Manager Planning Services



LEGEND

- Scenic Drives
- System 6 Area M8
- Spearwood (Brown) Sands Soil Unit within Area Subject of item 4 of Policy.
- Interim Local Rural Strategy Special Planning Policy Area No:3 - Caves and Karstic Areas
- Limestone Resource Area
(Based on WAPC Basic Raw Materials Policy 2000)



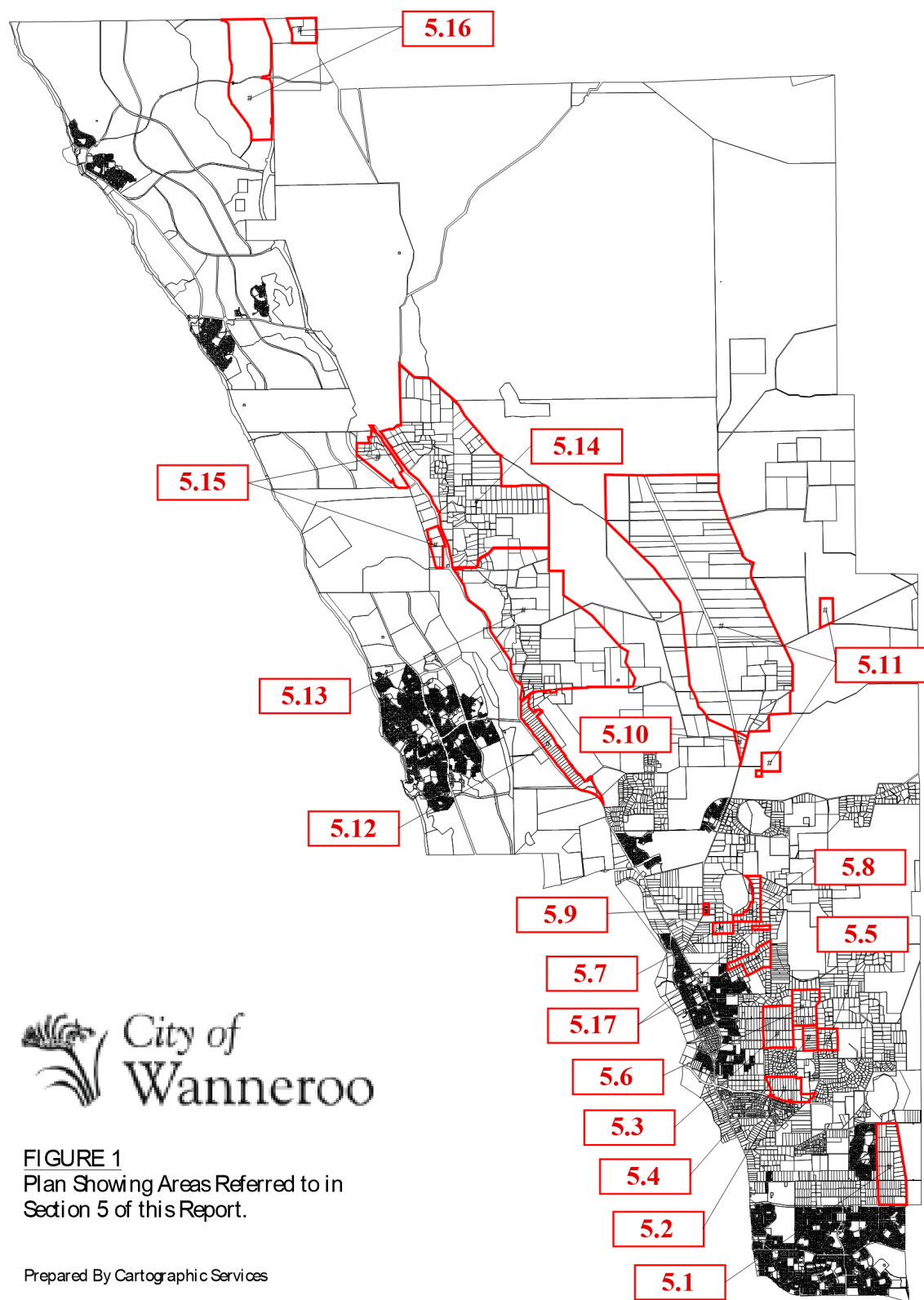
SUBDIVISION OF RURAL ZONED LAND POLICY
PLAN No:2 : FEATURES REFERRED TO IN POLICY (JULY 2000)

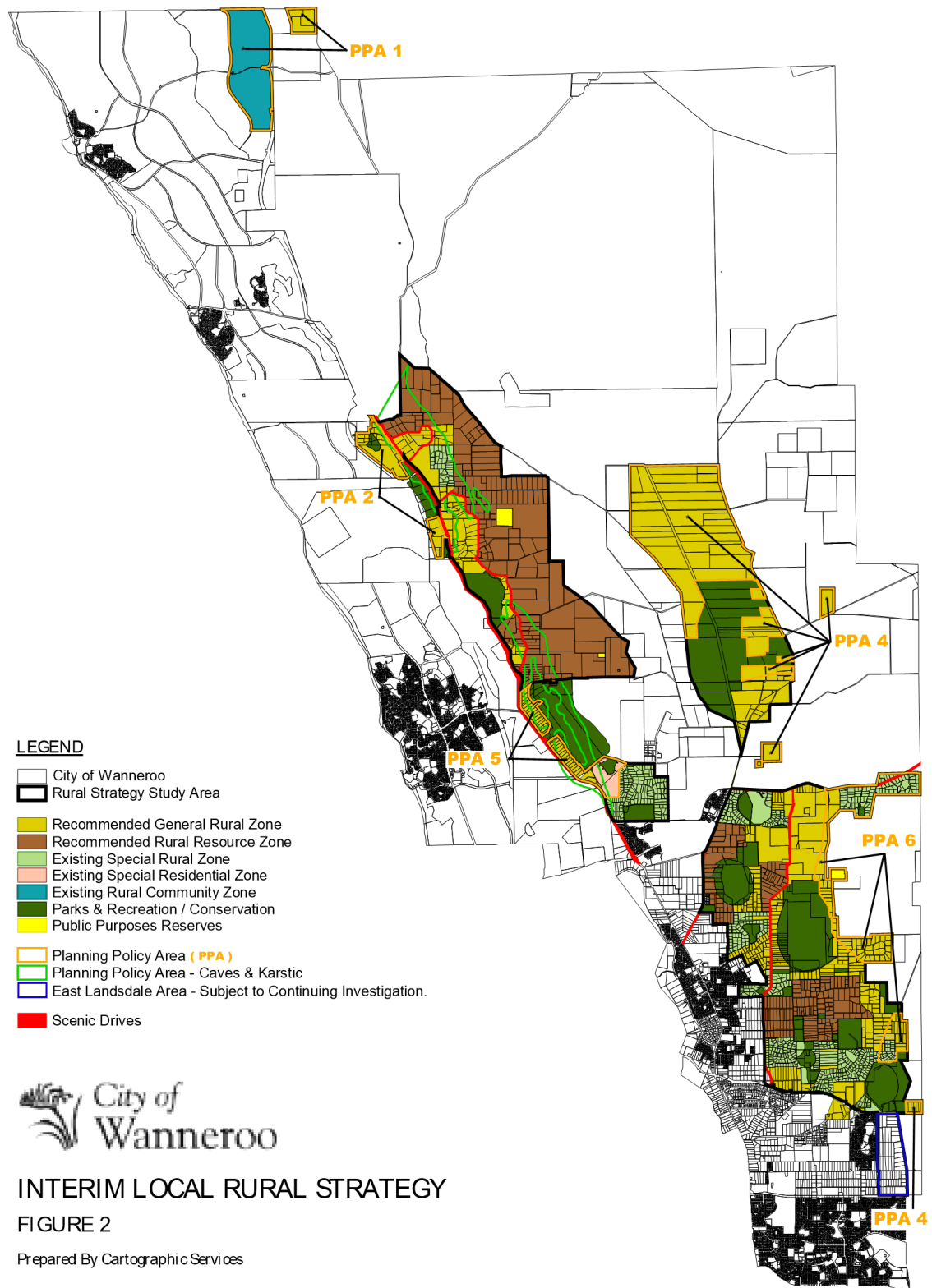
Prepared By Cartographic Services

Scale 1 : N.T.S Date : 20th Dec 2000

Rural_Zone_Referred_Features.apr

FIGURES





Review of Policies in Interim Local Rural Strategy

Strategy Headings and Related Policy Nos.	Comment
2. Future of Wanneroo as an Important Agricultural Area P2.1, P2.2	Policies unnecessary: covered by clause 3.17 of DPS 2.
3. Protection of Agricultural Uses P3.1 – P3.4	Policies unnecessary: covered by clause 3.17 of DPS 2
4. Management of Agricultural Uses P4.1 P4.2	Policy unnecessary: offsite impacts of proposed new agricultural uses are assessed as part of development approval process anyway. Policy unnecessary: Council is required to give proper consideration to all rezoning applications anyway.
5. Delineation of Proposed Zone Boundaries. P5.3 – P5.7, P5.13, P5.14	Policies unnecessary: Council is required to give proper consideration to all rezoning applications anyway.
5.11 Lake Pinjar Area and Nearby Planning Policy Area 4 Areas P11.1 – P11.3	Policies unnecessary: area now largely reserved under the Metropolitan Region Scheme.
5.12 Area generally situated between Wanneroo Road and Lake Neerabup – Planning Policy Area No. 5 P5.12.1, P5.12.2, P5.12.4, P5.12.6 P5.12.3 P5.12.5	These policies are based on an outdated regional and local planning framework. Covered by LPP 4.13: Caves and Karstic Features. Covered by LPP 4.1: Wetlands
5.15 Rural Areas at Carabooda (West of Wanneroo Road) and Eglinton-Planning Policy Area No. 2	

P5.15	Policy unnecessary: covered by LPP 4.9: Subdivision of Rural Zoned Land.
8. Gnamara Land Use and Water Management Strategy – Planning Policy Areas No. 4 and 6. P8	Policy unnecessary: covered by State Planning Policies (SPP) 2.2 (Gnamara Groundwater Protection) and 2.5 (Rural Planning), and Department of Water and Environmental Regulation's Water Quality Protection Note No. 25 (Land use compatibility tables for public drinking water source areas).
10. Bushplan (and Bushland Protection generally). P10.1 – P10.5	Policies unnecessary: covered by Local Biodiversity Strategy.
11. Basic Raw Materials P11.1 – P11.4	Policies unnecessary: covered by SPP 2.4: Basic Raw Materials.
12. Buffer areas P12	Policy unnecessary: Council is required by the Planning and Development Act 2005 to have regard to SPPs anyway.
13. Landscape enhancement -Scenic Drives P13.1 P13.2	Policy superseded by Council's subsequent revoking of the Landscape Enhancement Area Policy. This policy is based on an outdated regional and local planning framework.
14. Rural Sub-division Policy P14.1 P14.2	Policy unnecessary: covered by LPP 4.9: Subdivision of Rural Zoned land. This policy is based on an outdated regional and local planning framework.
15. Heritage P15.1 and P15.2	Policies unnecessary: covered by Municipal Heritage Inventory and heritage provisions of DPS 2.
16. Bushfire Protection P16.1 – P16.4	Policies unnecessary: covered by SPP 3.7: Planning in Bushfire Prone Areas and

	associated Guidelines.
17. Special Residential Zones P17.1 and P17.2	Policies will become redundant when Special Residential zone in DPS 2 is replaced by Residential zone, as part of Amendment 172 to DPS 2 currently being prepared, to align DPS 2 to Model Scheme Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.
18. Planning Policy Area No. 3 (PPA No. 3) – Caves and Karstic Areas P18.1 – P18.7	Policies unnecessary: covered by LPP 4.13: Caves and Karstic Features.

PS03-08/19 Proposed Amendment No. 178 to District Planning Scheme No. 2 - Change to Specific Cell Works for East Wanneroo Cell 3

File Ref: 38266 – 19/310934
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 3

Issue

To consider an amendment to the City's DPS2 relating to Cell Works in the East Wanneroo Cell 3 Developer Contribution Arrangements.

Applicant	City of Wanneroo
Owner	City of Wanneroo
Location	East Wanneroo Cell 3 Agreed Structure Plan (ASP)
Site Area	Approx. 49 Hectares
MRS Zoning	Urban
DPS 2 Zoning	Urban Development

Background

As part of the review of the development contribution costs for the East Wanneroo Cells, Administration has commenced assessment of the development contribution issues currently affecting East Wanneroo Cell 3. Cell 3 comprises an area of approximately 49ha in Wanneroo, generally bound by Dundebur Road, Scott Road, High Road and Steven Street – see **Attachment 1**.

At the time of establishing the cell works for Cell 3, the land to the north of Dundebur Road (opposite Cell 3) was zoned rural and therefore the Dundebur Road upgrade cost was wholly attributed to Cell 3 as 100% cell cost in DPS2. These works include land acquisition for road widening on the northern side of Dundebur Road, a single carriageway road and a Dual Use Path. In September 2018, the land to the north of Dundebur Road (opposite Cell 3) was re-zoned under the MRS to 'Urban Deferred' and it is anticipated that this land will develop for urban purposes in the short to medium term, as part of the urbanisation of East Wanneroo.

As part of its consideration of the Annual Review of Cells 2 and 4-9 on 4 June 2019 it was noted that further work is required before a review of cell costs for Cell 3 will be reported to Council. The background information for Cell 3, including remaining land to be developed, is depicted in **Attachment 2**.

The following represents the general position of Cell 3:

- Cell Area – 48.9 ha;
- Infrastructure Contributions Per Lot (**ICPL**) received – 450;
- ICPL remaining – 46;
- Remaining Area to be Developed – 9%;
- POS Acquired – 2.67 ha (POS acquisition complete);
- Historic POS Credit (equivalent of 769 m²) - \$148k; and
- Dundebur Road Costs (Acquisition and Construction) – \$2.5 million (100% Cell 3 cost).

Detail

Cell 3 is predominately developed (91%) with all POS areas being acquired. Only a small area of historic POS credit remains to be compensated and will be offset against those remaining landowner's contributions at the time of subdivision. However, based on preliminary work undertaken in relation to Cell 3, a significant increase of \$29,429 has been estimated in the ICPL rate (\$14,036 increasing to \$43,465).

The increase is primarily a result of there being only a small area of undeveloped land remaining to apply costs; and cost increases associated with the City's internal transactional Audit and remaining Dundobar Road acquisition and construction. In this regard, the internal transactional audit identified approximately \$750,000 in municipal recoupment from previous project expenditure; and there is a remaining cost estimate for acquiring and upgrading this section of road in accordance with the East Wanneroo land requirement plans (\$2.5 million). The upgrading of Dundobar Road is required to bring the road up to an urban standard to accommodate the future development of area as per the preliminary designs previously endorsed by Council. The cost estimate for the upgrade has been updated and is based on these drawing. **Attachment 3** reflects the preliminary design for the relevant section of Dundobar Road.

It is recommended that an Amendment to DPS2 be initiated to reduce the Cell 3 obligation in respect to Dundobar Road from 100% to 50% and seek the balance of the cost from developers involved in the future urban precinct to the north of this road that will benefit from these works in the future. It is anticipated that a reduction (50%) of this Dundobar Road cost could reduce the Cell 3 ICPL down to approximately \$16,116 (\$2,000 more than the current ICPL rate – adopted 2006). This would involve a future Development Contribution Plan (**DCP**) for the future urban precinct to the north of Dundobar Road after the finalisation of the district structure plan for the East Wanneroo area. The need for the preparation of developer contribution arrangements for the future East Wanneroo urbanised areas is acknowledged by the State Government.

The WAPC is expected to release the draft East Wanneroo District Structure Plan in August 2019 and this is expected to include further information regarding WAPC's expectations for DCP's for East Wanneroo.

The upgrade to Dundobar Road meets the requirements as a reasonable DCP cost based on the current SPP 3.6 Development Contributions for Infrastructure, as well as a draft revised SPP 3.6 which has recently been released by the WAPC for comment.

Proposal

The proposal seeks to amend DPS2 by:

1. Replacing the percentage of the total cost to acquire and construct Dundobar Road as defined in Schedule 6, Clause 3 of DPS2 from 100% to 50%, as per the following:

"Cell 3

Dundobar Road (between Griffiths Road and Steven Street)

** 50% of the total cost to acquire the ultimate road reserve land;*

** 50% of the total cost of constructing the full earthworks, one carriageway and all structures".*

Consultation

All scheme amendments must (by law) be subject to public consultation. However, before doing so the amendment will need to be referred to the EPA to assess the environmental

impacts of the proposal and to determine whether any formal environmental assessment is necessary.

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) set out the criteria for the various types of local planning scheme amendments; and considers an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan to be a complex amendment, which requires public advertising.

The amendment will also need to be referred to the EPA to assess the environmental impacts of the proposal and to determine whether any formal environmental assessment is necessary.

Subject to no objections being received from the EPA and advertising consent being granted by the WAPC the amendment must be advertised for public comment for a period of 60 days. Advertising is to occur in the following manner, consistent with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- Advertisement in a local newspaper for one week;
- Placement of a sign on affected sites, giving notice of the proposal;
- Display notice of the proposal in Council offices;
- Display on the City's website; and
- Referral in writing to affected persons/agencies.

Comment

SPP 3.6 – Development Contributions for Infrastructure includes a number of principles which development contributions must be levied in accordance with. Particularly relevant are the principles of 'need and nexus' and 'equity':

- *'need and nexus', which is:*

"The need for the infrastructure included in the development contribution plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus)".

- *'Equity', which is:*

"Development contributions should be levied from all developments within a development contribution area, based on their relative contribution to need".

Having regard for the above principles, it is considered reasonable that the cost of upgrading this portion of Dundobar Road should not be totally met by the Cell 3 landowners, but that the cost should also be partly met by the future urban precinct to the north of Dundobar Road.

In respect to determining how the road upgrading cost should be apportioned between Cell 3 and a future DCP for the land to the north of the road (having regard to the above equity principle saying that this should be based on relative contribution to road), it is expected that the future preparation of DCP's for the new East Wanneroo urban area will entail preparation of detailed methodologies for how such cost apportionment should be done.

At this time, with such methodologies not being available, it is considered reasonable to apportion the cost on a 50%/50% basis, on the assumption that the need for this road upgrading will be likely to be approximately equally attributable to the communities living on each side of the road. This is considered a reasonable assumption, given that Dundobar Road (as an east-west road), lies approximately midway between the other main east-west roads to the north and south (Caporn Street and Elliot Road respectively).

Once this DPS2 amendment is gazetted, Administration will complete the annual review of cell costs for Cell 3 (which will include adjustments to costs resulting from the DPS2 amendment) and report to Council on the matter. Until this occurs, the ICPL rate for Cell 3 will remain the same (\$14,036).

Statutory Compliance

The scheme amendment will follow the statutory process outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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
ST-G09 Long Term Financial Plan	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

There is a risk that the funds that would have otherwise been received from Cell 3 (under the current Specific Cell Works provisions for that Cell), but are being expected to be obtained through a proposed new DCP as part of the East Wanneroo area urbanisation, may not be obtained if the anticipated new DCP does not eventuate (noting that the new DCP's will require approval of the WAPC and Minister for Planning).

If the expected DCP contribution from the area to the north of Cell 3 is not forthcoming, then the City will need to consider what other options are available at that time. This could include seeking grant funding, or seeking the road upgrading as a condition of subdivision of the land abutting the road. If none of the above options eventuate Council could consider funding the upgrade from municipal funds.

In respect to managing the risk that the proposed DCP may not eventuate, this may be managed by requesting that the preparation of future DCP's for East Wanneroo includes a contribution towards the Dundobar Road upgrade.

Administration has sought advice from the DPLH on this matter and DPLH has advised that it anticipates that the draft East Wanneroo DSP will be proposing that this section of road be a two lane road (one lane in each direction), similar to the current design for the road.

Policy Implications

Nil

Financial Implications

The total cost of the road upgrading is currently estimated at \$2.5 million (land acquisition and construction). The funding which would be sought through the proposed DCP is estimated at \$1.25 million.

If the expected DCP contribution from the area to the north is not forthcoming, and the City is unable to obtain the funding through other means (i.e. grants or condition of subdivision), then Council could consider funding the upgrade from municipal funds.

Voting Requirements




Simple Majority

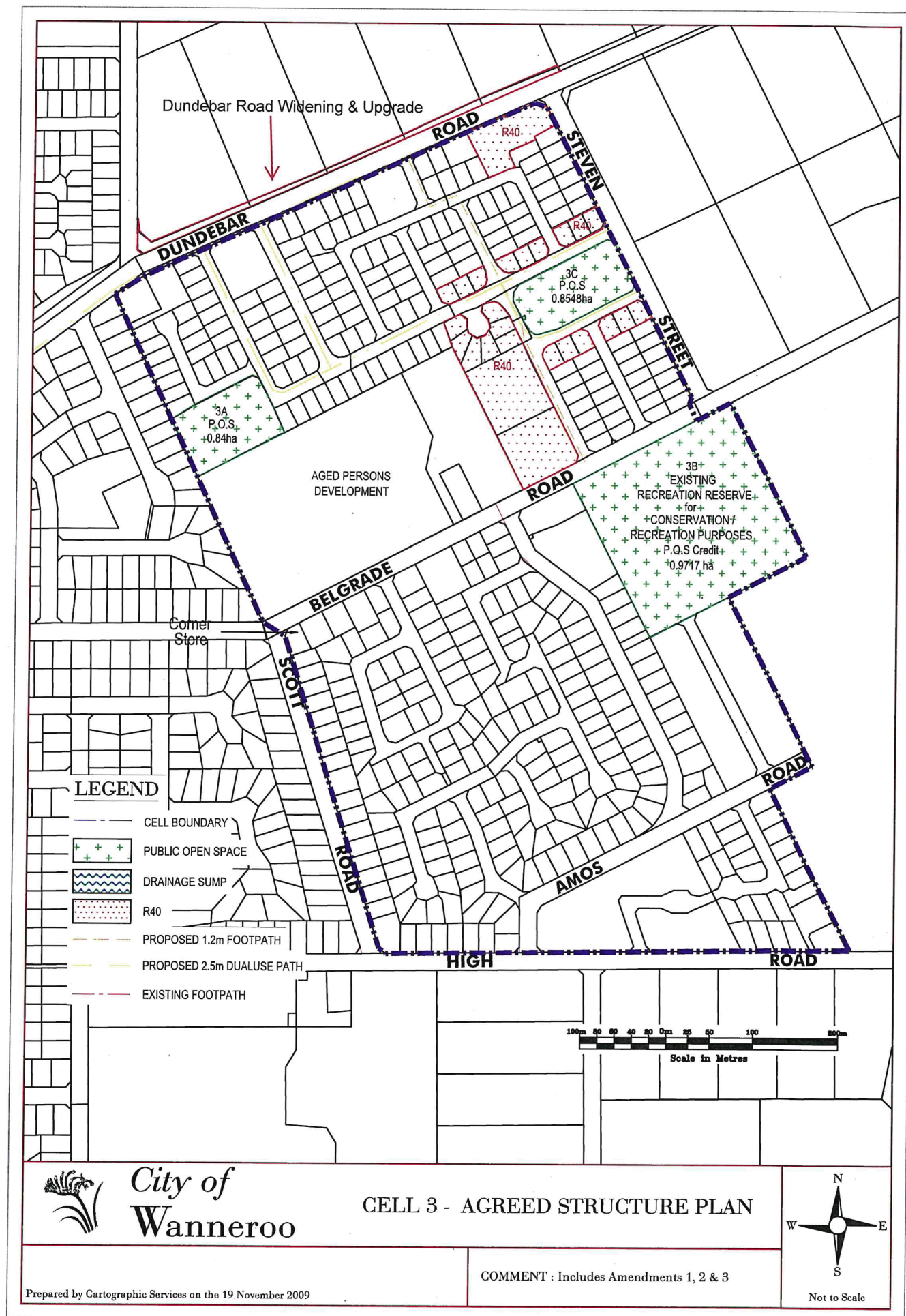
Recommendation

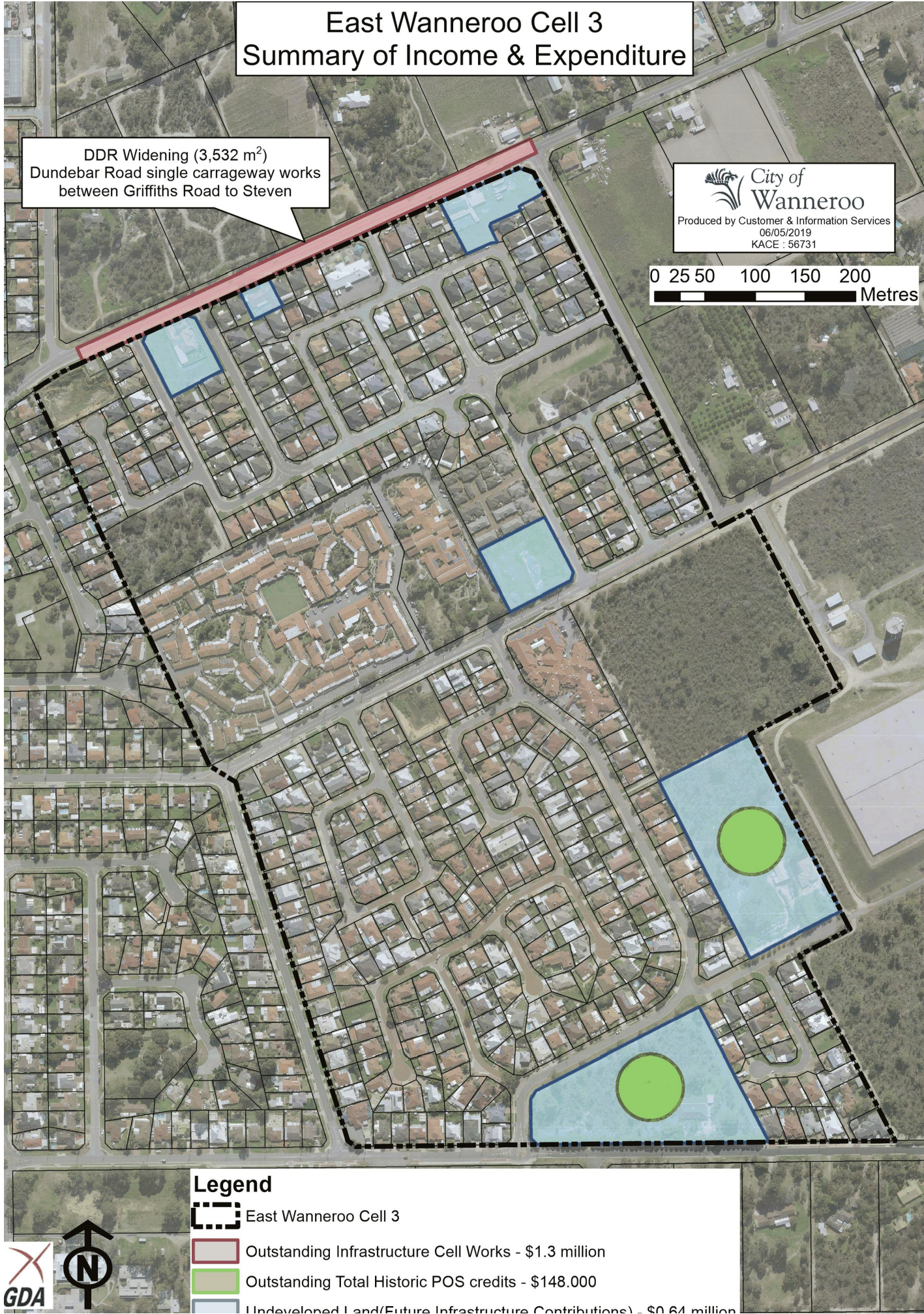
That Council:-

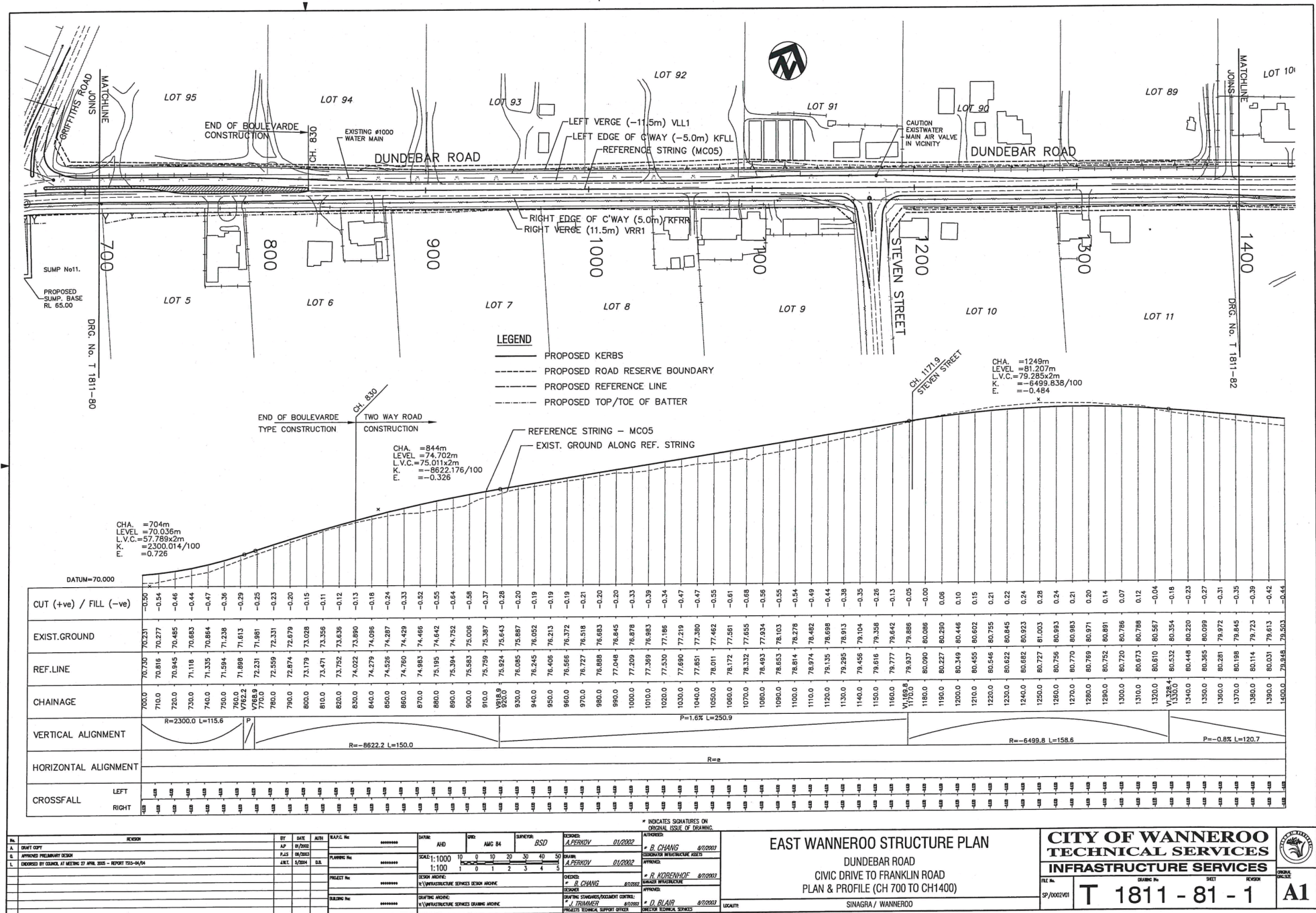
1. **PREPARES** Amendment No. 178 to the City of Wanneroo's District Planning Scheme No. 2 pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the District Planning Scheme No. 2 by Replacing the percentage of the total cost to acquire and construct Dundebur Road as defined in Schedule 6, Clause 3 of District Planning Scheme No. 2 from 100% to 50%, as per the following:
"Cell 3
Dundebur Road (between Griffiths Road and Steven Street)
** 50% of the total cost to acquire the ultimate road reserve land;*
** 50% of the total cost of constructing the full earthworks, one carriageway and all structures";*
2. Pursuant to Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** that Amendment No. 178 to District Planning Scheme No. 2 is a complex amendment because it is amending a development contribution area provisions;
3. Pursuant to Regulation 37(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **SUBMITS** two (2) copies of the Amendment No. 178 to District Planning Scheme No. 2 documentation to the Western Australian Planning Commission for its consideration;
4. Pursuant to Section 81 of the *Planning and Development Act 2005* **REFERS** Amendment No. 178 to District Planning Scheme No. 2 to the Environmental Protection Authority; and
5. Subject to approval from the Environmental Protection Authority and the Western Australian Planning Commission, **ADVERTISES** Amendment No. 178 to District Planning Scheme No. 2 for a period of not less than 60 days pursuant to Regulation 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Attachments:

- | | | |
|--|------------------------------|-----------|
| 1.  | Cell 3 Agreed Structure Plan | 19/234824 |
| 2.  | Cell 3 Background | 19/316821 |
| 3.  | Dundebur Road Land Plan | 19/316819 |







Approval Services

PS04-08/19 DA2019/305 - Amendment to DA2016/1840 (Medical Centre, Child Care Centre and Pharmacy) at Lot 4455 (2) Boomerang Loop, Banksia Grove

File Ref:	DA2019/305 – 19/232877
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	3
Previous Items:	PS07-03/18 - Consideration of Development Application (DA2016/1840) for Medical Centre, Child Care Centre and Pharmacy at Lot 4455 (2) Boomerang Loop, Banksia Grove - Ordinary Council - 27 Mar 2018 7.00pm

Issue

To consider a development application (DA2019/305) for an amendment to DA2016/1840 (Medical Centre, Childcare Centre and Pharmacy) at Lot 4455 (2) Boomerang Loop, Banksia Grove (subject site).

Applicant	Germano Designs Pty Ltd
Owner	Anthony L McDowell
Location	Lot 4455 (2) Boomerang Loop, Banksia Grove
Site Area	4121m ²
DPS 2 Zoning	Urban Development
ASP 21a Zoning	Commercial

Background

The subject site is bound by POS to the north, Boomerang Loop to the west, Grandis Boulevard to the south and Fairywren Street to the east. The subject site is zoned Urban Development under the City's DPS2 and Commercial under Approved Structure Plan No. 21a – Banksia Grove (**ASP 21a**). ASP 21a also identifies the subject site as a Local Centre. A location plan of the subject site is included in **Attachment 1**.

At its meeting on 27 March 2018, Council approved a development application (DA2016/1840) for a Medical Centre, Childcare Centre and Pharmacy at the subject site. Condition 3 of this approval specified that a maximum of eight consultants shall operate from the Medical Centre at any one time. The approved operating hours are as follows:

- Child Care Centre: 6am – 6pm, Monday to Friday; and
- Medical Centre and Pharmacy: 8am to 6pm, Monday to Sunday.

At the time of writing this report, the development approved under DA2016/1840 was partially constructed, and does not yet have any occupied tenancies.

On 11 March 2019 the City received a development application (DA2019/305) for an amendment to DA2016/1840, seeking to modify Condition three of the approval to increase the maximum number of consultants for the Medical Centre to 12 at any one time.

During the advertising period for DA2019/305, a number of objections were received which raised concern with the proposed car parking shortfall. The application was subsequently amended by the applicant to reduce the proposed maximum number of consultants for the Medical Centre from 12 to 10 at any one time.

Detail

This application seeks to amend Condition three of DA2016/1840 by increasing the maximum number of consultants for the Medical Centre from eight to 10 at any one time. The application also proposes an additional five car parking bays within the verge areas of Grandis Boulevard and Fairywren Street. No physical modifications are proposed on-site. Plans of the proposal are included as **Attachment 2**.

Consultation

Advertising was undertaken by way of letters to surrounding landowners and a notice on the City's website. Advertising was undertaken for a period of 23 days commencing on 5 June 2019 and closing on 28 June 2019.

Six submissions were received, with five objecting to the proposal, and one raising questions but not stating an overall position. A summary of submissions received and Administration's responses are included in **Attachment 3**.

The main issues raised during the advertising period and following detailed assessment by Administration relate to:

- Insufficient car parking is provided, which will create parking issues for surrounding residents; and
- Increased vehicle and pedestrian traffic will impact the amenity of surrounding residents.

A detailed discussion of the issues considered in the assessment of the application is provided in the Comment section.

Comment

Car Parking

Council's approval of DA2016/1840 required the provision of 74 on-site car parking bays and four on-street bays, for a total of 78. The proposed increase in consultant numbers requires a further 10 parking bays to satisfy the requirements of DPS2 (five bays per consultant), bringing the total on-site parking requirement to 84 bays and a total of 88 with four approved within the verge. The applicant does not propose any additional on-site parking bays as part of this application, however will provide a further five on-street bays. Therefore, there will be total of 83 car parking bays provided comprising of 74 on-site and nine on-street bays in lieu of 88 on-site bays which is a shortfall of five bays.

Development Application	On-Site Parking	On-Street Parking	Total Bays Provided	Total Bays Required	Parking Shortfall
DA2016/1840	74	4	78	78	0
DA2019/305	74	9	83	88	5

The power to vary the parking standards in DPS2 is set out in Clause 4.2.1 as follows:

4.2.1 Except for the requirements set out in Clauses 3.7.3, 3.7.4, Subclause 3.13.5 and 3.13.6 of the Scheme and housing density requirements of the Residential Design Codes, if a development is the subject of an application for Development Approval and does not comply with a development standard or requirement prescribed under the Scheme or the Residential Design Codes, the Council may, notwithstanding the non compliance, approve the application conditionally or subject to such conditions as the Council thinks fit.

The applicant has provided the following justification for the proposed parking shortfall:

- The expected peak period for the Child Care Centre on the subject site will be between 7.30am and 8.30am in the morning and 5.00pm and 6.00pm in the evening. The core business hours of the Medical Centre are expected to be between 9.00am and 5.00pm. Given the difference in peak operating periods, it is reasonable to conclude that the existing on-site car parking is capable of being shared without resulting in significant parking conflict between the two uses. The Child Care Centre is also only approved to operate during the week, so the Medical Centre and Pharmacy will have no competition for car parking on the weekends;
- The development will service the local community in the immediate locality, within a walkable catchment, meaning that a portion of customers and parents will be able to walk to the site;
- Bicycle parking has been provided on site, and local bus services are available within Banksia Grove, allowing for alternative modes of transport to the subject site;
- The parking shortfall is minor in nature considering the overall number of bays provided (five bays if on-street bays are also considered); and
- On-street bays were included within the parking provisions for the previous application.

Where on-site parking shortfalls have previously been considered, the provision of on-street parking in the road verge has been accepted as contributing to the total parking requirements. This is consistent with Liveable Neighbourhoods which set out standards for provision of on-street parking for laneway developments at a rate of one per two dwellings. The proposal to provide an additional five on-street parking bays as part of meeting the parking requirements will meet the objectives of the Scheme as the parking bays will be directly accessible from the site in close proximity to the development where people are likely to choose to park.

It is unlikely that the additional five on-street parking bays would be used for other purposes given the prevalence of on-street parking in the surrounding streets servicing the residential dwellings as required by Liveable Neighbourhoods. There will also be a significant degree of reciprocal parking between the uses on the subject site, particularly the Medical Centre and Pharmacy. These associated uses being in close proximity will result in fewer vehicle trips being required to access these services. As the peak periods for parking demand by the Child Care Centre are outside the core operating hours for the Medical Centre, the existing on-site parking will also provide reciprocal parking opportunities for the other uses. In light of this, the proposed parking shortfall is considered to meet the objectives of the Scheme and the proposed shortfall of five parking bays will not result in a parking problem in the area for the reasons detailed above.

Traffic

A Traffic Impact Assessment (**TIA**) was provided with the original development application for the subject site (DA2016/1840). The TIA identified that the proposed development would generate approximately 1,006 vehicle trips per day, which could be sufficiently accommodated within the existing traffic network. In preparing the Structure Plan the site was assumed to generate 1,500 vehicle trips per day under ASP 21a.

A Traffic Impact Statement (**TIS**) has been provided with this application, which has assessed the proposed traffic increase as a result of the increase in the number of consultants at the Medical Centre to ten. This proposal is expected to increase the vehicle trips per day by 70vpd per consultant to a total of 1,146 vehicle trips per day. The City's Traffic Services team has reviewed the TIS, and advises that the increased traffic volumes will still be sufficiently accommodated within the road network.

The Traffic Impact Assessment undertaken as part of the original approval DA2016/1840 was based on the approved Structure Plan with the full road network in place, including the connection of Grandis Blvd to Old Yanchep Road to the east. The conclusion of the TIA was that there was ample capacity in the road network to cater for the traffic generated from the site which was below the original assumption of 1500vpd in the approved Structure Plan.

Traffic Services advise that based on the TIA and TIS, the local road network has adequate capacity to support the proposed development. This is consistent with administration's experience with other similar developments where provision of adequate parking is the most common issue encountered.

The City's Traffic Services team have also reviewed the location of the proposed additional 5 on street bays and advise that the parking bays comply with *AS 2890.5 – Parking facilities Part 5: On-street parking*, however, the sight distance at the access should be checked through detailed design in accordance with Clause 3.2 of AS 2890.5 to ensure that parked vehicles do not block sight distances.

Additionally, the parallel parking bays on Fairway Street are shown on the plans as being wider than the 2.3m required under AS 2890.5. These bays would be required to be 2.3m wide to allow additional width to the adjoining footpath. With cyclists permitted to ride on the footpath and the increasing use of personal mobility devices (gophers) the 1.5m minimum pathway width should only be used in cases where no feasible alternative is available.

In this regard the provision of the proposed amended total of 9 (5 additional) on street bays will be subject to approval of detailed design drawings by Traffic Services.

Conclusion

The development application has been subject to public consultation with five objections being received. Administration considers that the concerns raised in the objections have been sufficiently addressed. It is therefore recommended that the proposed increase in consultant numbers for the Medical Centre be approved.

Statutory Compliance

This application has been assessed in accordance with the City's DPS2.

Strategic Implications

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

“2 *Economy*

2.1 *Local Jobs*

2.1.1 *Develop strong economic hubs locally and near transport”*

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

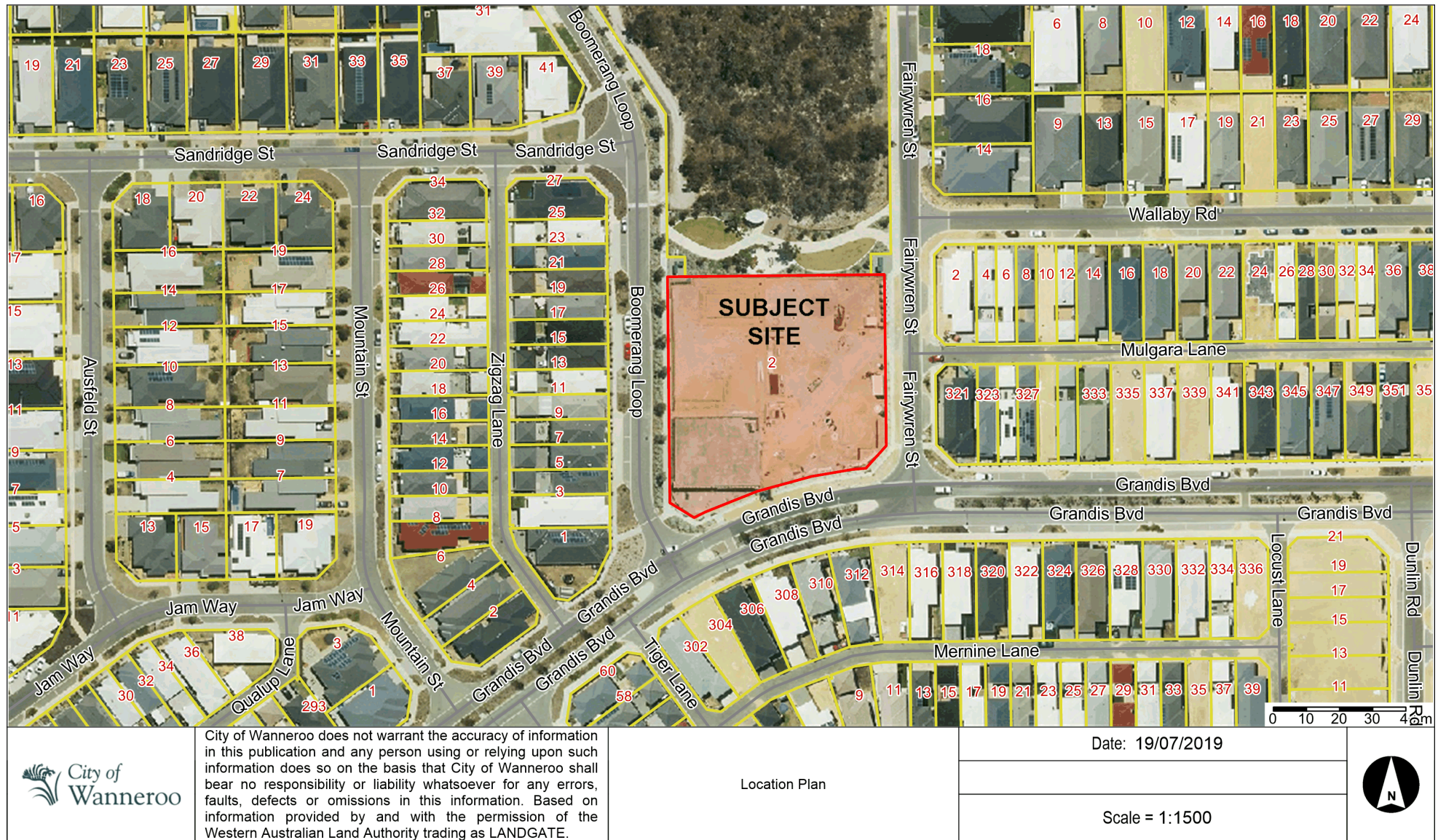
Recommendation

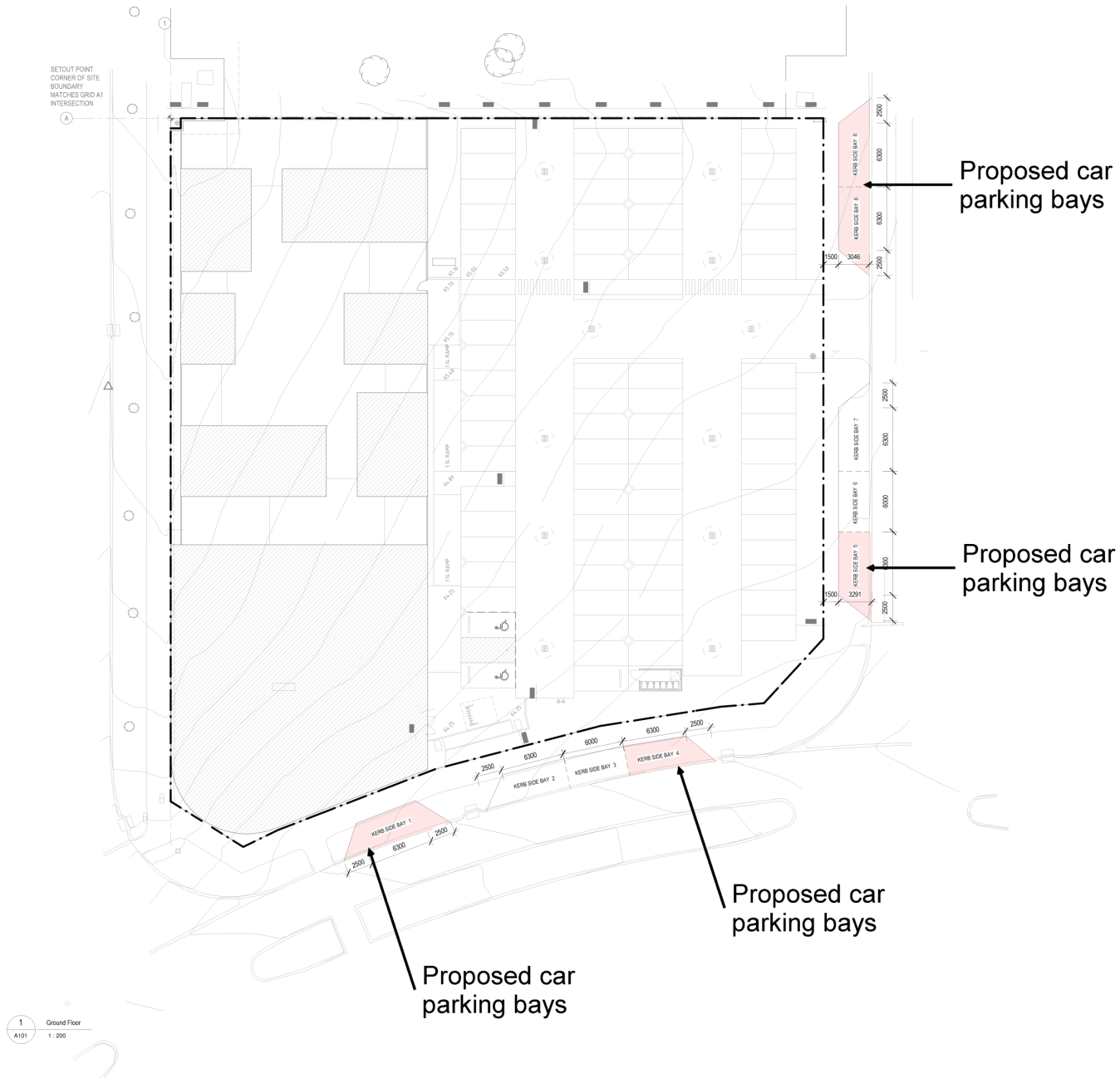
That Council:-

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2, APPROVES the Development Application (DA2019/305), including the plans in Attachment 2, as follows:
 - a) Amend Condition three of DA2016/1840 by altering the maximum number of consultants for the Medical Centre from eight to ten at any one time; and
 - b) Amend Condition seventeen of DA2016/1840 by altering the number of on street parking bays to be provided from four to nine; and
2. ADVISES the submitters of its decision.

Attachments:

- | | | | |
|---|---|-----------|---------|
| 1  | DA2019/305 - 2 Boomerang Loop, Banksia Grove - Location Plan | 19/279984 | |
| 2  | DA2019/305 - 2 Boomerang Loop, Banksia Grove - Development Plans | 19/279991 | Minuted |
| 3  | DA2019/305 - 2 Boomerang Loop, Banksia Grove - Summary of Submissions | 19/282681 | |





	STUDIO 25 ARCHITECTURAL DRAFTING		
	CAMBRIDGE STREET WEST LEEDERVILLE PERTH, WA 6007 T. 0450 253 643		
	Lot 4455 No.2 Boomerang Loop, Banksia Grove		
SITE PLAN			
Project number	25009	A101	
Date	14/05/2019		
Drawn by	VD		
Revision	B		
		Scale	1 : 200



No	DATE	ISSUE / REVISION
A	09.04.18	ISSUE FOR COORDINATION
B	27.05.18	ISSUE FOR PRICING
C	05.06.18	ADJUST RAMP
D	28.08.18	REVISE CHILD CARE SETOUT, REMOVE STAIR
E	04.09.18	REMOVE RAMP, ADJUST BIN STORE
F	06.09.18	REINSTATE RAMP AND BIN STORE
G	06.09.18	ISSUE FOR PLANNING REVIEW
J	06.09.18	ISSUE FOR PLANNING REVIEW
K	17.09.18	ISSUE FOR PLANNING REVIEW

NOT FOR
CONSTRUCTION

ISSUE FOR: COORDINATION

OFF2SITE
PROJECTS

OFF2SITE PROJECTS PTY LTD
PHONE: 0412 281 407
EMAIL: off2site@iinet.net.au

CLIENT **ABBOTT PROPERTY SERVICES**

PROJECT **BANKSIA GROVE
MEDICAL & CHILD CARE CENTRE
LOT 4455 NO 2 BOOMERANG LOOP, BANKSIA GROVE**

BASE_BUILD
GENERAL_ARRANGEMENT
SITE_PLAN

PROJECT DATE	MARCH 2018	DRAWN	@
PROJECT No	17034	SCALE	1:200 @ A1
DWG No			REV
A_BB_GA_01_02			

DO NOT SCALE - IF IN DOUBT, ASK. ALL DIMENSIONS IN MILLIMETERS.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS, AND ANGLES ON SITE BEFORE COMMENCING
ALL CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, APPROVED DOCUMENTS AND RELEVANT AUSTRALIAN STANDARD
IT IS AN INFRINGEMENT OF COPYRIGHT IN THIS DRAWING AND DESIGN TO COPY OR COMMUNICATE ITS CONTENTS TO ANY THIRD PARTY WITHOUT WRITTEN CONSENT OF OFFSITE PROJECTS

LANDSCAPING AREA
8% MINIMUM OF DEVELOPMENT SITE
SITE AREA 4121sqm x 8% = 329.7sqm
TOTAL PROVIDED = 368sqm (SHOWN SHADED)



LEGEND:

- EXISTING PERIMETER WALLS
- 90mm NEW INTERNAL WALLS
- EXIT EMERGENCY EXIT SIGN TO BCA AND AS REQUIREMENTS

NOTES

THE BUILDING CONTRACTORS MUST CHECK ALL DIMENSIONS AND DETAILS ON THE DRAWING & ON SITE BEFORE ORDERING MATERIALS AND STARTING CONSTRUCTION. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE BUILDER AND DESIGNER.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL BUILDING CONSTRUCTION, FITOUT INSTALLATION, DENTAL SERVICES, FIXTURES AND FITTINGS MUST COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS, CODES, DENTAL REQUIREMENTS AND LOCAL COUNCIL BYLAWS.

SITE PLAN
Scale 1 : 150 @ A3

NOTES

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A COMPREHENSIVE NATIONAL CONSTRUCTION CODE ASSESSMENT MUST BE UNDERTAKEN TO ENSURE NCC COMPLIANCE. THESE DRAWINGS MAY REQUIRE ADJUSTMENT TO MEET COMPLIANCE.

PROJECT	BANKSIA GROVE DENTAL	DATE	18-02-2019	NO	S0	 Dental, Medical & Commercial Fit Out Specialist Ph: 9226 3422 Fax: 9322 6326 Mob: 0419 908 741
AT	LOT 4455 Grandis Boulevard	TITLE	SITE PLAN	DRAWN	PODIUM CONSTRUCTION Ph: (08) 8143 8032 www.podiumconstruction.com.au	

CITY OF WANNEROO
DA2019/305 – 2 BOOMERANG LOOP, BANKSIA GROVE – AMENDMENT TO DA2016/1840 (MEDICAL CENTRE, PHARMACY & CHILDCARE CENTRE)
(Advertising Closed 29 May 2019)

No.	Summary of Issues	Number of Submitters	Administration Comment	Recommendation
1	Overall Position on Proposal			
1.1	Objects to proposed development.	5	Noted.	No modifications required.
1.2	Does not state an overall position.	1	Noted	No modifications required.
2	Traffic and Parking			
2.1	There is insufficient car parking provided to accommodate the increase in consultant numbers. This will create parking issues for surrounding residents, with overspill parking in the surrounding streets. Parking is already an issue in the area, with conflict for verge bays.	5	Noted. Administration has considered the applicants justification as included in the report. There is likely to be a degree of reciprocal parking between the uses on the subject site, particularly the Medical Centre and Pharmacy. With regards to existing parking conflicts, the current verge bays are classed as on-street public parking and are not allocated to individual dwellings. As such, reciprocal use is supported. The City's Ranger Services have previously addressed a number of parking concerns within the area. Any illegal parking that may occur in the future should be reported to the City to be attended to by Ranger Services.	No modifications required.
2.2	The proposal will increase vehicle and pedestrian traffic in the area, which will impact the amenity of surrounding residents.	1	Noted. A Traffic Impact Statement (TIS) has been provided with this application, which has assessed the proposed traffic increase as a result of the increased number of consultants at the Medical Centre. Traffic Services has reviewed the TIS, and have advised that the increased traffic volumes could still be sufficiently accommodated within the existing traffic network.	No modifications required.
2.3	Potential parking issues will not be addressed by Rangers.	1	Noted. Illegal parking should be reported to the City to be attended to by Ranger Services.	No modifications required.

No.	Summary of Issues	Number of Submitters	Administration Comment	Recommendation
2.4	Are the additional verge bays proposed for the southern side of Grandis Boulevard? If so, this may pose a safety risk, as there are reduced sight lines for this location. These bays would also likely be taken by residents.	1	Noted. Two additional bays are proposed along Grandis Boulevard and three additional bays along Fairywren Street. The City's Traffic Services unit has reviewed the location of the proposed bays in the road reserves and have advised that this is acceptable.	No modifications required.
3	Other			
3.1	There are more consulting rooms on the second floor than number of consultant proposed for the second floor – there could therefore be even more consultants in the Medical Centre than what is being applied for.	3	Noted. Although the plans show a greater number of consulting rooms in comparison to the amount of consultants permitted, it is common for medical centres to have a greater number of consulting rooms due to different shifts and working arrangement's for each individual consultant. Increases to the amount of consultants would be subject to a separate development assessment.	No modifications required.
3.2	Who is going to monitor the maximum number of consultants in the Medical Centre when each practice will be individually leased?	3	Noted. It is the operators' responsibility to maintain compliance. Non-compliance with conditions of approval may result in compliance action.	No modifications required.
3.3	What are the hours of operation of the businesses going in?	2	The operating hours will remain as per DA2016/1840. <i>Pharmacy and Medical Centre</i> 8:00am and 6:00pm, Monday to Sunday <i>Child Care Centre</i> 6.00am – 6.00pm, Monday to Friday	No modifications required.
3.4	In the justification for the original application, the applicant advised that the number of consultants was appropriate in relation to the floor	2	Noted. Based on the increased numbers, the applicant has provided further justification to support the proposal.	No modifications required.

No.	Summary of Issues	Number of Submitters	Administration Comment	Recommendation
	area. This seems to have been a ruse to just apply for more consultants at a later date.		See response item 2.1 above	
3.5	It is unlikely that people will walk to the doctors when they are sick.	2	Noted.	No modifications required.

PS05-08/19 Consideration of DA2019/491 - Home Business - Category 2 (Bakery) at Lot 1546 (107) Piazza Link, Alkimos

File Ref: DA2019/491 – 19/261236
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 4

Issue

To consider a development application (DA2019/491) for a Home Business – Category 2 (Bakery) at Lot 1546 (107) Piazza Link, Alkimos (subject site).

Applicant	Connie Irving
Owner	Connie Irving
Location	Lot 1546 (107) Piazza Link, Alkimos
Site Area	372m ²
DPS 2 Zoning	Residential R30

Background

On 5 April 2019 the City received a development application for a Home Business – Category 2 (Bakery) at the subject site. The subject site is on a laneway lot which has residential properties bordering the north and south of the site, Cheadle Lane to the west, and Piazza Link to the east. There are four on-street bays within close proximity to the subject site and are located along Piazza Link. A location plan of the subject site is included in **Attachment 1**.

Detail

Home Business – Category 2 (Bakery) is a “D” (Discretionary) use in the Residential zone. The details of the proposed Home Business are as follows:

- Home bakery producing baked goods such as cakes, slices and biscuits which are made to order;
- Operating within the existing kitchen of the residential dwelling;
- Business will be managed online, customers order and pay for their goods online and are given an agreed time to collect their goods;
- Maximum one customer at any one time and a maximum of eight clients per day; and
- Customer collection between the hours of 5:30pm to 9:00pm Monday to Friday, 9:00am to 5:00pm on Saturday and 11:00am to 5:00pm on Sunday.

The development plans under consideration are included in **Attachment 2**.

Consultation

As the proposed operating hours are during unsocial hours and no customer parking is provided on site, advertising is required. Advertising of the proposal was undertaken by the City in writing to eight surrounding landowners. Advertising was undertaken for a period of 21 days commencing 7 June 2019 and closing 28 June 2019.

One objection was received which raised the following concerns:

- The subject site and surrounds is a residential area. Businesses should be located in areas planned for such purposes;
- The proposal will inconvenience the occupiers/owners and ill will would result;
- Has the proposal considered environmental impacts including noise, odour and dust;
- The on-street bays are being used by existing residents and visitors. There are inadequate on-street bays to be able to accommodate for customer parking as well, which could result in illegally parked cars such as parking in the laneway or on verges;
- The proposal will devalue the area; and
- Who will police this proposal.

A submission summary with Administration's responses is included in **Attachment 3**. A more detailed discussion on the matters raised during public consultation is provided in the comment section.

Comment

Appropriateness within the Residential Zone

The submitter objected to the proposal as the subject site is zoned Residential under DPS2, and the proposed Home Business (Bakery) would be more appropriately located in areas planned for such purposes. The submitter also raised concerns that the proposal will cause environmental impacts such as noise, odours and dust, will decrease property values and will inconvenience surrounding landowners and occupiers.

A Home Business – Category 2 is a discretionary use within the Residential zone and can be considered where it is demonstrated that the proposal meets the relevant requirements under DPS2 and meets the objectives of the zone. Administration is of the view that the proposed Home Business – Category 2 (Bakery) meets the requirements under DPS2 and the objectives of the Residential zone for the following reasons:

- The proposed Home Business is small scale and is intended to operate within the existing kitchen which occupies an area of approximately eight square metres;
- There will be no external modifications to the house and no signage is proposed as part of this application which maintains the residential appearance of the dwelling;
- The dwelling will still be occupied for residential purposes and no persons outside of the household will be employed as part of the home business; and
- Orders for goods will be placed online and customers will be provided with a specific time to collect goods. This will be no more than one customer coming on site at any one time and a maximum of eight customers per day. Each collection will last no longer than 10 minutes and customers can park within the on-street bays that are in close proximity to the site (indicated in **Attachment 4**). On this basis, it will not result in a substantial increase in vehicular traffic in the vicinity and is likened to a visitor coming to the residence.

Additionally, the applicant will need to comply with the *Environmental Protection (Noise) Regulations 1997* at all times. The business is small scale and it is not expected that it would emit noise and/or offensive odours. However, any offensive odours can be deemed a nuisance under the *Health (Miscellaneous Provisions) Act 1911*. Notwithstanding, if in the case that any noise or odour emitted from the property is considered offensive, a complaint can be lodged and submitted to the City's Health and Compliance Services for investigation.

Dust

It is unlikely that dust issues would occur by conducting a food business wholly contained within a dwelling.

Property Values

Devaluation of property values is not a valid planning consideration.

Policing the Home Business

It is the proponent's responsibility to comply with any approvals issued. Any non-compliance with the conditions of approval can be reported to the City's Health and Compliance Services who will undertake an investigation of the matter.

In light of the above, Administration considers that the proposal is appropriate within the Residential zone and unlikely to adversely impact the adjoining properties.

Parking Concerns

The submitter raised concerns that there is inadequate parking on site and within the street resulting in illegally parked cars as the existing on-street bays are being used by residents and their visitors.

Vehicle access to the property is from Cheadle Lane to two residential bays on site. There is no driveway to accommodate customer parking. Customers will park within the four on-street bays on Piazza Link in close proximity.

The proposed Home Business will have a maximum of one client at any one time and up to eight clients per day. This is not expected to create an unreasonable demand for on-street parking and is considered to be acceptable in this location.

In regards to illegally parked cars, the City is unable to consider the application under the assumption of illegal behaviour which is not a relevant planning consideration. Notwithstanding, all road users are required to comply with the City's Parking Local Law 2015. Any illegally parked vehicles can be reported to the City's Ranger Services for compliance action.

To ensure that the proposal will not result in parking problems and sufficient on-street parking is available, a condition restricting the operating hours and the number of customers is recommended to be imposed. Should any non-compliance to the conditions arise, it can be reported to the City's Health and Compliance Services who will undertake an investigation.

Conclusion

The application is for a small scale home bakery operating from a residential kitchen. Given the small scale and online ordering process, the activity will have no impact on the area.

In light of the above, the proposed Home Business – Category 2 (Bakery) satisfies the requirements under DPS2 and Administration considers the issues raised by the submitter to have been appropriately addressed and no modifications to the proposal are required. It is therefore recommended that Council approve the proposed development at Lot 1546 (107) Piazza Link, Alkimos.

Statutory Compliance

This application has been assessed in accordance with the City's DPS2 and Local Planning Policy 4.14: Compliance.

Strategic Implications

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

“2 *Economy*

2.1 *Local Jobs*

2.1.2 *Build capacity for businesses to grow”*

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

This application has been assessed against the relevant provisions of the following:

- DPS2; and
- Local Planning Policy 4.14: Compliance.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2, APPROVES the Development Application (DA2019/491), as shown in Attachment 2, for a Home Business – Category 2 (Bakery) at Lot 1546 (107) Piazza Link, Alkimos, subject to the following conditions:
 - a) Permission is granted to the owner of the property Lot 1546 (107) Piazza Link, Alkimos to conduct a Home Business – Category 2 at the above address and only whilst the owner permanently reside at the premises;
 - b) The Home Business – Category 2 shall operate in accordance with the District Planning Scheme No. 2 definition that states:

“Home Business – Category 2: means an occupation carried on in a dwelling or on land around a dwelling by a resident of the dwelling which:

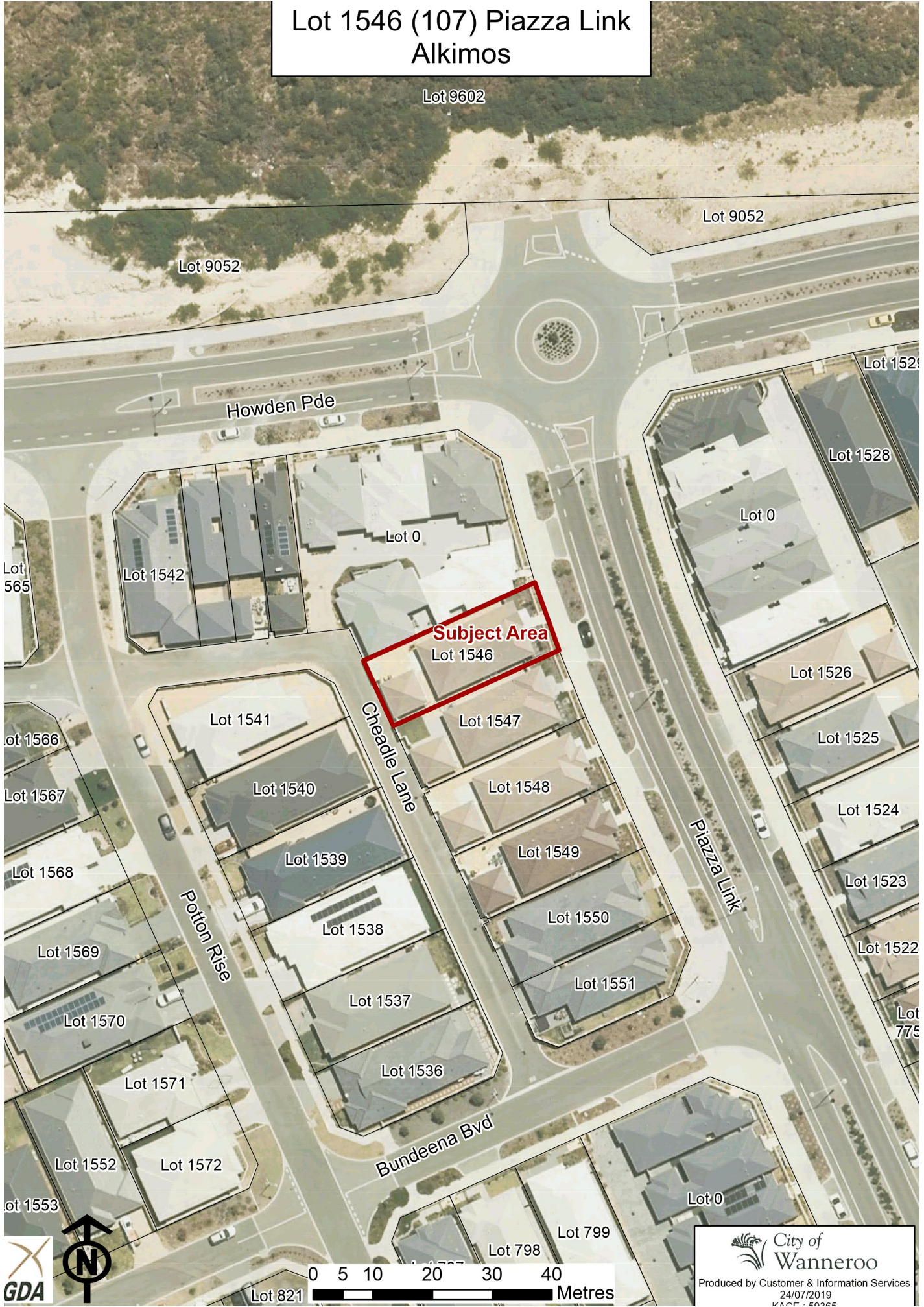
 - i. Does not entail the retail sale, outdoor display or hire of goods of any nature;
 - ii. Does not cause injury to or prejudicially affect the amenity of the neighbourhood;
 - iii. Does not detract from the residential appearance of the dwelling house or domestic outbuilding;

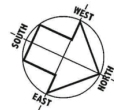
- iv. Entails the employment of no more than one person not a member of the occupier's household;
 - v. Does not occupy an area greater than 30 square metres;
 - vi. Does not have more than one advertisement sign and the sign displayed does not exceed 0.2 square metres in area;
 - vii. Will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling and will not result in a substantial increase in the amount of vehicular traffic in the vicinity;
 - viii. Does not involve the servicing or repair for gain of motor vehicles; and
 - ix. Does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight."
- c) The hours for client visitation shall be restricted to between the hours of 5:30pm to 9:00pm Monday to Friday, 9:00am to 5:00pm on Saturday and 11:00am to 5:00pm on Sunday; and
- d) Clients shall visit by prior appointment only and are restricted to a maximum of one client at any one time with a maximum of eight clients on any one day; and

2. ADVISES the submitter of its decision.

Attachments:

1 ↓	Attachment 1 - Location Plan - Lot 1546 (107) Piazza Link ALKIMOS	19/281893
2 ↓	Attachment 2 - Development Plans - Lot 1546 (107) Piazza Link ALKIMOS	19/275572 Minuted
3 ↓	Attachment 3 - Summary of Submission following Advertising - Lot 1546 (107) Piazza Link ALKIMOS	19/275640
4 ↓	Attachment 4 - Parking Locations - Lot 1546 (107) Piazza Link ALKIMOS	19/275596



**LOT 1546**

372sqm

SANDY

**NOTE: BOUNDARY POSITION
AS PER ALIGNMENT
REQUIRES REPEG SURVEY**

NOTE: APPROXIMATELY 2.7 Km
FROM COAST LINE

NOTE: A.H.D. VALUE DERIVED FROM
SEWER MANHOLE AE2703. THIS VALUE
DERIVED FROM WATER CORP. AS
CONSTRUCTED RECORDS & MAY NOT BE
EXACT. AN A.H.D. SURVEY IS REQUIRED
TO OBTAIN AN ACCURATE VALUE.

NOTE: BETWEEN C & D MARKERS
RESTRICTIVE COVENANT
SEC 150 OF THE P&O ACT
RESTRICTED VEHICULAR ACCESS
TO AND FROM ADJACENT ROADS.
BENEFIT TO CITY OF WANNEROO

NOTE:
- ALL STORMWATER DISPOSAL TO BE
CONNECTED TO SOAKWELLS.

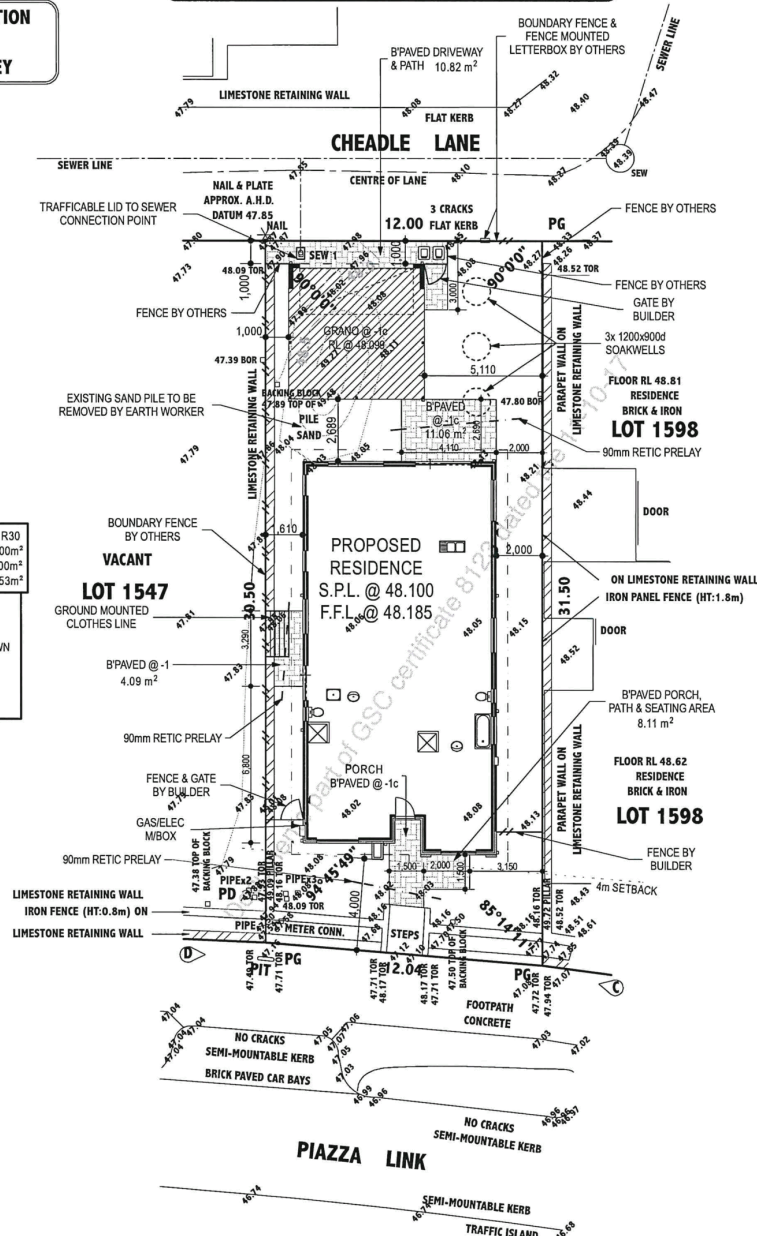
ZONED: LDP R30
SITE AREA: 372.00m²
COVERAGE ALLOWANCE: (75%) 279.00m²
ACTUAL SITE COVER: 175.53m²

FENCING NOTE:
ALL BOUNDARY FENCING BY OTHERS.
NOTE: BOUNDARY FENCE POSITIONS SHOWN
ARE FOR ILLUSTRATIVE PURPOSES ONLY.
THE FINAL POSITION AND QUANTITY OF
BOUNDARY FENCING IS AT THE OTHERS
DISCRETION.

SOIL CLASSIFICATION: R30

NOTE:
N1 WIND CLASSIFICATION. REFER TO
ENGINEERS SPECIFICATION.

**WARNING!
BOUNDARY RE-PEG SURVEY
REQUIRED TO CONFIRM PEG POSITIONS**



DO NOT SCALE FROM THIS DRAWING
All Sub-contractors to check dimensions &
notes prior to initiating works. Any
discrepancies to be notified to the Site
Supervisor without delay.
ALL DIMENSIONS TO BRICKWORK.

P800-M

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MODEL N°

HAMPTONS

NOW living.

LEVEL 3, 6 BENNETT STREET, EAST PERTH, WA 6004
TEL: (08) 6461 5350 FAX: (08) 6461 5383
P.O. BOX 131, MT. HAWTHORN WA 6015
REG. BUILDER N°: 6915 A.C.N. 009 063076

REVISION	VO #	DRN	DATE	CHK
1	WD1	MV	12/09/17	RS
AMEND	WD2	MV	27/09/17	MV

Sub-contractors to verify all dimensions on site.

CLIENT:
DATE:
CLIENT:
DATE:
BUILDER:
DATE:

CLIENT:
HOUSING AUTHORITY

ADDRESS:
**LOT 1546
#107 PIAZZA LINK,
ALKIMOS**

MAP REF.	DATE
COASTAL CATEGORY	27/09/17
R3	N1
ENGINEERS DETAIL	D10
HOME ID	SHEET 7 OF 7
89970	

CLIENT	HOUSING AUTHORITY	BUILDER	NOW LIVING
LOT	1546 PIAZZA LINK	AUTHORITY	WANNEROO
SUBURB	ALKIMOS	MAP REF.	84 06 42
PLAN	DP 405206	C/T Vol.Fol.	
DATE OF SURVEY	16.08.2017	SCALE	1:200 @ A3
JOB No.	OURS: 218073	YOURS:	89970

AS AUTOMATED SURVEYS LTD
LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS

3 Old Street
West Perth
W.A. 6005
Telephone: +61 (08) 9214 1777
Facsimile: +61 (08) 9214 1778

P.O. Box 1948
West Perth
W.A. 6022

The information on this drawing is current as at the date of survey.
Services are to be confirmed with relevant authorities.
This includes without limitation:
Sewerage, Water Supply, Gas, Power, Gas Supply & Communications.
Further services / modifications / encumbrances may be listed on the Certificate of Title.
Location of boundary in relation to fence or boundary markers is not guaranteed.
Boundary is placed arbitrarily as per 'best fit'. Repeg Survey will be required.
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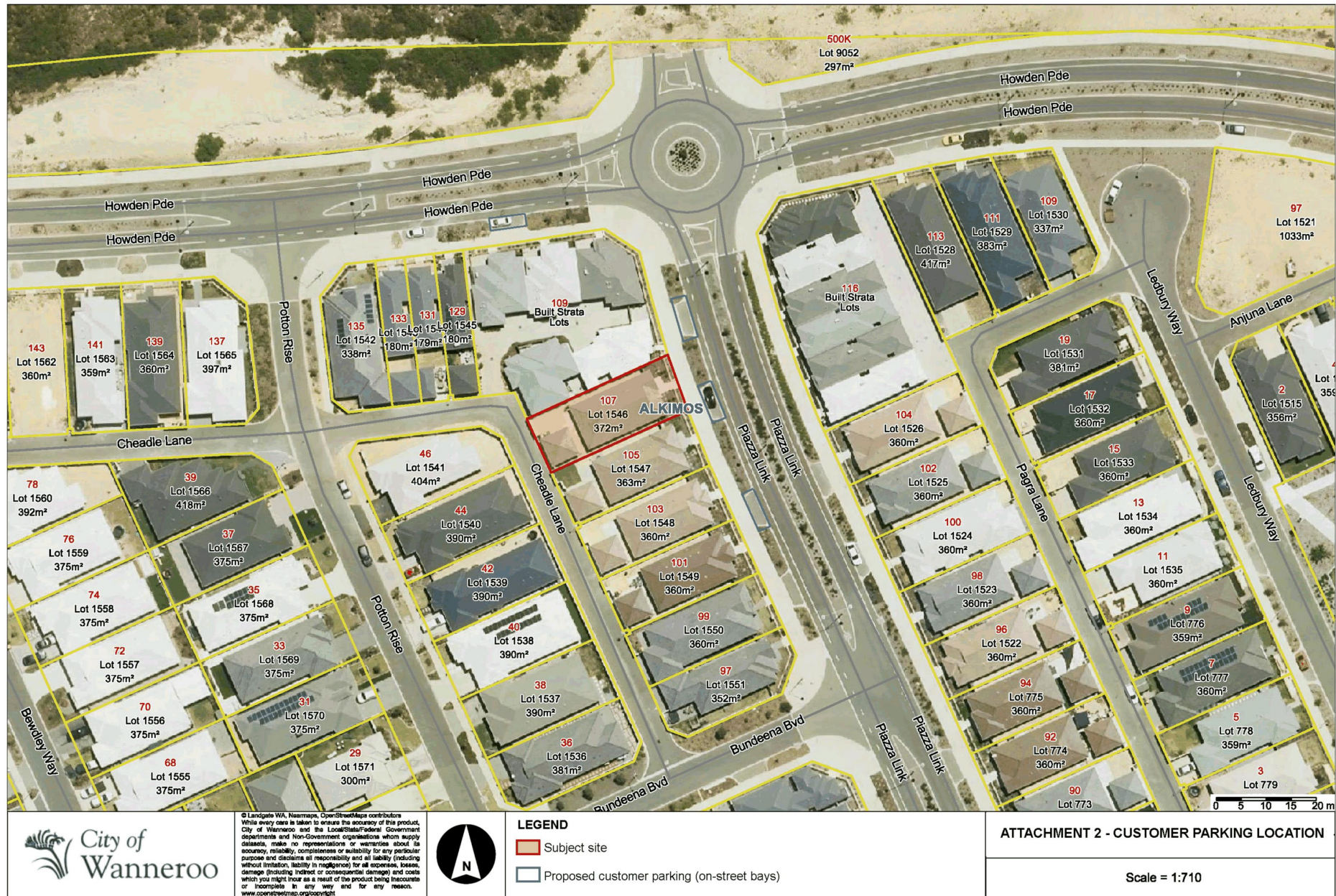


CITY OF WANNEROO
DA2019/491 - Home Business - Category 2 (Bakery)
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Advertising Closed 28 June 2019)

No.	Summary of Submission	Administration Comment	Recommendation
1.			
1.1	Objects to the proposal.	Noted.	No modification required.
1.2	The subject site and surrounds is a residential area. Businesses should be located in areas planned for such purposes.	A Home Business – Category 2 land use is a ‘D’ or discretionary use within the Residential zone, and is therefore capable of being considered within the zone.	No modification required.
1.3	The proposal will inconvenience the occupiers/owners and ill will would result.	The proposed home business is a small scale home business operating from a residential kitchen which is unlikely to have any adverse impact on an adjoining property.	No modification required.
1.4	Have the proposal considered environmental impacts including noise, odour and dust?	All premises must comply with the <i>Environmental Protection (Noise) Regulations 1997</i> at all times and there are no requirements for kitchen exhausts to include filters to remove odours associated with the home business. Given the scale of the business, it is not anticipated that there would be significant noise and odour generated on site. Notwithstanding, if any noise or odour emitted from the property is considered offensive, a complaint can be lodged and submitted to the City’s Health and Compliance Services for investigation. In regards to dust, there is no likelihood that there would be any emissions as a result of this activity.	No modification required.
1.4	The on-street bays are being used by existing residents and visitors.	The on-street bays are not restricted for the parking of residents and their visitors only. The car bays are public bays. The home business	Impose a condition to restrict the number of

No.	Summary of Submission	Administration Comment	Recommendation
	There are inadequate on-street bays to be able to accommodate for customer parking as well, which could result in illegally parked cars such as parking in the laneway or on verges.	will have one client at any one time collecting goods. A maximum of eight clients per day, with each collection lasting no longer than five to ten minutes. This will ensure that no more than one on-street bay is required for the purposes of the home business. A condition to this effect is recommended to be imposed.	customers on site at any one time.
1.5	The proposal will devalue the area.	Devaluation is not a valid planning consideration.	No modification required.
1.6	Who will police the proposal?	It is the proponent's responsibility to comply with any approvals issued. Any non-compliance with the conditions of approval and any noise and odour generated on site that is considered offensive can be reported to the City's Health and Compliance Services who will undertake an investigation of the matter.	No modification required.



PS06-08/19 Review of Local Planning Policy 2.4: Site Works and Retaining for Residential Development

File Ref: 4084 – 19/295726
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 3

Issue

To consider Local Planning Policy 2.4: Site Works and Retaining for Residential Development (**LPP 2.4**), which is due for review.

Background

At its 25 July 2017 meeting (PS03-07/17), Council resolved to adopt LPP 2.4. The purpose of LPP 2.4 is to provide clarity and guidance for the assessment of site works and retaining walls associated with residential development. A review of LPP 2.4 is scheduled to be conducted two years from its adoption. Review of this policy is now due.

LPP 2.4 has been prepared to apply to all lots where State Planning Policy 7.3: Residential Design Codes Volume 1 (**R-Codes**) applies. Separate to the review of LPP 2.4, Administration is currently considering how the City can apply specific planning controls which would ensure that the character of the older parts of Quinns Rocks is maintained, when assessing new development proposals. Administration intends to present the outcome of the Quinns Rocks Landform and Recoding study to Elected Members for discussion and information towards the end of the year.

The proposed amendments to the policy do not alter the existing operative provisions of the policy regarding establishing building pad levels on a building site. Issues regarding fill and retaining of redeveloped sites in Quinns Rocks will not arise until such time as any future up-coding of the residential densities occur in that area. The City's Strategic Land Use Planning and Environment team will address built form including fill and retaining requirements as part of the study. Any future change in the planning framework for Quinns Rocks will need to address how increased densities (if approved) could be accommodated without resulting in significant changes to the topography and character of the area.

Detail

Administration has commenced the review of LPP 2.4, and has prepared draft amendments to the policy as included in **Attachment 1**.

The draft amended LPP 2.4 outlines the policy's objectives, application and purpose. The provisions will also expand on what is prescribed in the R-Codes pertaining to site works and retaining walls, by providing amended or additional deemed-to-comply provisions of the R-Codes as well as clarification to assist in the interpretation of design principles.

Provisions relating to the development, operation and procedure in making or amending local planning policies (**LPP's**) are set out in Part 2, Division 2 of the Deemed Provisions of the City's DPS2 (Deemed Provisions). Relevant to this Report, Administration requires Council's resolution under the DPS2 Deemed Provisions to 'prepare' amendments to LPP 2.4, and for the amendments to LPP 2.4 to be advertised for 42 days. Following advertising, Administration intends to present a draft LPP 2.4 to seek Council's resolution pursuant to the DPS2 Deemed Provisions to either:

- Proceed (or adopt) the amendments to LPP 2.4, as advertised or modified in light of any submissions received through advertising; or
- Not proceed (or not adopt) the amendments to LPP 2.4.

A track changes version of LPP 2.4 is provided in **Attachment 2**. The existing policy as adopted by Council in July 2017 is provided in **Attachment 3** for information.

Consultation

In accordance with Clauses 4 and 5 of the DPS2 Deemed Provisions, it is necessary to formally advertise amendments to a LPP for a period of not less than 21 days; unless in the opinion of the local government, the amendments to the LPP are minor. The proposed amendments to LPP 2.4 are not considered by Administration to be 'minor', and warrant advertising.

Administration is proposing to advertise the proposed amendments to LPP 2.4 for a period of 42 days, which allows more time for affected stakeholders to provide their comments. Advertising will be undertaken by way of the following:

- Notification in the Wanneroo Times newspaper;
- Display at City Libraries, the Civic Centre and on the City's website; and
- Letters to the DPLH, as well as to other relevant stakeholders as determined by Administration.

Comment

Part 2, Division 2 of the DPS2 Deemed Provisions prescribes that an LPP can be prepared on any matter related to the planning and development of its Scheme area. LPP's must be based on sound town planning principles and may address either strategic or operational considerations in relation to matters to which the policy applies. Procedures in preparing and amending LPP's are also set out in the DPS2 Deemed Provisions.

Key modifications Administration is proposing through the review of LPP 2.4 are as follows:

- Removal of development application submission requirements for proposals that include retaining walls and site works. Specific guidance on application submission requirements is an unnecessary duplication of what is already provided for in the R-Codes, and are not needed in a policy relating to site works and retaining walls;
- Removal of references to Part 6 of the R-Codes relating to multiple dwellings in areas coded R40 and above, mixed use development and activity centre development. This form of residential development is now guided through a new Volume 2 of the R-Codes. The R-Codes Volume 2 does not have 'deemed-to-comply' provisions, and is structured to facilitate a performance-based assessment of residential development. This does not allow LPP 2.4 to be used to enhance provisions contained within R-Codes Volume 2; and
- The existing policy contains provisions relating to consultation with affected landowners and occupiers, which Administration is proposing to remove through amendments to LPP 2.4. Administration considers that the consultation provisions in LPP 2.4 to be a duplication of the R-Codes provisions and are therefore unnecessary.

The proposed changes to LPP 2.4 are based on sound planning principles and address operational considerations in the assessment of development applications for site works and retaining walls for residential development. Revisions proposed by Administration improve the legibility and clarity of LPP 2.4, and will ensure the planning framework sets appropriate controls for these types of developments.

Statutory Compliance

In accordance with Clauses 4 and 5 of the deemed provisions for local planning schemes contained within Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (DPS2 Deemed Provisions), Council can resolve to amend an LPP. Draft amendments to a policy, which are not minor, must be advertised for public comment for a period of not less than 21 days; after which time it is to be reviewed in the context of any submissions received and either adopted with or without modifications or not proceeded with.

Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.4 *Improve local amenity by retaining and complementing natural landscapes within the built environmental”*

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. However, Administration acknowledges that unforeseen issues with applying LPP's are more likely to arise if policies are not reviewed on a regular basis.

Policy Implications

Amendments proposed to LPP 2.4 are intended to establish revised standards for the City to assess and determine applications for development approval for site works and retaining walls in the City's residential areas.

Financial Implications

The costs associated with undertaking the review of LPP 2.4 can be met from the current Planning and Sustainability operational budget.

Voting Requirements




Simple Majority

Recommendation

That Council, pursuant to Clauses 4 and 5 of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2, resolves to PREPARE the amended Local Planning Policy 2.4: Site Works and Retaining for Residential Development, as contained in Attachment 1, and ADVERTISES it for public comment for a period of 42 days by way of following:

- a) **An advertisement published in the Wanneroo Times newspaper at the commencement of the advertising period;**
- b) **Display at the City of Wanneroo's Civic Centre Building, City Libraries and on the City of Wanneroo's website; and**
- c) **Letters to the Department of Planning, Lands and Heritage, and other relevant stakeholders as determined by Administration.**

Attachments:

- | | | | |
|---|---|------------------|----------------|
| 1  | <i>Attachment 1 - Draft Revised LPP 2.4 - August 2019</i> | <i>19/306446</i> | <i>Minuted</i> |
| 2  | <i>Attachment 2 - Tracked Changes - Review of LPP 2.4 - August 2019</i> | <i>19/306447</i> | |
| 3  | <i>Attachment 3 - LPP 2.4 for Council Adoption June 2017</i> | <i>17/159345</i> | |

Planning and Sustainability
Local Planning Policy 2.4
Site Works and Retaining for Residential Development



Owner	Planning and Sustainability
Implementation	XXXXXX 2019
Next Review	XXXXXX 2023

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Local Planning Policy (Policy) has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

This Policy has been prepared to supplement Volume 1 of State Planning Policy 7.3 – Residential Design Codes (R-Codes), and applies to all lots where the R-Codes Volume 1 applies.

This Policy clarifies and expands on what is prescribed in the R-Codes Volume 1 pertaining to site works and retaining, to support the development of Single Houses, Grouped Dwellings and Multiple Dwellings on lots coded less than R40. This Policy provides additional 'deemed-to-comply' standards as well as clarification on corresponding 'design principles' to supplement the R-Codes Volume 1.

This policy does not apply to site works and retaining associated with residential development assessed under the R-Codes Volume 2; being multiple dwellings coded R40 and above, within mixed use development and activity centres.

This Policy does not apply to earthworks and retaining that form part of a subdivision approval. Subdivisional earthworks and retaining works are subject to guidance set out in Local Planning Policy 4.5: Subdivisional Retaining Walls.

Policy Objectives

The objectives of this Policy are to:

1. Provide guidance for the development of site works and retaining walls on residential lots, where the R-Codes Volume 1 applies.
2. Minimise the impact of site works and retaining walls on the natural environment and landscape.
3. Protect the amenity of nearby landowners through greater care in the assessment of site works.
4. Promote site works and retaining walls that complement and are sympathetic to the natural topography of the surrounding land.
5. Ensure that retaining walls that abut street and lot boundaries do not adversely impact on streetscapes, the character of the locality or landowners of nearby land.

Planning and Sustainability
Local Planning Policy 2.4
Site Works and Retaining for Residential Development



Definitions

In the case of development assessed under this Policy, the words and expressions defined in Appendix 1 of the R-Codes Volume 1 apply. Key words and expressions not defined in the R-Codes Volume 1, but are applied through this Policy, are defined below:

Building Pad : means a portion of a site where the ground has been prepared through site works to facilitate the establishment of a finished floor for a building (such as a building slab).

Irregular-shaped site : means a site that is:

- Not a 'rectangular site', as defined by this Policy; and
- Shaped in a way that is different to the examples of sites shown in **Figure 1**.

Rectangular site : means either:

- A site that has no less or no more than four boundaries; or
- In the case of a site that has a corner truncation – a site that has no less or no more than one boundary adjoining a truncation and four other boundaries.

Examples of rectangular sites are shown in **Figure 1**.

Retaining wall : means a wall constructed in brick, stone, concrete, limestone or other material required and designed to retain soil, but does not include walls used primarily for aesthetic landscaping purposes (such as planter boxes).

Terracing : means the creation of one or more raised banks of earth with vertical or sloping sides and flat levels formed across a slope. A demonstration of terracing is depicted in **Figure 4** of this Policy.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Application Submission Requirements

Applications for site works or retaining on vacant lots should be made concurrently with an application (for a building permit and/or a development approval) for dwellings on a site. Applications to alter site levels or for retaining walls prior to an application for dwellings being made will not be supported by the City.

Note: Guidance on plan specifications is provided by the City with its application form for development approval as well as within the R-Codes.

2.0 Supplemental Provisions – Development Assessed under the R-Codes Volume 1

2.1 Excavation and Filling on a Development Site

The principles of 'cut and fill' below are to be read to support the interpretation of the design principles of Clause 5.3.7 (P7.1 and P7.2) of the R-Codes Volume 1.

An equal 'cut and fill' approach should be taken in considering all applications involving alteration of ground levels on a site. The principles of 'cut and fill' on a development site is such that:

Planning and Sustainability
Local Planning Policy 2.4
Site Works and Retaining for Residential Development



- a) Equal amounts of cut and fill is undertaken when establishing modified finished ground levels; and
- b) Filling and/or retaining to the highest level of a site for the purpose of establishing a building pad level is not appropriate as it does not reflect the natural contours, and therefore should not be supported.

Note: The provision above supports the interpretation of the design principles of the R-Codes, and should not be construed as amendments to the deemed-to-comply provisions of the R-Codes.

2.2 Establishing Building Pad Levels

- 2.2.1 This subsection provides deemed-to-comply provisions in addition to Clause 5.3.7 (C7.2 and C7.3) of the R-Codes Volume 1, for excavation and filling behind a street setback line.

Figures 2a-2c and **Figure 3** demonstrate how an appropriate building pad should be established for Single Houses or Grouped Dwellings. **Figures 2a-2c** and **Figure 3** only apply for Single House or Grouped dwelling sites that have a natural ground level (NGL) difference of **less than 3.0 metres**.

- 2.2.2 For multiple dwelling developments and for all residential development types on sites that have a NGL difference of **more than 3.0 metres**, building pads should be established in accordance with to the 'deemed-to-comply' provisions prescribed in Clause 5.3.7 (C7.2) of the R-Codes Volume 1.

Note: A definition of 'site' as referred to in 2.2.1 and 2.2.2 is provided in Appendix 1 of the R-Codes Volume 1.

2.3 Alteration of Ground Levels between a Front Boundary and Dwelling

- 2.3.1 This subsection provides deemed-to-comply provisions in addition to Clause 5.3.7 (C7.1) of the R-Codes Volume 1, for excavation and filling within the front setback.

Excavation and filling within the front setback can be supported if terracing is provided that satisfies the following requirements:

- a) The first terrace level if located within 1.0 metre of the front boundary should not exceed 0.5 metres in height; and
- b) Subsequent terraces should be spaced a minimum of 1.0 metre apart, and retaining wall height for terracing should not exceed 1.0 metre.

Note: **Figure 4** of this Policy depicts how the provisions above can be practically satisfied.

- 2.3.2 Where excavation and filling in the front setback area cannot satisfy the deemed-to-comply provisions of Clause 5.3.7 (C7.1) of the R-Codes Volume 1 and/or the deemed-to-comply provisions outlined in subsection 2.3.1 above, excavation and filling should satisfy the relevant design principles of the R-Codes Volume 1.

- 2.3.3 Terracing retaining walls adjoining side boundaries should satisfy the deemed-to-comply provisions of Clause 5.3.8 of the R-Codes Volume 1, relating to retaining walls.
- 2.4.4 The principles of terracing in this Policy only apply where the levels of a site increase from the front boundary (as shown in **Figure 4**). The terracing provisions of this Policy do not apply where site levels decrease from a front boundary.

POLICY FIGURES

Figure 1:

Examples of Rectangular Sites

(Refer to definition of 'rectangular sites' and 'irregular-shaped sites' in Part 1 of this Policy)

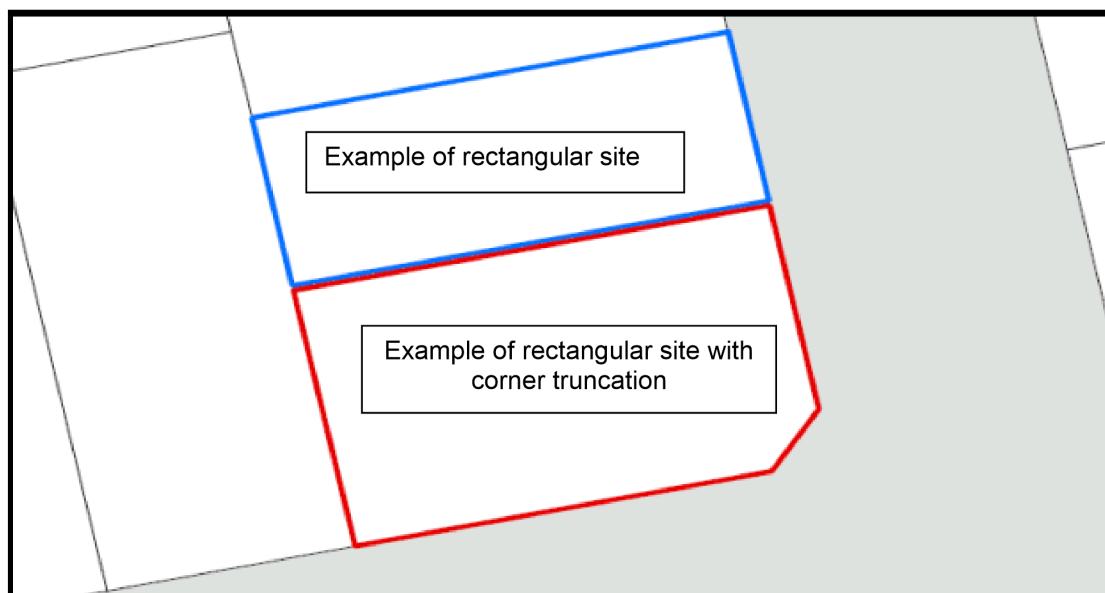
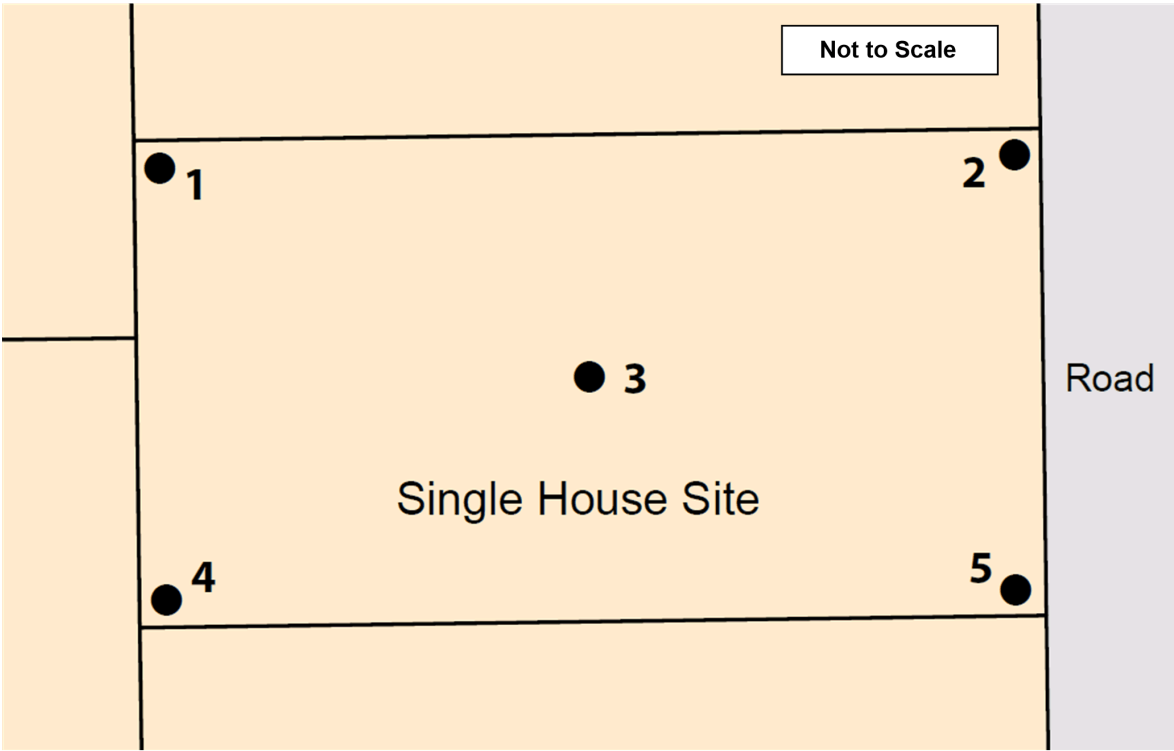


Figure 2a: Calculation of average natural ground level and determination of appropriate building pad height
Example for Single House sites

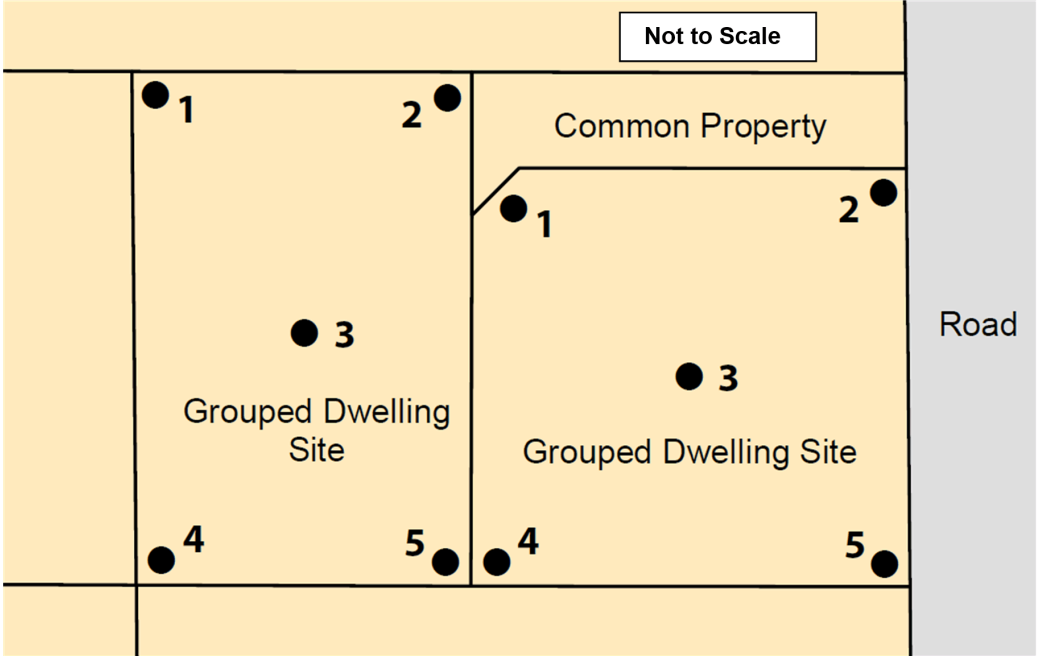


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot.

Figure 2b: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in SMALL Grouped Dwelling developments.

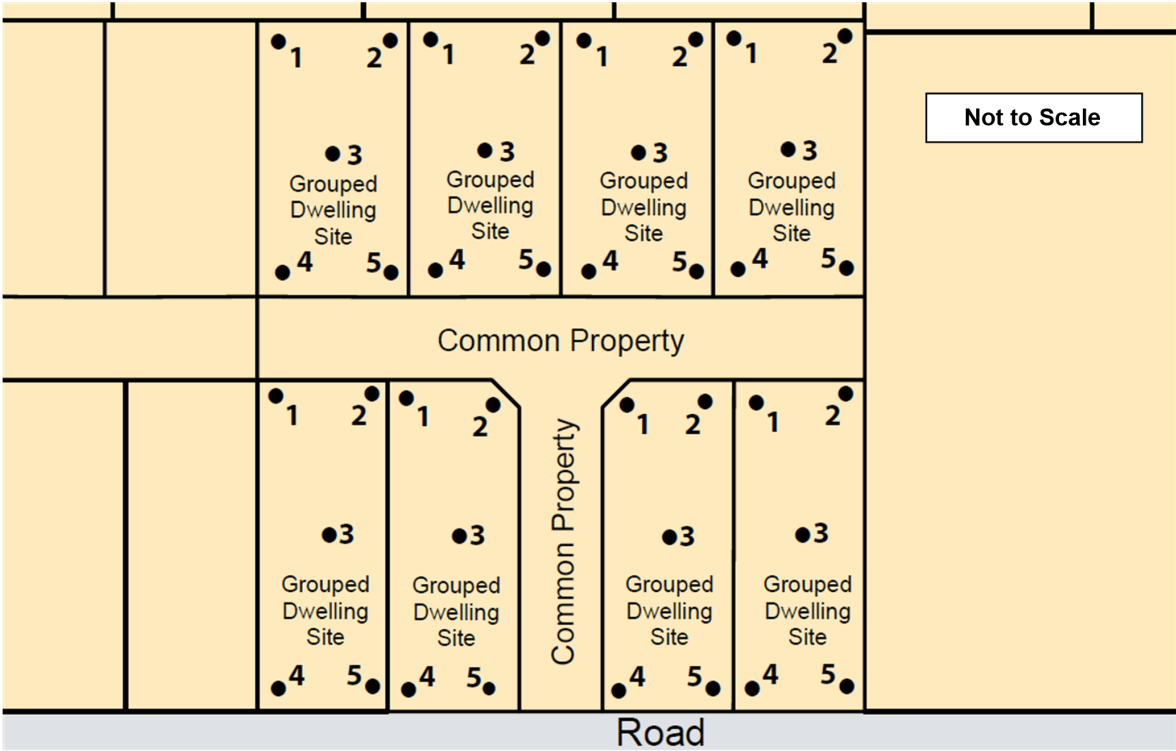


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot.

Figure 2c: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in LARGE Grouped Dwelling developments.

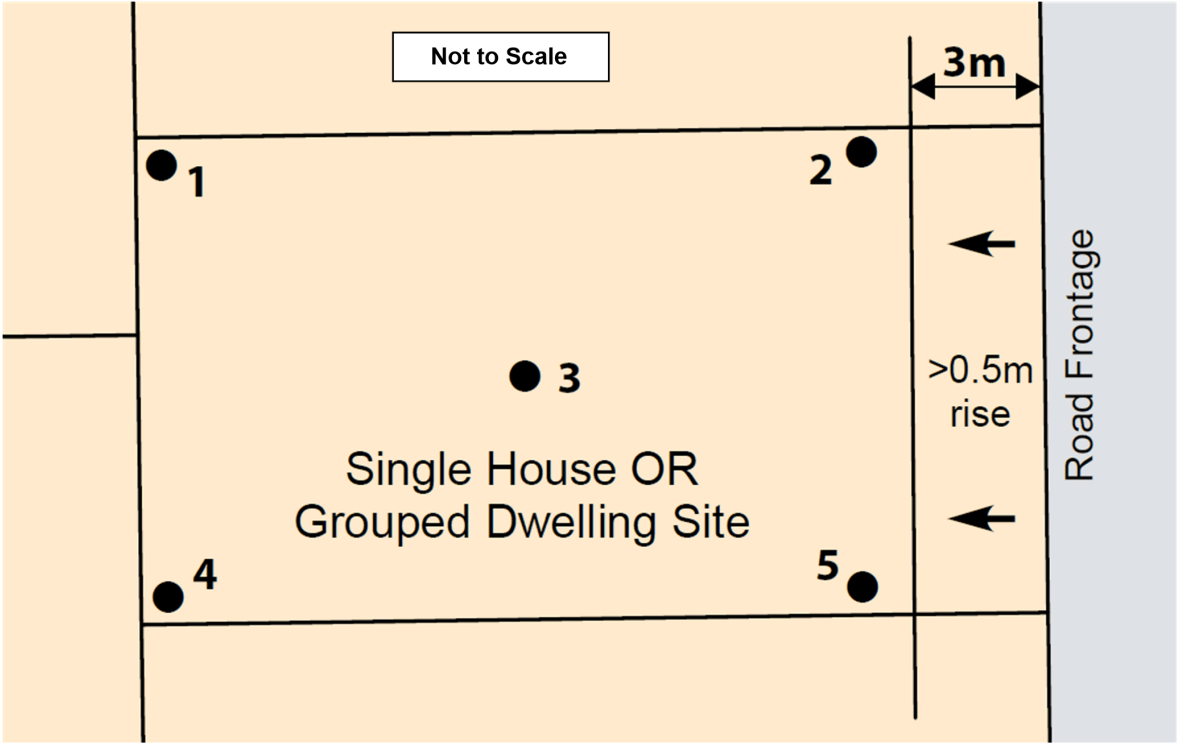


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot

Figure 3: Calculation of average natural ground level and determination of appropriate building pad height
Where a site rises more than 0.5m from a road frontage.



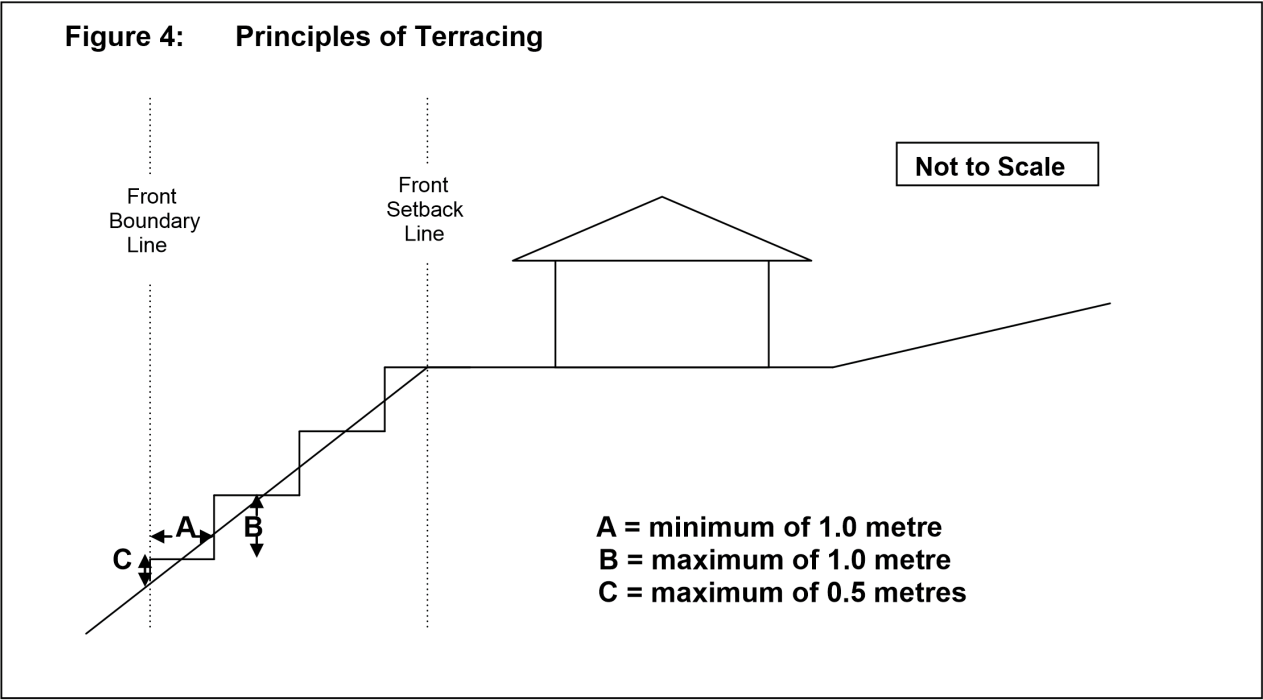
Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot



Figure 4: Principles of Terracing



Owner	Planning and Sustainability
Implementation	July 2017 XXXXXX 2019
Reviewed	Biannual
Next Review	July 2019 XXXXXX 2023

PART 1 – POLICY OPERATION

Policy Development and Purpose

This Local Planning Policy (Policy) policy has been prepared under Schedule 2, Part 2 (Division 2) of the City of Wanneroo's District Planning Scheme No. 2 Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Application and Purpose

The purpose of this Local Planning Policy is to provide clarity and guidance for the development assessment of site works and retaining walls associated with residential development.

This Local Planning Policy has been prepared in addition to supplement Volume 1 of State Planning Policy 7.3 – Residential Design Codes State Planning Policy 3.1 – Residential Design Codes (R-Codes), and applies to all lots where the R-Codes Volume 1 applies.

This Policy clarifies and expands on what is prescribed in the R-Codes Volume 1 pertaining to site works and retaining, to support the development of Single Houses, Grouped Dwellings and Multiple Dwellings on lots coded less than R40. This Policy provides such as providing for additional 'deemed-to-comply' standards as well as clarification on corresponding 'design principles' to supplement the R-Codes Volume 1.

This policy does not apply to site works and retaining associated with residential development assessed under the R-Codes Volume 2; being multiple dwellings coded R40 and above, within mixed use development and activity centres.

This Policy does not apply to for earthworks and retaining walls within the City of Wanneroo, undertaken pursuant to that form part of a subdivision approval. Such Subdivisional earthworks and retaining works may be are subject to the guidance provided in the City's set out in Local Planning Policy 4.5: Subdivisional Retaining Walls.

Policy Objectives

The objectives of this policy are to:

1. Provide guidance to applicants in applying for the development of site works and retaining walls on residential lots; as well as to provide guidance for the City in the assessment of such applications, where the R-Codes Volume 1 applies.
2. Minimise the impact of site works and retaining walls on the natural environment and landscape.

3. Protect the amenity of nearby landowners through greater care in the assessment of site works.
4. Promote site works and retaining walls that complement and are sympathetic to the natural topography of the surrounding land.
5. Ensure that retaining walls on ~~all~~ ~~that~~ ~~abut~~ street and lot boundaries do not adversely impact on streetscapes, the character of the locality or ~~on~~ landowners of nearby land.

Definitions

In the case of development assessed under this policy, the words and expressions defined in Appendix 1 of the R-Codes **Volume 1** apply. Key words and expressions not defined in ~~Appendix 1 of~~ the R-Codes **Volume 1**, but are applied though this policy, are defined below:

Building Pad : means a portion of a site where the ground has been prepared through site works to facilitate the establishment of a finished floor for a building (such as a building slab).

Irregular-shaped site : means a site that is:

- Not a 'rectangular site', as defined by this Policy; and
- Shaped in a way that is different to the examples of sites shown in **Figure 1**.

Rectangular site : means either:

- A site that has no less or no more than four boundaries; or
- In the case of a site that has a corner truncation – a site that has no less or no more than one boundary adjoining a truncation and four other boundaries.

Examples of rectangular sites are shown in **Figure 1**.

Retaining wall : means a wall constructed in brick, stone, concrete, limestone or other material required and designed to retain soil, but does not include walls used primarily for aesthetic landscaping purposes (such as planter boxes).

~~**Site plan** : means a detailed plan or drawing that shows the location of development or other works proposed on a land parcel.~~

Terracing : means the creation of one or more raised banks of earth with vertical or sloping sides and flat levels formed across a slope. A demonstration of terracing is depicted in **Figure 4** of this Policy.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Application Submission Requirements

~~1.1~~ Applications for site works or retaining on vacant lots should be made concurrently with an application (for a building permit and/or a development approval) for dwellings on a site. Applications to alter site levels or for retaining walls prior to an application for dwellings being made will not be supported by the City.

~~1.2~~ Applications for development approval that involve any changes to ground levels and/or retaining should be accompanied by a site plan prepared by a licenced land

~~surveyor or other suitably qualified person. The site plan should include the following detail:~~

~~Existing levels on the site to an established datum as:~~

- ~~• Contours at maximum intervals of 0.5 metres; and~~
- ~~• Spot levels set apart appropriately, in consideration of the size and landform of the site;~~

~~a) The position and dimensions, setback distances both horizontal and vertical, of existing buildings, retaining walls and other structures on the site;~~

~~b) The location of any easement or services provided on or traversing through the site;~~

~~c) Proposed site area boundaries of any proposed strata lots (if applicable);~~

~~d) Proposed finished site levels;~~

~~e) The position and height of proposed retaining walls. The height of the proposed retaining walls is to be demonstrated by depicting proposed top of wall (TOW) and bottom of wall (BOW) levels; and~~

~~f) Any other information as may be requested by the City.~~

Note: Guidance on plan specifications is provided by the City with its application form for development approval as well as within the R-Codes.

~~2.0 Alteration of Ground Levels and Establishing Building Pad Levels~~

2.0 Supplemental Provisions – Development Assessed under the R-Codes Volume 1

2.1 Excavation and Filling on a Development Site

The principles of 'cut and fill' below are to be read **as to** support **for** the interpretation of the design principles of Clause 5.3.7 (P7.1 and P7.2) ~~or Clause 6.3.6 (P6.1 and P6.2)~~ of the R-Codes **Volume 1**.

An **equal** 'cut and fill' approach should be taken in considering all applications involving alteration of **ground** levels on a site. The principles of 'cut and fill' on a development site is such that:

- a) Equal amounts of cut and fill is **generally** undertaken ~~to~~ **when** establishing **modified** finished ground levels; and
- b) Filling and/or retaining to the highest level of a site for the purpose of establishing a building pad level is not appropriate **as it does not reflect the natural contours**, and therefore should not be supported.

Note: The provision above supports the interpretation of the design principles of the R-Codes, and should not be construed as amendments to the deemed-to-comply provisions of the R-Codes.

2.2 Establishing Building Pad Levels

- 2.2.1 ~~The provisions in this sub-section (2.2.1) are provided in addition to the deemed-to-comply provisions prescribed in Clause 5.3.7 (C7.2 and C7.3) of the R-Codes~~ This subsection provides deemed-to-comply provisions in addition to Clause 5.3.7 (C7.2 and C7.3) of the R-Codes Volume 1, for excavation and filling behind a street setback line.

~~For Single Houses or Grouped Dwellings on a site which have a natural ground level (NGL) difference of less than 3.0 metres, an appropriate building pad level should be established by following the steps below:~~

- ~~a) Calculating the average NGL of the site as shown **Figure 2a, Figure 2b or Figure 2c**. Where a site with frontage to a public road has a NGL difference of at least 0.5 metres within the first 3.0 metres of the front boundary line; the average NGL of the site is instead calculated as shown in **Figure 3**.~~
- ~~b) A building pad should then be established at a level no more than 0.3 metres above the average NGL of the site, as it is calculated in (a) above.~~

Figures 2a-2c and Figure 3 demonstrate how an appropriate building pad should be established for Single Houses or Grouped Dwellings. **Figures 2a-2c and Figure 3** only apply for Single House or Grouped dwelling sites that have a natural ground level (NGL) difference **of less than 3.0 metres**.

- 2.2.2 For multiple dwelling developments ~~or~~ and for all residential development types on sites that have a NGL difference **of more than 3.0 metres**, building pads should be established in accordance with the 'deemed-to-comply' provisions prescribed in Clause 5.3.7 (C7.2) ~~or Clause 6.3.6 (C6.2)~~ of the R-Codes Volume 1 **as follows:**

~~Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.~~

- 2.2.3 ~~The establishment of building pads should satisfy the design principles prescribed in Clause 5.3.7 (P7.1 and P7.2) or Clause 6.3.6 (P6.1 and P6.2) of the R-Codes in all instances.~~

Note: ~~The term 'site' in the context of subsections 2.1, 2.2.1 and 2.2.2 above means as follows:~~

- ~~• For Single House or Multiple Dwelling development: the lot on which the Single House or Multiple Dwelling development will stand — except for land that forms part of a battle-axe leg; or~~
- ~~• For a Grouped Dwelling: the area allocated for the exclusive use or benefit of the occupants of that dwelling — except for land that is designated common property or forms part of a battle-axe leg.~~

Note: A definition of 'site' as referred to in 2.2.1 and 2.2.2 is provided in Appendix 1 of the R-Codes Volume 1.

2.3 Alteration of Ground Levels between a Front Boundary and Dwelling

- 2.3.1 ~~This subsection (2.3.1) provides for additional deemed-to-comply requirements to that prescribed in Clause 5.3.7 (C7.1) of the R-Codes. This subsection provides deemed-to-comply provisions in addition to Clause 5.3.7 (C7.1) of the R-Codes Volume 1, for excavation and filling within the front setback.~~

Excavation and filling within the front setback can be supported if terracing is provided that satisfies the following requirements:

- a) The first terrace level if located within 1.0 metre of the front boundary should not exceed 0.5 metres in height; and
- b) Subsequent terraces should be spaced a minimum of 1.0 metre apart, and retaining wall height for terracing should not exceed 1.0 metre.

Notes:

1. ~~Figure 4 of this Policy depicts how the provisions above can be practically satisfied.~~
2. ~~Clause 5.3.7 of the R-Codes relates to the development of all single house and grouped dwelling developments as well as multiple dwelling developments in areas coded less than R40. Section 2.3.1 above does not apply to any development types that are subject to assessment under Part 6 of the R-Codes (e.g. multiple dwellings on sites R40 or greater).~~

- 2.3.2 Where excavation and filling in the front setback area cannot satisfy the deemed-to-comply provisions of Clause 5.3.7 (C7.1) of the R-Codes **Volume 1** and/or the deemed-to-comply provisions outlined in subsection 2.3.1 above, excavation and filling should satisfy the **relevant** design principles of the R-Codes **Volume 1**.

Note: ~~Clause 5.3.7 of the R-Codes and Section 2.3.1 relates only to the development of all single house and grouped dwelling developments as well as multiple dwelling developments in areas coded less than R40. Section 2.3.2 cannot be applied for development assessed under Part 6 of the R-Codes.~~

- 2.3.3 ~~Where residential development is subject to assessment under Part 6 of the R-Codes, the principles of terracing as outlined in subsection 2.3.1 above (and **Figure 4**) can be considered as meeting the design principles prescribed in Clause 6.3.6 of the R-Codes.~~

Note: ~~Section 2.3.3 prescribes a way in which design principles of the R-Codes can be met, and should not be construed as an amendment or replacement to any of the deemed-to-comply provisions of the R-Codes.~~

- 2.3.4.3 Terracing retaining walls adjoining side boundaries should satisfy the deemed-to-comply provisions of Clause 5.3.8 ~~or Clause 6.3.7~~ of the R-Codes **Volume 1**, **relating to retaining walls**. ~~If the deemed-to-comply provisions cannot be satisfied, the proposal should then be considered against the relevant design principles of the R-Codes pursuant to Section 2.4 below.~~

- 2.3.5.4 The principles of terracing in this policy only apply where the levels of a subject site **rise-increase** from **the its** front boundary (as **it-is** shown in **Figure 4**). The terracing provisions of this policy do not apply where site levels decrease from a front boundary.

~~2.4 — Retaining Walls within 1.0 metre of Side and Rear Boundaries~~

~~2.4.1 Retaining walls within 1.0 metre of lot boundaries should satisfy the deemed-to-comply provisions of Clause 5.3.8 (C8.1 and C8.2) or Clause 6.3.7 (C7) of the R-Codes.~~

~~2.4.2 In instances that a retaining wall proposed within 1.0 metre of a lot boundary does not satisfy the deemed-to-comply provisions as prescribed in sub-section 2.4.1 above, the proposal must then:~~

- ~~a) Be considered against the relevant design principles of the R-Codes; and~~
- ~~b) Be subject to consultation with affected landowners and/or occupants if the proposed retaining wall height is in excess of 0.5 metres.~~

~~3.0 — Consultation with Affected Landowners and Occupiers~~

~~3.1 Proposals for changes to ground levels and/or retaining that do not comply with the deemed-to-comply provisions of the R-Codes and this policy may be referred to affected landowners and occupiers for comment. The requirement and procedure for consultation with affected landowners and occupiers is prescribed in Part 4 of the R-Codes, or as agreed by Council.~~

~~3.2 Proposals for changes to ground levels and/or retaining that do not satisfy the provisions or principles of this policy and/or the R-Codes may be refused by the City without consultation with affected landowners and occupiers.~~

POLICY FIGURES

Figure 1:

Examples of Rectangular Sites

(Refer to definition of 'rectangular sites' and 'irregular-shaped sites' in Part 1 of this Policy)

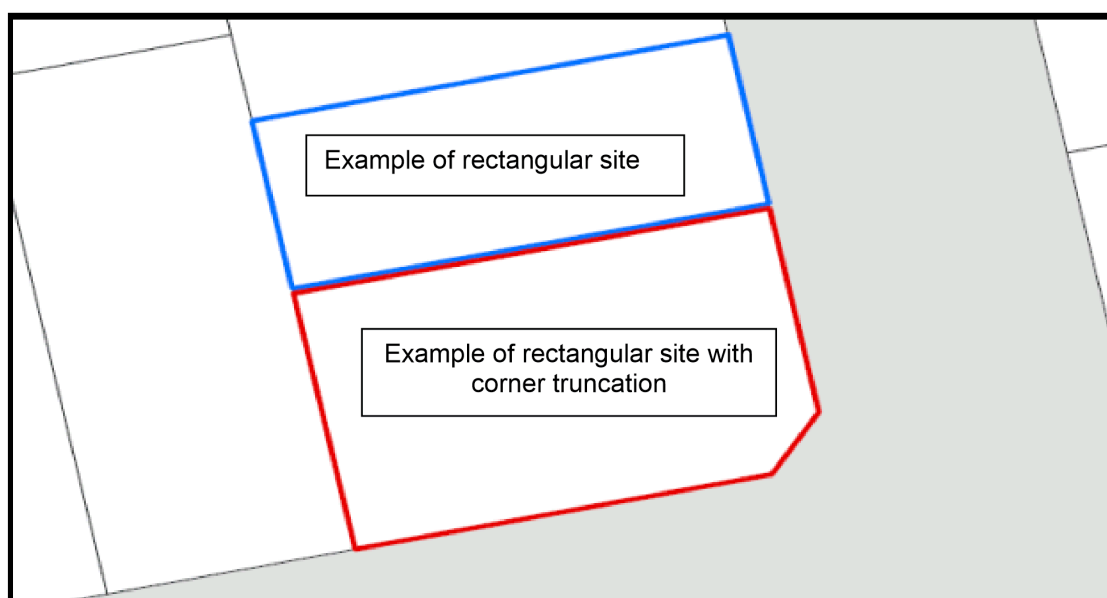
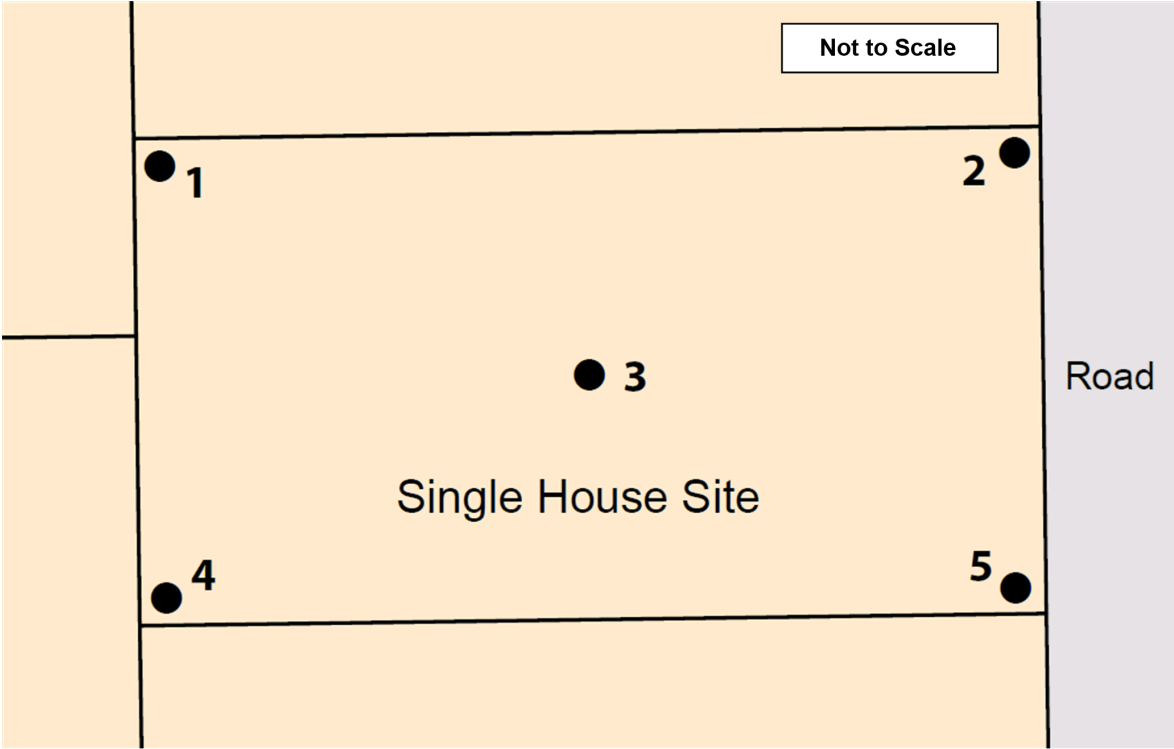


Figure 2a: **Calculation of average natural ground level and determination of appropriate building pad height**
Example for Single House sites

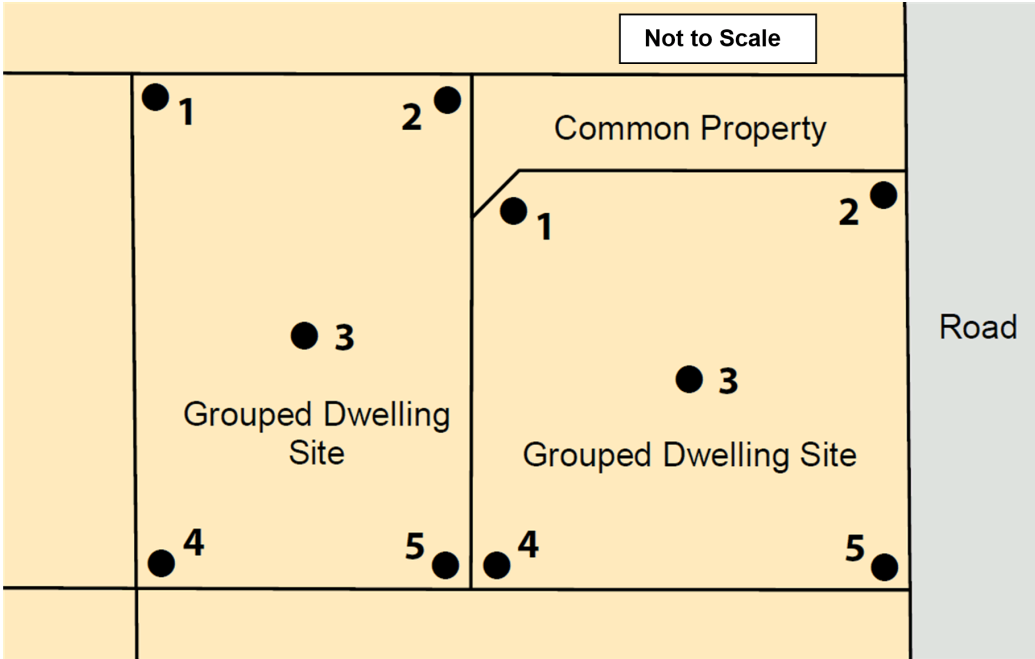


Average Natural Ground Level of Site (a) =
$$\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot.

Figure 2b: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in SMALL Grouped Dwelling developments.

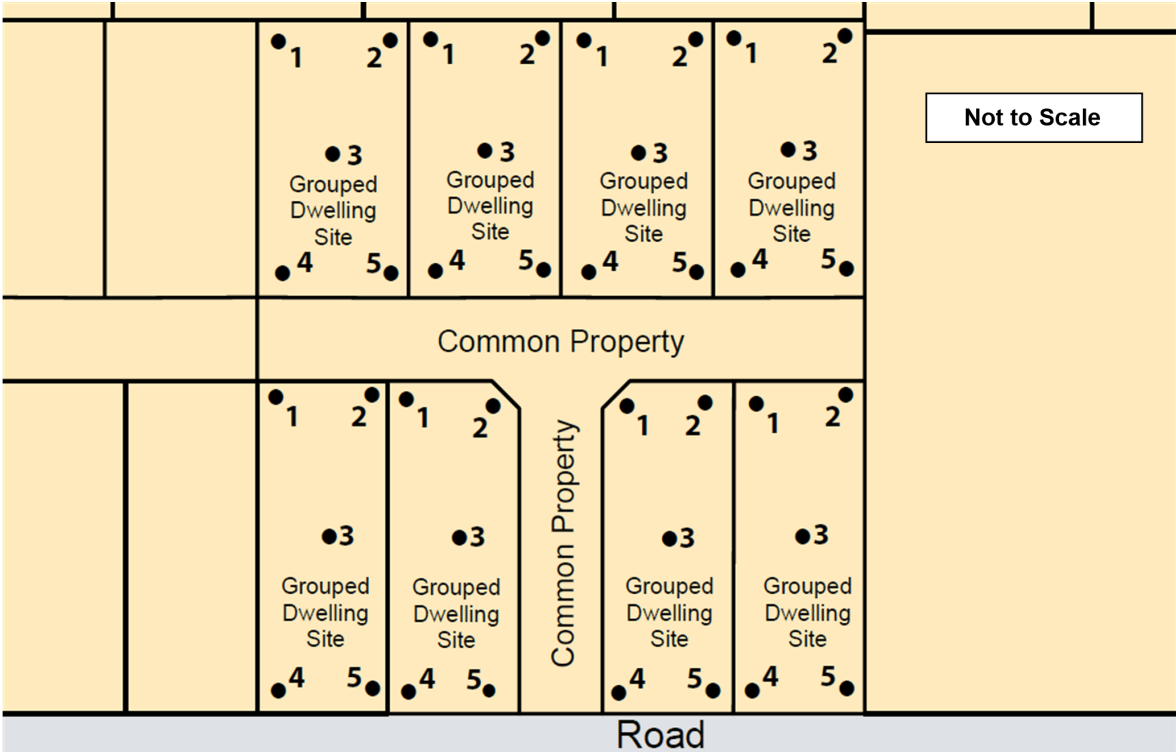


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot.

Figure 2c: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in LARGE Grouped Dwelling developments.

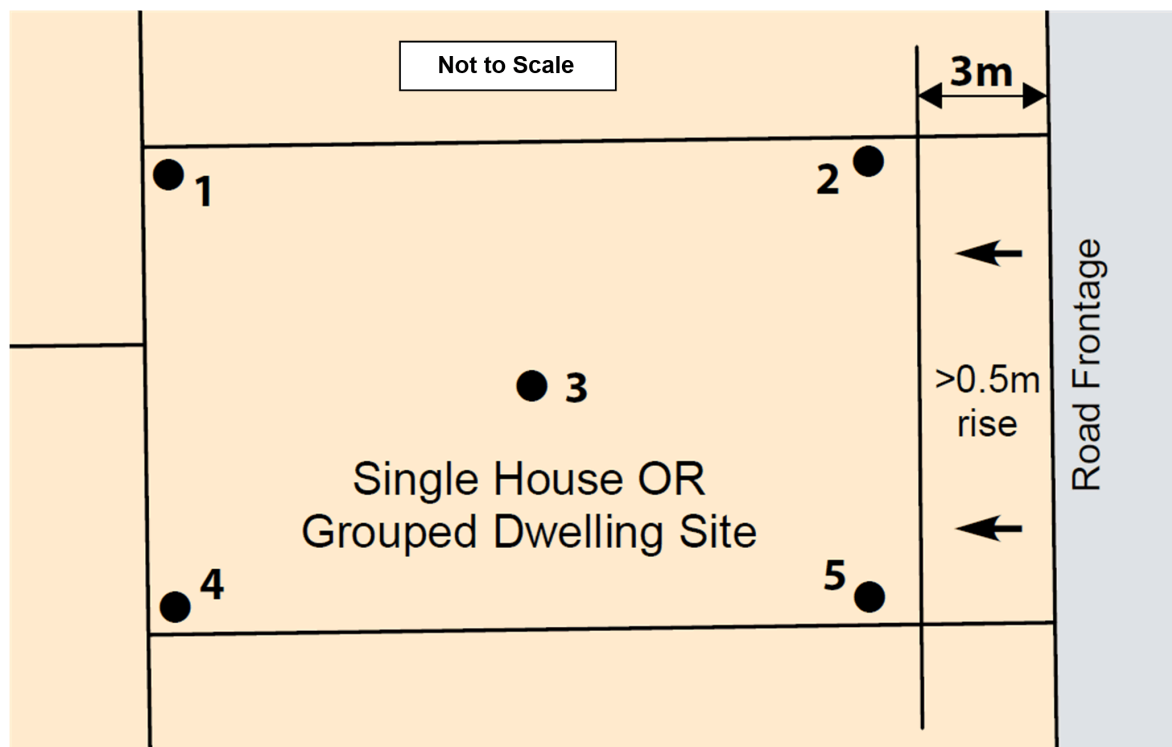


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot

Figure 3: Calculation of average natural ground level and determination of appropriate building pad height
Where a site rises more than 0.5m from a road frontage.

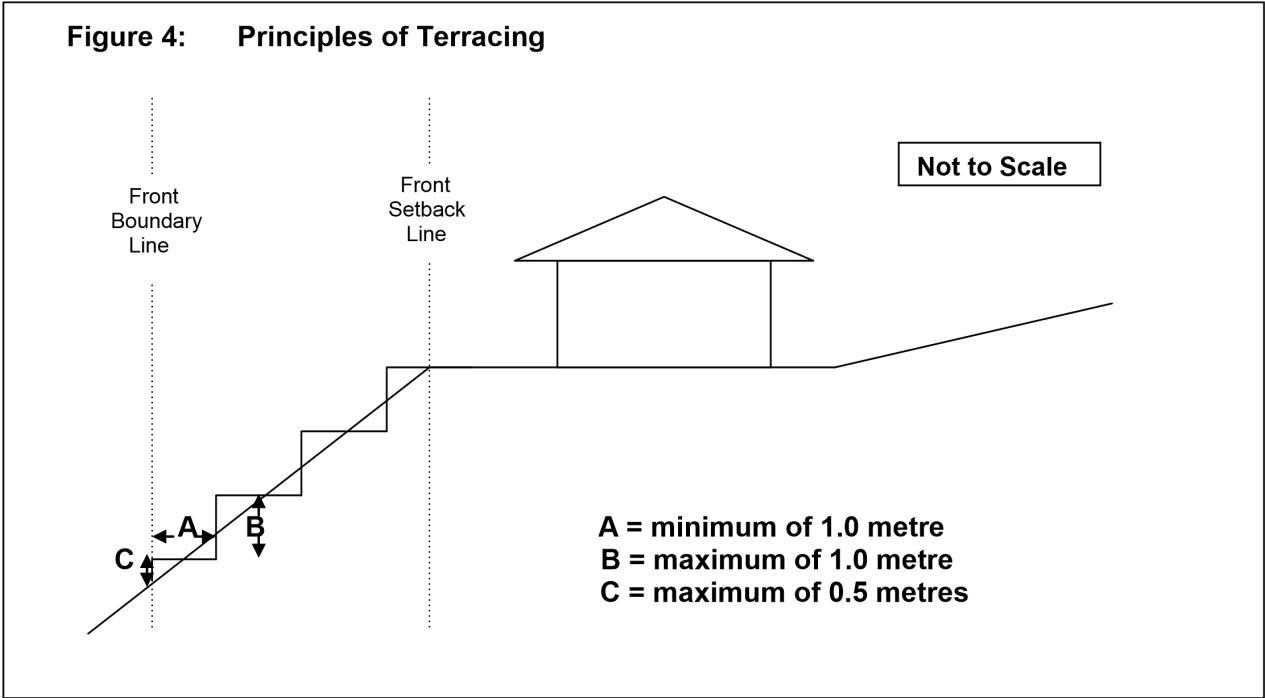


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

NOTE: In performing the calculation above for an irregular-shaped site, the City may identify:

- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
- A fifth point in the approximate centre of the lot



Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 2.4: Site Works and Retaining for Residential
Development



Owner	Planning and Sustainability
Implementation	July 2017
Reviewed	Biannual
Next Review	July 2019

PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under Part 2 (Division 2) of the City of Wanneroo's District Planning Scheme No. 2 Deemed Provisions.

Application and Purpose

The purpose of this Local Planning Policy is to provide clarity and guidance for the development assessment of site works and retaining walls associated with residential development.

This Local Planning Policy has been prepared in addition to State Planning Policy 3.1 – Residential Design Codes (R-Codes), and applies to all lots where the R-Codes apply. This policy expands on what is prescribed in the R-Codes pertaining to site works and retaining; such as providing for additional 'deemed-to-comply' standards as well as clarification on corresponding 'design principles'.

This policy does not apply for earthworks and retaining walls within the City of Wanneroo, undertaken pursuant to a subdivision approval. Such works may be subject to the guidance provided in the City's Local Planning Policy 4.5: Subdivisional Retaining Walls.

Objectives

The objectives of this policy are to:

1. Provide guidance to applicants in applying for site works and retaining walls on residential lots; as well as to provide guidance for the City in the assessment of such applications.
2. Minimise the impact of site works and retaining walls on the natural environment and landscape.
3. Protect the amenity of nearby landowners through greater care in the assessment of site works.
4. Promote site works and retaining walls that complement and are sympathetic to the topography of the surrounding land.
5. Ensure that retaining walls on all street and lot boundaries do not adversely impact on streetscapes, the character of the locality or on landowners of nearby land.

Definitions

In the case of development assessed under this policy, the words and expressions defined in Appendix 1 of the R-Codes apply. Key words and expressions not defined in Appendix 1 of the R-Codes, but are applied through this policy, are defined below:

Building Pad : means a portion of a site where the ground has been prepared through site works to facilitate the establishment of a finished floor for a building (such as a building slab).

Irregular-shaped site : means a site that is:

- Not a 'rectangular site', as defined by this Policy; and
- Shaped in a way that is different to the examples of sites shown in **Figure 1**.

Rectangular site : means either:

- A site that has no less or no more than four boundaries; or
- In the case of a site that has a corner truncation – a site that has no less or no more than one boundary adjoining a truncation and four other boundaries.

Examples of rectangular sites are shown in **Figure 1**.

Retaining wall : means a wall constructed in brick, stone, concrete, limestone or other material required and designed to retain soil, but does not include walls used primarily for aesthetic landscaping purposes (such as planter boxes).

Site plan : means a detailed plan or drawing that shows the location of development or other works proposed on a land parcel.

Terracing : means the creation of one or more raised banks of earth with vertical or sloping sides and flat levels formed across a slope. A demonstration of terracing is depicted in **Figure 4** of this Policy.

PART 2 – GENERAL POLICY PROVISIONS

1.0 Application Submission Requirements

- 1.1 Applications for site works or retaining on vacant lots should be made concurrently with an application (for a building permit and/or a development approval) for dwellings on a site. Applications to alter site levels or for retaining walls prior to an application for dwellings being made will not be supported by the City.
- 1.2 Applications for development approval that involve any changes to ground levels and/or retaining should be accompanied by a site plan prepared by a licenced land surveyor or other suitably qualified person. The site plan should include the following detail:
 - a) Existing levels on the site to an established datum as:
 - Contours at maximum intervals of 0.5 metres; and
 - Spot levels set apart appropriately, in consideration of the size and landform of the site;

- b) The position and dimensions, setback distances both horizontal and vertical, of existing buildings, retaining walls and other structures on the site;
- c) The location of any easement or services provided on or traversing through the site;
- d) Proposed site area boundaries of any proposed strata lots (if applicable);
- e) Proposed finished site levels;
- f) The position and height of proposed retaining walls. The height of the proposed retaining walls is to be demonstrated by depicting proposed top of wall (TOW) and bottom of wall (BOW) levels; and
- g) Any other information as may be requested by the City.

2.0 Alteration of Ground Levels and Establishing Building Pad Levels

2.1 Excavation and Filling on a Development Site

The principles of 'cut and fill' below are to be read as support for the interpretation of the design principles of Clause 5.3.7 (P7.1 and P7.2) or Clause 6.3.6 (P6.1 and P6.2) of the R-Codes.

A 'cut and fill' approach should be taken in considering all applications involving alteration of levels on a site. The principles of 'cut and fill' on a development site is such that:

- a) Equal amounts of cut and fill is generally undertaken to establish finished ground levels; and
- b) Filling and/or retaining to the highest level of a site for the purpose of establishing a building pad level is not appropriate, and therefore should not be supported.

Note: The provision above supports the interpretation of the design principles of the R-Codes, and should not be construed as amendments to the deemed-to-comply provisions of the R-Codes.

2.2 Establishing Building Pad Levels

2.2.1 The provisions in this sub-section (2.2.1) are provided in addition to the deemed-to-comply provisions prescribed in Clause 5.3.7 (C7.2 and C7.3) of the R-Codes.

For Single Houses or Grouped Dwellings on a site which have a natural ground level (NGL) difference of less than 3.0 metres, an appropriate building pad level should be established by following the steps below:

- a) Calculating the average NGL of the site as shown **Figure 2a**, **Figure 2b** or **Figure 2c**. Where a site with frontage to a public road has a NGL difference of at least 0.5 metres within the first 3.0 metres of the front boundary line; the average NGL of the site is instead calculated as shown in **Figure 3**.

- b) A building pad should then be established at a level no more than 0.3 metres above the average NGL of the site, as it is calculated in (a) above.

- 2.2.2 For multiple dwelling developments or for all residential development types on sites that have a NGL difference **of more than** 3.0 metres, building pads should be established in accordance with to the 'deemed-to-comply' provisions prescribed in Clause 5.3.7 (C7.2) or Clause 6.3.6 (C6.2) of the R-Codes as follows:

Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.

- 2.2.3 The establishment of building pads should satisfy the design principles prescribed in Clause 5.3.7 (P7.1 and P7.2) or Clause 6.3.6 (P6.1 and P6.2) of the R-Codes in all instances.

Note: The term 'site' in the context of subsections 2.1, 2.2.1 and 2.2.2 above means as follows:

- For Single House or Multiple Dwelling development: the lot on which the Single House or Multiple Dwelling development will stand – except for land that forms part of a battle-axe leg; or
- For a Grouped Dwelling: the area allocated for the exclusive use or benefit of the occupants of that dwelling – except for land that is designated common property or forms part of a battle-axe leg.

2.3 Alteration of Ground Levels between a Front Boundary and Dwelling

- 2.3.1 This subsection (2.3.1) provides for additional deemed-to-comply requirements to that prescribed in Clause 5.3.7 (C7.1) of the R-Codes.

Excavation and filling within the front setback can be supported if terracing is provided that satisfies the following requirements:

- a) The first terrace level if located within 1.0 metre of the front boundary should not exceed 0.5 metres in height; and
- b) Subsequent terraces should be spaced a minimum of 1.0 metre apart, and retaining wall height for terracing should not exceed 1.0 metre.

Notes:

1. **Figure 4** of this Policy depicts how the provisions above can be practically satisfied.
2. Clause 5.3.7 of the R-Codes relates to the development of all single house and grouped dwelling developments as well as multiple dwelling developments in areas coded less than R40. Section 2.3.1 above does not apply to any development types that are subject to assessment under Part 6 of the R-Codes (e.g. multiple dwellings on sites R40 or greater).

- 2.3.2 Where excavation and filling in the front setback area cannot satisfy the deemed-to-comply provisions of Clause 5.3.7 (C7.1) of the R-Codes and/or the deemed-to-comply provisions outlined in subsection 2.3.1 above, excavation and filling should satisfy the design principles of the R-Codes.

Note: Clause 5.3.7 of the R-Codes and Section 2.3.1 relates only to the development of all single house and grouped dwelling developments as well as multiple dwelling developments in areas coded less than R40. Section 2.3.2 cannot be applied for development assessed under Part 6 of the R-Codes.

- 2.3.3 Where residential development is subject to assessment under Part 6 of the R-Codes, the principles of terracing as outlined in subsection 2.3.1 above (and **Figure 4**) can be considered as meeting the design principles prescribed in Clause 6.3.6 of the R-Codes.

Note: Section 2.3.3 prescribes a way in which design principles of the R-Codes can be met, and should not be construed as an amendment or replacement to any of the deemed-to-comply provisions of the R-Codes.

- 2.3.4 Terracing retaining walls adjoining side boundaries should satisfy the deemed-to-comply provisions of Clause 5.3.8 or Clause 6.3.7 of the R-Codes. If the deemed-to-comply provisions cannot be satisfied, the proposal should then be considered against the relevant design principles of the R-Codes pursuant to Section 2.4 below.
- 2.3.5 The principles of terracing in this policy only apply where the levels of a subject site rise from its front boundary (as it is shown in **Figure 4**). The terracing provisions of this policy do not apply where site levels decrease from a front boundary.

2.4 Retaining Walls within 1.0 metre of Side and Rear Boundaries

- 2.4.1 Retaining walls within 1.0 metre of lot boundaries should satisfy the deemed-to-comply provisions of Clause 5.3.8 (C8.1 and C8.2) or Clause 6.3.7 (C7) of the R-Codes.
- 2.4.2 In instances that a retaining wall proposed within 1.0 metre of a lot boundary does not satisfy the deemed-to-comply provisions as prescribed in sub-section 2.4.1 above, the proposal must then:
- a) Be considered against the relevant design principles of the R-Codes; and
 - b) Be subject to consultation with affected landowners and/or occupants if the proposed retaining wall height is in excess of 0.5 metres.

3.0 Consultation with Affected Landowners and Occupiers

- 3.1 Proposals for changes to ground levels and/or retaining that do not comply with the deemed-to-comply provisions of the R-Codes and this policy may be referred to affected landowners and occupiers for comment. The requirement and procedure for consultation with affected landowners and occupiers is prescribed in Part 4 of the R-Codes, or as agreed by Council.
- 3.2 Proposals for changes to ground levels and/or retaining that do not satisfy the provisions or principles of this policy and/or the R-Codes may be refused by the City without consultation with affected landowners and occupiers.

POLICY FIGURES

Figure 1:

Examples of Rectangular Sites

(Refer to definition of 'rectangular sites' and 'irregular-shaped sites' in Part 1 of this Policy)

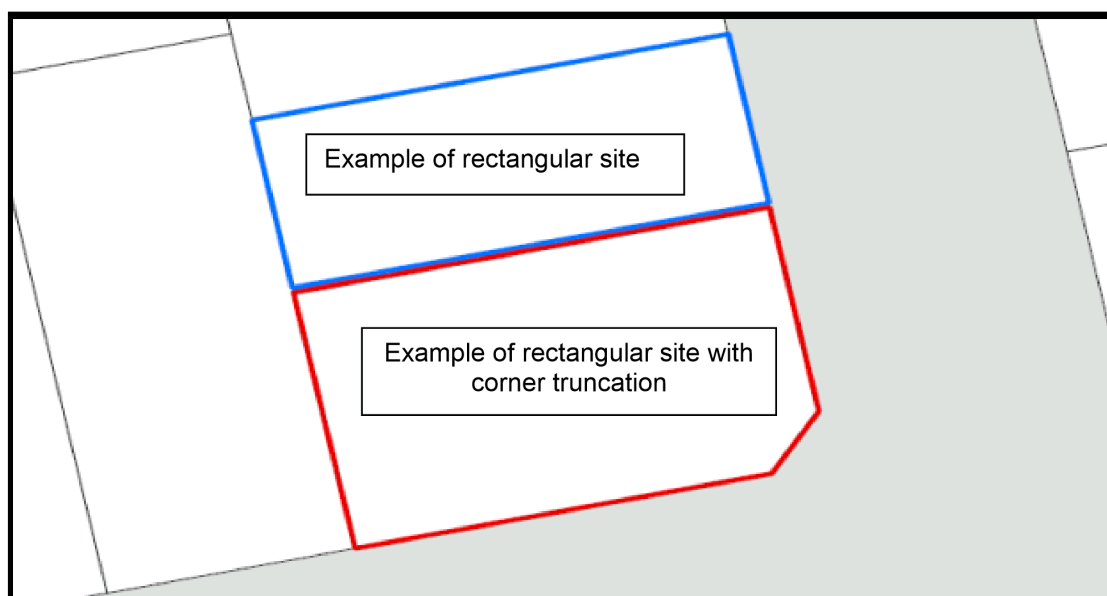
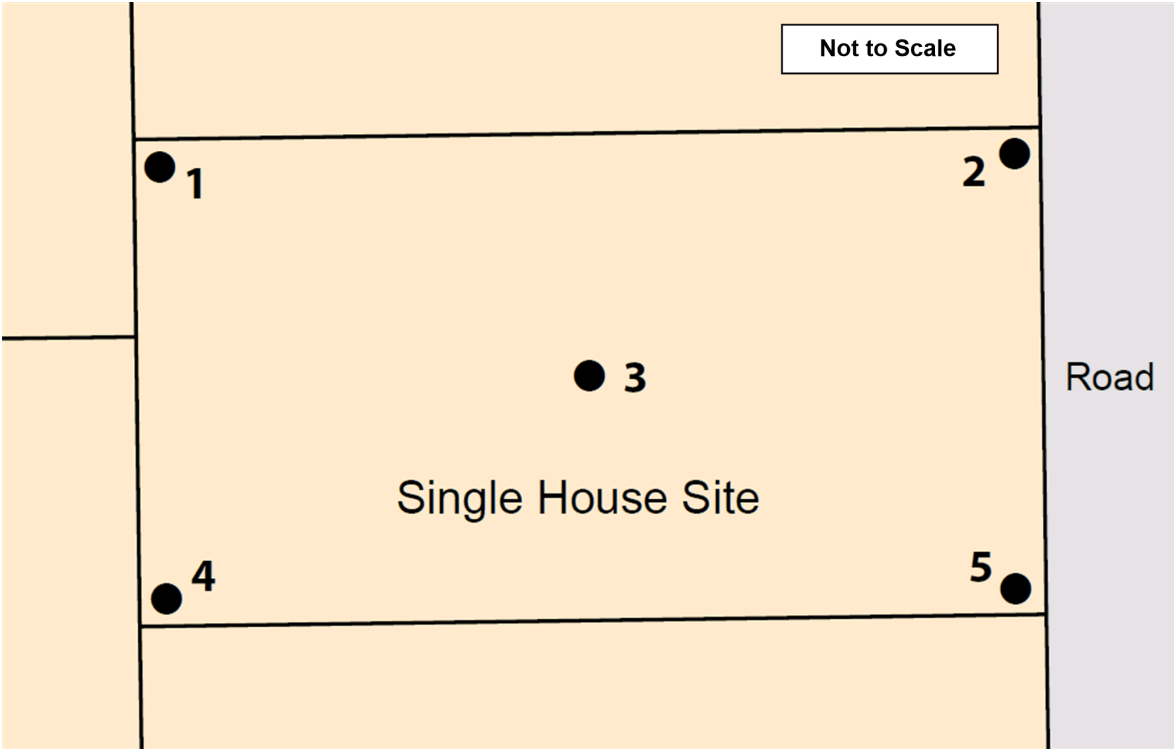


Figure 2a: **Calculation of average natural ground level and determination of appropriate building pad height**
Example for Single House sites

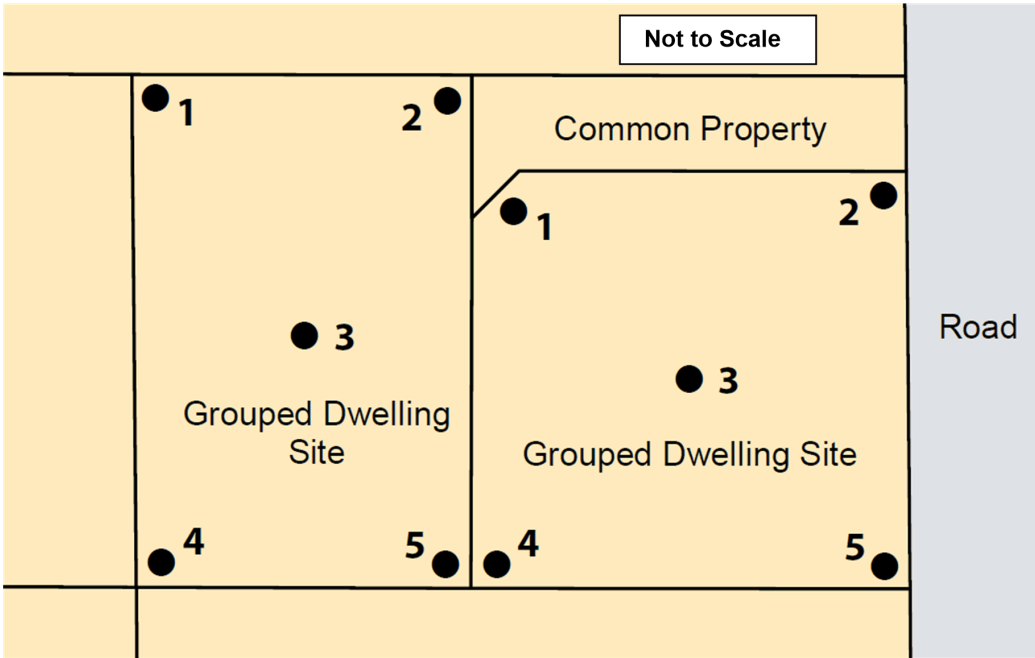


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot.

Figure 2b: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in SMALL Grouped Dwelling developments.

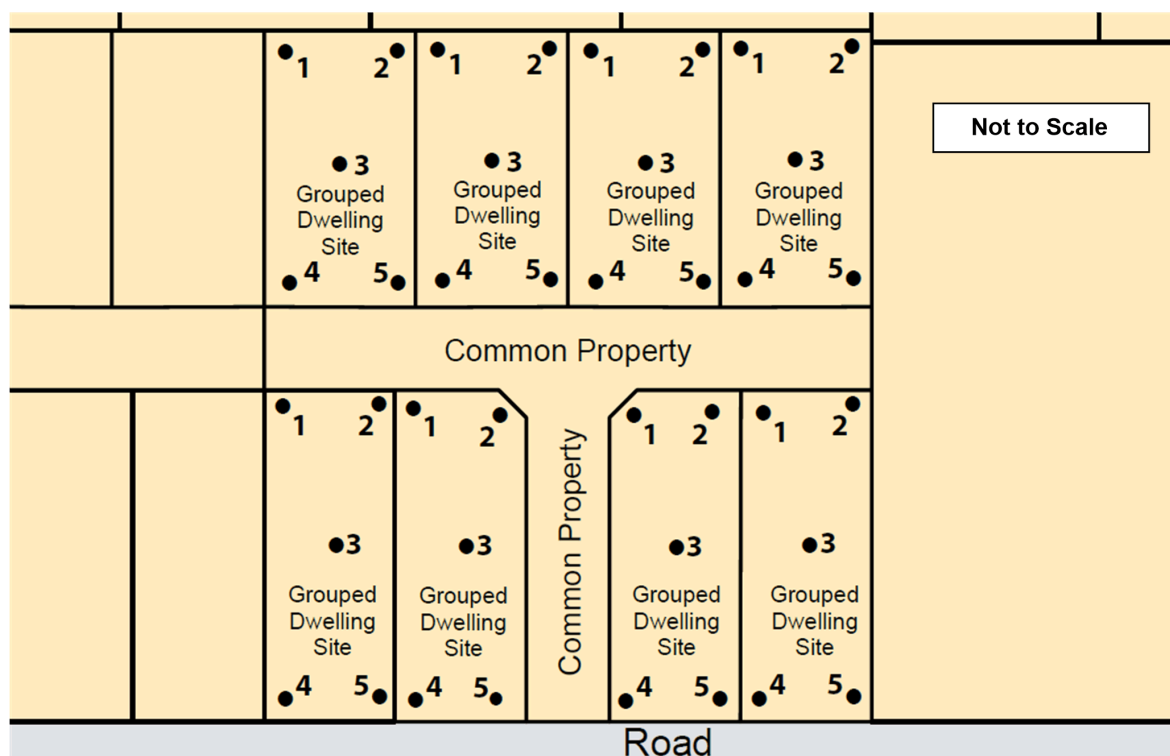


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

- NOTE:** In performing the calculation above for an irregular-shaped site, the City may identify:
- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
 - A fifth point in the approximate centre of the lot.

Figure 2c: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in LARGE Grouped Dwelling developments.



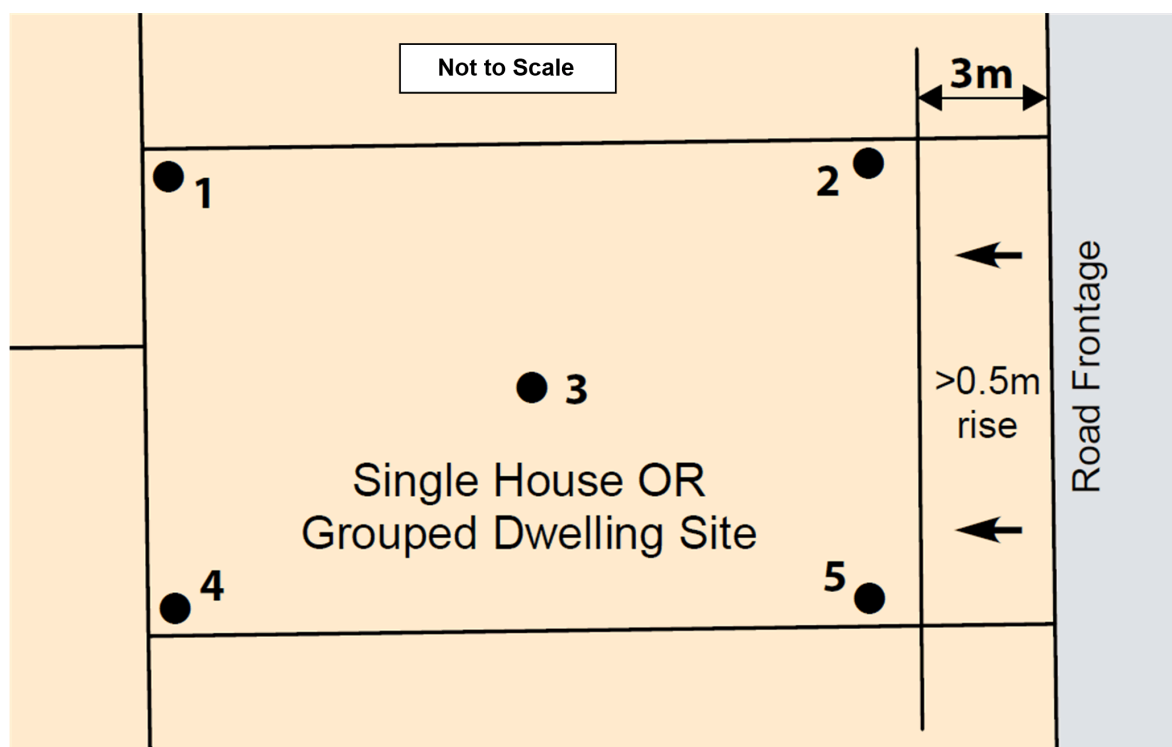
Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

NOTE: In performing the calculation above for an irregular-shaped site, the City may identify:

- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
- A fifth point in the approximate centre of the lot

Figure 3: Calculation of average natural ground level and determination of appropriate building pad height
 Where a site rises more than 0.5m from a road frontage.

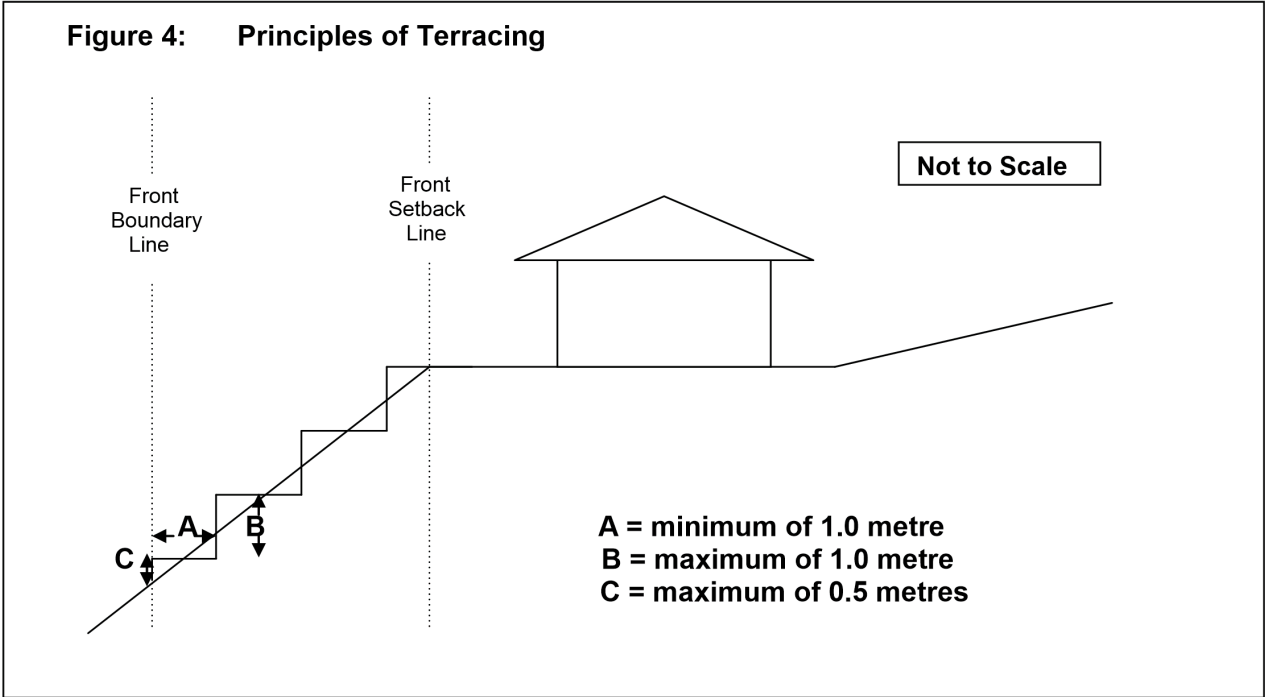


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

Maximum Appropriate Building Pad Height = the result of (a) + up to 0.3 metres

NOTE: In performing the calculation above for an irregular-shaped site, the City may identify:

- Two ground levels on the front boundary and two on the site boundaries toward the rear of the site, with the four points forming a rectangular shape generally as shown on the figure above; as well as
- A fifth point in the approximate centre of the lot



PS07-08/19 Two Rocks Marina Draft Master Plan

File Ref: 3282 – 19/295999
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider a proposed submission to the Department of Transport on the Two Rocks Marina Draft Master Plan.

Background

The Department of Transport (**DOT**) is responsible for the management, maintenance and future planning of the Two Rocks Marina. The DOT assumed responsibility of the Marina in 2014 following many years of private management. In 2017 the Minister for Planning established the Two Rocks Marina Redevelopment Reference Group (**MRG**) to look at the long-term vision for the facility. The DOT has released a draft master plan for the long term planning and development of the Two Rocks Marina and the MRG played a key role in developing the draft master plan, ensuring that community and user group interests and concerns are identified and addressed. This report provides a summary of the master plan and a recommendation for a submission to be made by the City. A copy of the Executive Summary is included in **Attachment 1** and a copy of the full Draft Master Plan document has been made available for Elected Members viewing on the Hub.

Detail

The draft master plan is an aspirational long term vision for the future of the existing marina. It proposes a series of projects which are generally independent of each other but as an integrated plan each will contribute to the ongoing development and improvement of the marina over time. The draft masterplan has developed a vision, key initiatives and development options. The vision is:

“Two Rocks is an Oceanside village; the heart of tourism and maritime activity in the north-west, a centre of excellence for fresh local produce and a place for the whole community, new and existing.”

The key initiatives for the marina are:

- A new protected swimming beach;
- A central tourism hub;
- A new marina boulevard and improved connectivity;
- A connected waterfront park;
- A southern park and neighbourhood precinct;
- An expanded recreational boating precinct; and
- A maritime industry hub.

In broad terms four precincts have been identified as part of the master plan as follows (from north to south):

- Northern marine industry precinct, comprising the boat stacking facilities, cray fishing receivals and yard space;
- Recreational boating precinct, containing the car parking and boat ramps. Sea Rescue , yacht club and associated amenities buildings;

- Tourism and commercial precinct, comprising the beach and commercial hub; and
- Local neighbourhood precinct, offering potential for residential development in a new parkland.

Two options have been prepared for the Northern Marina and Southern Marina as shown in **Attachment 2**. Each option presents alternative layouts and designs that will be subject to further consideration as the planning of the marina progresses.

Consultation

The submission period commenced on 4 July 2019 and closed on 15 August 2019, but due to timing constraints a submission was not able to be prepared earlier by Administration. Administration has, however, liaised with the DOT, who has agreed to accept a submission following the 27 August 2019 Council Meeting.

Comment

The master plan was prepared through a consultative engagement process with the MRG that was established and included the DOT and technical consultants. The MRG was made up of a number of representatives and stakeholders from the community and local businesses and included Mayor Roberts as Chairperson and Deputy Mayor Cr Sangalli.

The preparation of the draft master plan is a welcome step in the future of Two Rocks as it provides the vision for the redevelopment and upgrade of the Marina that will contribute to the growth and development of the locality.

The marina site and infrastructure has fallen into decline and disrepair over time and the DOT has undertaken a range of works since taking over responsibility for its care and maintenance including reinforcements to the existing marina breakwater, upgrades to jetties, removal of abandoned boats and associated security fencing. The proposed redevelopment of the marina not only represents physical upgrades and improvements that are required to replace and upgrade failing infrastructure, it provides for the creation of employment opportunities, important to the economy of the area and also recreation and tourism opportunities.

The completed and ongoing urgent works highlighted the need for a long term and strategic vision to provide guidance on future design and development of the marina and to ensure these works will be consistent with the long term plan for the marina.

The marina is recognised for its strategic importance in the Perth metropolitan region having been identified in the State Government's Perth and Peel at 3.5 million and the North West Sub Regional Planning Framework as an employment and recreation hub.

The intent of the plan recognises the need for the marina to remain a working harbour, a place that supports the local fishing industry and enables community access to the waterfront.

The Two Rocks Town Centre Agreed Structure Plan No. 70, outlines the future development vision and plans for the Town Centre. The master plan seeks to complement the role of the Two Rocks Town Centre and is intended to play an important role in providing employment and recreation opportunities and associated services which should lead to the creation of a cohesive activity centre.

Individual recommendations and concepts will require further detailed planning and investigation and redevelopment works will require approval from relevant government agencies.

The master plan recognises the important role that the marina has played in the Two Rocks locality through its contribution to the local community and also the significance of the “Rocks” which are proposed to be maintained in some form. Two options have been presented for the “Rocks”, the first sees the rocks remain as a feature within the enlarged harbour. The second option will see the area around the rocks being reclaimed and they become a feature within a parkland setting. Further consideration of these options will be required, importantly, however is the fact that they are actively being sought to be retained.

The Masterplan briefly addresses the broad challenge of coastal processes but this matter will need to be dealt with as part of further detailed planning to ensure that any works are appropriately considered and subsequently managed.

Administration notes that the MRG has been an effective tool in engaging the community and stakeholders on the future of the marina and its continuation as required is encouraged.

Overall the master plan presents a sensible and well thought out approach to addressing the existing challenges of the marina with a view to upgrading and enhancing the way in which it operates and positively contributes to the Two Rocks community.

Subject to detailed planning, environmental and heritage approvals as well as further investigations being undertaken as required to achieve the vision, Administration supports the master plan and recommends that it be supported by Council.

Statutory Compliance

Nil

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

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. **SUPPORTS** the Two Rocks Marina Draft Master Plan dated April 2019 outlining the long term strategic planning and development of the Marina, subject to the proposal achieving all environmental, heritage and other approvals required and that the development has due regard to and complements the planning framework for the Two Rocks Town Centre as set out in Agreed Structure Plan No. 70;
2. **COMMENDS** the Department of Transport for undertaking this important work for the strategic development of the Marina as an employment and recreation hub to serve the growing local community; and
3. **ENCOURAGES** the Department of Transport to continue to work collaboratively with the community and the City of Wanneroo in the ongoing planning and development of the Two Rocks Marina.

Attachments:

- | | | |
|---|--|-----------|
| 1  | Attachment 1 - Executive Summary - Two Rocks Marina Draft Master Plan Report | 19/306618 |
| 2  | Attachment 2 - Two Rocks Marina Draft Master Plan Northern and Southern Marina Options | 19/306625 |

Executive Summary

The Two Rocks Marina Master Plan Draft provides a long term framework for the Marina's future development. As an important strategic asset in Perth's growing northern corridor, a long term plan for employment, recreation and amenity is needed to help inform future planning, design and decision making.

The master plan has been prepared using a consultative engagement process with the Two Rocks Marina Reference Group, Department of Transport and technical consultants. The plan was initiated in response to the need to replace or refurbish failing infrastructure, and to ensure these works will be consistent with the long term plan for the marina.

In development the draft master plan, a range of options were prepared, taking account of identified opportunities and constraints that exist for the site. Both the Department of Transport and Reference Group recognise the need for the marina to remain a working harbour, a place that supports the local fishing industry, and enables community access to the waterfront.

The following vision was established for the project:

Two Rocks is an Oceanside village; the heart of tourism and maritime activity in the north-west, a centre of excellence for fresh local produce and a place for the whole community, new and existing.

To support the vision, eight master planning principles have been established. These will be used to consider future development and planning proposals within the project area, thus ensuring a cohesive outcome:

1. A working harbour
2. A community asset
3. Flexible over the long term
4. A regional destination
5. Responding to the marine environment
6. Delivering safe and efficient access
7. Celebrating the rocks
8. Building on the beachside heritage and character

Using these principles, a draft master plan and associated options have been developed by the stakeholder community, taking into account their expectations and priorities. The plan incorporates seven key initiatives, with options for its northern and southern extents. The key initiatives are:

1. A new protected swimming beach
2. A central tourism hub
3. A new marina boulevard and improved connectivity
4. A connected waterfront park
5. A southern park and neighbourhood precinct
6. An expanded recreational boating precinct
7. A maritime industry hub

Broadly, the master plan is organised in four precincts (from north to south):

- _ Northern marine industry precinct, comprising the boat stacking facilities, crayfishing receivals and yard space
- _ Recreational boating precinct, containing the car parking and boat ramps, Sea Rescue, yacht club and associated amenities buildings
- _ Tourism and commercial precinct, comprising the beach and commercial hub
- _ Local neighbourhood precinct, offering potential for residential development in association with a new parkland.

Alternative options for the arrangement of the master plan are provided across the marine industry precinct, recreational boating precinct and local neighbourhood precinct:

- _ In the north associated with the location of the boat ramps, trailer parking and marine industry area; and
- _ In the south associated with the relationship of the rock to parkland or water.

The alternative options have been shown following consideration of alternatives by the Two Rocks Marina Reference Group.

The Master plan is an aspirational long-term vision for the future of the marina. To achieve the ultimate vision, the master plan identifies numerous 'projects', generally independent of each other; but that can each contribute to ongoing improvements in the marina over time. There is no current funding commitment to undertake such an ambitious redevelopment, and as such this document contemplates the projects which can reasonably be programmed now. A range of transitional activities are also planned, to enable ongoing functioning of the marina whilst the vision strategy is further developed, and to provide some short term wins for the local community.

The redevelopment of the marina over time is an exciting opportunity for Perth's northern suburbs. While the exact timing relies on funding availability, there remain plentiful opportunities for the marina to refresh and renew, and this Implementation Plan provides a road map to ensuring the facility continues to improve and become the heart of the community once again.



Department of
Transport

Two Rocks Marina

Draft Master Plan - May 2019

Northern Marina Option 1



Northern Marina Option 2



Legend

- 1 Marine Industry, commercial fishing wharf, boat lifters and boat storage area
- 2 Recreational boating area with 8-lane boat ramp, parking and chandlery
- 3 New protected swimming beach, playgrounds, yacht club, volunteer marine rescue and amenities
- 4 Approximately 580 new pens
- 5 Iconic beach view boardwalk, performance space and restaurants
- 6 Central tourism and retail hub, shops, short stay accommodation, cafes and restaurant area
- 7 Waterfront park with boardwalk plazas, amenities, seating and barbecues
- 8 Concepts for a southern recreation and neighbourhood precinct, cafe/restaurant, playground and amenities
- 9 Iconic 'rock' as a central feature of the southern expansion

--- Existing land and breakwater extent



Southern Marina Option 2



Southern Marina Option 1

Indicative layout only - not for construction.

Assets

Community & Place

Cultural Development

CP01-08/19 Southern Suburbs Library - Location and Concept Designs

File Ref: 25883V03 – 19/279818
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 4

Issue

To consider the community consultation outcomes of the draft concept designs for the Southern Suburbs Library proposed to be situated at 15 The Broadview, Landsdale.

Background

The development of a new library/community facility in the southern suburbs has been under consideration for some time. Council endorsed draft concept designs for the proposed location of 15 The Broadview, Landsdale for the purpose of community consultation in May 2019 (CP01-05/19).

The table below provides further detail in respect to the site of 15 The Broadview, Landsdale:

OWNER	State of WA (Crown Land)
MANAGEMENT ORDER	City of Wanneroo (Document No. XE L040598)
LEGAL DESCRIPTION	Lot 990 on Deposited Plan 39373 Volume: LR3134 Folio: 32
RESERVE NUMBER	47559
RESERVE PURPOSE	Community Purposes
RESERVE CLASS	C
POWER TO LEASE	Yes
LEGAL AREA	5,000m ²
DPS2 ZONING	Civic & Cultural
ASP ZONING	Commercial ASP No. 16 (Landsdale Gardens Estate Neighbourhood Centre)
DEVELOPMENT STATUS	Vacant

Detail

Noting the unique topographical features of the proposed Landsdale site, Bollig Design Group Pty Ltd has re-purposed the original concept plans that were developed for an alternative site. The concepts included as **(Attachment 1, 2 & 3)** were used as the basis for the consultation process, predominantly to gauge the community's response to developing a library facility in Landsdale.

The concepts are broad in nature and will be refined during a detailed design phase to enable versatile, functional and contemporary designed spaces to include:

- Digital Technology Hub;
- Meeting Rooms;
- Café;

- Children's Area;
- Resources; and
- Quiet Study Spaces.

Consultation

Community Consultation Process

The community consultation process was undertaken in accordance with the City's Community Engagement Policy for the period from 3 June 2019 to 5 July 2019, and included the following elements:

- Promotion through local media and digital platforms, directing interested community members to the City's 'Your Say' webpage to view concept designs and provide feedback via a survey or comment;
- Distribution of an information letter within a 400m radius of the site, providing details to access concept designs and the opportunity to provide feedback via a survey or comment by visiting the City's 'Your Say' webpage;
- Distribution of an information letter to adjacent businesses to the site providing details to access concept designs and the opportunity to provide feedback via a survey or comment by visiting the City's 'Your Say' webpage; and
- A Drop-in information session being held at the Warradale Community Centre from 6.15pm – 8.00pm on Thursday 27 June 2019.

Public Comment Outcomes

At the close of the community consultation period, Administration received a total of 21 responses through the City's 'Your Say' page, as detailed within **Attachment 4**. The majority of the comments are supportive of the concept.

In addition to the 'Your Say' comments, a survey was undertaken resulting in a total of 1,407 responses. The survey provided the option of not answering all questions and below is a summary of key responses:

- Do you support the building of a library facility at the location?
 Yes: 82% (1,152)
 No: 11.5% (162)
 6.5% (93 – no response)
- Would you prefer the library facility to be single storey or two storey?
 Single Storey: 35% (497)
 Two Storeys: 36% (509)
 29% (401 – no response)

The survey concluded with the opportunity to provide any additional comments on the proposed location and concept designs and a sample of some the comments are detailed below:

<i>Supportive Comments</i>
Space for our community to access variety of interest should be always a consideration for the growing suburbs
It would be good for university students to have somewhere to study
Emphasis on quiet areas for work/study/reading
Happy for Southern Suburbs Library to be built as long as Girrawheen Library remains open

It should also be a place inviting people rather just a library
I really like the idea of a cafe
Make it family friendly
Neutral/Non-Supportive
Build as many libraries as you like but don't close down existing libraries. I have been using Girrawheen Library for decades. As the population ages distance is important. I don't want to increase my travelling to keep up my source of reading.
More prominent location with easier access to main roads and public transport would be better, e.g. in a location such as Kingsway shopping centre or somewhere around the sporting complex.
Do you think we need one? Can't see anything wrong with our local ones.

Four residents attended the drop-in information session held at the Warradale Community Centre, with all being supportive of the development of a library facility at the location.

Design Review Panel

The proposed Landsdale site and concept designs were presented to the City's Design Review Panel (DRP) on 21 June 2019. The DRP acknowledged the concept is at an early stage and look forward to working with the project team as the design evolves. The DRP provided the following suggested improvements:

- Original concept design of another site has not yet been fully adapted to its new location;
- A two storey approach is appropriate and supported. Proponent is encouraged to provide sectional material through the building and adjoining areas;
- Potential to consolidate/locate the lift with the service/amenity core;
- Build on Environmentally Sustainable Design approach;
- Consider landscape narrative – important particularly given next to park;
- Potential privacy and overlooking issues with the adjacent child care centre;
- Consider two building entries in lieu of three;
- The park itself with its wetlands gives cues for an organic response to the site;
- Need to consider accessibility/functionality of two storey design with café;
- Consider locating café at the street as an alternative to the park; and
- Consider design concept narrative as a story behind the conceptual approach.

Additionally, the following recommendations were put forward:

- Consider future development options for site next to the road in the design of this building; and
- Integrate the park landscape into and through the site – thereby connecting the library into the park.

Comment

Based on community feedback to the consultation process, the majority (80%) of the community are supportive of a library facility at the site of 15 The Broadview, Landsdale. On this basis the development of the southern suburbs library in Landsdale is recommended for progression.

There was no overwhelming preference from the community to whether the facility development is one or two storeys. The preferred option of the DRP is two storeys designed to accommodate the topographical features of the site.

Subject to Council endorsement of the proposed site, the concept design process will be progressed with greater consideration to the site and internal layout based on feedback from the DRP, community consultation and a review of contemporary practices. A report will be provided to Council in November 2019 with design options and associated cost estimates for consideration, prior to seeking progress to Development Application (DA) Approval.

The detailed design tender process is expected to occur during the period of April 2020 to November 2020, with the construction tender process expected to proceed in early 2021.

Statutory Compliance

Nil

Strategic Implications

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

“1 Society

1.4 Connected Communities

1.4.2 Strengthen community and customer connectedness through community hubs”

Risk Management Considerations

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

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

Risk Title	Risk Rating
ST-G09 Long Term Financial Planning	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	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 registers. Action plans have been developed to manage these risks to support existing management systems.

Policy Implications

Any potential tender process will be in accordance with the City's Purchasing Policy. Any potential commercial lease will be in accordance with the City's Leasing Policy. Community consultation was undertaken in accordance with the City's Community Engagement Policy.

Financial Implications

There is \$301,249 within the 2019/20 budget for detailed design and tender documentation. In addition, the City's LTFP makes the following provision for the remaining stages:

- 2020/21 \$556,000 (detailed design and tender documentation); and
- 2021/22 \$6,244,000 (construction).

The two initial scheme designs were undertaken for another site, and to date have only been re-purposed for incorporation at The Broadview, Landsdale. Further review and/or changes are envisaged following definition of scope. This will encompass consideration of the new site and its constraints to enable integration of the proposed building with the existing buildings, the surrounding neighbourhood, site boundaries, topography and landscaping. Investigations into the inclusion of a Youth Innovation Hub into the facility will be undertaken, with the possibility of attracting external funding as discussed previously with the local Member of Parliament.

Voting Requirements





Simple Majority

Recommendation

That Council:-

1. **ENDORSES the site of 15 The Broadview, Landsdale for the development of a new library/community facility in the southern suburbs;**
2. **NOTES the schedule proposed for Detailed Design in 2019/20 – 2020/21 and Construction in 2021/22; and**
3. **RECOGNISES and THANKS the community for its involvement in the community consultation component of the project.**

Attachments:

- | | | |
|---|--|-----------|
| 1  | 1930_SK01 PLAN GROUND FLOOR - LOCATION 1 two storey.pdf - Report | 19/129205 |
| 2  | 1930_SK02 PLAN FIRST FLOOR - LOCATION 1 two storey.pdf - Report | 19/129211 |
| 3  | 1930_SK05 PLAN - LOCATION 1 one storey.pdf - Report | 19/129241 |
| 4  | Your Say Website Responses - Southern Suburbs Library | 19/314984 |



> SK

01



> GROUND FLOOR PLAN

OPTION 1

LOCATION 1 TWO STOREY

0 1 2 5 10 20
SCALE 1:200 @ A1

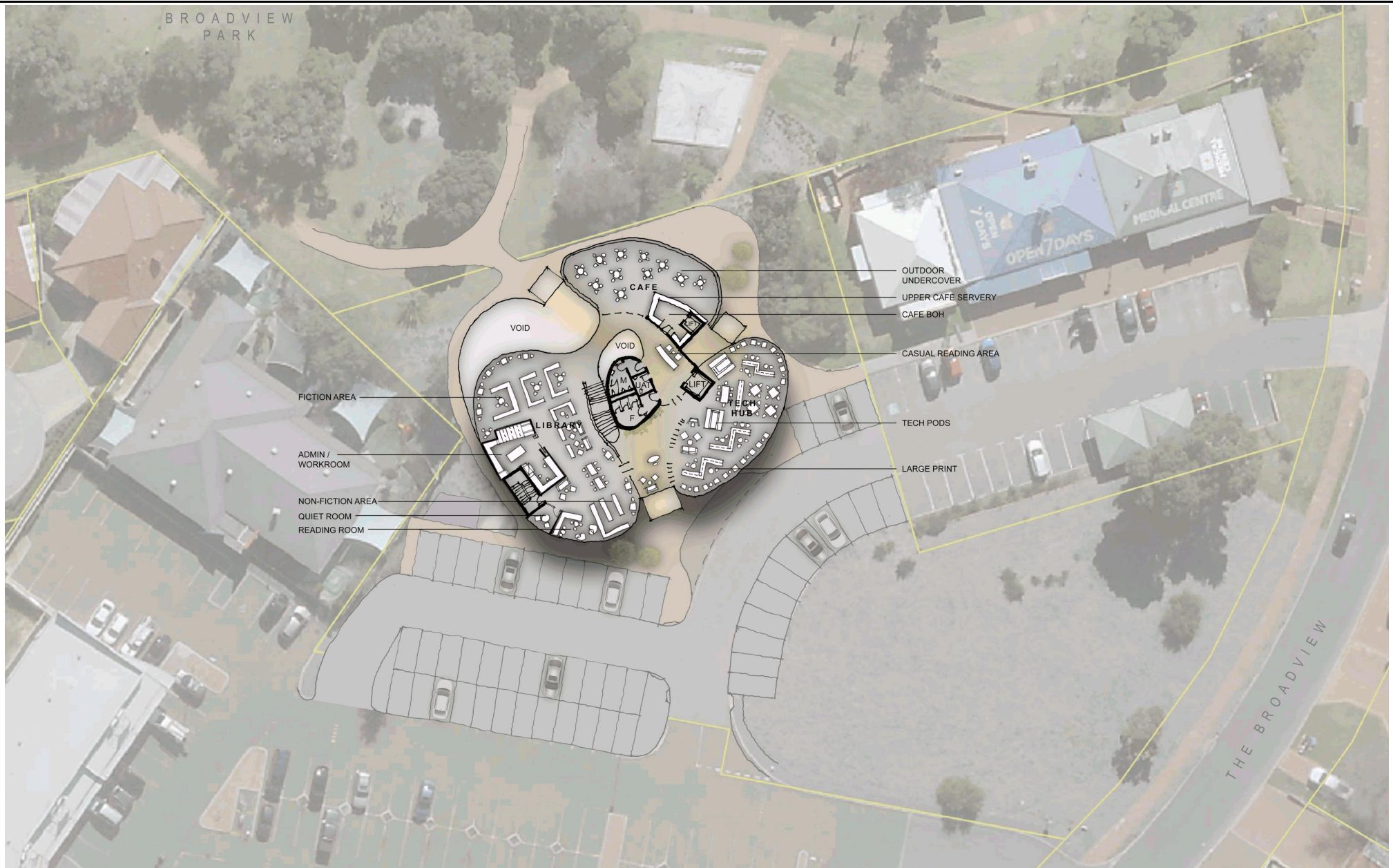
PROJECT > SOUTHERN SUBURBS LIBRARY

JOB NO. > 1930

DATE > APRIL 2019



Architecture
Urban Design
Masterplanning
Interior Design
Level 1, 1260 Hay Street, West Perth 6005
PO Box 1224, West Perth 6872
E bdg@bollig.com.au W bollig.com.au



> SK

02

> FIRST FLOOR PLAN

OPTION 1 LOCATION 1 TWO STOREY



SCALE 1:200 @ A1

PROJECT > SOUTHERN SUBURBS LIBRARY

JOB NO. > 1930

DATE > APRIL 2019



bdg
Architecture
Urban Design
Masterplanning
Interior Design
Level 1, 1260 Hay Street, West Perth 6005
PO Box 1224, West Perth 6872
E bdg@bolli.com.au W bolli.com.au



SK 05 GROUND FLOOR PLAN OPTION 3 LOCATION 1 ONE STOREY



PROJECT > SOUTHERN SUBURBS LIBRARY
 JOB NO. > 1930
 DATE > APRIL 2019

bdg
 Bollog Design Group
 Architecture
 Urban Design
 Masterplanning
 Interior Design
 Level 1, 1260 Hay Street, West Perth 6005
 PO Box 1224, West Perth 6872
 E bdg@bollog.com.au W bollog.com.au
 T 61 8 9321 4402

Attachment 4**Southern Suburbs Library – Location and Concept Designs****“Your Say” website responses****Negative:**

Why is there a need to spend \$7.3M on a new library? What a waste of ratepayers money!
I don't live in the Council area but have a property in the City of Wanneroo and pay rates. A new, modern facility that is multi purpose is a great idea however; I don't believe there needs to be another library. Maybe Girrawheen would need to close. Alternatively, upgrade that library.
What happened to the proposed library at Kingsway shopping centre site, very disappointed. I am a resident that lives in Madeley currently paying very high rates, and it seem to me not much action happening in my local area.
A new, modern facility that is multi-purpose is a great idea however I don't believe there needs to be another library. Maybe Girrawheen would need to close or be upgraded.

Positive:

Landsdale is a good location.
Library would be a great addition to the area but the current shops there at Landsdale Forum need an overhaul. The quality and look of the Forum does not match the beautiful suburb that Landsdale is.
I would love the addition of a library to Landsdale at Broadview Park. The two storey design is my preferred option. I would like to think adequate parking will be available especially given the difficulty getting parking at times at the medical centre and pharmacy. Also hopeful the Café is never given an alcohol licence given the proximity of the Landsdale Primary School, the Childcare Centre and the two over 55 private estates that back onto Broadview Park.
This would be a fantastic addition to Landsdale. A café included would also be a great meeting place.
I love the 2-storey design – it will allow for more flexibility and potential income streams later on. Please consider moving the Large print section downstairs so that you reduce the number of elderly people heading upstairs. The lack of adequate escape options for less able people is a risk. I think you could put the meeting rooms upstairs – away from the children. I love the two café option and the technology considerations. Please ensure physical safety of patrons – privacy while still being visible will increase safety and reduce vandalism.
Fantastic addition to the community. Will also be fantastic to have another local café.
Quite excited at the prospect of a library coming to Landsdale!
Yes please
Fabulous idea as long as it has a cafe
There is a desperate need for such a development in Southern suburbs, at present we have had to become members in Ellenbrook Library, in recent times there has been many new families moved into Landsdale area and this Library will benefit one and all.
Would love to see this development in our community.
Yes please we need this asap.
This is excellent idea and a good use for the available space. There is really a need for a place for lots of young family to hang out around Broadview park. We really look forward to the construction and a great boost to community.
My wife regularly attends the Ellenbrook library which is 15-20 minutes away from

Landsdale. To have a library in our suburb would not only be convenient but a positive community service in our area. We are all for it!!

As part of the community of Landsdale and Manager of the ELC at the Broadview shopping centre I believe this would be a fantastic benefit to the community and for my centre.

Would love to have this library in Landsdale. Hopefully there will be some nice landscaping done to green the space around the building.

Love the 2 storey design. Having a place for coffee overlooking the park, and a place for the young adults/teens.

CP02-08/19 Disposal of the City's Thornycroft Fire Appliance

File Ref: 1443 – 19/314862
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 3

Issue

To consider the potential donation of the City's decommissioned 1962 Thornycroft Fire Truck to the WA Volunteer Bush Fire Brigades Historical Group.

Background*The Thornycroft Fire Appliance*

Thornycroft (from Basingstoke, UK) manufactured this vehicle in December 1962. It has spent its time in Western Australia, having been purchased originally by Perth Airport. After it was made redundant by the airport, it was purchased by the then Shire of Wanneroo for use as the first heavy fire truck in the area.

Due to its ownership by the Airport and the City, the vehicle had a good and regular service record until it was 'mothballed' in 2010. As the Volunteer Bushfire Brigade acquired newer equipment over the years, the more basic Thornycroft fire truck became redundant. The vehicle remains in the ownership of the City and is currently in the care of the Wanneroo Central Bushfire Brigade who wishes to see this historic vehicle preserved, and supports its donation to the WA Volunteer Bush Fire Brigades Historical Group (**Attachment 1**).

Detail

In September 2018 the WA Volunteer Bush Fire Brigades Historical Group enquired about the possible donation of the Thornycroft fire truck to add to their State collection. An official expression of interest letter was received from the Group on 1 November 2018 (**Attachment 2**).

The Wanneroo Central Bush Fire Brigade agreed to the possible donation at their Annual General Meeting on 17 September 2018. Administration supports this suggestion as the original intention to utilise or restore the vehicle will be realised. The vehicle is currently stored uncovered in the Wanneroo Central Bush Fire Brigade compound at the Ashby Depot.

Consultation

The WA Volunteer Bush Fire Brigades Historical Group has provided a formal request for donation. It has been established that there is no community group within the City of Wanneroo currently interested in, or able to restore and maintain the Thornycroft. Enquiries to other organisations likely to be interested in this kind of vehicle have been unsuccessful - the Fire and Emergency Services Authority Museum is unable to take any more vehicles and the Thornycroft is outside Revolutions Transport Museum's collection policy. The Curator at Revolutions (Whiteman Park) enquired on the City's behalf at the Motor Museum and the Tractor Museum, also at Whiteman Park, however there is no interest.

The City's Heritage Services Advisory Group considered the donation request in May 2019, and are supportive of the donation of the Thornycroft to the WA Volunteer Bush Fire Brigade Historical Group.

Comment

Three options for the future of the Thornycroft are outlined below:

- Option 1 - Sell the truck via public auction;
- Option 2 - Donate the vehicle to an appropriate not for profit organisation/historical group that has the resources and volunteer support to complete the restoration. The proviso would be that the truck retains its City of Wanneroo badging; or
- Option 3 - Commit to the restoration of the appliance by the City– this would require funds, expertise, a pool of qualified volunteers to do the work, and the provision of an appropriate, museum quality storage facility for the truck once it is restored.

Statutory Compliance

The disposal of the Thornycroft fire truck would be similar to disposal of any other City asset completed through public auction. Any process to dispose other than public tender / auction needs to be approved by Council, and go through a separate procedure compliant with applicable regulations with appropriate sign off by the Chief Executive Officer.

Strategic Implications

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

“1 Society

1.4 Connected Communities

1.4.3 Build strong communities through the strength of cultural and heritage diversity”

Risk Management Considerations

As the Thornycroft is currently stored uncovered at the Ashby Depot due to space constraints there is a risk to the City in terms of long term asset retention, due to the impact of ongoing environmental exposure. This will result in a decline in asset value over time as the vehicle condition deteriorates, and a corresponding increase in future restoration and maintenance or conservation costs.

Policy Implications

The donation or sale of the Thornycroft (Asset Number 200211) needs to be compliant with the Disposal of Property Other Than Buildings Management Procedure. The recommended donation of the Thornycroft to the WA Volunteer Bush Fire Brigade Historical Group requires Council approval because this not for-profit community group has a state wide membership and is located outside the boundaries of the City.

Financial Implications

A valuation of the Thornycroft was undertaken in July 2019 by a specialist vehicle valuer established that the vehicle's donation would represent an opportunity cost of \$7,500 in terms of potential lost revenue (**Attachment 3**). The vehicle is currently on the City's Balance Sheet with a written down value of \$5,000. The donation will result in the City incurring a loss on sale for the same amount.

Should Council support the donation of the Thornycroft any costs related to the vehicle's removal and transport will be covered by the WA Volunteer Bush Fire Brigade Historical Group.

Voting Requirements


Absolute Majority

Recommendation

That Council

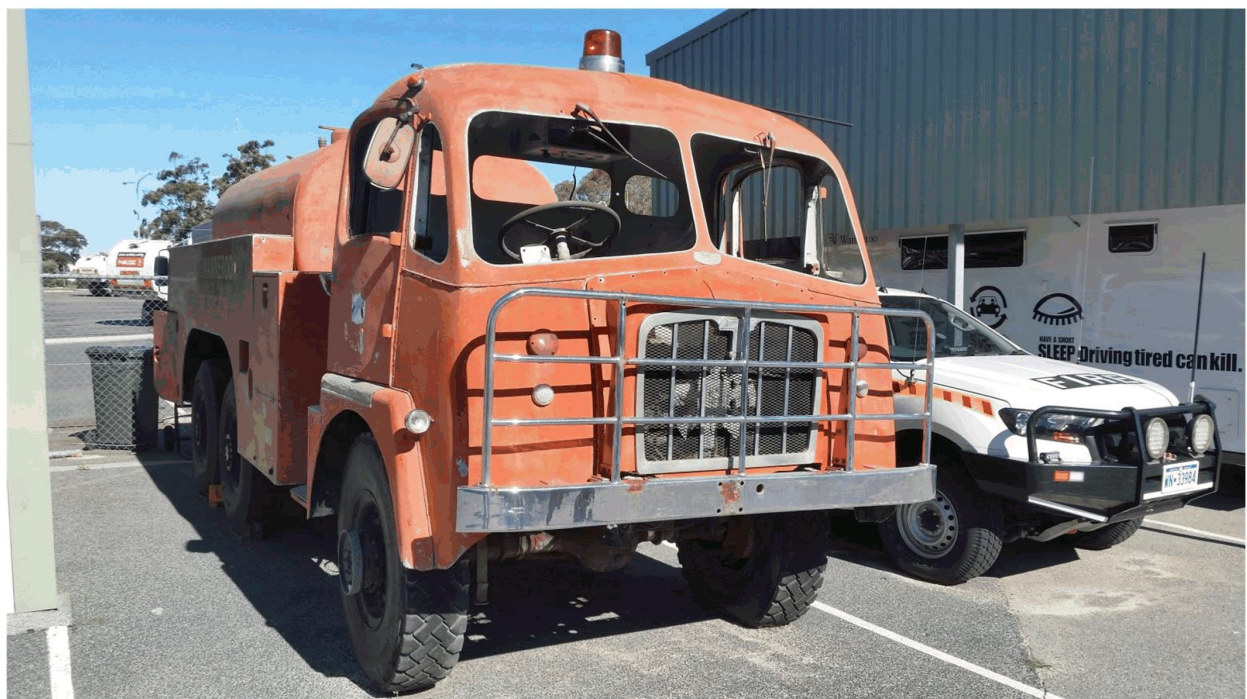
1. **APPROVES** the donation of the Thornycroft Fire Appliance to the WA Volunteer Bush Fire Brigade Historical Group on the condition that the truck maintains its City of Wanneroo badging; and
2. **APPROVES BY ABSOLUTE MAJORITY** the loss on sale of \$5,000 as a result of the donation of the Thornycroft Fire Appliance.

Attachments:

- | | | |
|---|--|-----------|
| 1  | Thornycroft Fire Truck images - for InfoCouncil report | 19/282111 |
| 2  | City of Wanneroo Thornycroft Request WAVBFBHG | 19/216734 |
| 3  | Thornycroft - Valuation | 19/260615 |

Attachment 1

Thornycroft Fire Truck - July 2019 – Wanneroo Bush Fire Brigade compound, Ashby.



W.A. VOLUNTEER BUSH FIRE BRIGADES HISTORICAL GROUP

c/- 34 Blechynden Street
Bridgetown W.A. 6255
historicalgroup@avbfb.org.au



Mr. Daniel Simms
Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Attention: Bryce Kershaw

Dear Bryce

CITY OF WANNEROO THORNYCROFT FIRE TRUCK

The W.A. Volunteer Bush Fire Brigades Historical Group would like to express an interest in obtaining the decommissioned Wanneroo Volunteer Bush Fire Brigade Thornycroft Fire Tanker for the purpose of preservation and restoration.

By way of background, the W.A. Volunteer Bush Fire Brigades Historical Group was established in 2007 under the auspice of the Association of Volunteer Bush Fire Brigades of W.A. (Inc.). Since then, the Group has collected and preserved numerous artefacts, fire fighting vehicles, photographs and other memorabilia relating to Bush Fire Brigades throughout the state, including from the Wanneroo District who have been recognized as leaders in fire prevention and suppression since the 1960's. One of those advances shown by the then Shire of Wanneroo was the procurement of an ultra large water tanker to fill light duty fire units at incidents, one of only a handful of Local Governments in the state to do so. The Wanneroo Thornycroft is last known surviving ultra large tanker from the Bush Fire Service outside of the current serving fleet.

Cognizant of importance that this fire appliance has to the State's firefighting history, the W.A. Volunteer Bush Fire Brigades Historical Group respectfully seeks donation from the City of Wanneroo of the said truck for preservation as a vehicle of state significance.

The Group has a Collections Policy which states, in part: *Vehicles will only be accepted that require, in the opinion of the Group, minimal or justifiable restorative work to preserve the vehicle.* Due to its significance to state history, the Thornycroft falls within the *justifiable restorative work to preserve the vehicle* category. A copy of the Group's Collection Policy can be provided if required.

We are able to arrange transport of the vehicle from Wanneroo to our facility in Bridgetown so that the restoration can be undertaken. Acknowledgement of the donation will be made by way of signage on the vehicle once restored.

If you have any queries on this matter, please feel free to contact the Group's Chairperson, Chris Sousa AFSM on 0428 611 125.

Yours faithfully.

A handwritten signature in black ink, appearing to read 'Chris Sousa', with a stylized flourish at the end.

Chris Sousa AFSM
Chairperson

1 November 2018

Valuation

Thornycroft Nubian 6x6 Mk1 Large Fire Tender

Undertaken for the City of Wanneroo

July 2019



Thornycroft was a British manufacturer of heavy duty and special purpose trucks, from 1896-1977.

The vehicle subject of this Valuation is a Thornycroft Nubian 6x6 Large Fire Tender. This tender was powered by a 6.6-litre Rolls-Royce B81 straight-8 petrol engine producing 225 horsepower, with a 4-speed gearbox and six-wheel drive. They were developed from a military design.

Wormald Brothers Industries were the Australian importers and completed much of the firefighting equipment fitout, while the Commonwealth Aircraft Corporation built the bodies. Airports around Australia took delivery of 33 of these Nubian trucks in various configurations between December 1958 and early 1960. Some references claim up to 100 units of various configurations came to Australia. According to records from the City of Wanneroo, this example was manufactured in December 1962. It is a water tanker appliance with an 8000-litre water tank capacity.

The vehicle was in service from new at Perth Airport until purchased in the early 1970s by the Shire of Wanneroo as the first heavy fire truck in the area. With its large tank, the Wanneroo Central Bush Fire Brigade used the truck as a water-point appliance as well as a fire fighting unit.

It remained in service until 1994 and was decommissioned in 1997. It is now in the custody of the Wanneroo Bushfire Brigade and stored at the Works Depot of the City of Wanneroo.

In 2005 some work was commenced to begin a restoration. Some disassembly took place, with windows, seats, floor and various minor parts being removed, tagged and put in storage. Electrical items were tested in this period and most found to work. For reasons unknown the work ceased. The cab was removed from the chassis in this process, and was eventually reunited with the truck in 2012 along with a small number of other components which had been removed (refer final photo below).

The body is made of fibreglass with some aluminium and shows minimal deterioration. The paintwork has faded.

The majority of fittings remain in place and intact (refer photos), though there is evident deterioration from ageing and weathering.

Restoration would be relatively straightforward as it appears that everything remains with the vehicle and mainly parts of the cabin have been removed (but stored). In many cases vehicles like these have parts missing, which require lengthy and challenging searching to replace, which is fortunately not the case with this truck. Valuable equipment such as the instruments, pumps and search light remain with the truck.

I estimate the value of this vehicle in its current state to be **\$7500**.



Paul Blank BA Ind Des

Valuer

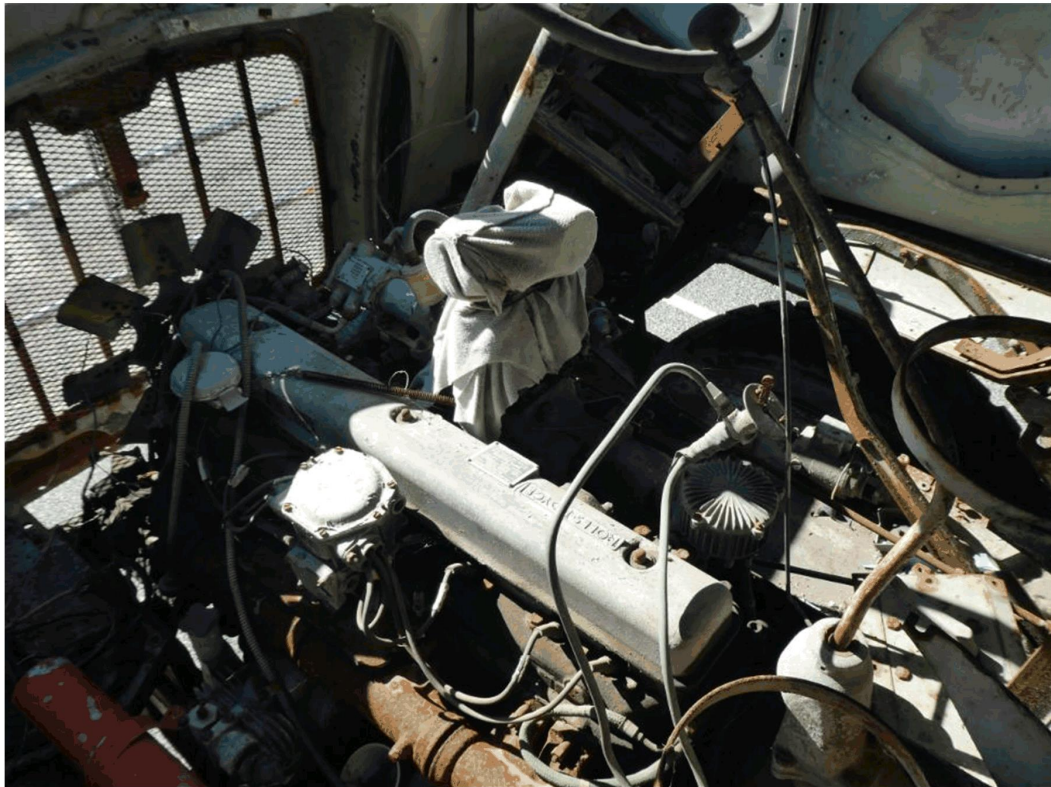
July 4 2019















As the cabin is re-fitted, in 2012

Examples for sale:

Both of these are noted as requiring work.




1964 Thornycroft Nubian Fire Truck

Fire Truck


\$10,000*

Need finance? [Get a quote](#)

VIC, 3550



Thornycroft Nubian 6x6 for sale 06 Oct 2008 22:53 #4986



Seeking and enthusiast interested in the restoration of a Thornycroft Nubian 6x6 (+/-) 1955 fire tender vehicle. It is fitted with a B81 Rolls Royce in-line 8 cylinder petrol engine in sound running order. The body is riveted aluminium in good condition, complete with siren and flashing light. Driver's instructions, workshop manual and wiring diagrams are included. Located near Tamworth NSW.
\$10,500 negotiable. (click the link below for pic's)

References:

Fire Engines, Mike Schram & David Hutchinson, Grange Books, 1999
 Know Your Trucks, Patrick Dwyer, Old Pond Publishing, 2009
en.wikipedia.org/wiki/Thornycroft
www.airwaysmuseum.com/ARFF%20Thornycroft%206x6%20LFT.htm
<http://www.wanneroobfb.org.au/?p=615>
www.hcvc.com.au/forum/truck_Chat/17868-thornycroft-nubian-4-x-4-airfield-fire-tender
www.facebook.com/ThornycroftNubianRestorationGroupTownsville/
www.gracesguide.co.uk/Thornycroft:_Commercial_Vehicles
<https://www.justtrucks.com.au>

VALUER CREDENTIALS

Paul Blank BA Ind Des

Background relevant to conducting valuations:**Valuations**

1999 to current Appointed a Commonwealth Approved Valuer for the Cultural Gifts Program under the Ministry for the Arts – specialist area Transport items including aircraft, motor vehicles, vessels and horse drawn vehicles; and associated collectable items and models. Renewed 2003, 2009, upgraded 2013. Clients include:

The National Motor Museum,	Powerhouse Museum,
The National Museum of Australia,	Australian Federal Police Museum,
The Sir Henry Royce Foundation (NSW),	Queen Victoria Museum (Tas),
Braidwood Museum (NSW),	The Motor Museum of WA,
Ford Discovery Centre (Vic),	Temora Aviation Museum (NSW),
Bathurst Regional Council (NSW),	Carrick Hill Trust (SA),
The Workshops Rail Museum ((QLD),	The Abbey Museum (QLD),
Western Port Oberon Association (Vic),	Australian Motorlife Museum (NSW)
The National Maritime Museum (NSW)	Plus for law firms, private valuations, etc

Collectors' Motorcar Auctions

Advisor, valuer, catalogue writer, consultant for vendors and buyers

1999	Advisor to Sotheby's Collectors' Car Department
1999-2003	Senior Automotive Consultant, valuer, advisor to Wemyss Auctions, Australia-wide and NZ
2002	Consultant to Wesfarmers DKT Landmark for vintage car auction
2003	Collectors' Cars consultant, Cromwell's Auctioneers (NSW)
2007-2008	Specialist, Collectors' Cars, Western Australia, Bonhams & Goodman auctioneers
2012	Senior Automotive Consultant to Perth Classic Car Auctions
2016	Consultant and auction organizer, Mean Machines

Other relevant background details:

1987	Established Automagination, specialist car accessories and conversions
1990	Co-established Autostrada Imported Wheel Centre (sold in 1996)
1992	Established Automotive Events Management (currently operating)
1993 on	Creator and Event Director, Celebration of the Motorcar show, WA and SA
2000 on	Appointed advisor to Department of Transport for Unique & Historic concessional licensing
2005 on	Established Classic Motor Writing
2005 on	Tour Director, The Ultimate Grand Prix Experience (Europe)
2010 on	Appointed Secretary, Technical Committee, Council of Motoring Clubs
2015-16	Consultant, classic cars, Mean Machines
2017 on	Co-creator of Classic Cars & Coffee events, WA
2018	Judge, Bay to Birdwood, South Australia
2018 on	WA Delegate Australian Historic Motoring Federation

Museums

1985-1990 Director, Fremantle International Motor Museum
 1988-1995 Founding Board Member, Motor Museum of WA

Car Clubs

1979 Sole founder, Citroen Owners Association of WA
 1981 Founding member, Fiat Lancia Club of WA, Honorary Life Member
 1985 Sole founder, Microcar Club of WA
 1985-1987 President, Combined Car Clubs Association of WA
 1988 President, BMW Car Club of WA
 1993 Founding committee member Ferrari Club Australia WA Branch
 1998 Founding Vice President, Special Interest Vehicle Association
 2003-2007 President, Mercedes-Benz Car Club of WA
 2003-2004 Chairman, Mercedes-Benz Clubs Australia-New Zealand Meeting (Germany)
 2006 Founding member, Motoring Historians WA
 2007 on Appointed Australian representative for Amicale Facel Vega (France)
 2008 -2010 Chairman, 2010 Mercedes-Benz National Rally & 50th Anniversary
 2008 Made an Honorary member Alfa Romeo Owners Club
 2008-2009 President, Ferrari Club Australia WA Branch
 2012-15 President, Motoring Historians WA
 2014-15 President, Mercedes-Benz Car Club of WA
 2018-2019 President, Special Interest Vehicle Association
 Plus several other committee positions and general membership of many other car clubs, previous and current.
 Current: Committee member, Council of Motoring Clubs; Special Interest Vehicle Assoc; Editor, French & Fantastic Automobile Assoc; Committee, Fiat Lancia Club, Australian representative, Amicale Facel Vega

Motoring Journalism

2005 on Freelance specialist motoring writer for motoring publications including Unique Cars magazine, Classic & Sportscar (UK), Australian Classic Car, Maranello, Scoop (Motoring Editor), Auto Trader, Speed, Auto Italia (UK), Mercedes Enthusiast (UK), The Garage Journal and others.

Classic & Prestige Car Broker

2014 onwards Specialist car broker, consulting to many specialist dealers, museums, collectors, Australia-wide

END

CP03-08/19 New Tiered Model Framework for WA Public Libraries

File Ref: 5918V03 – 19/288206
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

A new tiered model framework to support public library service delivery in Western Australia is being introduced by the State Government through the State Library of Western Australia (SLWA).

Background

The Western Australian Public Libraries Strategy was endorsed by WALGA State Council and the Library Board of WA in July 2018. The Public Libraries Working Group (PLWG), with representatives from State and Local Governments, was established to guide the implementation of the Strategy.

The PLWG identified the development of a new tiered model for public library service delivery across Western Australia and support for regional and remote public library services as the initial priority. The framework for the new model, containing three tiers, primarily based on population and capacity has now been provided to Local Governments.

Detail

The three tiered model applies to a local government and not a library, i.e. all libraries within a local government will fall into the tier selected by that local government. Local governments are able to choose their desired tier based on the requirements for each tier and will be offered the opportunity to move between tiers on an annual basis if local circumstances change.

The following table provides the tiers of the model:

Proposed Framework for Tiered Model

Tier	Guide Population	Criteria	Key Features
Tier One	Generally, local governments with a population of over 10,000	<ul style="list-style-type: none"> Offers an advanced library service that operates independently of support from SLWA. Governance, community engagement and service practices that meet or exceed minimum standards for Tier One libraries. Minimum of one library qualified FTE with staff level sufficient to deliver services. Offers a full range of library services and programs that 	<ul style="list-style-type: none"> Receives an annual cash grant allocated by SLWA for the purchase of materials (at least 80% of the grant must be spent on library materials) and/or identified library priorities (up to 20% may be spent on identified priorities). Develops own profile for Supplier Assisted Selection. Stock remains the property of the local government Does not participate in a system to rotate stock, i.e. Exchange System May apply for (proposed future)

		support reading, literacy, learning, wellbeing, cultural and creative pursuits.	innovation grants for Tier One libraries.
Tier Two	Generally local governments with a population of between 1,000 and 10,000	<ul style="list-style-type: none"> • Offers a mature contemporary library service that provides at least some of the services and programs provided by Tier 1 libraries, e.g. weekly Storytime, digital literacy support, etc., with support from SLWA. • Governance, community engagement and service practices that meet or exceed minimum standards for Tier 2. • Staffed by employees of the local government or contracted service, e.g. CRC, as per minimum standards for Tier 2. 	<ul style="list-style-type: none"> • Receives a notional annual grant allocated by SLWA for the purchase of library materials. • May apply for (future) grant funding for Tier Two libraries to advance promising practices for regional and remote public library services. • Materials provided via SLWA supplier selection process via a generic profile. • Participates in system to rotate stock (currently the Exchange System). • Has access to additional SLWA facilitated services for regional and remote public library services (this does not apply to metropolitan local governments in Tier 2).
Tier Three	Generally, local governments with a population of fewer than 1,000	<ul style="list-style-type: none"> • Offers a lending service of physical and on-line materials and distributes resources for state-wide programs with SLWA support. • Governance, community engagement and service practices that meet or exceed minimum standards for Tier 3. • Library service is managed and overseen by paid staff but access during opening hours may be facilitated by volunteers. 	<ul style="list-style-type: none"> • Receives a notional annual grant allocated by SLWA for the purchase of library materials. • Materials provided via SLWA supplier selection process via a generic profile. • Participates in system to rotate stock (currently the Exchange System). • Is not eligible to apply for innovation or grant funding. • Has access to additional SLWA facilitated services for regional and remote public library services.

The new model is to be implemented over the course of the 2020/21 financial year. An initial stage of preparation is for each Local Government to determine the appropriate tier for their public library service.

Consultation

In June 2019, as part of the initial preparation stage, the SLWA sent communication to Local Governments requesting a determination on the tier their library service is placed in. With consideration to the Guide Population, Criteria and Key Features, the City has notionally indicated Tier One as being the preferred Tier, but in doing so referenced the intention to inform Council of this determination.

Additionally, the SLWA, in consultation with WALGA conducted a Western Australia Public Libraries Strategy Forum on 21 June 2019. The purpose was to discuss and identify issues

for Local Government with the proposed repurposing of State Government funding for library materials to enable a transition to the new model.

There was an undertaking of further consultation and provision of information on the implementation of the model in more detail throughout the 2019/20 financial year.

Comment

The City received \$398,000 through the State Government's allocation system in 2018/19, which is population based funding. This funding is for the purchase of books and other materials for all of the City's libraries.

With the introduction of the tiered model framework, there is a proposal to change the current funding model to a grant which can be split so that 20% of the funding can be used for other library priorities, rather than just physical stock. This is a positive move as libraries transition to providing not just physical stock but also providing learning programs, particularly with Science, Technology, Engineering, Arts, and Mathematics (**STEAM**) to encourage the development of the library users. This is likely to take effect in 2020/21 with funding parameters not yet announced but likely to align with the State Government priorities i.e. reading and literacy, numeracy, STEAM etc. There is a possible scope that this funding can be used for programming, equipment and e-resources.

As part of the new model, library stock will transfer into Local Government's ownership. In order to move to a new grants based model, the SLWA is liaising with the Department of Treasury to enable existing capital State Government funding and accounting treatment to allow a transition of stock ownership and the introduction of grants.

While the annual funding allocation to the sector (\$9 million) is unlikely to change with Treasury agreeing in principle to transition the funding, it will change from capital funding to operational funding. Operational funding will require a process of requesting the funding allocation on an annual basis which may create some vulnerability relative to consistency of the amount. Ideally, the funding allocation would be confirmed over a three year period to give certainty and planning capability for Local Governments over an extended period.

The Local Government sector is seeking greater clarity around the funding and a commitment from the State Government to a three year funding agreement to provide greater certainty around future grant allocations. A recommendation of this report is a request to WALGA to lobby State Government to extend the funding agreements to three years.

Statutory Compliance

Nil

Strategic Implications

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

“1 Society

1.4 Connected Communities

1.4.2 Strengthen community and customer connectedness through community hubs”

Risk Management Considerations

Risk Title	Risk Rating
CO-O17 Financial Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

The above risks relating to this issue 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 support existing management systems.

Policy Implications

The City's Library Services Policy references the State Government's responsibility to provide library resources and a range of centralised services. Following implementation of the proposed tiered model in 2020/21, the policy will be reviewed and updated if required.

Financial Implications

The proposed Tier One that the City will sit within will not be negatively impacted in terms of the level of funding, on the proviso that the State Government maintains the level of funding currently provided on an annual basis.

At the WA Public Libraries Strategy Forum in June 2019, the prospect of WALGA or a collective of Local Governments proposing a funding agreement over a number of years was referenced. This was put forward as a means to provide a greater level of confidence in the annual provision of funding to library services across the state.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the new tiered model framework to support public library service delivery in Western Australia; and**
- 2. REQUESTS the Mayor write to Western Australian Local Government Association to advocate for the introduction of a three year funding agreement with the State Government for the City of Wanneroo and other Local Government public library services across the state to provide certainty of funding in a changing environment.**

Attachments: Nil

Communication, Marketing and Events

CP04-08/19 Adoption of the City's Brand Strategy

File Ref:	7142V02 – 19/304626
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	1

Issue

To adopt the City's inaugural Brand Strategy 2019/20 to 2022/23.

Background

Since August 2018, the City has been working with an external consultancy to develop the inaugural Brand Strategy for the City.

The intention of the Brand Strategy is to capture the personality, aspirations and features that are unique to the diverse communities in the City and bring this together to recognise that while we are all different, we are all Wanneroo.

The development of the Strategy has involved extensive input from community focus groups, Elected Members and City staff undertaken through a staged approach:

1. Discovery: Involved consultation with the community through Focus Groups, Elected Members and staff to inform the development of a Brand Strategy;
2. Development: The creation of the Brand ambition and manifesto that forms the core of the Brand Strategy; and
3. Implementation: Creation of the City's personality and tone of voice, a Brand Book/Style Guide and mood video that is suitable for use by the City in public forums to convey in a visual way the City's Brand ambition and manifesto.

Detail

A Brand Strategy for 2019/20 to 2022/23 (**Attachment 1**) has been developed in order to articulate the City's style and approach and includes the City's brand ambition, manifesto and personality.

The Brand Strategy is strongly aligned to the City's vision as captured in the Strategic Community Plan and provides the opportunity to articulate this vision in ways that are relatable, friendly and easily understood.

The intention is that the Strategy will be implemented through the creation of the Brand Book and Style Guide which will define the City's logo, typography and visual language to ensure we continue to communicate with 'one voice'.

Consultation

Consultation has occurred with a number of City residents through focus groups as well as a range of internal stakeholders.

Comment

The brand is owned by the City and has been designed to be embraced and activated across all levels of the organisation and our community.

The City will bring the brand to life through a consistent and planned approach to communications and marketing that includes:

- Identifying and actioning communication gaps and opportunities;
- Increasing our visibility across the community through various media channels and hosting/supporting brand-aligned events; and
- Ensuring City representatives are the face and voice of the City.

The City's brand journey will include ongoing refinement of messaging to ensure we are meeting the needs of our community. It is therefore essential that any reviews of the Strategy are undertaken alongside the City's Communications Strategy so that ongoing synergies are captured to inform the City's future approach.

Statutory Compliance

Nil

Strategic Implications

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

“1 Society

1.4 Connected Communities

1.4.1 Connect communities through engagement and involvement”

Risk Management Considerations

Risk Title	Risk Rating
Relationship Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance; Director Community & Place	Manage

Risk Title	Risk Rating
Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	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 registers. Action plans have been developed to manage these risks to support existing management systems.

Policy Implications

Nil

Financial Implications

Funding for the development of the Brand Strategy has been allocated within the 2019/20 budgets. Implementation costs will be considered through the City's annual budget process.

Voting Requirements

Simple Majority

Recommendation

That Council ADOPTS the City of Wanneroo's inaugural Brand Strategy 2019/20 to 2022/23 as per Attachment 1.

Attachments:

1 [!\[\]\(de95854c7ee024cfadc48187bbb781b2_img.jpg\)](#). Draft Brand Strategy 19/305044 Minuted



Brand Strategy

2019/20 – 2022/23

Executive Summary

As a fast growing Local Government with a rich heritage, and diverse, multicultural community, it is important for the City of Wanneroo to capture what really defines us and sets us apart from other areas.

The City's brand was developed in consultation with a range of stakeholders to enhance the image, and strengthen the brand of the City as a forward thinking, industrious and independent community. At the heart of the Brand Strategy is capturing of the personality, aspirations and features that are unique to the communities of Wanneroo, and to let everyone know that although we are all different, *'We are all Wanneroo'*.

The Brand Strategy includes three key elements; our brand ambition, our brand manifesto and our brand personality which work together to create one voice for the City of Wanneroo which is aligned to our vision and values.

The brand is owned by the City and has been designed to be embraced and activated across all levels of the organisation and our community. Our commitment to place our customers at the centre of every decision is critical in bringing the brand to life.

The Strategy will be implemented through a City of Wanneroo Brand Book and Style Guide which will ensure the delivery of strong, consistent messages and a recognisable look for the City moving forward.

Purpose

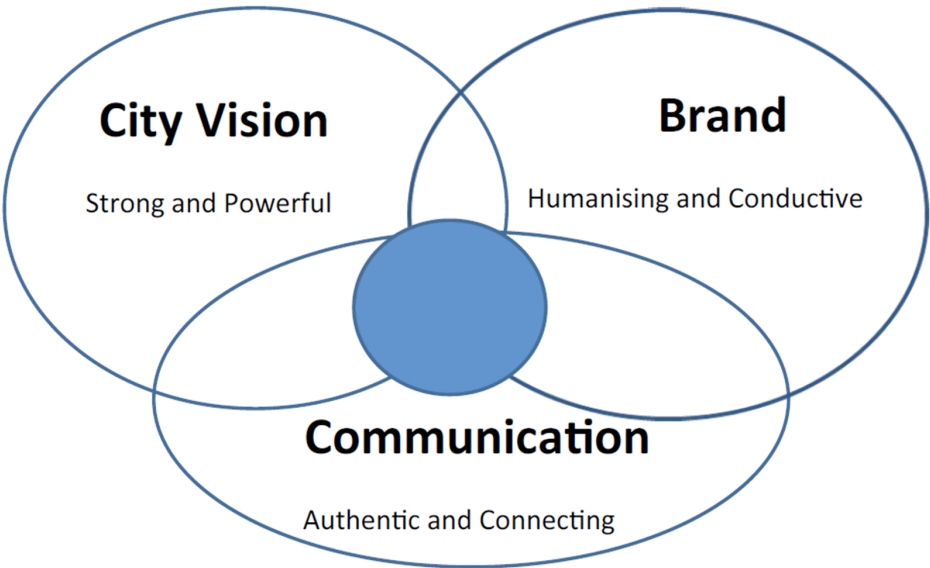
The City’s brand is about identifying what makes Wanneroo and its people unique and special. It is based on the idea of diversity and uniqueness and will allow us to promote our fascinating stories, unique experiences and diverse environment.

A strong brand will ensure that our internal and external stakeholders recognise our collective ‘common purpose’ and appropriately attribute the great work that the City of Wanneroo is doing for the community.

OUR VISION
*Inspired by our past, working to create a vibrant, progressive City,
providing opportunities and investment to enable our growing
communities to prosper.*

VIBRANT. PROGRESSIVE. PROSPEROUS

Interconnections and Synergies Our Vision, Brand and Communication



Brand Ambition

For the City of Wanneroo to be known as the most united, inclusive, community friendly and environmentally diverse area in WA.

Brand Manifesto

The vision of the City of Wanneroo is to build a better future together – vibrant, progressive and prosperous. As a City, our role is to create a climate that empowers communities, building an inclusive place that gives local people a real voice and the capacity to get involved and contribute towards the continual enrichment of the unique environment in which they live, work and play.

We believe in the concept of localism, that the best ideas and innovations are shaped and actioned by the unity of local people. That if we trust in our communities and give them more responsibility, they will have more pride in where they live, behave responsibly and conscientiously and help create a better future for everyone.

So our purpose, the reason the City of Wanneroo exists is to work for our people, to invest in the services, public spaces and facilities needed for thriving communities, but also, from the hinterland to the coastline, to empower, inspire and connect people.

We do this by nurturing a sense of community – hearing, listening and acting. Recognising our rich history and heritage and using our people that work in the suburbs, our public buildings, open spaces and through our digital platforms, encourage participation in local initiatives, through community and volunteering groups and social enterprises that have the power to make real change.

Because the people of the City of Wanneroo are more than just neighbours, more than community, they are, and we are, proudly building a future together.

Because we are all different, but we are all Wanneroo.

Brand Personality

Brand personality is a set of characteristics that are attributed to a business, place or organisation. The City’s brand personality needs to be relevant to the diverse communities of Wanneroo in order to increase the efficiency and effectiveness of our communications.

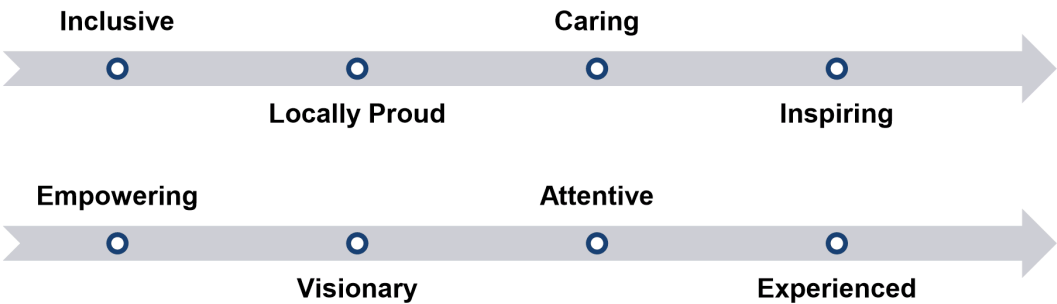
This requires a consistent, fresh approach where key messages are communicated in a single tone of voice.

City of Wanneroo Lighthouse Brand Model



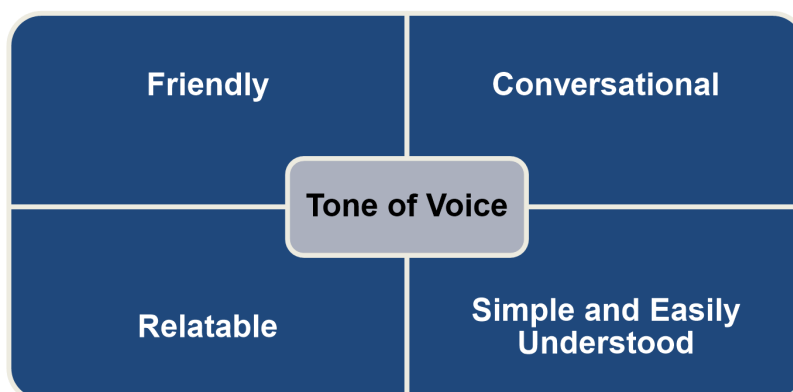
The Lighthouse Brand Model showcases the City of Wanneroo’s brand personality as an engaged community partner, focused on the collaborative betterment of the City.

The way in which the City communicates should consistently reflect the following personality traits:



Brand Tone of Voice

Our tone of voice aims to humanise our brand, transferring our vision and values into language that is relatable to the community, reminding them that the people that represent their City are also a part of their community and committed to delivering its vision.



Using our personality traits as a guide, a consistent brand tone of voice will strengthen our core values and enhance how our community experiences the City.

Our Values	What this means
CUSTOMER FOCUSED <i>Delivering service excellence</i>	Offering help and assistance
IMPROVEMENT <i>Finding simpler, smarter and better ways of working</i>	Creating a better environment together, today and tomorrow
ACCOUNTABILITY <i>Accepting responsibility and meeting commitments, on time and to standard</i>	We strive for excellence, but we're always open to knowing we can do our job better
COLLABORATION <i>Together we are stronger</i>	We listen and work together to build a better, more vibrant Wanneroo for everyone
RESPECT <i>Trusting others and being trustworthy</i>	We foster pride and respect for people and place

Bringing the Brand to Life

The City will bring the brand to life through a deliberate, consistent and planned approach to communications and marketing, including:

- Listening to our community to identify and action communication gaps and opportunities.
- Increasing our visibility across the community through varied media channels and hosting or supporting brand-aligned events.
- Ensuring that the City's representatives, including employees and Elected Members, are the face and voice of the City.

What we are	What we do	What we say
<ul style="list-style-type: none"> • Inclusive • Caring • Empowering • Locally Proud • Visionary • Experienced 	<ul style="list-style-type: none"> • Share • Listen and Act • Give you the tools • Promote the City • Open to new thinking • Make it happen 	<ul style="list-style-type: none"> • Us • We understand • We can do this • We're here to help • We love it here • Imagine the future

An important part of the City's approach will be the development of sub-brands as appropriate for specific target audiences. This will ensure that the City is able to convey messaging to its diverse communities in a manner which is relatable and easily understood.

The development of a City of Wanneroo Brand Book and Style Guide will ensure the delivery of strong, consistent messages and a recognisable look for the City moving forward.

Implementation

The City's brand journey will include ongoing refinement of messaging to ensure we are continuing to meet the needs of our community in accordance with our recently endorsed Communications Strategy.

The Communications Strategy will guide implementation of the Brand Strategy to the City's various target audiences through a phased approach.

Phase 1 will focus on building awareness and educating staff on the City's brand. This includes encouraging staff to 'live' the brand and become brand ambassadors in their interactions with residents, the community and other stakeholders.

Once the organisation has developed an understanding and investment in the brand, Phase 2 will include the launch of new marketing collateral (such as promotional materials, uniforms, and stationery as required). This will be followed by the incorporation of the City's brand manifesto, ambition and personality into all external and internal communications.

Community Development

CP05-08/19 Community Shed Policy

File Ref:	29299V02 – 19/285304
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	2
Previous Items:	MN02-08/17 - Northern Suburbs Men's Shed - Ordinary Council - 22 Aug 2017 7.00pm

Issue

To consider the draft Community Shed Policy (**Policy**).

Background

Community Sheds are community-based, non-profit, non-commercial organisations. Their primary activity is the provision of a safe, friendly and welcoming environment where men and/or women are able to work on meaningful projects in the company of others. Community Sheds seek to advance the health and wellbeing of their members, promote social connection, and encourage social inclusion.

Over recent years, the growing number of Community Sheds in the Perth metropolitan area has increased the enquiries through Local Governments and funding bodies (such as Lotterywest) to manage requests for the provision of land, facilities, and financial support.

At its 22 August 2017 meeting, Council considered a Motion on Notice (MN02-08/17) requesting the development of a policy on Men's and Women's Sheds (Community Sheds) and resolved as follows:

"That Council:-

- 1. REQUESTS that Administration develop a policy on the development of Men's and Women's Sheds within the City of Wanneroo;*
- 2. REQUESTS that Administration consult with WA Men's Shed Association Inc. (WAMSA) on the development of such a policy and pursues the development of a Memorandum of Understanding (MoU) with WAMSA aligned to the policy;*
- 3. REQUESTS that Administration develop a report on possible financial assistance that can be considered as part of the 2017/18 mid-year budget review to support the provision of facilities for community organisations such as Men's Sheds within the City of Wanneroo; and*
- 4. BY ABSOLUTE MAJORITY, APPROVES a financial contribution of \$9,000 to the Northern Suburbs Men's Shed Inc. to cover six months' rent to enable the Men's Shed to continue operating from their current premises with the funding to be allocated from the 2017/18 Community Funding Program."*

A draft Community Shed Policy was presented to Council for consideration in July 2018. At this meeting a procedural motion was moved to defer a decision on this matter to allow for further clarification on some elements of the draft Policy.

Further to Council's resolution, Administration has been working closely with a number of Community Sheds located within the City to better understand their needs and future direction; as such a revised draft Community Shed Policy has been prepared for Council's consideration (refer **Attachment 1**).

Detail

Community Sheds are a valuable resource in the community. A major objective of Community Sheds is to advance the health and wellbeing of members and to encourage diversity and social inclusion.

Policy Development

The draft Community Shed Policy outlines how:

- The City will support the development, sustainability, and operation of Community Sheds within the City;
- Clarify the City's role in supporting and facilitating Community Sheds, including the allocation of resources, facilities, and land; and
- Clarify the roles and responsibilities of the City and Community Sheds.

The City is committed to supporting the development of sustainable, proactive and community focused Sheds and provides a range of ongoing support to these groups. This includes a dedicated point of contact within Administration to act as a liaison providing:

- Assistance with building capacity to improve governance practices and developing partnerships within the community;
- Assistance with attracting and retaining members and volunteers;
- Advice about funding opportunities, applications and approaches;
- Developing connections with other organisations that could potentially assist with the provision of facilities and/or land;
- Detailed research into, and reports on, potential sites for Shed location(s) on City land;
- Provision of leased land, financial contributions and furniture; and
- Liaison with peak bodies such as the Men's Sheds of WA (**MSWA**) to clarify broader Community Shed considerations.

Council has also provided financial contributions to Community Sheds in the past including contributions towards rent relief, fee waivers, and peppercorn lease arrangements.

Community Sheds are strongly encouraged to collaborate and seek partnerships with other Community Sheds, agencies and community organisations to ensure sustainability and facilitate common objectives and outcomes such as:

- Advance health and wellbeing;
- Be socially safe and inclusive;
- Finance ongoing expenses and build up working capital;
- Collaboration on community projects;
- Participation (stable or growing membership and broader community involvement); and
- Ensure a safe physical environment.

The City will ensure that fair and transparent processes are used in relation to the establishment and ongoing support of a Community Sheds on land or facilities managed by the City. The draft Policy outlines the requirements of Community Sheds including the encouragement of multiuse and/or co-location of shared land use or facilities. Due to limited

availability and competing priorities for land use and development, the draft Policy outlines that the City will support the allocation of a maximum of three City managed land parcels for Community Sheds.

The draft Policy acknowledges the importance of establishing the financial capacity of Community Sheds, particularly towards acquiring a long term facility for their operations. A long term facility assists towards Community Sheds membership growth, increasing operations and creating a stable environment for community health and wellbeing of its members.

The Wanneroo Community Men's Shed has achieved this through many elements including the provision of external funding support, the City's previous financial support in offering a peppercorn lease on City managed land and the donation of the City's decommissioned computers. These elements have resulted in the Shed being in position in 2018/19 to purchase a factory unit located in Wangara.

To help build the financial capacity of Community Sheds who have not received external funding support for their facilities, the provision of an Establishment Fund (**Fund**) has been included in the draft Policy. The proposed Fund will provide financial assistance to three existing Community Sheds (**Eligible Sheds**) named as Northern Suburbs Men's Shed, Yanchep Community Men's Shed and Quinns Men's Shed.

The purpose of the Fund is to provide financial support for their facilities over a three year fixed term funding period, whilst they increase their capacity to financially contribute and/or seek alternative funding sources towards a long term facility for their operations.

The Fund offers up to \$45,000 for each of the three Sheds over a three year fixed term period to contribute towards:

- Purchase or building of a facility;
- Extension to a facility for the purpose of increasing Community Shed membership or colocation with a community organisation; or
- Net effective rental towards privately owned facilities.

The Fund is subject to satisfactory evidence being provided to support the funding allocation and other requirements as outlined in the draft Policy and *Community Shed Establishment Fund Guidelines* (**Guidelines**) and will only be in place for the inaugural term of this Policy (three year period). After this point, it is proposed that the Fund will cease to exist. During the three year term of this Policy the City will work with the three Community Sheds to explore alternative options for a permanent facility.

The Guidelines document will be developed as a community and administration resource which outlines in the Fund criteria, assessment and acquittals processes.

Men's Shed WA Memorandum Of Understanding (**MoU**)

The 22 August 2017 Motion on Notice, requests that Administration pursue the development of an MoU with MSWA aligned to the Policy. Administration has held discussions with MSWA whom have indicated there is no benefit in establishing a MoU as this is outside of their normal working practices. As such, Administration recommends this not be pursued.

Should Council adopt the draft Community Shed Policy, it is recommended that this be provided to MSWA requesting their support to align any existing or future Community Sheds operating within the City of Wanneroo to the City's Policy. MSWA has advised that they are available to work with the City in implementing this Policy.

Consultation

Consultation had previously occurred on the Community Shed Policy that was presented to Council for consideration in July 2018. Comments were received back from MSWA, all four active Community Sheds (Yanchep Community Men's Shed, Northern Suburbs Men's Shed, Quinns Men's Shed, Wanneroo Community Men's Shed), 16 WA Local Governments, Lotterywest, and relevant City staff. These comments were taken into consideration when revising the current draft Policy.

The current draft Policy was open for comment and all four active Community Sheds (Yanchep Community Men's Shed, Northern Suburbs Men's Shed, Quinns Men's Shed, Wanneroo Community Men's Shed) responded with comments along with MSWA. A total of 27 comments were received.

The feedback received through the comment period resulted in changes to the language and formatting of the draft Policy to aid in its interpretation and strengthen understanding of the information presented. A full summary of the feedback received and Administration's response to those comments is included in (**Attachment 2**).

Comment

The City acknowledges that Community Sheds are a valuable resource in the community. A major objective of Community Sheds is to advance the health and wellbeing of members and to encourage diversity and social inclusion.

The City is in the unique position of having four active Community Sheds, with three of these sheds currently investigating options for suitable land and/or facilities in their local area. In comparison, other Local Governments have at most one or two active sheds and none of the Local Governments researched had a dedicated Community Shed Policy. Four Community Sheds operating within the City is considered sufficient to meet ongoing demand.

Administration is committed to supporting the development of sustainable, proactive and community-focused sheds. The process of investigating potential sites has been a substantial piece of work that has:

- Engaged a large number of internal and external stakeholders;
- Involved intensive support from Administration through site and facility investigations;
- Established a greater awareness of the limited availability and competing priorities of suitable sites; and
- Spanned a number of years.

The challenge for the City is to balance the benefits and needs of Community Sheds with the capacity of the City to sustain such financial and resource support, while being equitable in its approach with other community groups.

The City provides capacity building support to community groups ultimately guiding them to become financially stable, build their membership capacity and have long term sustainability. Funding is usually supported for community group events or programs that meet the *Community Funding Policy* or the *Donations, Sponsorship and Waiver of Fees and Charges Policy* criteria.

Community Sheds are strongly encouraged to work with other agencies and community groups to support the resourcing, development and operation of a Community Shed and/or identify and develop opportunities for partnerships and co-location of land or facilities; all of which enables them to raise the necessary funds and meet ongoing operational costs towards the purchase or construction of a long term facility.

MSWA provide resources for Community Sheds and have a Strategic and Business Plan 2017 that includes information and ideas Community Sheds can adopt and adapt for their purposes. MSWA acknowledge that funding applications now routinely ask for information about sustainability (*how Community Sheds are going to raise money in the future?*) as many funders help with the start-up of projects and services and not ongoing support.

Previous advice from both MSWA and Lotterywest indicates that single use facilities do not represent best practice for the sustainability of community groups such as Community Sheds. Additionally, single use facilities are also less likely to be funded by external bodies. Funding bodies have a preference towards multiuse and co-location facilities that may include the sharing of resources, equipment, land and meeting space.

The draft Policy is considered to be a necessary tool to guide further interaction with Community Sheds and to provide clarity on the level of support and assistance that the City is able to provide. The Guidelines document will be developed following Council's adoption of the Policy.

Establishment Fund

Desktop research was undertaken to investigate rental values of industrial properties across the City in order to determine an appropriate dollar value to include as an Establishment Fund for the Eligible Sheds.

Rental of industrial properties in Yanchep and Wangara/Landsdale are advertised between \$70-\$115 per metre square per annum, plus GST. Applying this advertised rental rate to a building of 300m², the annual rental would be between \$21,000 (for \$70psm) and \$34,500 (for \$115psm). Advertised rental is open to negotiation therefore the effective net rental will be less than the advertised rental.

The proposed Fund can be provided as an annual instalment of up to \$15,000 to contribute towards net effective rental towards privately owned facilities for a period of three years. Therefore if the Policy was adopted by Council the City would contribute to approximately half the average annual rental for an industrial property of approximately 300m² within the City.

The City will not be a guarantor on any financial loan or be a party to any commercial lease contracts and encourages Community Sheds to undertake due diligence when considering a private lease to ensure lease terms are consistent with market conditions.

City's Prior Financial Support to Community Sheds

Wanneroo Community Men's Shed (**WCMS**):

- Through the Leasing Policy subsidies were applied for their occupancy at Daisy House and Buckingham House;
- \$339 donation was provided in 2009 to cover cost of applying for incorporation;
- \$1,856.40 waiver of fees in 2010 to run the WCMS at Hainsworth Centre for the distribution of computers to disadvantaged individuals and community groups;
- \$4,410 waiver of fees in 2011 for hire of Wanneroo Library and Cultural Centre's community education lab for a period of one year; and
- The City continues to support WCMS by donating the City's decommissioned computers to WCMS annually whereby WCMS recycle materials or refurbish which contributes towards their income generation and donations to those in need.

Northern Suburbs Men's Shed (NSMS):

- Through 22 August 2017 Motion on Notice and Community Funding Program budget, \$9,000 was provided to NSMS for rental assistance.

Quinns Men's Shed (QMS):

- Administration are supporting QMS to lease the City-owned shed located at Gumblossom Park, once a signed lease agreement has been completed, subsidies will apply as per the City's Leasing Policy.

Yanchep Community Men's Shed (YCMS):

- YCMS sought support from Council for rent relief and received \$9,000 in December 2017 via the City's Community Funding Program;
- \$100 donation to a BBQ for International Men's Health Week, June 2017; and
- \$150 donation in 2017 towards BBQ and speaker to support International Men's health Week, June 2018.

Statutory Compliance

It is necessary for the Establishment Fund to be facilitated in accordance with the City's endorsed budget to ensure that public funds are distributed transparently in accordance with the Act.

Strategic Implications

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

"1 Society

1.4 Connected Communities

1.4.1 Connect communities through engagement and involvement"

"1 Society

1.1 Healthy and Active People

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

"4 Civic Leadership

4.1 Working With Others

4.1.2 Engage, include, and involve community"

Risk Management Considerations

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

Risk Title	Risk Rating
Long Term Financial Plan	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
Financial Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
Strategic Land	Moderate
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 Strategic and Corporate risk register. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

Community Shed Policy

This Policy will be a new Council Policy and relates to or complements the City's *Leasing Policy, Facility Hire and Use Policy and Local Planning Policies*.

Community Funding Policy

This policy relates to community events or projects and excludes capital equipment or projects over the value of \$1,000. This policy currently does not support the provision of funds for the procurement of a building or lease arrangements.

Donations and Waiver of Fees and Charges Policy

The implementation of this policy is supported by funds allocated through the annual budget and Council has demonstrated a long term commitment to the provision of donations to community groups and individuals through the implementation of this policy.

Strategic Budget Policy

The Policy's Objective and points related to *4.7 Intergenerational Equity* and *4.8 New Initiatives* support Administration's advice that the City has no funds budgeted or available for the benefit of a club with few members and has restricted membership criteria.

Leasing Policy

Any leasing or sub-leasing arrangements would be need to be in accordance with the City's *Leasing Policy*.

Financial Implications

The cost of providing support under the Establishment Fund would incur a \$135,000 budget allocation over a period of three years (assuming each of the Eligible Shed's applies for the full allocation of funding). There is currently no budget allocation for Community Sheds in the City's 2019/20 operational budget or the LTFFP.

If the Policy is adopted, eligible Community Sheds will be able to apply for the Fund this financial year; therefore an increase of \$45,000 in the City's 2019/20 operational budget is required or savings will need to be identified through the mid-year review process; noting that no savings have been identified to-date.

Budget allocation for the remaining financial years (2020/21 and 2021/22) will be considered as part of the City's annual budget development process.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the feedback received through the consultation on the draft Community Shed Policy as set out in Attachment 2;
2. **ADOPTS** the Community Shed Policy as per Attachment 1;
3. **APPROVES** \$45,000 of unbudgeted expenditure to be deducted from the 2019/20 Community Funding budget for the Community Shed Establishment Fund;
4. **NOTES** that an additional \$45,000 may be requested in the 2019/20 Mid-Year Review to replace the deducted funds from the Community Funding budget;
5. **SUPPORTS** the Community Shed Establishment Fund for the inaugural term (three year period) of the Community Shed Policy and **APPROVES** that after this point the Fund will cease to exist;
6. **REQUESTS** Administration to work with the Community Sheds to explore options for facility provision over the next three years; and
7. **REQUESTS** Administration to notify responders to the consultation and affected stakeholders of Council's decision.

Attachments:

- | | | | |
|-----------------------|---|-----------|---------|
| 1 ↓ . | Community Shed Policy (August 2019) | 19/299231 | Minuted |
| 2 ↓ . | Consultation Responses on Draft Community Shed Policy - July 2019 | 19/290146 | Minuted |



Policy Manual

Community Shed Policy

Policy Owner:	Community Development
Contact Person:	Manager Community Development
Date of Approval:	Date the policy was approved by Council and Resolution Number

POLICY STATEMENT

The City of Wanneroo (the **City**) is committed to supporting the development of sustainable, proactive, and community focused **Community Sheds**.

POLICY OBJECTIVE

This Policy will:

- Support the development, sustainability, and operation of Community Sheds within the City;
- Clarify the City's role in supporting and facilitating Community Sheds, including the allocation of resources, facilities, and land; and
- Clarify the roles and responsibilities of the City and Community Sheds.

SCOPE

The Policy applies to:

- All City representatives including Elected Members, employees, volunteers and contractors/consultants.
- Groups interested in establishing Community Sheds in the City.
- Established Community Sheds located in the City.

IMPLICATIONS (Strategic, Financial, Human Resources)

The *Community Shed Policy* (**Policy**) can be supported through existing City staff resourcing. All financial commitments need to be considered as part of the City's annual budgeting process.

The Policy aligns with the following objectives of the Strategic Community Plan 2017 – 2027:

- 1.1.1 *Create opportunities that encourage community wellbeing and active and healthy lifestyles*
- 1.4.1 *Connect communities through engagement and involvement*
- 4.1.2 *Engage, include and involve community.*

IMPLEMENTATION

When implementing this Policy, relevant City policies and procedures and other legislative requirements are to be applied.



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The City acknowledges that Community Sheds are a valuable resource in the community. A major objective of Community Sheds is to advance the health and wellbeing of members and to encourage diversity and social inclusion.

Community Sheds are strongly encouraged to collaborate and seek partnerships with other agencies, community organisations and Community Sheds to facilitate common objectives and outcomes.

1. Community Sheds Facilities and/or Land

1.1 Community Sheds on land or in facilities managed by the City

The City will ensure that fair and transparent processes are used in relation to the establishment and ongoing support of a Community Shed on land or facilities managed by the City. This includes clear processes for responding to enquiries as well as identifying and assessing suitable site options. Multiuse and/or **co-location** of shared land use or facilities are encouraged due to limited availability and competing priorities for land use and development; for this reason, the City will support the allocation of a maximum of three **City managed land** parcels for Community Sheds.

Community Sheds on City managed land will be subject to the requirements of relevant City policies as well as standard development laws and any required planning or building approvals including:

- Land and/or facilities leasing is subject to the City's *Leasing Policy*;
- Facility hire arrangements are subject to the City's *Facility Hire and Use Policy*;
- Facility hire fee waiver arrangements are subject to the *Donations, Sponsorships; and Waiver of Fees and Charges Policy*.

If seeking City support for land or facilities, the City requires a Community Shed to be able to demonstrate an ability to raise the necessary funds towards construction of a facility and meet all ongoing operational costs.

Where a **land lease** arrangement is considered appropriate, consideration will be given to community demand, future growth, accessibility, geographical spread and proximity to related amenities. The *Leasing Policy* does not support the leasing of the City's freehold land for purposes other than commercial, retail or residential use.

Community Sheds on City managed land are required to:

- Be an **incorporated association** and have been operating as a Community Shed for at least three years;
- Be a registered **not for profit** association under WA State legislation requirements;
- Obtain all relevant insurances associated with establishing and running a Community Shed;
- Demonstrate more than 50% of their membership reside in the City of Wanneroo; and
- Abide by all relevant City policies and local laws, and applicable legislation, with particular consideration given to those mentioned in the *References* section of this Policy.



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1.2 Community Sheds on land other than City owned or managed land

The City encourages the establishment of Community Sheds on **privately owned or managed land** within the City boundaries. Community Sheds being established on land other than City owned or managed land will be subject to standard development laws as well as planning and building approval requirements.

The City will provide guidance on any applicable City processes to support their establishment, governance and ongoing sustainability.

2. Establishment Fund (Fund)

The City is committed to providing financial support to three existing Community Sheds (**Eligible Sheds**) that have not received external funding support for their facilities; currently named as Northern Suburbs Men's Shed, Yanchep Community Men's Shed and Quinns Men's Shed.

The purpose of the Fund is to provide financial support for their facilities over a three year fixed term funding period, whilst the Eligible Shed increases their capacity to financially contribute and/or seek alternative funding sources towards a long term facility for their operations.

The City will ensure sound Fund administration, including:

- adherence to policy and *Community Shed Establishment Fund Guidelines (Guidelines)*;
- communicating the availability of funding;
- assessing applications and distributing funds;
- monitoring and evaluating the Community Sheds progress and funding outcomes;
- reviewing annual acquittals submitted by the Eligible Sheds to ensure appropriate use of City provided funds; and
- reporting benefits to the community.

The Fund does not exclude the Community Sheds from applying for other City funding or donations as per associated policies.

2.1 Fund Term

The Fund will only be in place for the inaugural term of this Policy (three year period). After this point, the Fund will cease to exist.

2.2 Funding Availability

- The Fund offers up to \$45,000 for each of the three Eligible Sheds, in accordance with this policy and guidelines, over a three year fixed term period;
- Subject to satisfactory evidence being provided to support the funding allocation, funding will be provided as either:
 - a) An annual instalment of up to \$15,000 to contribute towards:
 - Purchase or building of a facility;



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- Extension to a facility for the purpose of increasing Community Shed membership or colocation with a community organisation; or
 - **Net effective rental** towards privately owned facilities.
- b) A total lump sum of up to \$45,000 to contribute towards:
 - Purchase or building of a facility; or
 - Extension to a facility for the purpose of increasing Community Shed membership or colocation with a community organisation.
- Fund applications will be considered in the City's annual budgeting process, with lump sum payments granted in the following financial year. Applications will be considered by Council via the City's annual budgeting process. Any outstanding City grant funding must be acquitted before an application under the Fund will be considered; and
- Funding cannot be carried over beyond the term of this policy as after this point, the Fund will cease to exist.

2.3 Funding Criteria and Approval

To ensure alignment with the Policy, Guidelines and eligibility, an application and acquittal process will be undertaken. All funding applications and acquittals should be submitted using the approved forms within the required timeframe.

Funding distributed by the City to a successful Eligible Shed shall be used solely for the purpose outlined in this policy and will be formalised in an agreement.

Eligible Sheds are required to submit a comprehensive business plan as part of their initial application and submit annual financial statements demonstrating increased financial capacity to contribute towards a long term facility for their operations.

Where funding is used as a contribution towards net effective rental of a privately owned facility, Community Sheds are required to undertake due diligence when considering a private lease to ensure lease terms are consistent with market conditions. The lease agreement will need to be between the Eligible Shed and lessor.

Within the funding agreement, the successful Eligible Shed will be required to commit to annual **key performance indicators**: Examples may include membership growth, increasing partnerships, increasing financial resources, increasing diversity, increasing community engagement activities and increased health and wellbeing of members.

Applications will be assessed according to this Policy and Guidelines with recommendations made for approval.

ROLES AND RESPONSIBILITIES

The City is committed to supporting the development of sustainable, proactive, and community focused Community Sheds and will help with the establishment, governance and management of sustainable Community Sheds.

The City will not be a guarantor on any financial loan or be a party to any commercial lease contracts.



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Where requested, the City will investigate site options for future Community Shed locations on City managed land.

The City's Community Development service unit is the primary administrator of the Community Shed Establishment Fund. Endorsement of funding recommendations is undertaken by the CEO or nominee.

Successful eligible Community Sheds are required to adhere to the terms and conditions of their funding agreement.

Community Sheds are encouraged to work with other agencies and community groups to support the resourcing, development and operation of a Community Shed and/or identify and develop opportunities for partnerships and co-location of land or facilities.

Community Sheds are responsible for building their capacity and sustainably managing their operations and finances. Community Sheds must abide by all relevant City policies and local laws, and applicable legislation, with particular consideration given to those mentioned in the *References* section of this Policy.

DISPUTE RESOLUTION

Disputes in regard to this policy will be referred to the Director Community & Place in the first instance. Where the Director Community and Place is involved in the assessment or approval of Establishment Fund applications, disputes will be referred to the Chief Executive Officer for a ruling.

Conflicts arising from personal relationships or financial arrangements of City staff or Elected Members involved in the Establishment Funding assessment, approval or administration will be managed in accordance with the conflict of interest provisions in the City's Code of Conduct.

EVALUATION AND REVIEW PROVISIONS

The term of this Policy is for three years and will be reviewed during this period.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.

Community Shed	Community Sheds hold a membership with Men's Sheds of WA or an equivalent Community Shed body, are community-based, non-profit organisations who provide a safe, friendly, and welcoming environment where men and/or women are able to work on meaningful projects. Community Sheds seek to advance the health and wellbeing of their members, promote social connection, improved health and wellbeing, and encourage social inclusion.
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Co-location	Co-location means to locate or be located in jointly or together, as two or more groups. In the context of Community Sheds it is the sharing of facilities, resources, and/or land between community groups, organisations, and land or property owners through private arrangement and external to the City.
City managed land	All City managed and operated land, reserves and facilities across the City (being Crown land).
Land lease	An agreement in which a Tenant is permitted to occupy or develop a piece of land during the lease term, after which the land and any improvements revert to the City. Also known as a ground lease.
Incorporated association	A Registered incorporated association under the <i>Associations Incorporation Act 2015</i> .
Not for Profit	Not for Profit generally relates to incorporated bodies. Those bodies are not necessarily precluded from making profits but are regulated by the <i>Associations Incorporation Act 2015</i> so as members of the association are not entitled to share in any pecuniary profits.
Privately owned or managed land	Land or a facility which is not owned or managed by the City.
Eligible Sheds	Northern Suburbs Men's Shed, Yanchep Community Men's Shed and Quinns Men's Shed.
Net effective rental	Actual amount of rent paid of a privately owned facility (excluding outgoings and other lease fees and charges).
Key performance indicators (KPI)	A set of quantifiable measures that are used to evaluate a group or organisations performance over time.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Place Framework
Strategic Land Policy
Leasing Policy
Leasing Management Procedure
Facility Hire & Use Policy
Donations, Sponsorships and Waiver of Fees and Charges Policy
Access and Inclusion Plan
Community Funding Policy
Community Shed Establishment Fund Guidelines

REFERENCES

Local Government Act 1995



Policy Manual

Land Administration Act 1997

Planning & Development Act 2005

Associations Incorporation Act 2015

Building Act 2011

City of Wanneroo Strategic Community Plan 2017/18-2026/27

Equal Opportunity Act 1984

Occupational Safety and Health Act 1984

RESPONSIBILITY FOR IMPLEMENTATION

Manager Community Development

Version	Next Review	Record No:
		19/299231

Summary of Comments on Draft Community Shed Policy - July 2019 (19/275595)

AMSA Australian Men's Shed Association
MSWA Men's Sheds of WA (formerly WA Men's Shed Association) (19/294312)
NCWS North Coastal Women's Shed (None)
NSMS Northern Suburbs Men's Shed (19/290234)

QMS Quinns Men's Shed (19/290239)
WCMS Wanneroo Community Men's Shed (19/290252)
YCMS Yanchep Community Men's Shed (19/290257)

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
	IMPLEMENTATION Page 2				
1	<p>Community Sheds are strongly encouraged to:</p> <ul style="list-style-type: none"> Collaborate and seek partnerships with other agencies, community organisations and other Community Sheds for multiuse and/or co-location and shared use of land or facilities; and Incorporate structures or frameworks within their organisation to promote inclusivity and diversity with other user groups. 	<p>The multiuse concept needs to be clarified when it comes to Shed resources and its equipment, its maintenance and the required operational safety. The Shed's insurance policy does not cover anyone unless they are a paid up member.</p> <p>Where a Shed raises the necessary capital and provides the physical infrastructure for its activities, how are these facilities to be equitably utilised with other partners?</p> <p>First dot point could instead read: Collaborate and seek partnerships with other agencies, community organisations and community Sheds to facilitate common objectives and outcomes. This would cover any issues that might arise in the future about, sharing non-core activities like parking, ablutions, meeting rooms but</p>	NSMS	<p>Noted. The City is not asking Community Sheds to offer unrestricted access to workshop areas. It is asking that Sheds develop appropriate partnerships and ensure that the facility, as a whole, is one that can host a variety of groups and/or users. Multiuse and co-location may include the sharing of resources, equipment, land, meeting space, etc. All of which can be captured within insurance policies, memorandum of understandings, etc.</p> <p>This is also increasingly becoming a requirement from funding bodies such as Lotterywest and State bodies such as the Department for Planning, Lands and Heritage.</p> <p>Men's Shed of WA encourages diversity (age, ethnicity, ability, activities) and multi-user facilities to help support the increased growth of the group. Men's Shed highlights that</p>	<p>Changing wording to:</p> <p>"Collaborate and seek partnerships with other agencies, community organisations and community Sheds to facilitate common objectives and outcomes."</p> <p>Encouragement of Community Sheds to multiuse and/or co-location of land or facilities has been moved under the heading "Community Sheds on land or in facilities managed by the City".</p>

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>excludes facilities like machinery, materials and equipment. Shared use of land should be a separate dot point. The second dot point is a nice catch all phrase that a Shed in practice can accommodate, but only in accordance with its Constitution. User groups could be a euphemism for incorporating and promoting female participation in a shed environment?</p>		<p>Sheds should aim for</p> <ul style="list-style-type: none"> •The Culture is inclusive •The facility is Accessible to all •Participation is optimised <p>Resolution 60: MSWA promote the concept of Sheds having multiple groups with different member characteristics and activities, including developing a multi-group support pack with model rules and procedures.</p> <p>Resolution 61: MSWA develops a proposal to appoint a Diverse Sheds Development Officer to specifically encourage involvement of Indigenous, Father-and-son, Women's, FIFO and encouraging other diverse groups to join Sheds and seek Indigenous, Women's Interests, Disability Support, regional, mining and other related interest groups who will contribute to a pooled resource to pay for the officer and their work.</p>	
2		<p>Men's Sheds make a major contribution to achieving the three objectives of the Strategic Community Plan 2017 – 2027: 1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles 1.4.1 Connect communities through engagement and involvement</p>	MSWA	<p>Noted. Draft Policy supports this feedback from MSWA as outlined in Policy Implications and Implementation.</p>	No modification.

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>4.1.2 Engage, include and involve community.</p> <p>In addition to enhancing the health and well-being of members, Men's Sheds make a major contribution to the wider community through the support that they provide to other organisations.</p>			
3		<p>It should be recognised that due to safety issues, it is not feasible for the workshop area or storage areas of a Men's Shed to be used by another community group that does not possess the necessary expertise. Multi-user facilities are achievable but thought and planning to reduce conflict is essential.</p> <p>It may be possible for other community groups to use the social areas of the facility. It is reasonable for the City to require the Shed to optimise the usage of the facility. The Mosman Park and Fremantle Sheds are good examples of how this can be achieved. MSWA can also provide advice.</p> <p>Co-location of a Men's Shed with other community facilities is possible so that a meeting room and toilets may be shared. In such a situation it is essential the Shed has its own tea and coffee making</p>	MSWA	Noted. Response also captured in response to #1.	No modification required.

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		facilities and an area in which the men can gather and chat at morning and afternoon tea. This opportunity to socialise is one of the most beneficial aspects of a Shed's operation. It is also where most health and wellbeing issues are discussed.			
	Community Sheds on land or in facilities managed by the City Page 2				
4	To encourage collaboration and partnerships amongst Community Sheds and due to the limited availability, suitability and competing priorities for land use and development of City managed land, the City will support a maximum of three Community Sheds in the identification and assessment of potential sites for their operations;	There are already four sheds within the Wanneroo LGA. Yanchep, Wanneroo, NSMS and Wheel Chairs for Kids so how does this policy apply?	NSMS	Noted. Wording amended. This change supports more than one Community Shed on a parcel of City managed land (subject to land use and planning regulations).	Wording changed to: "The City will ensure that fair and transparent processes are used in relation to the establishment of a Community Shed on land or facilities managed by the City. This includes clear processes for responding to enquiries as well as identifying and assessing suitable site options. Multiuse and/or co-location of shared land use or facilities are encouraged due to limited availability and competing priorities for land use and development; for this reason, the City will support the allocation of a maximum of three City managed land parcels for Community Sheds."

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
5	To encourage collaboration and partnerships amongst Community Sheds and due to the limited availability, suitability and competing priorities for land use and development of City managed land, the City will support a maximum of three Community Sheds in the identification and assessment of potential sites for their operations;	We feel that the limit of three Community sheds is unfair to other potential sheds. We understand that CoW needs to limit its commitment, but maybe a budgetary limit might be a fairer way to protect the CoW obligations.	WCMS	Noted. See response #4 for comments	See response #4 for changes made.
6		The reference to three Sheds should be amended to: "during the initial three years of this policy, the City will support a maximum of three Community Sheds in the identification and assessment of potential sites for their operations."	MSWA	Noted. See response #4 for comments.	See response #4 for changes made.
	Requirements of Community Sheds Page 2				
7	Demonstrate more than 50% of their membership reside in the City of Wanneroo;	This requirement would not work for Wheel Chairs for Kids who draw their membership from across the metro area. A Shed could introduce a new activity that draws members into the City of Wanneroo from across other LGA because of its unique nature. E.G a community orchestra/choir/etc that focuses upon indigenous music and	NSMS	Noted. 50% membership is consistent with City policies, such as the City's Facility Hire and Use policy. Under the City's Leasing Policy, subsidy is provided to Sporting, Recreational and Volunteer Groups (such as Men's Sheds). The location of this text has been placed in an incorrect section of the	Amended policy to so that Community Sheds need to demonstrate more than 50% of their membership reside in the City of Wanneroo only when located on land or facilities managed by the City. This is due to the level of subsidy the City provides as

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>culture. As a consequence its membership might be drawn from a wide cross section of the metro area causing membership to be more than the 50% target. Would the City of Wanneroo suggest that such an activity should not be considered because it could fall outside the 50% target?</p> <p>Perhaps a better statement is that a Community Shed should seek and set its priority for membership to promote its activities to residents of the City of Wanneroo.</p> <p>Are the sporting clubs and their members that utilise the Kingsway Regional Sporting Complex site all required to demonstrate that 50% of their members reside within the City of Wanneroo LGA. I don't think so!</p> <p>For NSMS, if the majority of funding for a Shed facility comes not from the City of Wanneroo, but from other sources. Also, the land is vested "crown land" (which belongs to the State), so how can a 50% City of Wanneroo membership criteria be rationally applied?</p> <p>What financial contribution is the City in reality making towards the Kingsway site, apart from an agreed lease arrangement? They</p>		<p>policy, as such alludes to the requirement for Community Sheds to have 50% of their membership reside in the City of Wanneroo to receive any support from the City (including capacity building advice and guidance).</p>	<p>per the <i>Leasing Policy</i>.</p>

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>won't support access infrastructure, parking or security for the site so just what are they contributing?</p> <p>Consequently, the 50% membership requirement seems to be more of a self promotion exercise than accepting that membership of community organisations can come from a wide cross section of society and locations.</p> <p>The fact that Shed members regardless of where they reside are contributing to projects, activities, organisations and businesses within the Wanneroo LGA seems to be lost on the City!</p>			
8	Demonstrate more than 50% of their membership reside in the City of Wanneroo;	<p>We feel that the requirement of 50% of membership... is unfair. There are some sheds that contribute in a positive way to the community (like our shed) and there are other sheds that are a 'drain' or cost to the community. We feel that should influence how CoW treats community sheds. If a community shed is contributing in a positive way it should not matter what proportion of membership actually resides within CoW boundaries.</p>	WCMS	Noted. See response #7 for comments.	See response #7 for changes made.
9	Hold membership with Men's Sheds of WA or equivalent Community	The general consensus is that it is great news and easy to understand.	QMS	Noted. Agreed that this section is unnecessarily wordy and is best placed under the definition of	Removed text from this section of the policy as the definition of Community

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
	Shed body and have support and/or involvement from these organisations in the activities governed by this Policy;	One point Kim the President made was that it doesn't specifically state "AMSA", the Australian Men's Shed Association, although it refers to like organisations, he wondered, as it specifically mentions "WAMSA" if it shouldn't specifically name "AMSA" too.		Community Sheds.	Shed has now been amended to commence with: "Community Sheds hold membership with Men's Sheds of WA or equivalent Community Shed body..."
10	Hold membership with Men's Sheds of WA or equivalent Community Shed body and have support and/or involvement from these organisations in the activities governed by this Policy;	what is the meaning of the last seven words 'in the activities governed by this policy'	WCMS	Noted. See response in #9.	Removed text "in the activities governed by this policy".
11	The City will not <ul style="list-style-type: none"> Be a party to any commercial lease arrangements. 	This statement seems at variance with the third dot point under para (a) of the Funding Availability i.e. Lease costs towards privately owned facilities	NSMS	Noted. Whilst the Establishment Fund can be used to contribute to lease costs, the lease contract is intended to be between the Community Shed and the private owner; not the City. Wording changed for clarity.	Amended text in sentence form rather than a number of dot points. The term "...lease arrangements" has been changed to "...lease contracts".
12	Requirements of a Shed	How can a Men's Shed have been in operation for at least three years if it does not have a facility from which it can operate? It would be reasonable for the City to provide a new Shed with temporary premises, while it establishes its operations and proves its viability, prior to providing land on which to	MSWA	Noted. The three-year period is to help ensure any Community Sheds looking to the City for land and/or facilities have developed the skills, processes and income streams to be viable and sustainable. The City's Leasing Policy has no requirement for a set period of	Removed text: "The City will not support the provision of self-supporting loans, be a guarantor on any financial loan or be a party to any commercial lease contracts."

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>build a new facility.</p> <p>Does the City support the provision of self-supporting loans for facility construction for any community group? If so, Men's Sheds should not be excluded.</p>		<p>operation. However, using recent examples, the support the City's Community Sheds have been seeking for rent relief or the purchase of a facility raises some concerns about their financial capacity and the level of ongoing support expected from the City.</p> <p>The proposed Establishment Fund has been included in the draft policy to assist in supporting Community Shed's increase their financial capacity over a fixed three-year period.</p> <p>Feedback regarding not supporting the provision of self-supporting loans is acknowledged as the City's Accounting Policy (under Provision of Financial Guarantees and Lending Money) states that <i>'in certain circumstances, the City may consider pre-funding selected community projects with special approval from Council.'</i></p> <p>To be successful in obtaining a loan from the City a group would have to demonstrate financial capacity to meet loan repayments. This would be in the form of a history of prudent financial operating surpluses that allowed the scheduled and regular repayment of loan principal and interest, as well as an appropriate reserve of funds to meet unforeseen expenses.</p>	<p>Change to "The City will not be a guarantor on any financial loan or be a party to any commercial lease contracts."</p> <p>Removed text: "...support the provision of self-supporting loans..."</p>

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
	ESTABLISHMENT FUND (FUND)				
	Funding Availability Page 3				
13	Fund applications will be considered in the City's annual budgeting process, with lump sum payments granted the following financial year.	Include dot point: The City will notify Community Sheds of the relevant dates and time-lines applicable to making funding applications	NSMS	Dates and timelines will be included within the <i>Community Shed Establishment Fund Guidelines</i> .	No modification.
	Funding Criteria Page 4				
14	As part of an initial application, a business plan is required to be submitted incorporating a needs analysis and strategies for membership growth, co-location with other community organisations, financial sustainability and if relevant, securing long-term premises without the further financial support from the City;	This is a re-occurring theme. Co-location as we have already observed is impacted by zoning restrictions and the reality surrounding the purpose of a Men's Shed. NSMS could say that within the Kingsway site we will be located with a multiple number of community organisations cadets, netball, Soccer, baseball etc. Are these other sporting bodies also required to provide "co-location" as part of their operations?	NSMS	<p>Noted. Colocation/multiuse response details in response #1.</p> <p>In recognition that each Eligible Community Shed have varying plans and priorities for their strategic direction (including long term facility requirements), the detail in this section of the policy has been reduced to require Sheds to submit a comprehensive business plan and financial statements.</p> <p>Detail regarding requirements for the business plan will be outlined in the Community Shed Establishment Fund Guidelines.</p>	<p>Wording changed to:</p> <p>"Eligible Sheds are required to submit a comprehensive business plan as part of their initial application and submit annual financial statements demonstrating increased financial capacity towards a long term facility for their operations."</p>
15	Annual achievement of key performance indicators (KPIs) specified within the funding agreement (such as increased membership, increased income streams, increased program of uses	What happens if you are already at maximum membership levels in terms of safe operations. The question of "income streams" for a Shed's purpose needs to be carefully considered - making money to satisfy a KPI could	NSMS	Noted. The purpose of the Establishment Fund is to provide financial support for Eligible Shed's facilities over a three year period fixed term funding period, whereby the Shed increases their capacity to financially contribute and/or seek	<p>Wording has been amended to:</p> <p>"Each Eligible Shed will agree upon annual key performance indicators (KPIs). Examples may</p>

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
	and operating days/hours);	<p>inadvertently inhibit a Shed's purpose. There needs to be a recognition of a Shed's role and function vs this fiscal fanaticism.</p> <p>Increased membership is a blunt KPI instrument. For example we could have only 50 members with capacity for 70 but with 15 of them being significantly impaired in some way requiring more time and resources to support these members. Alternately, we recruit only 70 able bodied and mentally alert members to satisfy a KPI!</p> <p>Operating hours is related to program design and members available to provide the necessary oversight according to the hours of operations. Again this KPI is a blunt approach not recognising the mechanics of Shed administration.</p> <p>Why wouldn't the KPI's be better structured around the City's three Strategic Community Plan 2017-2027 objectives outlined in this policy, instead of focusing the expenditure of funding on the narrow and restrictive fiscal KPI's as outlined.</p> <p>This way a Shed can report against the Strategic Community Plan according to the activities that are relevant to its purpose and the</p>		<p>alternative funding sources towards a long term facility for their operations. KPI's related to matters that assist towards this purpose are critical in order to demonstrate to the community the funding is achieving its intent. Membership growth, increased partnerships and funding streams are part of this measurement. However it is acknowledged that Community Sheds have many social benefits therefore other example KPI's have been included to allow an opportunity for Eligible Sheds to demonstrate this.</p>	<p>include membership growth, increasing partnerships, increasing shed use, increasing financial resources, increasing diversity, increasing community engagement activities and events and increased health and wellbeing of members."</p>

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		City's strategic objectives. Surely, indicating the types of community engagement projects undertaken and well-being programs that a shed engages in are a better measures of effectiveness than those suggested blunt fiscal KPI's.			
16		Funding Criteria In addition to the KPIs listed, the support provided to other community organisations should be considered when assessing the funding applications. Often this involve activities undertaken away from the Shed.	MSWA	Noted. Addressed in response #15.	No modification besides that listed in #15.
17	Establishment Funding not applied for, or satisfies the application requirements within the inaugural term of this Policy (three year period), will exclude the Community Shed from receiving the funding allocation.	This sentence doesn't make grammatical sense to me? What are they saying?	NSMS	Noted Text removed as this point in captured in another dot point: "Funding cannot be carried over beyond the term of this Policy as after this point, the Fund will cease to exist."	Dot point stating "Establishment Funding not applied for, or satisfies the application requirements within the inaugural term of this Policy (three year period), will exclude the Community Shed from receiving the funding allocation" has been removed.
18	Establishment Funding not applied for, or satisfies the application requirements within the inaugural term of this Policy (three year period), will exclude the Community Shed from receiving the funding allocation.	Sentence does not make sense..???	WCMS	Addressed in response #17	Amendment as per response #17
	ROLES AND RESPONSIBILITIES				

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
	Page 4				
19	The City will support capacity building of Community Shed members to assist the establishment, governance and management of sustainable Community Sheds.	We don't understand the sentence.	WCMS	Noted. Wording amended for greater clarity.	Wording amended to: "The City is committed to supporting the development of sustainable, proactive, and community focused Community Sheds and will help with the establishment, governance and management of sustainable Community Sheds."
20	Roles and Responsibilities	The initial steering committee that is planning a Men's Sheds may not have the knowledge, expertise and experience to be able to access grants and raise the funds to build a facility. Where this expertise is limited, the City's staff should be available to advise and support the development of the Shed.	MSWA	Noted and addressed in the amended wording as noted in response to #19.	Amendment as per response #19
21	Roles and Responsibilities	MSWA can also provide advice on the sources of funding. MSWA can auspice grant applications to trusts and foundations that require the recipient to be a deductible gift recipient.	MSWA	Noted.	No modification.
22	Roles and Responsibilities	A possible guideline to assist with the planning of future Men's Sheds could be having a Men's Shed to service the catchment area for every regional and district shopping precinct.	MSWA	Noted. The City has limited resources, inclusive of land and facilities to support a large number of Community Sheds. Based on recent requests, new Sheds perceive that the City is able to financially support their	No modification.

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
				<p>establishment along with providing land for their facilities.</p> <p>Whilst this policy includes an establishment fund for Eligible Sheds and support for support of allocation of City managed land (where available), this has been restricted to three land parcels due to limited availability and competing priorities for land use and development. Establishment funding is not usual City practice and is therefore also restricted to three named Sheds and for a fixed period of time with a clear purpose for that funding allocation.</p>	
23	Roles and Responsibilities	Men's Sheds of WA is available to work with the City in implementing this policy.	MSWA	Noted.	No modification.
	DISPUTE RESOLUTION Page 4				
24	All disputes in regard to this policy will be referred to the Director Community & Place in the first instance. In the event that an agreement cannot be reached, the matter will be submitted to the Chief Executive Officer for a ruling.	A Shed would also be entitled under the State Administrative Tribunal Act (2004) to take a dispute to this body. This needs to be included in the Policy. A Community Shed has the legal right to take an unresolved dispute to the State Administrative Tribunal under the provisions of the Act.	NSMS	<p>Noted.</p> <p>This is a standard statement for all City Policies and relates only to the City's escalation process.</p>	No modification.
	DEFINITION Page 5				
25	Colocation Co-location means to locate or be located in jointly or together, as two	Again. What is meant by resources? If it includes a Men's Sheds machinery and equipment then this a concern. Shed	NSMS	Noted. Address in response #1	No modification.

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
	or more groups. In the context of Community Sheds it is the sharing of facilities, resources, and/or land between community groups, organisations, and land or property owners through private arrangement and external to the City.	resources are acquired from the efforts of its membership and have attached to them issues concerning operational safety. Perhaps a better expression would be to remove the word resources from the definition altogether or add the words "agreed resources between the co-location parties"			
	Overall Comments				
26		We feel that the policy is over protective and seems to be written to limit the CoW obligations, rather than to address the needs of the community, and the Community Sheds.	WCMS	The Policy has been amended to include further detail regarding the City's support. There was also duplication of requirements for Community Sheds throughout the Policy which has been removed and placed in the intended subheadings.	Modifications have been made throughout the policy which have been noted in the responses above.
27		Overall this policy seems to be one of "all care, but no responsibility". It also reminds me of the psychological games that Eric Berne wrote about many years ago: The Game being Played: - Look how hard we've tried to help you - City of Wanneroo. Description: - Puts in lots of effort that intentionally obstructs and does not succeed.	NSMS	Noted.	No modifications.

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>Real benefit: - Absolves (CoW) from responsibility.</p> <p>Perhaps a bit harsh but it has taken far too long for NSMS to even get to this point.</p>			
28		<p>We have looked at the above document and discussed it at length with the other men at the Shed and we all agree that the present Community Shed Policy DRAFT document is a great improvement than the previous version.</p> <p>The financial assistance for the three mentioned sheds is certainly what is needed in the support for the much needed Men's Sheds. In our case we may need extra funding in the first year in support of the increased rent for the larger prospective property. Discussions about this will occur when we know the exact amount required. We are in negotiations at the moment with the real estate managing the prospective building.</p> <p>We are looking forward to working with the City of Wanneroo in this new exciting period for Yanchep Community Men's Shed and also the planning for the future Shed site at Oldham Park.</p>	YCMS	<p>Noted.</p> <p>Establishment Funding annual instalment for Net Effective Rental towards privately owned facilities has been calculated on research undertaken on market conditions (supporting approximately 50% of the average rent). This policy allows for a maximum of \$15,000 in one year towards this cost. The City encourages Community Sheds to undertake due diligence when considering a private lease to ensure lease terms are consistent with market conditions and the financial capacity of the Shed to meet this commitment.</p>	No modification.

No.	Policy Section	Feedback	Submitter/s	Administration Response	Administration Recommended Modification
		<p>I am sure there will be representatives from the YCMS at the Ordinary Council meeting on 27th August 2019.</p> <p>Thank you all for your support, it is very much appreciated.</p>			
29		<p>It is very pleasing to see that the City is committed to supporting the development of sustainable, proactive and community focused Community Sheds.</p>	MSWA	Noted.	No modification.

Place Activation

CP06-08/19 Yanchep Lagoon Master Plan - Final

File Ref: 27871V03 – 19/215236
Responsible Officer: Director Community and Place
Disclosure of Interest: Nil
Attachments: 4

Issue

To consider final endorsement of the Yanchep Lagoon Master Plan (**Master Plan**).

Background

At its Ordinary Meeting on 5 March 2019 (CS06-03/19), Council considered the draft Master Plan and resolved as follows:

“That Council:-

- 1. ENDORSES the Draft Masterplan for the Yanchep Lagoon and surrounds for public advertising for a period of 6 weeks, as shown as Attachment 2;*
- 2. NOTES Council will be notified of feedback from the publicly advertised Draft Masterplan;*
- 3. NOTES the recommendations of the draft Masterplan and implementation actions outlined in Attachments 2 and 5 will commence immediately (pending community feedback and support); and*
- 4. NOTES that a Foreshore Management Plan will be prepared and submitted to relevant State Government departments for approval, suitable to enable commencement of the first stages of development.”*

The draft Master Plan was subsequently advertised for public comment from 8 March to 19 April 2019.

Detail

A total of 17 comments were received on the draft Master Plan during the public comment period, with only two of the 17 comments from community members who attended the Planning and Design Forum (**PDF**) in November 2018. A summary of the comments received and Administration’s response to those comments is set out in **Attachment 1**.

All of the 17 comments received were positive and supportive of the draft Master Plan. Many comments provided additional feedback for consideration during the planning and implementation phases. Accordingly, no modifications are recommended to the Master Plan as a result of submissions received.

It is worth noting that in addition to formal submissions received on the draft Master Plan, a further 49 comments relating to the Yanchep Lagoon area were received during the community engagement process for the Yanchep Two Rocks Local Area Plan (**LAP**). These comments were broadly consistent with the formal submissions received on the draft Master Plan, with 48 positive comments and only one negative comment received.

Administration Modifications

A number of minor typographic corrections have been made to the final draft Master Plan.

In addition, one minor modification is recommended to the section titled '*Strategy B5 – Develop a detailed design brief for proposed buildings*' on page 67 of the Master Plan, to remove reference to the old surf club site redevelopment.

Plans for this redevelopment are already proceeding in advance of the finalisation of the Master Plan. Given that the proponents were involved in the Master Plan process and that extensive ongoing liaison with them is already occurring to ensure the detailed building design and concept is consistent with the Master Plan, it is not considered necessary to prepare a separate design brief for this key site.

A final draft Master Plan, inclusive of Administration's typographical corrections and recommended modification, is included at **Attachment 2** for Council's consideration.

Consultation

Significant community and stakeholder engagement was undertaken throughout the development of the Master Plan, including:

- A digital engagement program undertaken between 24 October and 16 November 2018, involving:
 - A dedicated 'Your Say' project page on the City's website – project information and community comments;
 - A community survey (via Survey Monkey);
 - Social PinPoint (an interactive tool where comments / likes & dislikes / ideas can be expressed); and
 - An Expression of Interest process, where community members could register their interest in participating in a PDF.
- A PDF to inform the development of the Master Plan. This intensive engagement process involved residents, relevant City Officers, State government representatives and community groups and allowed the City to partner with key stakeholders to create a vision and key priorities for the locality; and
- A Community Open Evening on 17 December 2018 to present the draft Master Plan to the wider Yanchep and Two Rocks community.

Following Council's resolution of 5 March 2019, the draft Master Plan was advertised for public comment between 8 March and 19 April 2019 by way of:

- The Yanchep Lagoon 'Your Say' project page on the City's website;
- Email to community members registered on our database;
- Exhibition and meet-greet at the Retro Rewind event in March 2019;
- Media release; and
- Facebook and Twitter.

Administration has also maintained engagement with the DPLH regarding the outcomes of the Master Plan concept design and development expectations. Administration understands that the DPLH remains supportive of a village-style development node, with bespoke tourism opportunities. The City will continue to closely involve the DPLH as the implementation of the Master Plan progresses.

Comment

The Yanchep Lagoon Precinct (YLP) and surrounding area currently lacks adequate development, but has the potential to provide current and future locals and visitors to the area with a range of services and community activities if appropriately enhanced.

The public comment period resulted in a number of positive comments, reflecting a strong desire from the community to see the Master Plan implemented, and development and enhancement works commence as soon as possible.

The place-led Master Plan is cognisant of the Place Framework adopted by Council in 2018 and will assist in guiding future community and economic development and planning of the area, with the aim of activating the YLP, attracting revenue and creating jobs. The Master Plan will also provide potential investors in the vicinity of the YLP with the security that the City is focused on a carefully planned precinct.

The Master Plan will provide the City with appropriate tools to adequately control the built form, landscape, public amenity and place activation to ensure they are reflective of the vision/s developed by key stakeholders for the YLP. These guidance tools will relate to controlling footprint extent; ensuring built form is cognisant of the coastal environment and providing context to land use; commercial opportunities; proposed service offerings and amenity; and community events. The Master Plan will ensure ad-hoc development does not continue in this precinct and that future opportunities and capital works projects are consistent with Master Plan outcomes.

The high level of community involvement throughout the Master Plan process, through both the PDF and broader community engagement processes, ensured that the plan itself strongly reflects the community's aspirations for this iconic destination.

Implementation of the Master Plan

The development of the Yanchep Lagoon Master Plan has established the direction and high level outcomes to be achieved. The implementation of the Master Plan will be undertaken on a staged basis with actions to be incorporated into the City's Corporate Business Plan, Capital Works Program and Budget processes. The implementation plan and staging of the actions are anticipated to be discussed with the proposed Yanchep Lagoon Community Working Group to ensure ongoing community involvement.

As a precursor to the implementation of the Master Plan, Administration has commenced work the following key initiatives:

Foreshore Management Plan

A critical early step is the development of a Foreshore Management Plan (**FMP**), which is required as the statutory assessment tool by the WAPC for development proposals in the foreshore reserve. The FMP will be considerate of the necessary detailed technical inputs (e.g. flora / vegetation surveys, Coastal Hazard Risk Management Adaptation Plan, economic feasibility, etc.) and decisions made on the most suitable strategy for staging development opportunities.

There are a range of documents and studies needing to be prepared to inform the FMP, and these are set out in **Attachment 3**. Requests for Quotation are currently being prepared for the priority Economic Feasibility Study and Level 2 Flora and Vegetation Survey. It is intended that these two portions of work will commence early in the 2019/20 financial year, informing the preparation of the FMP, which is expected to commence early in 2020.

Negotiations with the DPLH regarding the inclusion (or otherwise) of the privately-owned Nursery Corner in the FMP has established that future planning over this area will need to be undertaken via a separate planning document (e.g. a Local Structure Plan or Local Development Plan) to ensure the FMP can progress through the approvals process in a timely manner. The City will need to undertake specific engagement with these landowners in the medium to long term as a separate exercise.

Following WAPC approval of the FMP, any future Development Applications that are consistent with the FMP will be able to be determined by the City, unless the proposal involves the clearing of Bush Forever.

Planning and Land Administration

The YLP is currently identified as a 'District Beach Node' in the Yanchep Two Rocks District Structure Plan, with potential 'Regional Beach Nodes' located further north at future coastal tourist activity centres such as Club Capricorn. Following preliminary discussions with the DPLH, the intention is to consider characterising this location as a 'Regional Beach Node', to allow for a greater range of amenity and investment opportunities to be considered, in the context of greater Perth and the long term tourism vision for the locality.

The DPLH has advised the City that any strategic documents relating to this location should include language explaining that the beach fronting the Yanchep Lagoon Master Plan area is being considered as having Regional Beach potential. Relevant documents include, but are not limited to:

- Yanchep Lagoon FMP;
- Yanchep Two Rocks Local Area Plan;
- Yanchep Two Rocks District Structure Plan; and
- Coastal Management Plan - Part 2.

As these documents are prepared or reviewed, justification for the reclassification of the YLP as a Regional Beach should be considered and included where possible.

The majority of land within the YLP is reserved for Parks and Recreation with a mix of classifications. In order to progress certain development within the YLP it may be necessary to undertake land excisions to convert A-Class reserves into C-Class reserves. The key location where this is likely to occur is a narrow strip of land which currently houses the Orion Café and some carpark infrastructure. Although the area between the old and new surf club sites west of Brazier Road (comprising Picnic Cove and the carparks) is also classified as an A-Class reserve, these areas are already cleared of native vegetation and there may be little benefit in undertaking a complex Ministerial approval process for development to occur in this location. Detailed investigation into this matter has already commenced by Administration.

Project Governance

A proposed governance model has been prepared to provide structure for the successful implementation of the Master Plan. The proposed model is included at **Attachment 4** and includes two key groups:

- Yanchep Lagoon Community Working Group:

The main function of the Yanchep Lagoon Community Working Group will be to consider strategies to encourage community ownership and involvement in the development of the Yanchep Lagoon, build local leadership and ensure local community connections are sustained. The Group will receive updates on the project progress and be asked to consider key strategic objectives that require high level

support and early community input. The Group may also consider and implement local awareness of key project issues relevant to the community and drive local activation initiatives. A further report will be presented to Council to consider the draft Terms of Reference, membership and Elected Member representation on the proposed Working Group early in 2020; and

- Internal Place Leadership Team:

This cross-directorate team will comprise key staff from across Administration to drive the implementation of the Master Plan and ensure that development proposals and enhancement works stay true to the Yanchep Lagoon Vision. This team will ensure collaboration, consistency, achievement of project milestones and successful delivery within key deadlines. Project progress will be reported through this group to the City's Executive and Elected Members.

The proposed governance model aims to ensure relevant expert advice informs the planning phases of the project, that there is a strong connection between the relevant stakeholders and the local community and that local involvement and ownership of the project is maintained.

Early Activation

Administration is currently looking at opportunities to provide early activation of the YLP, as well as gaining clarity on proposed development staging, that will largely be determined via outcomes of the Economic Feasibility Strategy. Examples of initiatives currently being considered include:

- Provision of night markets, food trucks and/or pop-up cafés, including potential collaboration with Capricorn Estate;
- Working with local artists to showcase their talent, through concerts and/or gallery style displays (e.g. working with the artists-in-residence at Mary Lindsay Homestead);
- Considering the installation of pop-up bollards at either end of the lagoon precinct to facilitate the trial of a safe pedestrian space along the lagoon section of Brazier Road during events;
- A competition or showcase for enhancement of the 'blue park bench' that used to reside at the old surf club site. It has become clear through the engagement process that this bench has significant meaning for the local community and has provided a great place for respite overlooking the beach. The aim is to have the community enhance this bench (which has recently been neglected and subject to vandalism) and reuse it within the YLP; and
- Provision of local community engagement and capacity building seminars/workshops to gain insight into what the community want at Yanchep Lagoon at a more detailed level.

While it is envisaged that some of these early activation opportunities would be facilitated by the City, the proposed Community Working Group is seen as an essential component of improving opportunities for the local community to lead quick/low risk activation initiatives within the YLP.

As part of the investigations currently underway, it will be important to understand the long term scheduling and strategy, so as to ensure any 'quick wins' are focused and make a contribution to delivering on the overall vision and strategy for the area, and maintain trust with the local community that their input is valued.

Statutory Compliance

Legislation to be complied with during the implementation of the Master Plan includes:

- The Act – Section 3.58;
- Planning and Development Act 2005;
- Environmental Protection Act 1986;
- Commercial Tenancy (Retail Shops) Agreements Act 1985;
- Land Administration Act 1997; and
- Aboriginal Heritage Act 1972.

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
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

It is expected at a minimum that the City will need to consider and align with the following policies:

- State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region;
- State Planning Policy 2.6 – State Coastal Planning Policy;
- Yanchep Two Rocks District Structure Plan;

- The City's Coastal Hazard Risk Management & Adaptation Plan; and
- The City's Leasing Policy.

Financial Implications

An amount of \$100,000 has been included in the 2019/20 Budget to commence implementation of the Master Plan. These funds will be sufficient to progress the Economic Feasibility Study (expected to be in the order of \$40,000 - \$50,000) and Level 2 Flora and Vegetation Survey (expected to be approximately \$25,000).

An additional \$50,000 has been included in the 2019/20 Budget for the preparation of the FMP and associated documents. Additional work undertaken to develop the scope of this project indicates that this is unlikely to be sufficient and that approximately \$120,000 - \$150,000 will be required to develop a FMP to the required standard. Additional funds will be listed for consideration as part of the 2019/20 mid-year budget review process.

Funds are also available for place activation initiatives, including at the Yanchep Lagoon. These funds are being considered for the implementation of early activation, with the likely initiatives and associated scheduling still to be confirmed.

Budget allocation in future years will be determined once initial further planning studies are completed.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the summary of community comments received during the public comment period on the draft Yanchep Lagoon Master Plan and Administration's response to those comments, as included at Attachment 1;
2. **ENDORSES** the final Yanchep Lagoon Master Plan, as shown in Attachment 2 and **ADVISES** community and key stakeholders of Council's decision;
3. **NOTES** that work has commenced on the preparation of an Economic Feasibility Study, Level 2 Flora and Vegetation Survey and Foreshore Management Plan that are precursors to the implementation of the Yanchep Lagoon Master Plan; and
4. **NOTES** the proposed governance structure to support implementation of the Yanchep Lagoon Master Plan as included at Attachment 4 and **NOTES** that a further report will be presented to Council to consider establishing a Yanchep Lagoon Community Working Group.

Attachments:

<u>1</u>	Attachment 1 - Summary of Community Comments	19/178464[v3]	Minuted
<u>2</u>	Attachment 2 - Yanchep Lagoon Masterplan - Final June 2019	19/245994	Minuted
<u>3</u>	Attachment 3 - Foreshore Management Plan - Inputs & Approvals	19/79900	
<u>4</u>	Attachment 4 - Governance Structure - Master Plan Implementation	19/238344[v3]	Minuted

YANCHEP LAGOON MASTER PLAN PUBLIC ENGAGEMENT COMMENTS (COMMENT PERIOD OPEN 6 WEEKS - 8 MARCH to 19 APRIL 2019)				
	Summary of Submission	Participated in Master Plan Planning & Design Forum?	Administration Response	Recommended Modification
ONLINE FORM – THROUGH ‘YOUR SAY’				
1	So excited for your plans for the lagoon area! Think it's awesome and will benefit the area greatly.	No	Support noted.	No modification required.
2	It would be nice to have a swimming pool....would encourage people to do more exercisepossibility for triathlons like Busselton.	No	Suggestion noted and will be considered as part of the planning and detailed design process.	No modification required.
3	With so many steps, a disability and elderly access would be needed for the lagoon foreshore & beach.	No	Suggestion noted and will be considered as part of the planning and detailed design process.	No modification required.
4	Very pleasing to see that the key outcomes from the Lagoon Planning Forum have been taken forward to the next stage in terms of the initial design concepts..... Canoe Hire for one is a very bad idea due to the limited space available.	Yes	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required.
5	I would ask that a licenced restaurant be incorporated into the YSLSC building. Also, upgrade the toilet block adjacent to the Lagoon Cafe.	No	Suggestion noted and will be considered as part of the planning and detailed design process.	No modification required.
6	I would like to see designated fenced, off leash dog areas. Too many parks for families are ruined by dog poo. Also please keep Fisherman's Hollow, Yanchep Beach and Capricorn Beach dog free. Safer cycling paths required. Cycle path to Two Rocks. An outdoor velodrome with athletics track in the middle would be a great addition.	No	Suggestion noted and will be considered as part of the planning and detailed design process.	No modification required at this stage.
7	We think this would be fantastic if the old surf club were developed. We have often thought when visiting the Lagoon that it would be great if there were a restaurant or cafes. We also think there needs to be a bar or tavern in the Yanchep area.	No	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required.

8	The draft vision of the future development of the Yanchep Lagoon is extremely positive. The core values and vision of the Yanchep Masterplan of 'Keep it Special; Keep it Simple; Keep it Natural; Keep it Local' are appropriate and, as a local, I am very supportive of this. Hopefully this will set a precedent for future Yanchep Lagoon projects and buildings if executed successfully. Key areas for consideration include weather protection and parking. Implement it sooner rather than later!	Yes	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required.
9	I love the idea.... there needs to be a dog friendly area, or a no dog policy but keep in mind our dog beach is only just up the road & I would say people would find it attractive to come to the cafe after running their dog at the beach...this development will spread out the crazy number of people ascending on the Lagoon in summer.	No	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required at this stage.
10	I am very pleased the City of Wanneroo is beginning to make major infrastructure investment in the area. The proposed draft master plan..... is a forward thinking plan that will enable the Lagoon precinct to grow along with our suburb. The proposed development of the old surf club seems to be a natural fit for the rest of the plan. It will be exciting for our suburb to have an iconic development.	No	Support noted.	No modification required.
11	My husband & I have looked at the Master Plan and we think it is a wonderful idea to develop the area.....however maybe the promenade should have no vehicle access to allow families and children to move about freely without worrying about cars.	No	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required.
12	Overall I'm impressed with what's proposed. What I don't see and would like is a community swimming pool... we can access in the winter and the local schools can use for their swimming lessons.	No	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required.
13	Great idea	No	Support Noted	No modification required.

DIRECT 'YOUR SAY' COMMENTS				
14	Extensive master plan with great ideas. Consideration to be given to parking and public transport routes ...Please don't change bus routes ... Please don't ruin Capricorn frontage with car parks.A corner petrol station will ruin the proposed area of development. Very excited about overall proposal & considerations.	No	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required.
15	I am supportive of the proposal, however, there is currently insufficient parking...during peak times...Additional car parking should not be built on the site, as this does not conform to the Yanchep Lagoon Masterplan (Strategy M4)... Parking needs be built East of Brazier/Capricorn Road.	No	Support noted and suggestion will be considered as part of the planning and detailed design process.	No modification required at this stage.
16	Does the plan respect the heritage and history of Yanchep and the environment? Can Orion Café be refurbished - information centre/gift shop with a pictorial history of the Yanchep Two Rocks area? The mural at Fisherman's Hollow be relocated? The "Eco Friendly" village will be next to a petrol station, a known health risk. Long term stay accommodation so close to the ocean, will this be more apartment living? Mary Lindsay House was dedicated to the local art community - can ratepayers' money now be dedicated to more general community facilities?	No	Suggestion noted and will be considered as part of the planning and detailed design process.	No modification required.
17	Please continue footpath on Brazier Rd from kiosk to Yanchep Beach Rd. (Currently) there is a real safety issue.	No	Suggestion noted and will be considered as part of the planning and detailed design process.	No modification required at this stage.



Prepared by RobertsDay
June 2019

Yanchep Lagoon Master Plan June 2019

Prepared for
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City of Wanneroo staff and community
stakeholders for their valued contributions
to the project.

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1.0 SUMMARY

1.1 PROJECT CONTEXT

While Yanchep started out as a remote coastal town, Perth's continuing growth will see the area ultimately become part of a thriving metropolitan corridor that stretches from the CBD to Two Rocks. With Yanchep now one of Perth's fastest-growing suburbs, this change is already well underway.

In response, the City of Wanneroo is pursuing a progressive agenda of place-based development within the Yanchep region to create greater opportunities for community development, tourism visitation, economic growth and social recreation.

Yanchep Lagoon is central to this agenda, given its unique natural assets and enduring appeal as a destination for locals and visitors alike. In order to realise the full potential of the area, the City of Wanneroo commissioned RobertsDay to prepare a place-led Master plan for Yanchep Lagoon.

1.1.1 Background

The Master Plan provides a strategic blueprint for future development and activity at the Lagoon. It articulates a Place Vision for the Lagoon, that has been developed in consultation with the local community and key government stakeholders.

The Plan re-frames the potential of Yanchep Lagoon by integrating currently disparate beachfront assets and public spaces into a singular coastal destination with an unprecedented array of experiences and opportunities that has the potential to become one of Perth's most distinctive and enjoyable coastal destinations.

The plan will be implemented by a range of stakeholders to guide both the intangible and tangible elements of the Lagoon, including future programming and activation as well as physical works such as landscaping and building design.

The Plan is consistent with the City's adopted Place Framework. It will be used to guide Place Development and Place Management over the long term, including future detailed planning and design development for key improvements.

The Master Plan does not seek to prescribe specific design outcomes. Building and landscape design depicted in the plan is indicative only and is intended to communicate key outcomes for future development, based on stakeholder feedback and technical advice. Design of these elements will be progressed through future project stages.

Modifications to the existing planning and/or framework may be required to implement the Master Plan.

1.1.2 Collaborative Design

Recognising that Yanchep Lagoon is an important economic and environmental asset beloved by the local community, Council committed to a process of collaborative visioning in partnership with the local residents, landowner and business groups and key government representatives.

The process began with the preparation of a Strategic Review, followed by a collaborative design process that spanned innovative online engagement and interactive public workshops.

Stakeholders expressed the following key messages through the collaborative design process:

KEY MESSAGES

NATURAL ENVIRONMENT

Make the Lagoon and all of the natural assets sing.

ACTIVITY + LAND USE

Provide a broader range of activities beyond the beach.

BUILDINGS + LANDSCAPE

The Lagoon deserves more than the usual roll-out of infrastructure along the coast.

MOVEMENT + ACCESS

Create a village that is easy to get to, and safe for people to walk around.



1.2 VISION

VISION STATEMENT

Yanchep Lagoon is Perth's coastal jewel. Its spectacular natural beauty and relaxed atmosphere are treasured by generations past and present.

A sustainable coastal hub, immersive dune parklands and an ever-changing cultural calendar enrich the Lagoon experience and resonate with locals and visitors alike.

It is a place that delights the senses and restores the soul.

PLACE DRIVERS

KEEP IT NATURAL

The Lagoon is a place where nature shines. It will celebrate the beauty and biodiversity of its environment by touching the ground lightly and providing an immersive connection between people and nature.

KEEP IT SPECIAL

The Lagoon will resist the usual. It will embrace a different look and feel to other coastal destinations by emphasising the natural features and local stories that make it unique.

KEEP IT LOCAL

The Lagoon is integral to the Yanchep way of life. It will grow and flourish as a place for daily rituals with a strong community identity that both residents and tourists can appreciate.

KEEP IT SIMPLE

The Lagoon is a **destination** where everyone feels welcome. It will draw from its rugged history to build an **honest and unpretentious character** that is reflected in its buildings, landscape and activities.



1.3 CONCEPT PLAN



THE HOMESTEAD

An incubator of arts and culture in a coastal setting



THE CORNER

A welcoming entry statement and family holiday hub



THE SETTLEMENT

An inviting coastal village and Yanchep's social heart



THE LAGOON

Perth's coastal jewel – an untouched coastal paradise



THE DUNE PARK

An expansive botanic garden unique to Perth and the world



THE PROMENADE

A continuous pedestrian walk along the limestone headland



1.4 ACTIVITY

OBJECTIVES

- 1 The Lagoon becomes an all-season destination, with a range of uses and activities.
- 2 Nature is the Lagoon's key differentiator with land, beach and sea celebrated and enhanced.
- 3 The Lagoon is renowned as a proud and much-loved local meeting place.
- 4 The Lagoon is integral to re-positioning Yanchep as a prominent visitor destination

QUICK WINS



Commission a temporary mural on the back of the new SLSC building



Provide small value activation grants to trial community events



Remove or relocate negative warning signs from the beach



Subsidise temporary operators to test market demand

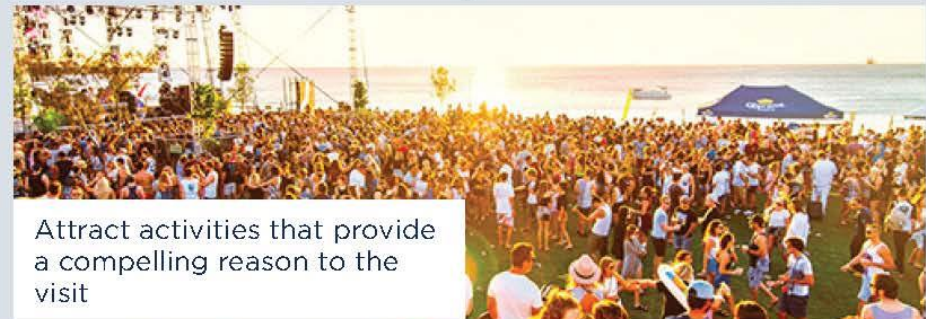
IMPLEMENTATION STRATEGIES



Develop a Yanchep Place Brand and build awareness



Invest up-front and proactively manage own assets



Attract activities that provide a compelling reason to the visit



Invest in 'Place Activation' initiatives



Align policies and processes with the vision to drive investment certainty

1.5 BUILDINGS

OBJECTIVES

- 1 Buildings reinforce local character through exemplary design that embraces the land and the sea.
- 2 Buildings are situated close to the beachfront to create a close-knit village atmosphere.
- 3 Buildings demonstrate best practice sustainability principles.
- 4 Building design responds to and reduces the harsh climate.

QUICK WINS



Renegotiate the SLSC lease to expand community access



Add temporary public shelters to the SLSC forecourt area



Repaint the Orion Cafe in coastal colours prior to redevelopment



Adapt or redevelop the old SLSC for new uses

IMPLEMENTATION STRATEGIES



Undertake a Commercial Feasibility Assessment



Deliver sustainable buildings that 'touch the ground lightly'



Manage coastal hazards through responsive design



Transition the SLSC building into a multi-functional community hub



Develop a design brief for each proposed building



Deliver design excellence through Architectural Design Guidelines

1.6 LANDSCAPE

OBJECTIVES

- 1 The land, beach and sea are preserved and enhanced through remediation, conservation and activation.
- 2 New parks and public spaces enrich lifestyle and provide protection from the harsh environment.
- 3 Infrastructure considers a common-sense design response, when addressing coastal erosion.
- 4 Changes to the Lagoon's landscape achieve a net environmental benefit.

QUICK WINS



Establish a local coast care group to replant damaged dunes



Add temporary planters in front of the SLSC building



Upgrade dune walking trails with crushed stone and steps



Install temporary interpretative signage

IMPLEMENTATION STRATEGIES



Design and deliver high-quality, functional public spaces



Offset new public spaces through remediation and conservation



Demonstrate excellence in environmental management



Facilitate community stewardship



Share local stories through the Landscape



Deliver design excellence through a Landscape Style Guide

1.7 MOVEMENT



OBJECTIVES

- 1 Pedestrians and cyclists are prioritised over vehicle movement and parking
- 2 The Lagoon is part of a network of trails along the coast and to other key nodes in Yanchep.
- 3 Primary land is reserved for recreation, not parking.
- 4 Reliable access to public transport, including regular connections with the train station.

QUICK WINS



Enforce a time limit for public parking



Trial closures of Brazier Road for events



Install shaded bike racks and mark streets as shared routes



Install pedestrian directional signage

IMPLEMENTATION STRATEGIES



Improve local access and connections



Improve pedestrian and cyclist facilities to promote cultural change



Improve access for tourists and regional visitors



Relocate car parking away from the beachfront



Improve road network function and design



Improve connections with the Train Station

1.8 PLACE GOVERNANCE

1.9.2 Governance Framework

Strong place management underpins the creation of Great Places and all decisions made by the City will ultimately leave a lasting impression. This means that all staff need to understand and be on-board with the agreed vision and be empowered with the necessary policies and tools.

Establishing agreed strategic goals, clarifying roles and responsibilities, and setting up accountability frameworks will be essential to achieving a coordinated and holistic approach.

A two-tiered Place Management Framework is recommended. Central to this framework is the Place Manager, who will play a crucial vision-keeping role, ensuring all decisions are aligned to the agreed vision. Dedicated and sustained revenue sources are also important to ensure that activation and maintenance strategies can be delivered to a consistently high standard.

Yanchep is fortunate to have such a passionate and strongly vested community – make the most of this as a great asset.

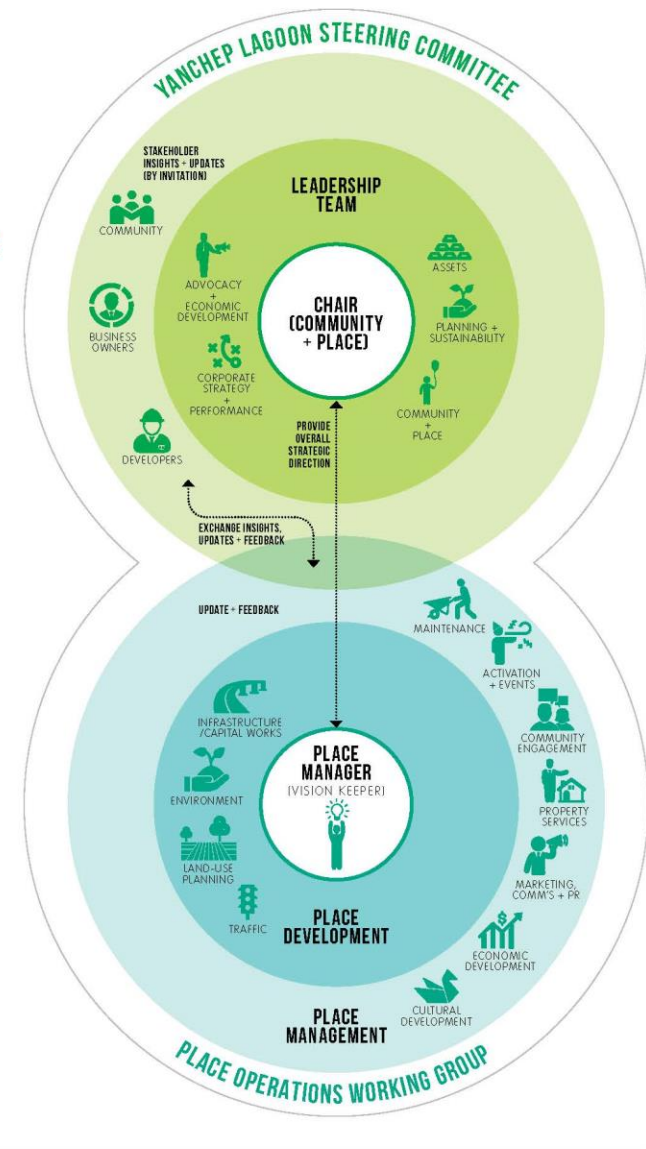
- Strong relationships at executive level will enable strategic dialogue and negotiation around future investment and development potential.
- Operational partnerships including collaborative marketing will ensure a seamless experience for residents, visitors and workers.
- Encouraging a stewardship approach will also empower the community and stakeholders to take ownership of the Yanchep Lagoon.

YANCHEP LAGOON STEERING COMMITTEE

- Set goals + directions (aligned to vision)
- Monitor + evaluate (accountability)
- Report to CEO
- Bi-Monthly

PLACE OPERATIONS WORKING GROUP

- Manage resources
- Day-to-day operations
- Project delivery
- Update reports + feedback
- Monthly
- Manage agenda items to enable efficiencies



1.9 PROJECT DELIVERY

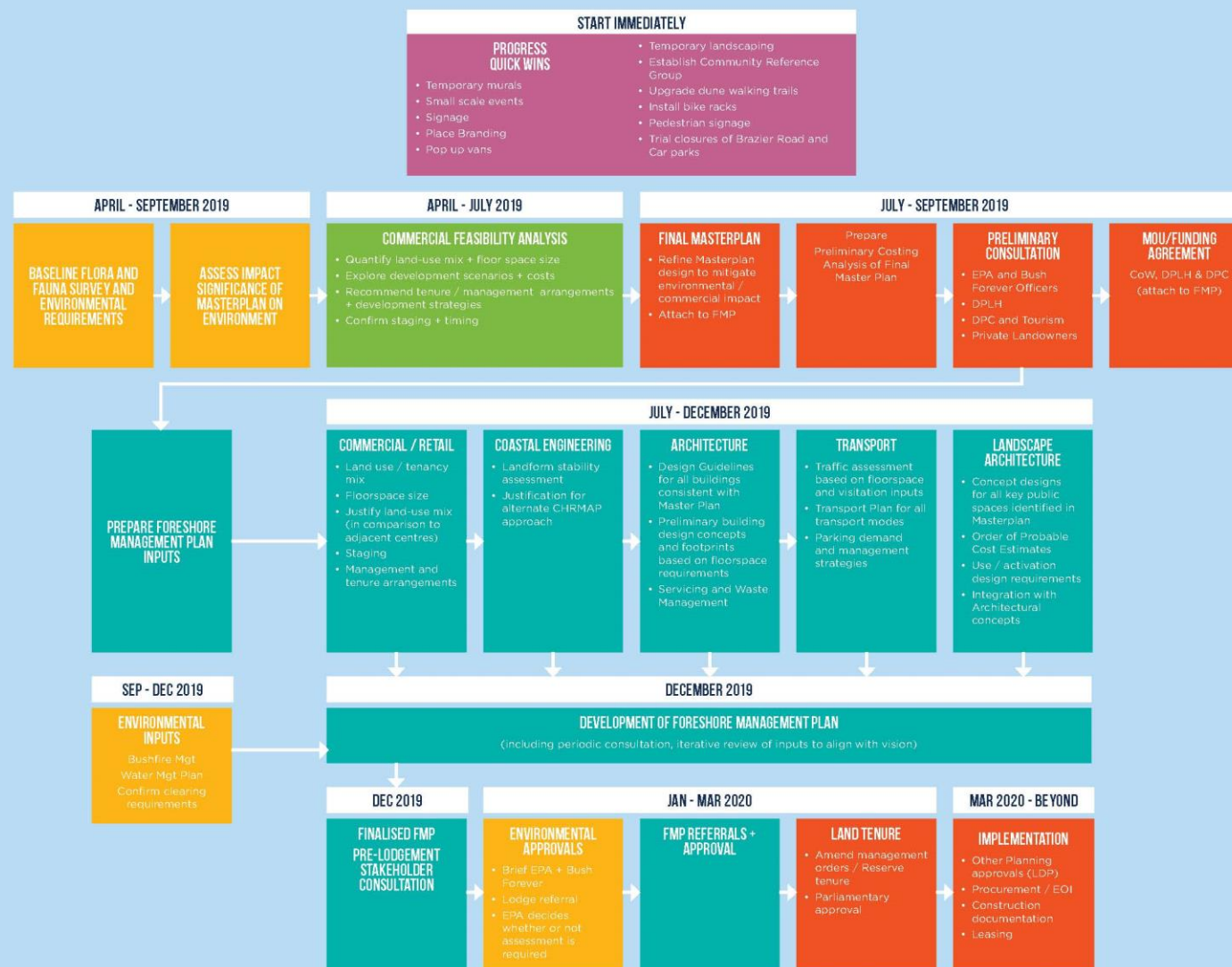
1.9.1 Approvals Pathway

The Department of Planning, Lands and Heritage (DPLH) has recommended that a Foreshore Management Plan be prepared, aligned to the Masterplan Vision, as the primary 'statutory' control, to regulate development and manage the Foreshore Reserve.

Given the site's restricted capacity to cater for short stay accommodation, it is also recommended that Council prepare a Local Development Plan, in partnership with the landowner, over the privately held land adjacent to the site.

Environmental surveys are recommended to establish a detailed baseline of flora and fauna and assess the environmental impact of the Masterplan. A Commercial Feasibility Assessment should also be progressed as soon as possible, to test land-use and floorspace details, and confirm development scenarios, tenure arrangements, staging and timeframes.

Once further environmental and economic analysis is completed, the Masterplan Design can be refined and finalised, to mitigate against potential environmental and commercial impacts.



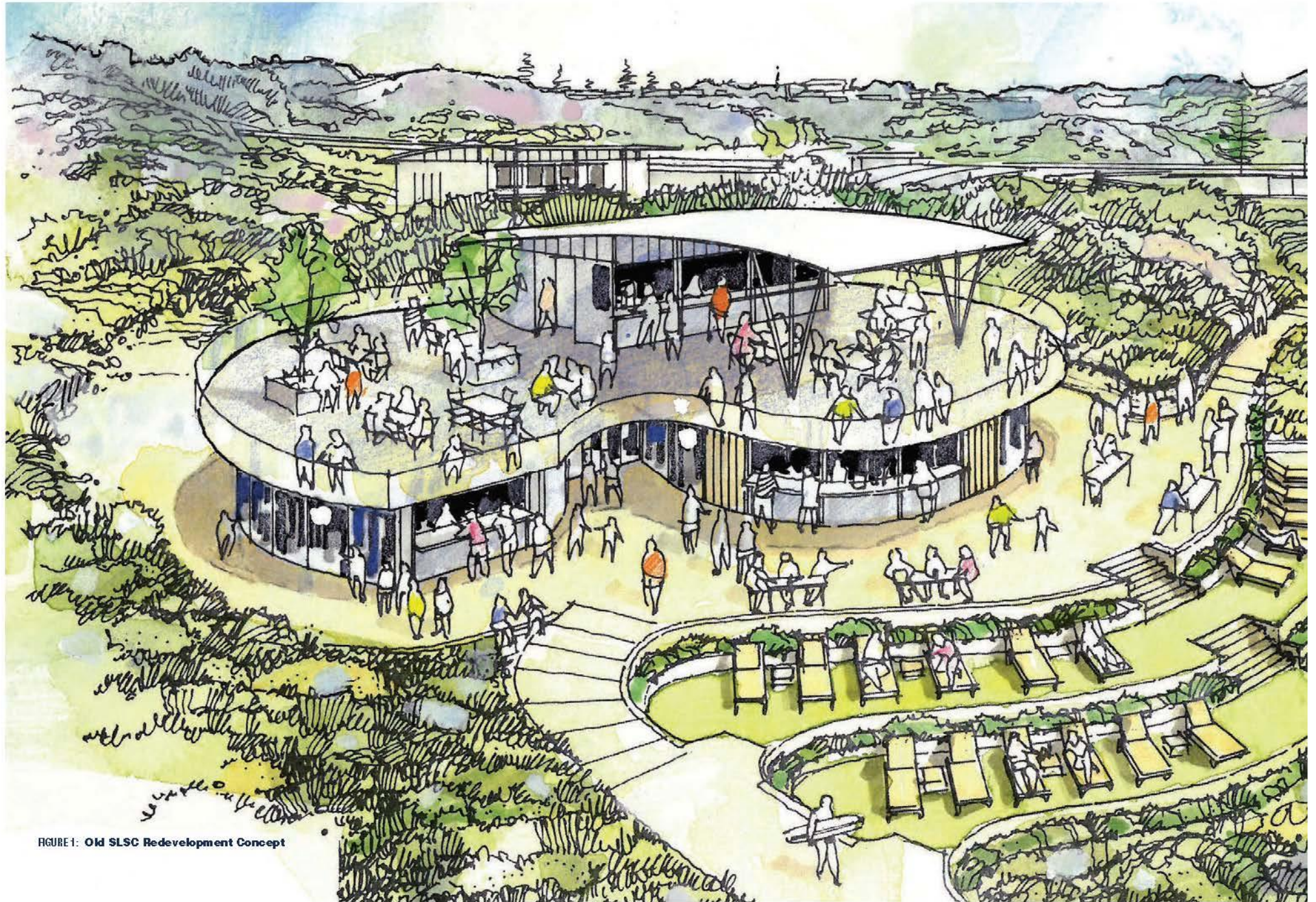


FIGURE 1: Old SLSC Redevelopment Concept



2.0 VISION

2.1 VISION STATEMENT

Yanchep Lagoon is Perth's coastal jewel. Its spectacular natural beauty and relaxed atmosphere are treasured by generations past and present.

A sustainable coastal hub, immersive dune parklands and an ever-changing cultural calendar enrich the Lagoon experience and resonate with locals and visitors alike.

It is a place that delights the senses and restores the soul.



2.2 PLACE DRIVERS



KEEP IT NATURAL

The Lagoon is a place where nature shines. It will celebrate the beauty and biodiversity of its environment by **touching the ground lightly** and providing an immersive **connection between people and nature**.



KEEP IT SPECIAL

The Lagoon will resist the **usual**. It will embrace a **different look and feel** to other coastal destinations by emphasising the **natural features** and **local stories** that make it unique.



KEEP IT LOCAL

The Lagoon is integral to the Yanchep way of life. It will grow and flourish as a place for **daily rituals** with a **strong community identity** that both **residents and tourists** can appreciate.



KEEP IT SIMPLE

The Lagoon is a **destination** where everyone feels welcome. It will draw from its rugged history to build an **honest and unpretentious character** that is reflected in its buildings, landscape and activities.

3.0 CONTEXT

3.2 ABOUT THE PLAN

3.2.1 Purpose

The Master Plan provides a strategic blueprint for future development and activity at the Lagoon. It articulates a Place Vision for the Lagoon, that has been developed in consultation with the local community and key government stakeholders. It identifies key strategies to build cultural and economic capacity while also respecting cultural, historic and environmental values.

The Master Plan re-frames the potential of Yanchep Lagoon by integrating currently disparate beachfront assets and public spaces into a singular coastal destination with an unprecedented array of experiences and opportunities that has the potential to become one of Western Australia's most distinctive and enjoyable coastal destinations.

It is envisaged that these strategies will be collaboratively implemented by a range of stakeholders to guide both the intangible and tangible elements of the Lagoon, including future programming and activation as well as physical works such as public art, landscaping, facilities and building design.

3.2.2 Approach

The Master Plan is consistent with the City's adopted Place Framework. It brings together contextual site analysis and historical research with collaborative stakeholder-led design to define the qualities and characteristics that make the Lagoon unique and develop pragmatic recommendations for people-focused, place-based development and activation.

The Master Plan will be used to guide Place Development and Place Management over the long term, including future detailed planning and design development for key improvements.

The Master Plan does not seek to prescribe specific design outcomes. Building and

landscape design depicted in the plan is indicative only and is intended to communicate key outcomes for future development, based on stakeholder feedback and technical advice. Design of these elements will be progressed through future project stages. Modifications to the existing planning and/or framework may be required to implement the Master Plan.

FIGURE 1: Existing Site Conditions



3.3 COLLABORATIVE DESIGN PROCESS

Recognising that Yanchep Lagoon is an important economic and environmental asset beloved by the local community, Council committed to a process of collaborative visioning in partnership with the local residents, landowner and business groups and key government representatives.

Development of the Master Plan began with the preparation of a Strategic Review which assessed the Lagoon's existing conditions and capacity for change, followed by a collaborative design process that spanned innovative online engagement and interactive public workshops.

Strategic Review

Before beginning the plan, a baseline assessment of the Lagoon with supporting technical analysis was undertaken to identify potential opportunities within the complex environmental and planning constraints of the site.

Online Engagement

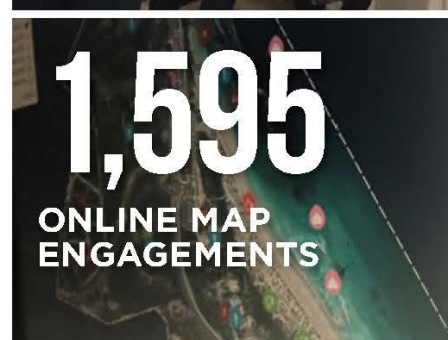
To provide initial direction and focus for the plan, a comprehensive online engagement process sourced stakeholder feedback on the Lagoon today and their ideas for its future.

Planning Design Forum

A Planning Design Forum (PDF) held in December 2018 drew together local residents, business and land owners, City and technical staff as well as State Government representatives to collaboratively envision the area's future.

Community Review

A community open evening provided stakeholders an opportunity to give feedback on the draft Master Plan and vision. The draft was endorsed by stakeholders, with community review respondents either 'Very Supportive' (88.9%) or 'Somewhat Supportive' (11.1%) of the Plan.



3.4 KEY MESSAGES

Through the collaborative engagement process, stakeholders indicated that the Lagoon is a natural paradise – which is not only visually spectacular, but also a haven to relax, spend time with family, friends and make special memories.

Stakeholders suggested that the overall outcome needs to be commensurate to the special status of the Lagoon, based on its unique natural environment and community value.

There was also considerable unease around losing the area's character, unfulfilled potential and seeing the Lagoon become overdeveloped.

There was clear consensus around the need for new infrastructure and improvements – but any change needs to better blend into the landscape and stay true to local character and lifestyle, ingrained within Yanchep.

The following key messages represent the most common views shared during the process.

NATURAL ENVIRONMENT

Make the Lagoon and all of the natural assets 'sing'.

- Protect what's there
- Create a sustainable place (that responds to climate change)
- Tell stories through landscape
- Unlock the potential of the nature reserves
- Encourage community stewardship

BUILDINGS + LANDSCAPE

The Lagoon deserves more than the usual roll-out of infrastructure along the coast.

- Create buildings that are 'uniquely Yanchep'
- Build places for people, including great 'green' spaces
- Respond to, and work with the harsh climate (prioritise shade and shelter)
- Buildings should blend into the landscape
- Balance coastal hazard risks

ACTIVITY + LAND USE

Provide a broader range of activities beyond the beach.

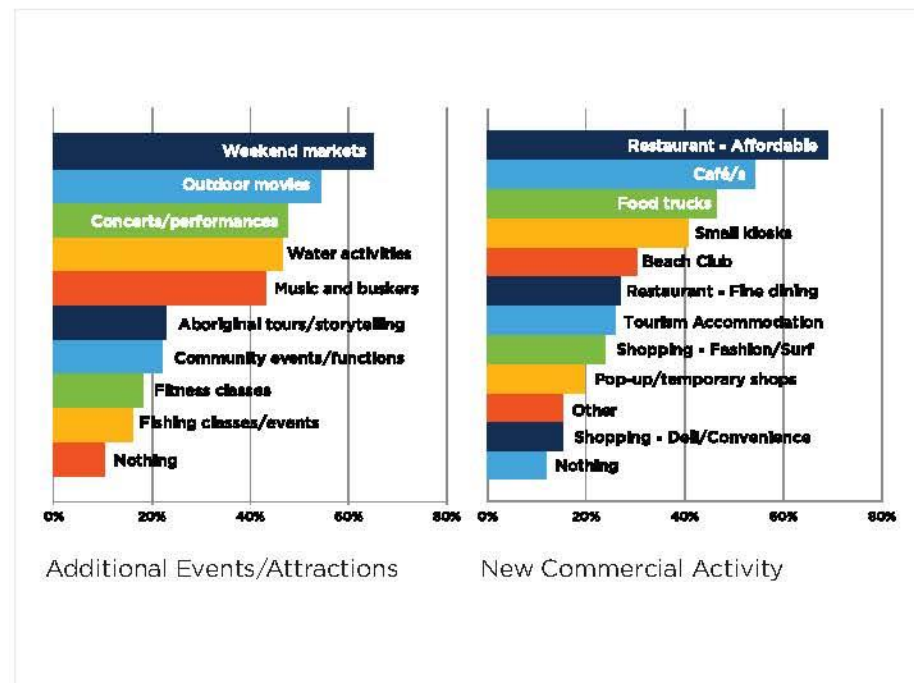
- Create an authentic 'Yanchep' village
- Encourage new types of activity
- Extend and increase visitation
- Support jobs growth and local business
- Attract investment (that complements natural assets)
- Leverage and elevate the role of creatives

MOVEMENT + ACCESS

Create a village that is easy to get to, and safe for people to walk around.

- Prioritise walking and cycling
- Improve pedestrian access for locals
- Lessen the impact of car parking
- Provide more options for public transport
- Create new local and regional connections with sensitive outcomes

3.5.3 Future Use And Activity Preferences



When asked to rank potential new commercial uses and additional events and activities, stakeholders showed broad support for increasing the range of things to do at the Lagoon.

Weekend markets, outdoor movies and concerts/performance were the most popular additional events for the area. New forms of commercial activity were also popular, with affordable dining, more cafes and food trucks supported.

3.5.4 Future Design and Scale Preferences

Look and Feel



Scale of Development



When asked to consider how they would like the Lagoon to look and feel in the future, stakeholders were strongly aligned in their views on future character. A majority of stakeholders desire a natural, organic and elemental feel throughout new buildings and public spaces.

Stakeholders also showed support for redevelopment at a range of scales, with most supporting minor upgrades and improvements. Many are also in favour of a landmark tourism node.

3.6 REGIONAL CONTEXT

The Lagoon’s natural landscape is what sets it apart from competitor destinations.

Defining a clear point of difference and value proposition, based on its natural assets - the land, sea and beach - will be essential to ensure it stands out from competing destinations with similar land use mixes and destination offerings.

Yanchep Lagoon is located within Perth’s emerging North-west corridor. Once coastal dunes and pastoral land, this rapidly urbanizing region faces significant pressures as it seeks to balance population growth with environmental conservation, employment generation and quality of life.

In just 20 years, the far-north region is forecast to grow to a population of 134,000, an increase of more than 500% that will see it emerge as Wanneroo’s most densely populated region.

As the population grows, so will demand for new public spaces, tourism attractions and cultural destinations. Leveraging opportunities presented by Wanneroo’s coast will be essential to meeting this demand and ensuring the region remains a great place to live, work and invest.

In anticipation of this growth, at least 6 coastal developments, ranging from small nodes with cafes and parklands to major,

mixed-use coastal villages are planned between Two Rocks and Mindarie Marinas. These emerging destinations are broadly similar in scale, place offering and planned attractions, which will create a highly competitive environment for visitation and investment.

The Lagoon itself is also close to the planned Capricorn Coastal Node, which will offer a range of competing attractions including parkland, cafes and short stay accommodation.

	LOCATION	SCALE	STATUS
	Mindarie Marina	Major	Existing
1	Quinns Rocks	Mid	Existing
2	Jindalee Beach	Minor	Construction
3	Jindee	Mid	Planned
4	Alkimos	Minor	Construction
5	North Alkimos	Minor	Planned
6	Shorehaven	Minor	Construction
7	Eglinton Marina	Major	Planned
8	Club Capricorn	Mid	Planned
	Two Rocks Marina	Major	Existing

FIGURE 2: Regional Coastal Destinations



3.7 LOCAL CONTEXT

In coming years, the area around Yanchep Lagoon will be transformed into a Strategic Metropolitan Centre that is larger than Geraldton, Busseton and Fremantle are today.

The Lagoon is situated between Old Yanchep to the South and Capricorn to the north and currently functions as predominantly, a local beach.

The Lagoon itself is a magnificent drawcard, with a protected swimming area unsurpassed in Perth. It is only 5 kilometres west of Yanchep National Park, a significant tourism attraction which draws 326,000 visitors per year, a quarter of which are international tourists.

Connected to Perth by rail and freeway extensions, future local growth could see visitor numbers at the Lagoon increase significantly, establishing it as a coastal destination of regional significance. The Master Plan responds to the challenges and opportunities this change presents.

The site is designated as a District Beach within the Yanchep-Two Rocks District Structure Plan. To fulfill its potential as a future regional destination, it may be necessary to review this designation, with a view to establishing it as a Regional Beach reflecting its status and significance.

The site is also subject to other strategic policies, including the State Planning Policy 2.6 (State Coastal Planning).

**CITY OF WANNEROO POPULATION
WILL DOUBLE IN 20 YEARS**

2018	2041
195,252	412,990

**YANCHEP WILL GROW
LEAST TO MOST POPULATED
REGION IN WANNEROO**

2018	2041
10,919	45,012

**YANCHEP LAGOON
VISITORS PER DAY**

2018	2041
968	3,022

FIGURE 3: Existing and Planned Local Development



- Existing Yanchep Urban Footprint
- Planned Medium Density Development
- Planned Yanchep CBD/Urban Core
- Planned Road Network
- Reserve/Open Space

3.8 THE LAGOON TODAY

Today, Yanchep Lagoon is characterised by a range of older and more recent public spaces, community facilities and infrastructure, all set within the Lagoon's stunning natural setting (1).

A range of legacy structures from earlier times remain on site, including established freehold homes (7), the now-vacant old Surf Club (8) and the longstanding Orion Cafe (3).

Recent enhancements include the restoration of the historic Mary Lindsay Homestead and surrounding parkland (6), completion of major road widening and retaining along Brazier Promenade (4) and the construction of a new Surf Club and expansive car parking (2).

Other unrealised assets in the area include Fisherman's Hollow and the surrounding Newman Reserve (5), and undeveloped urban land adjacent to Newman Road (9).



FIGURE 4: Site Aerial (2019)

- | | | |
|-----------------------------|-------------------------------------|-----------------------------------|
| ① Yanchep Lagoon Beachfront | ② New Surf Lifesaving Club Building | ③ Orion Cafe and Bathrooms |
| ④ Brazier Road | ⑤ Fisherman's Hollow Park | ⑥ Mary Lindsay Homestead |
| ⑦ Private rural lots | ⑧ Old Surf Life Saving Club | ⑨ Undeveloped private landholding |



3.9 PLACE STORY

Yanchep Lagoon has a unique place story that reflects how it has changed over time.

The essence of what the makes the Lagoon special is not only shaped by how it has changed through history, but by the memories and stories of those who visit and love the place.

For thousands of years, the Yanchep area was an important place for the Whadjuk people, used for camping and ceremonies. The name Yanchep is of Aboriginal origin, and is derived from 'yanget', a native flax or bulrush.

The lands comprising Yanchep were first visited by Europeans in 1834 and later purchased by Mary Lindsay in the 1920s for use as a sheep station. In a letter to the editor published in 1933, she wrote that "the beach is one of the finest, and the Government, recognising this, has made a reserve of 40 acres for the benefit of the public, opposite one of the finest fishing reefs in any country. Bathing behind this reef is always sheltered, but 150 yards north of it splendid surfing can be enjoyed."

Despite being a 10-hour trip from Perth, the Lagoon soon grew popular with visitors and honeymooners staying at Yanchep National Park. The Lagoon's abundant sea life also saw it become a popular crayfishing spot in later years. Mooring their boats in the sheltered waters of the lagoon, fisherman camped out in tents and makeshift shacks.

Since the late 1960s Yanchep Holiday Village (now known as Club Capricorn) was developed to provide recreational facilities and a self-contained holiday resort. The area emerged as an affordable holiday destination where families could explore the natural wonders of the Lagoon's rockpools and coastal outcrops.

The heady days of the 1970s saw the area further developed as a residential outpost, with Alan Bond's vision for Yanchep Sun City delivering Yanchep's first family homes. As a part of the residential development, Sun City included an ambitious plan for Atlantis Marine Park, built in 1981.

Atlantis was positioned to be Western Australia's answer to the Gold Coast. It literally put Yanchep on the tourism map and was initially a huge success with families from WA and beyond flocking to watch the live dolphin shows, swim in the pools, ride pedal boats and have their obligatory photo with King Neptune, a huge statue at the entrance to the park. It closed 9-years later due to financial difficulties.

My fondest memory at the Lagoon is...

My first ever visit whilst on holiday from the UK. It wasn't terribly well signposted back then and it took us a while to find it. When we did eventually arrive we were overwhelmed at just how stunning it was. Glorious blue ocean and snow white sand.



Watching how the beach just transforms the kids and brings out their imaginations.



Watching my husband swim for the first time after his double lung transplant.

An impromptu family trip to the Lagoon on a day right at the end of Summer, before everyone went back to work and school. The day was perfect. The water was so warm. Nobody wanted to leave, it felt as though leaving would mean accepting that Summer was over. We stayed until the sunset - it was magical.





Growing up in the 50's
living in caravans in
Fisherman's Hollow
while my Father
and other fishermen
operated their
crayfishing boats from
the Lagoon.



Childhood spent looking for crabs in the rocks
between Fisherman's Hollow and the Lagoon. Now
taking my own children to do the same.



Long summer
nights spent on the
beach or across
in the park with
friends.



4.0 CONCEPT PLAN

4.1 MASTER PLAN

The re-imagining of Yanchep Lagoon offers the potential to transform the area into a nationally renowned cultural destination for the benefit of locals and tourists alike.

The Master Plan opposite illustrates the potential opportunities and key destinations that could be achieved in six key spaces at the Lagoon.

These concepts should be viewed as an indicative illustration of the vision for the area and will require further detailed planning and design.



THE SETTLEMENT

An inviting coastal village and Yanchep's social heart



THE HOMESTEAD

An incubator of arts and culture in a coastal setting



THE LAGOON

Perth's coastal jewel – an untouched coastal paradise



THE DUNE PARK

An expansive botanic garden unique to Perth and the world



THE PROMENADE

A continuous pedestrian walk along the limestone headland



THE CORNER

A welcoming entry statement and accommodation hub

FIGURE 5: Concept Master Plan



4.2 THE SETTLEMENT

The Settlement is an inviting coastal village and Yanchep's social heart.

It is defined by a series of sheltered terraces that gently step down to the beach, sheltered by shady trees and framed by bespoke local retailers and eateries.

Low-scale buildings seamlessly blend inside and out, creating varied and interesting spaces sheltered from the harsh elements, where people gather to enjoy the best the north-west has to offer.

Redesigned Surf Club

The Club is re-clad in natural materials with a glazed second storey added to transform the building into a community hub. The road is raised level with the building's roofline, seamlessly integrating it into the public realm with an open deck.

Sunset Bar

The old Surf Club site is redeveloped to accommodate a new low-impact structure, home to a casual and family-friendly bar, kiosk and function space. Activity spills out from the building into the surrounding landscape with live music and events.

The Terraces

Current beachfront parking is redeveloped into a series of stepped terraces framed by split-level buildings with a thriving mix of local stores, cafes and eateries.

A Feature lookout deck	E Split level kiosks fronting street and lower levels	I Drop off/short term parking areas
B Beachfront bar and landscaped surrounds	F Level change addressed by landscaped stairs/seating	J Retained and replanted dune
C Sheltered terraces with canopy trees	G Potential long-term accommodation option	K Shared kiosks for local traders and buskers
D Winding coastal boardwalk framed by shelters	H Central public piazza with soft natural edges	L Redesigned SLSC with added storey and lookout





Activity

- Seafood markets and community events in the piazza
- Midweek drinks and dinner
- Enjoying gelato in the shade while watching the kids play
- Enjoying a great coffee after a morning run/swim
- Browsing local traders' wares
- Watching the sunset from SLSC rooftop

Buildings

- Open buildings with transparent facades, operable walls and unenclosed spaces
- Wide eaves, verandahs and canopy roofs creating shady spaces
- Natural limestone and wood material palette with contemporary character
- Lightweight and sustainable construction methods

Landscape

- Paved terraces shaded by trees with low perimeter seating
- Bicycle racks, bench seating, sun lounges, showers and public art
- Generous boardwalk promenade connecting clusters of building
- Warm and atmospheric lighting to trees and strung between buildings
- Small pockets of grass to relax

Movement

- Pedestrian movement prioritised
- Roundabout entry replaced by shared space
- Continuous pedestrian access along upper and lower levels
- Additional steps and ramps connecting road to terraces
- New coastal pathways offering improved beach access
- Vehicle drop-off next to piazza

HOW IT IS



HOW IT COULD BE



4.3 THE LAGOON

The Lagoon is Perth's coastal jewel; an untouched natural paradise.

While weekend crowds and community events enliven the beachfront, there is always space for a relaxing walk, quiet contemplation or a spot of fishing.

Limestone trails and winding boardwalks lead visitors through rolling dunes, where the bustle of urban life fades from sight and mind as the Lagoon's sparkling turquoise waters are revealed.

Rehabilitated Dunes

Dunes replanted with native vegetation and crossed by boardwalks and walking trails along the coast that provide connections to surrounding areas with places to sit and shelter from the wind.

Access Jetty

The recently installed concrete ramp is reclad in timber with an extended viewing deck at its end, transforming the primary entry to the Lagoon into a beautiful and memorable experience – complete with the perfect spot to take a selfie.

Beachfront Experiences

Storkelling trails and interpretive signage telling stories about the Lagoon's indigenous history and a seasonal pontoon in the shape of the crayfishing boats which used to moor there enhance the visitor experience.

A Guided snorkel tours and sunken sculptures	E Shared buggy ramp with low unobtrusive signage	I Seasonal crayboat pontoon
B Reconfigured entrance jetty with lookout	F Landscaped buffer with seating	J Temporary kayak and snorkel hire kiosk
C Rehabilitated dunes with protective fencing	G Coastal Pedestrian Shared Path (PSP) to Two Rocks	K Unpaved access paths
D Upper dune walking trails with sheltered lookouts	H Community events and fitness classes	L Surf Beach with boardwalk access



FIGURE 7: The Lagoon Concept Plan

Activity	Buildings	Landscape	Movement
<ul style="list-style-type: none"> Swimming, snorkelling and relaxing with friends and family Walking the reef at low tide Evening fishing on the rocks Seasonal beach bar and events Morning yoga classes and after work group runs Selfies with the Lagoon backdrop Exploring the dune trails 	<ul style="list-style-type: none"> No permanent buildings or structures on the beach Buildings at the Settlement screened from view by coastal vegetation Seasonal wood kiosks Low impact wind and shade shelters along upper dune trails 	<ul style="list-style-type: none"> Dunes rehabilitated with dense native planting and unobtrusive stabilisation Dune areas protected with naturalistic wooden fencing Concrete access ramp reclad in feature weathered timber Obtrusive signs and warnings on elevated poles removed from beachfront 	<ul style="list-style-type: none"> Dunes rehabilitated with dense native planting and unobtrusive stabilisation Dune trails protected with naturalistic wooden fencing Concrete access ramp reclad in feature weathered timber Boardwalks to improve regional access Obtrusive signs and warnings removed from prominent beachfront locations

4.4 THE PROMENADE

The Promenade is a continuous walkway that stretches along the Lagoon's limestone headland, tying together the area's different destinations.

It is a place to enjoy the coast away from the beach, with panoramic views, a mix of dining options and plenty of space to walk, jog and cycle.

Ample seating and grassed areas are scattered along its length, providing spaces for people to shelter from sun and wind and enjoy stunning sunsets.

Brazier Shared Space

The current street is replaced by a shared space with limited vehicle access. A new boardwalk cantilevered from the existing limestone retaining wall brings people down close to the water. Soft planted edges create a naturalistic experience.

Sun Deck

A grass crescent elevated above the Lagoon is the perfect spot to lounge about. Promontories extend out over the headland, providing uninterrupted views along the coast and down to the rockpools below.

Redeveloped Kiosk

The existing kiosk (Orion Cafe) is replaced by two new buildings, integrated into the dunes behind with green roofs and stepped pathways. Alfresco tables spill out onto the pedestrianised promenade.

A Pedestrian/vehicle shared space	E Sheltered seating cabins and sun lounges	I Soft natural landscaped areas with coastal species
B 'Ladder' dune stairs	F Cantilevered coastal boardwalk below road level	J Beach access ramp
C Micro-brewery/restaurant	G New changeroom/shower facilities	K Dune Deli/Cafe
D Shaded alfresco terrace	H Outdoor gym	L Potential overflow car parking area



FIGURE 8: The Promenade Concept Plan

Activity	Buildings	Landscape	Movement
<ul style="list-style-type: none"> • Enjoying a cold drink with a great view at the microbrewery • Walking and cycling along the coastal shared space • Meeting visitors leaning against the boardwalk rails • After dinner stroll • Lounging about on the sun deck • Teaching the kids to cycle in a safe environment 	<ul style="list-style-type: none"> • Integrated into the Dune through green roofs and organic design • Visually transparent western facades with operable louvers and sheltering devices to protect from wind and sun • Flush connection to public realm without raised steps or barriers • Accessible roof decks to capture views 	<ul style="list-style-type: none"> • Flush paved shared space with coastal colors and materials • Pockets of coastal landscaping relink dunes to the coast • Timbers and rough hewn limestone reflecting the exposed headland context • Obtrusive light poles replaced by human scale lamps and low feature lighting 	<ul style="list-style-type: none"> • Cantilevered wooden boardwalk built into existing retaining wall provides expanded pedestrian space • Brazier shared street with limited one way vehicle access and slowed speeds • On-street parking limited in favour of public space and landscaping

HOW IT IS



HOW IT COULD BE



4.5 THE HOMESTEAD

The Homestead is a renowned incubator of culture and the arts in a unique coastal setting.

An outdoor community kitchen and artist workspaces complement the history Mary Lindsay Homestead and foster an energetic community of local creatives.

Sculptural installations, heritage storytelling, art classes and exhibitions build Yanchep's cultural capital in a way that is accessible to everyone.

Mary Lindsay Homestead

The recently restored Homestead is further enhanced with additional meeting rooms and a diverse program of events, space for food trucks and interactive outdoor heritage displays.

Community Hearth

A covered community space with open air kitchen, firepit, pizza oven and long tables serves as a hub for local community gatherings where neighbours and visitors gather and break bread.

Artists Residency

Short term accommodation and shared workshops support a thriving artist residency program which brings life and vitality to the area, sharing the creative process with the wider community.

A Flexible exhibition space	E Multi-purpose sport court in clearing	I Food truck bays
B Creative studios and artist residence	F Surrier changeroom facilities	J Flexible parking and event space
C Community hearth and kitchen space	G Playground and kickabout space	K Enhanced landscaping and de-engineering of road
D Small cafe kiosk	H Outdoor heritage exhibit	L Potential redevelopment as holiday rentals or a park



FIGURE 9: The Homestead Concept Plan

Activity	Buildings	Landscape	Movement
<ul style="list-style-type: none"> • Learning local history through heritage information displays • Watching artists work in their studios • Outdoor group painting classes • Kicking the footy around • Attending talks, exhibitions and events at the Homestead • Neighbourhood Christmas party at the Community Hearth 	<ul style="list-style-type: none"> • Contemporary design reflecting the simple, paired back character of Mary Lindsay Homestead • Buildings set on raised foundations to mediate level change rather than site grading • Artist studios public not private, with activity visible through large windows 	<ul style="list-style-type: none"> • Soft interface with surrounding dunes • Revegetation of sloped areas to enhance landscape quality • Existing park areas expanded to create more functional play areas including a multi-purpose court 	<ul style="list-style-type: none"> • Soften carpark design and create flexible space allowing temporary closure during events • Road design is 'de-engineered' to be natural and low-impact with kerbless limestone shoulders and natural drainage • Direct pedestrian connection from the Settlement along coastal boardwalk, avoiding need to use Capricorn Esplanade

4.6 THE DUNE PARK

The Dune Park is an expansive botanic garden that is unique to Perth and the world.

is a popular place for walks, picnics and experiencing nature up close, as well as major events with a central amphitheatre for live concerts and festivals.

An undulating inland boulevard links together family-oriented play spaces, rolling lawns and bush trails which together create an immersive natural attraction which adds a new dimension to the Lagoon experience.

Fisherman's Hollow

A redesigned Fisherman's Hollow forms the area's green heart, with a centrepiece amphitheatre and stage for outdoor screenings and music performances. It is complemented by a new parkland café and major adventure playground.

Inland Boulevard













A narrow boulevard with a natural, kerbless character undulates around dunes to provide greater access into the heart of the coastal reserve and relocated parking areas.

Dune Botanic Trails

A network of routes traverse the natural landscape, leading visitors to a shaded dune top lookout. Steep exercise stairs, unpaved trails along the dune crest and boardwalks elevated above rolling topography reveal new views of the Lagoon.

A Parkland café	E Dunetop walking trails with landmark shelters	I Botanic garden beds
B Amphitheatre integrated into slope of dune	F Winding inland boulevard with informal parking	J Rehabilitated swales
C Iconic 'Shipwreck' Adventure playground	G Unpaved parking screened from view by vegetation	K Nature playscape
D Event/kickabout space	H Iconic dunetop lookout structure	L BBQ areas with shaded pavilions



			
			
			
Activity	Buildings	Landscape	Movement
<ul style="list-style-type: none"> • Watching the sunset from the lookout • Weekend yoga and Tai Chi • Bushwalking tours and school orienteering • Concerts, food and wine festivals at Fisherman's Hollow • Kids birthday parties • Cycling and running on the inland road 	<ul style="list-style-type: none"> • Low impact cafe building with sheltered outdoor alfresco spaces • Naturalistic shade structures and shelters integrated with landscape • Concealed park maintenance compound • Landmark shelter structure at dune high point 	<ul style="list-style-type: none"> • Rehabilitated dune vegetation creating habitat and 'wild' attraction • Expansive grassed areas for recreation and events • Native botanical gardens celebrating unique coastal landscape • Walking trails and boardwalks along and over dune landscape 	<ul style="list-style-type: none"> • Relocated car parking sleeved behind vegetated dunes • Parking unsealed with crushed limestone surface and natural drainage • Inlane access road constructed without regrading of topography, unsealed shoulders • Network of pedestrian paths throughout dunes ranging from sand trails to major boardwalks

4.7 THE CORNER

The Corner is a welcoming entry statement to the Lagoon.

A reconfigured entry road creates an appealing landscaped arrival, framed by local stores. Connected to Nursery Park, this pedestrian-friendly centre provides everyday convenience for residents and passers-by.

Nestled into the natural dunes beyond, an eco-resort offers a Rotto-style experience for international tourists, visiting relatives and locals enjoying a weekend escape.

Entry Statement

The existing slip road entry is removed and replaced by a pedestrian friendly intersection with feature landscaping. The natural, unpaved character of Brazier Road is maintained while new pedestrian and cycle paths provide a continuous connection to the beach from transport hubs.

Eco-Resort

A low-impact eco-resort attracts visitors to support the local economy. Chalet accommodation nestled in retained vegetation creates a relaxing coastal escape.

Local Shops

Compatible with the sensitive residential context, a small local centre oriented to the street accommodates permanent commercial uses unsuited to the immediate beachfront.

A Local centre and landmark corner building	E Eco-resort amenities and rooms	I Reconfigured entry with feature landscaping and art
B Rear parking for centre and beach access	F Family-friendly Eco-chalets	J Pedestrian dune trails with educational signage
C Continuous pedestrian and cycle path	G Retained natural vegetation	K Public event space
D Tourist Coach/Bus stop connected to station	H Glamping ground	L Direct connection to and from Dune Park



FIGURE 11 The Corner Concept Plan

Activity	Buildings	Landscape	Movement
<ul style="list-style-type: none"> • Stopping by the shops on the way home from the Lagoon • Holiday walks from the resort to the beach through the Dune Park • Cycling from Yanchep City to the Lagoon along dedicated paths • Enjoying the natural surrounds • Weekend escapes with the in-laws and the kids 	<ul style="list-style-type: none"> • Single storey commercial buildings with sole access from Yanchep Beach Rd • Coastal material palette and nuanced shopfront design • Sustainable eco-accommodation with recycled materials, solar power and other features 	<ul style="list-style-type: none"> • Landscaped entry roundabout with feature artwork and retained trees • Buildings set within large areas of natural landscaping • Development screened from view from Brazier Rd by retained vegetation 	<ul style="list-style-type: none"> • Lowed entry intersection with priority pedestrian movement, including crossing to Nursery Park • Natural roadway with swale drainage and kerbless limestone shoulders • Dedicated cyclist and pedestrian connections to promote active transport • Connections to new train station

5.0 IMPLEMENTATION

5.1 IMPLEMENTATION APPROACH

Great places can not be attributed solely to good planning and design. Activation, management and promotion are arguably, just as important.

At the Planning Design Forum, the community were strongly supportive of the vision, and keen to see the ideas translated on the ground as soon as possible.

Getting the governance and approvals pathway right to navigate outcomes which are aligned to the Vision, will be the true measure of success.

Through discussions with internal staff, it was apparent that the area is currently overseen by a significant number of strategies and plans which create an element of confusion and uncertainty.

The following Governance Framework and supporting Objectives, Strategies and Quick wins are recommended to give direction for how the City can work more collaboratively internally, in addition to engaging with the broader community as its ongoing role is defined, to ensure the Vision and ideas come to fruition.

Maintaining momentum and getting in place formal statutory processes as quickly as possible, to oversee and effectively implement the Place Vision, is also critical.

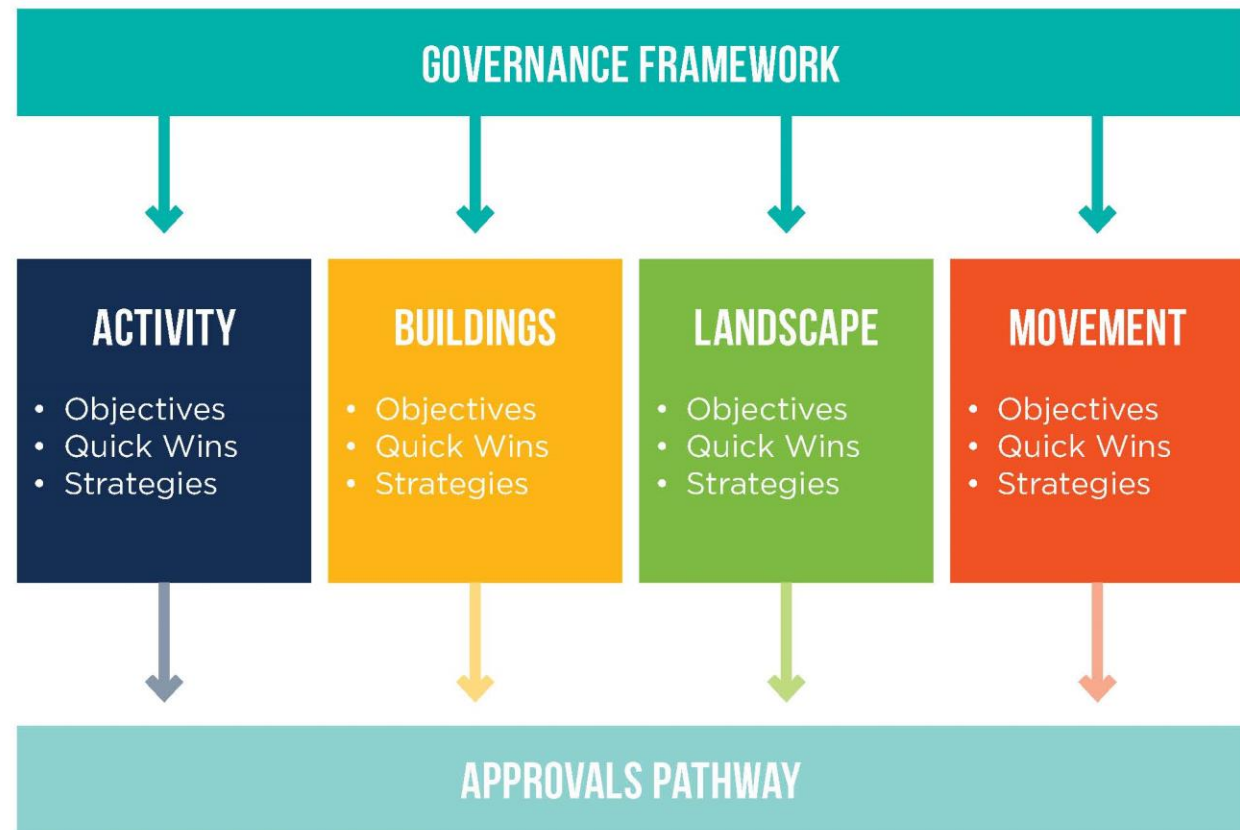


FIGURE 12: Implementation Framework Structure

5.2 GOVERNANCE FRAMEWORK

Strong place management underpins the creation of Great Places and all decisions made by the City will ultimately leave a lasting impression. This means that all staff need to understand and be on-board with the agreed vision and be empowered with the necessary policies and tools.

Establishing agreed strategic goals, clarifying roles and responsibilities, and setting up accountability frameworks will be essential to achieving a coordinated and holistic approach. Given the complexities of the site, the strategic importance of Yanchep Lagoon as a regional economic driver, and the sheer size of the organisation, a two-tiered Place Management Framework is recommended.

Central to this framework is the Place Manager, who will play a crucial vision-keeping role, ensuring all decisions are aligned to the agreed vision. Dedicated and sustained revenue sources are also important to ensure that activation and maintenance strategies can be delivered to a consistently high standard.

- Allocate a dedicated Place Manager to oversee day-to-day operations.
- Establish a Yanchep Lagoon Steering Committee, to be chaired by the Director Community and Place.
- Establish a 'Place Operations Group' to

maintain a collaborative focus on targeted place-led outcomes.

- Prepare a Place Management Plan, to guide operational strategies over the next 3 years.
- Identify revenue opportunities to fund place-management initiatives

Moreover, Yanchep is fortunate to have such a passionate and strongly vested community – make the most of this as a great asset. Working collaboratively and taking the extra steps to deliver finer grain details, will ensure that Yanchep Lagoon continues to feel special, authentic and real.

Strong relationships at executive level will enable strategic dialogue and negotiation around future investment and development potential. Operational partnerships including collaborative marketing will ensure a seamless experience for residents, visitors and workers. Encouraging a stewardship approach will also empower the community and stakeholders to take ownership of the Yanchep Lagoon and ensure it evolves as a close-knit, cohesive community.

YANCHEP LAGOON STEERING COMMITTEE

- Set goals + directions (aligned to vision)
- Monitor + evaluate (accountability)
- Report to CEO
- Bi-Monthly

PLACE OPERATIONS WORKING GROUP

- Manage resources
- Day-to-day operations
- Project delivery
- Update reports + feedback
- Monthly
- Manage agenda items to enable efficiencies

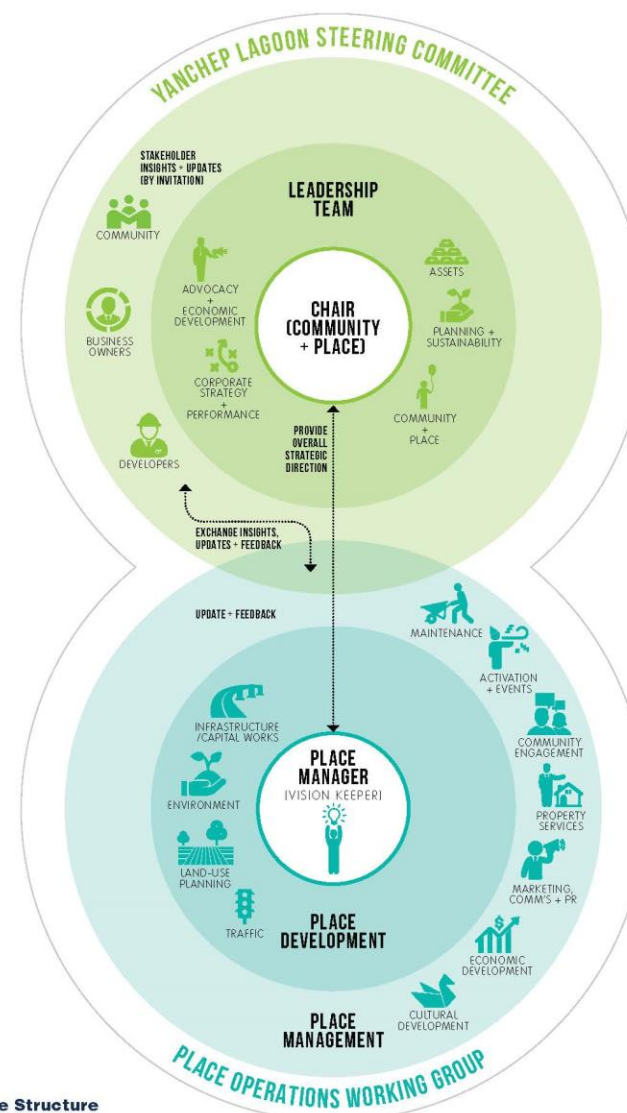


FIGURE 13: Proposed Governance Structure

5.3 ACTIVITY

5.3.1 OBJECTIVES

- 1 The Lagoon becomes an all-season destination, with a range of uses and activities.
- 2 Nature is the Lagoon's key differentiator with land, beach and sea celebrated and enhanced.
- 3 The Lagoon is renowned as a proud and much-loved local meeting place.
- 4 The Lagoon is integral to re-positioning Yanchep as a prominent visitor destination.

5.3.2 QUICK WINS



Commission a temporary mural on the back of the new SLSC building



Provide small value activation grants to trial community events



Remove or relocate negative warning signs from the beach



Subsidise temporary operators to test market demand

5.3.3 PRECEDENT



Sculptures by the Sea, Cottesloe



Mile End Glamping, Margaret River



Beach yoga classes, Sorrento



Boorna Waanginy, Kings Park



City Beach SLSC, Cambridge



Embargo, South Perth Foreshore

5.3.4 STRATEGY OVERVIEW

The Lagoon is an extraordinary drawcard but beyond the beach, there is little to do. It is very exposed, and the strong winds make the area inhospitable for most of the day. The survey and visitation data show that most people currently spend 1-2 hrs at the Lagoon, a few times a week. This decreases dramatically in winter.

For the Lagoon to flourish, it must become a year-round destination with increased visitation and length of stay supported by more things to do, beyond going to the beach. Yanchep has a well-established legacy as a visitor destination but in recent years, tourism has dwindled.

The Lagoon is a jewel in the crown for Yanchep – and it should be once again be re-positioned as such, as part of a broader package of other visitor attractions in the region including Yanchep National Park.

The Lagoon itself, as well as the extensive coastal reserve make 'nature' the key differentiator for Yanchep Lagoon. The focus should be attracting commercial operators, activities and events which celebrate and enhance the natural assets, the land and the sea. The scale of development in Yanchep Lagoon also needs to be mindful of the impact on other centres within Yanchep – such as the Town Centre and Two Rocks Marina.

The following Activity Implementation Strategies are recommended to achieve the Yanchep Lagoon vision:

1. Scope and develop a Yanchep Place Brand and Brand Strategy;
2. Invest in 'Place Activation' initiatives;
3. Build Investor and Visitor Awareness;
4. Align corporate policies with the vision to drive investment certainty;
5. Attract activities and uses that provide a compelling reason to the visit; and
6. Invest up-front and proactively manage own assets.



STRATEGY A1**Develop a Yanchep Place Brand and build awareness**

A compelling Place Brand will put Yanchep back on the tourism map. It is a way bring together the whole story - from the big picture ideas - to the little things - such as opportunities for incidental interactions and elements of surprise.

An effective Place Brand clearly articulates all that a place stands for. It should reflect the Place Vision and Drivers to establish the area's distinctive identity and experiential qualities. It will demonstrate change, and should inform and guide all development, support community building, and shape the local economy. It also needs to be flexible to adapt over time, as the area matures.

Use the Place Brand to build awareness via an integrated Marketing and Communications Strategy to ensure a strategic and consistent image is promoted across all communications platforms.

An online portal (and social media) are also effective platforms to consider.

STRATEGY A2**Attract activities that provide a compelling reason to the visit**

Be strategic to attract a complementary and competitive mix of uses relative to adjacent coastal destinations.

Deliver a scale that reflects plausible demand but allows for future iterations/stages as community expectations evolve:

- Make sure new development or upgrades are 'staged' appropriately, so as not to diminish primary activity nodes (particularly around the Orion Café / New Surf Lifesaving Club area).
- The scale of development in Yanchep Lagoon also needs to be mindful of the impact on other centres within Yanchep (such as the Yanchep Town Centre and Two Rocks Marina).

Target a curated mix of operators. Focus on attracting quality operators that operate beyond buildings into public spaces:

- Encourage smaller floor plates (circa. 65sqm) that will achieve a diverse offer
- Commercial activities that celebrate and enhance natural assets

- Encourage locally sourced operators / goods
- Attract a diverse offer: extended trading hours, local & regional audience
- Flexible operators that can cater to all-seasons (ability to scale up and down)

Ideally, the Corner is best placed to support the majority of short-stay, because it affords to space to accommodate an Eco-Resort style offering. Limited short-stay accommodation could also be provided in the longer term once a critical mass is established. An ideal tenancy mix is likely to include:

Use	Net Lettable Area (Sqm)
3 x cafes	50
1 x tavern	500
1 x small bar	100
4 x small retail	50
2 x take-away	100
1 x bakery	50
TOTAL	3,350
Short-stay accomodation	2,500s (50 rooms)

STRATEGY A3**Invest up-front and proactively manage own assets**

Activity will likely need to be de-risked to attract aligned investment and good operators at early stages. Some ways that the City of Wanneroo could proactively manage its assets to achieve optimal performance include:

- Attract aligned investors and good operators at early stages
- Bring on public realm and infrastructure early
- Strong promotion to locals and visitors (including programming).
- Encourage innovation – invite expressions of interest early and develop fit-for-purpose facilities.
- Incentive behaviour and structure lease agreements to ensure facilities achieve optimal performance.
- Make sure the Lagoon is always well-managed and maintained to the highest standard.
- Pre-empt future stages and constraints and future proof infrastructure (e.g. storm water, sewerage etc).

STRATEGY A4**Invest in 'Place Activation' initiatives**

Taking a strategic approach through preparation of a Place Activation Plan (3-5 years) will ensure programmed activities reach a broad audience. It will also ensure a balanced approach between small scale and regional focus, opportunities to engage the community, and a path-way for future funding strategies are considered up-front.

Be prepared to test, trial and improve a diverse range of activities. It will take time to gauge interest and establish trust. The City does not need to be solely responsible for activation of the Lagoon – empower the community to take charge.

1. Work with the local leaders to establish a Community Reference Group. In the longer term, this could be transitioned to become a Yanchep Lagoon Town Team.
2. Prepare a Partnership Plan as the platform to forge stronger connections
3. Meet with funding partners to explore co-investment opportunities.

STRATEGY A5**Align policies and processes with the vision to drive investment**

The Place Vision is everyone's responsibility. Decisions made by all staff, ultimately make an impression of the Lagoon destination experience. Make sure the approvals process supports the Council as an enabler.

Examples could include:

- Pre-empt regulation and applications and provide efficient and clear processes to facilitate and enable investment.
- Streamline the event approval process to establish a user-friendly system for Yanchep Lagoon that will promote and encourage more self-managed events and activities with the community.
- Establish on-going revenue sources to fund initiatives i.e. marketing levies, sponsorship, special rate levies.

5.4 BUILDINGS

5.4.1 OBJECTIVES

- 1 Buildings reinforce local character through exemplary design that embraces the land and the sea.
- 2 Buildings are situated close to the beachfront to create a close-knit village atmosphere.
- 3 Buildings demonstrate best practice sustainability principles.
- 4 Building design responds to and reduces the harsh climate.

5.4.2 QUICK WINS



Renegotiate the SLSC lease to expand community access



Add temporary public shelters to the SLSC forecourt area



Repaint the Orion Cafe in coastal colours prior to redevelopment



Adapt or redevelop the old SLSC for new uses

5.4.3 PRECEDENT



Third Wave Kiosk, Torquay



Thomsons Restaurant, Rottnest Island



Smiths Beach, Yallingup



Tamarama Kiosk, Sydney



Coogee Beach Amenities, Sydney



Barbarossa Beach Club, The Hague

5.4.4 STRATEGY OVERVIEW

The Lagoon should set a standard within Perth as a landmark sustainable and resilient coastal development. This approach will reinforce the concept of a place where nature 'shines' and instill a strong sense of local identity.

It also presents an opportunity for the City of Wanneroo to contribute as a key player towards national and global energy reduction targets and enhancing the local ecosystem.

Situating buildings close to the shore and as low as possible to integrate into the landscape is essential to maintaining Yanchep's character, and realising its commercial and cultural potential as a tourism destination.

Current practice has been highly conservative, requiring development to be located as far landward from hazard zones and at significant elevation above planned sea level, to provide the greatest potential to extend the life of the development. However, this has resulted in significant negative impacts to the natural amenity, cultural significance and functionality of the Lagoon.

Construction of future structures will be informed by the City's Coastal Assets Policy and the Council Endorsed CHRMAR. However, both documents are non-specific with regard to details of the nature, extent and in some cases the type of structures

that should be constructed in areas exposed to coastal hazards. It will be important to address these gaps.

The following Building Implementation Strategies are recommended to achieve the Yanchep Lagoon vision:

1. Undertake a Development Feasibility Assessment;
2. Deliver sustainable and low impact developments that touch the ground 'lightly';
3. Manage coastal hazards through responsive design;
4. Explore opportunities to transition the Surf Lifesaving Club Building into a multi-functional community-hub facility; and
5. Deliver design excellence through the preparation of Architectural Design Guidelines.

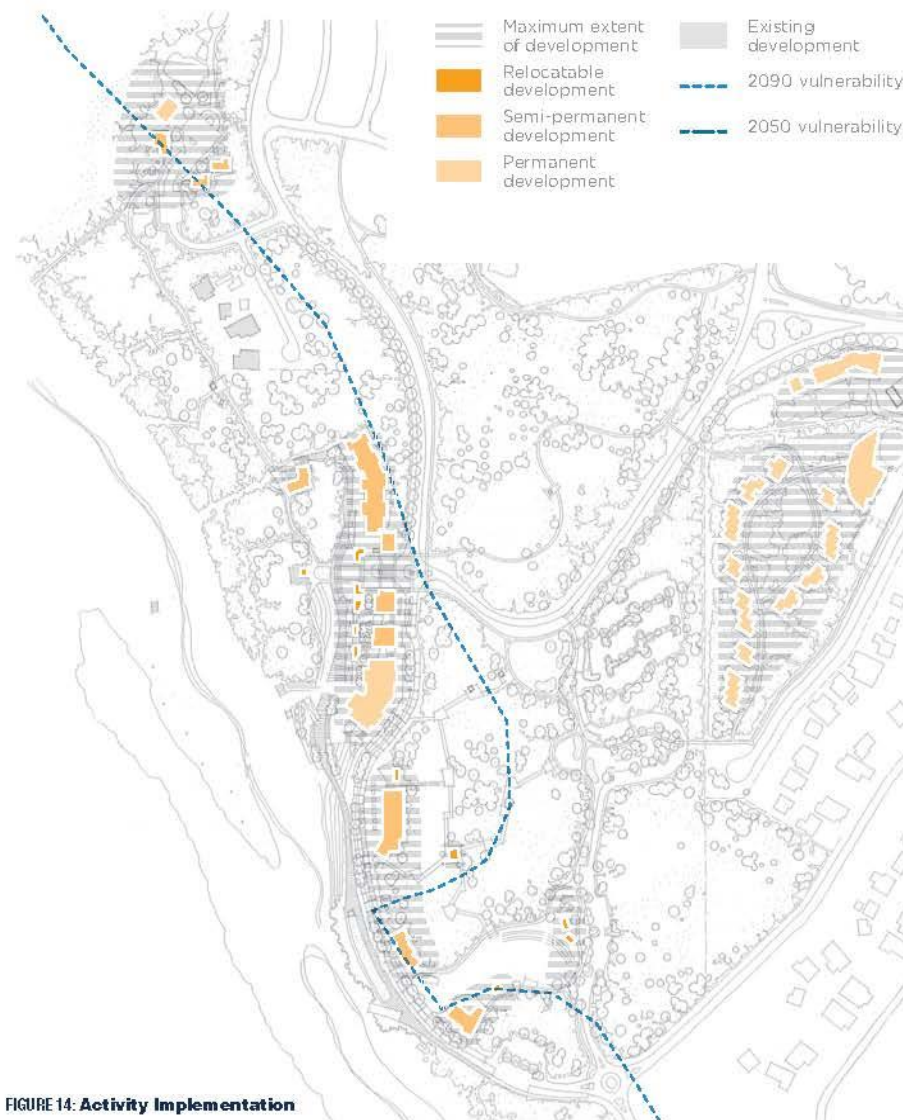


FIGURE 14: Activity Implementation

STRATEGY B1**Undertake a Commercial Feasibility Assessment**

A Commercial Feasibility Assessment is required to confirm the scale and breadth of development proposed by the Master Plan.

This Feasibility Assessment should consider:

- Preferred management models based on City of Wanneroo's operational requirements, including ownership, management and delivery for all developments to ensure a suitable outcome;
- Quantify and re-confirm yields and distribution of uses, based on forecast demand;
- Consider the broader economic implications of development beyond the Lagoon, including impact on other agglomerations/centres;
- Strategies for de-risking development to attract aligned investors and good operators at early stages; and
- Development and staging strategies, including private sector partnerships.

STRATEGY B2**Deliver sustainable buildings that 'touch the ground lightly'**

In striving to ensure 'Nature' is a key differentiator, Yanchep Lagoon should strive to become a place which gives more back to its environment than it takes.

To achieve this, new developments should aspire to:

- Achieve 6 Star Green Star certification for all buildings;
- Establish local photovoltaic panels to contribute to precinct energy demand and consider off-grid development entirely powered by locally produced energy as a key tourism differentiator;
- Ensure buildings are designed to be climate adaptive with minimal need for heating and cooling by incorporating passive design principles; and
- Minimise water use and ensure rainwater capture and recycling is accommodated.

STRATEGY B3**Manage coastal hazards through responsive design**

Establish that all structures within hazard areas are not expected to exceed a design life of 30 years and may be constructed at natural site grades without the requirement for physical mitigation features such as excessive retaining, piling or other measures.

To achieve this, the following development principles should be applied:

- Permit development seaward of the 2070 vulnerability line and up to the 2050 vulnerability line, as defined by Yanchep Lagoon Coastal Hazard Mapping;
- Make use of lightweight and modular building systems which facilitate temporary or sacrificial development while maintaining exceptional architectural quality; and
- Structures should be built to be easily decommissioned or relocated as the hazard eventuates.

STRATEGY B4**Transition the SLSC building into a multi-functional community hub**

The Surf Lifesaving Club Building is situated at the primary beach access, immediately overlooking the water. It is ultimately owned by the City and should be managed to optimally perform – as a social and economic driver. It could be transformed into an exceptional landmark, teaming with activity year-round, that locals are proud of.

In progressing future transformation, the following needs to be considered:

- Redad the exterior building in natural wood and stone materials to soften architectural impact;
- Build a low-impact second story for function and bar space;
- Raise the adjoining road reserve to the level of the existing roofline to create a seamless extension of the public realm with ocean views;
- Explore alternative / multi-functional uses; and
- Renegotiate existing lease and management arrangements to permit free use by various groups and accommodate events.

STRATEGY B5**Develop a detailed design brief for proposed buildings**

All building commissions should be informed by a detailed design brief developed by the City based on the recommendations of the Master Plan.

It is recommended that separate design briefs be prepared for the following key sites:

- The core Settlement redevelopment area, emphasising the importance of the relationship between multiple buildings and public realm; and
- Brazier promenade sites, emphasising the importance of integrating with the adjoining dune.

Consideration should be given to a Design Competition for the main portion of the Settlement area based on a detailed project brief articulating floorspace and design expectations, in order to explore alternate design configurations.

STRATEGY B6**Deliver design excellence through Architectural Design Guidelines.**

Architectural Design Guidelines will establish key principles for all works progressed by the City and inform the outcome of Architectural Commissions from future investors.

The guidelines will ensure an immersive environment is created consistent with the aspiration to maintain a natural and informal character.

All future Development Applications and proposals should be assessed against and comply with the Architectural Design Guidelines.

STRATEGY B6**Deliver design excellence through Architectural Design Guidelines****Do**

Create a contemporary coastal feel with natural materials, organic forms and a light colour palette

**Do**

Gently integrate buildings into the landscape by raising above, or burying into, the natural topography

**Do**

Create open pavillion-style buildings with large sliding walls, operable screens and natural ventilation

**Do**

Ensure buildings promote year-round activity with multiple entries and large sheltered outdoor areas



Don't

Use incompatible urban materials like exposed concrete and brickwork or blocky, rectilinear massing

**Don't**

Regrade or heavily retain topography to accommodate buildings on level building pads

**Don't**

Enclose buildings to support air conditioning or employ solid, immovable facades



Create internalised tenancies with inactive frontages or blank walls which do not integrate with the public realm



5.5 LANDSCAPE

5.5.1 OBJECTIVES

- 1 The land, beach and sea are preserved and enhanced through remediation, conservation and activation.
- 2 New parks and public spaces enrich lifestyle and provide protection from the harsh environment.
- 3 Infrastructure considers a common-sense design response, when addressing coastal erosion.
- 4 Changes to the Lagoon's landscape achieve a net environmental benefit.

5.5.2 QUICK WINS



Establish a local coast care group to replant damaged dunes



Add temporary planters in front of the SLSC building



Upgrade dune walking trails with crushed stone and steps



Install temporary interpretative signage

5.5.3 PRECEDENT



Cranbourne Gardens, Melbourne



Main Square, Rottnest Island



Rio Tinto Naturescape, Kings Park



Kangaroo Bay Pavillion, Sydney



Surfers Paradise Promenade, Queensland



Bold Park Nature Trails, Floreat

5.5.4 STRATEGY OVERVIEW

The calibre of parks and public spaces will be the difference between the Lagoon being Perth's Coastal Jewel, or just another coastal destination.

Getting the landscape right needs to be front and centre. This means investing in superior design and treatments that recognize and respond to Yanchep's unique identity - and making sure spaces are well-presented. This will generate a network of spaces that create a lasting impression, because they set the stage for daily rituals, embed community identity and celebrate the beauty and diversity of nature and the outdoors lifestyle.

But to achieve impressive outcomes, requires embracing a different approach - to capture a localised look and feel. It also requires extra upfront investment - to deliver infrastructure that emphasizes natural features and resists the usual.

The following Landscape Implementation Strategies are recommended to achieve the Yanchep Lagoon vision:

1. Design and delivery high-quality, functional public spaces;
2. Offset new public spaces through remediation and conservation;
3. Demonstrate excellence in environmental management;
4. Facilitate community stewardship;
5. Share local stories through the landscape; and
6. Deliver design excellence through a landscape style guide.



STRATEGY L1**Design and deliver high-quality, functional public spaces**

Landscape Concept Plans will inform detailed design for technical assessment, budgeting and further community consultation.

These plans will also help to compartmentalise the wide-reaching recommendations of the Master Plan into actionable stages. It is recommended that separate Concept Plans be prepared for the Dune Park (incorporating Fisherman's Hollow and surrounding reserves), Brazier Promenade and The Settlement areas, by qualified Landscape Architects.

The vision aspires for the Lagoon to be a place that is different to other areas along the coast. Spaces should be designed with purpose and intent to accommodate specific types of activity, rather than simply being passive or ornamental landscapes.

STRATEGY L2**Offset new public spaces through remediation and conservation**

New development should achieve a net improvement to the natural environment through preservation of areas of high environment significance and remediation of degraded areas in order to offset the repurposing of limited areas of landscaped public space and new development.

Key actions required to deliver this strategy include:

- Undertake comprehensive environmental assessments to rectify data gaps including ecological, including flora, vegetation and fauna surveys and landform assessment;
- Identify design refinements required to address significant environmental findings; and
- Prepare applications for environmental approval including supporting documentation which the design philosophy, avoidance, mitigation and any potential rehabilitation or offsets and management planning.

STRATEGY L3**Demonstrate excellence in environmental management**

Ensuring good design is backed-up by a friendly atmosphere and on-going management will ensure that Yanchep Lagoon can deliver on its promise as a visitor ready destination. This includes the following:

- Customer focus - well-presented, welcoming, safe and engaging spaces;
- Quality amenities and well-maintained facilities (clean toilets & showers);
- Entry statements, interpretive signage and wayfinding;
- Water, shade, lighting and shelter; and
- Comfortable street furniture and public art.

The Place Management Framework is integral to achieving a holistic approach to management, including establishing roles, responsibilities and appropriate resourcing.

STRATEGY L4**Facilitate community stewardship**

Establish partnerships with volunteer and community groups to support the ongoing management of the Lagoon and surrounding reserves, including:

- Engage schools and community groups in environmental management and maintenance;
- Coordinate the establishment of a Coastal Care group; and
- Engage community artists and suppliers in the design and maintenance of public art and landscape elements.

STRATEGY L5**Share local stories through the Landscape**

Telling local stories through interpretative signage, community outreach, public art and events will also foster a sense of attachment and pride. It will also help to position the Lagoon as different and unique.

STRATEGY L6**Deliver design excellence through a Landscape Style Guide**

A Landscape Style Guide will establish key principles for all works progressed by the City and inform the outcome of Landscape Architecture Design Commissions, ensuring an immersive environment is created consistent with aspirations for a natural and informal character.

A unified approach to landscape treatments and urban furniture will also strengthen the local identity and simplify maintenance.

All future public work proposals and landscaping plans associated with Development Applications should be assessed against and comply with the Landscape Style Guide.

STRATEGY L6**Deliver design excellence through a Landscape Style Guide****Do**

Plant endemic coastal species that support local biodiversity, with select use of exotic shade trees

**Do**

Take a naturalistic and paired back approach to the design of streets, paths and public spaces with soft edges and extensive planting

**Do**

Create functional and active spaces that invite interaction and activity amongst all age groups

**Do**

Imbue the public realm with Aboriginal and European stories that reflect local history and natural processes



Don't

Dilute the Lagoon's unique north coast character by introducing inappropriate exotic species

**Don't**

Create over-engineered, hard-edged or overly urban spaces

**Don't**

Create ornamental or ill-defined spaces that are nice to look at but lack a clear functional purpose

**Don't**

Use generic or off-the-shelf design elements that lack significance to the Lagoon



5.6 MOVEMENT

5.6.1 OBJECTIVES

- 1 Pedestrians and cyclists are prioritised over vehicle movement and parking.
- 2 The Lagoon is part of a network of trails along the coast and to other key nodes in Yanchep.
- 3 Primary land is reserved for recreation, not parking.
- 4 Reliable access to public transport, including regular connections with the train station.

5.6.2 QUICK WINS



Enforce a time limit for public parking



Trial closures of Brazier Road for events



Install shaded bike racks and mark streets as shared routes



Install pedestrian directional signage

5.6.3 PRECEDENT



Coastal Cycle Path, Iluka



Saint-Hilaire-de-Riez, France



Piazza Nember, Italy



May Drive, Kings Park



Unpaved Parking, The Netherlands



Landscaped Entry, Cranbourne Gardens

5.6.4 STRATEGY OVERVIEW

There are two underlying elements around connectivity and movement that are integral to the future vision. The first is getting there. A journey to the Lagoon should be easy, safe and convenient, for locals and visitors alike. The second is the 'experience' on arrival. The Lagoon should be identified as a place that is people friendly and feels like a coastal village of old - not dominated by cars, bitumen roads and car parks.

A common refrain amongst stakeholders is that cycling and walking to the Lagoon is also difficult and dangerous, due to a lack of clearly defined paths and supporting infrastructure. As a regional destination, car parking at the Lagoon will continue to be integral to support visitation by locals and tourists alike, but the location and form of parking could be improved. The current car parking areas along the beachfront are detrimental to the area's amenity and occupy key sites suitable for development, given their existing degraded state.

Despite its potential as a tourism node, Yanchep Lagoon is currently difficult to get to, unless you have access to a private car. The imminent opening of the new train station presents a great opportunity for alternative means of access, that should be enacted as soon as possible.

The following Movement Implementation Strategies are recommended to achieve the Yanchep Lagoon vision:

1. Improve local access and connections;
2. Improve pedestrian and cyclist facilities to promote cultural change;
3. Improve access for locals, tourists and regional visitors;
4. Relocate car parking away from the beachfront;
5. Improve road network function and design; and
6. Improve connections with the Train Station.

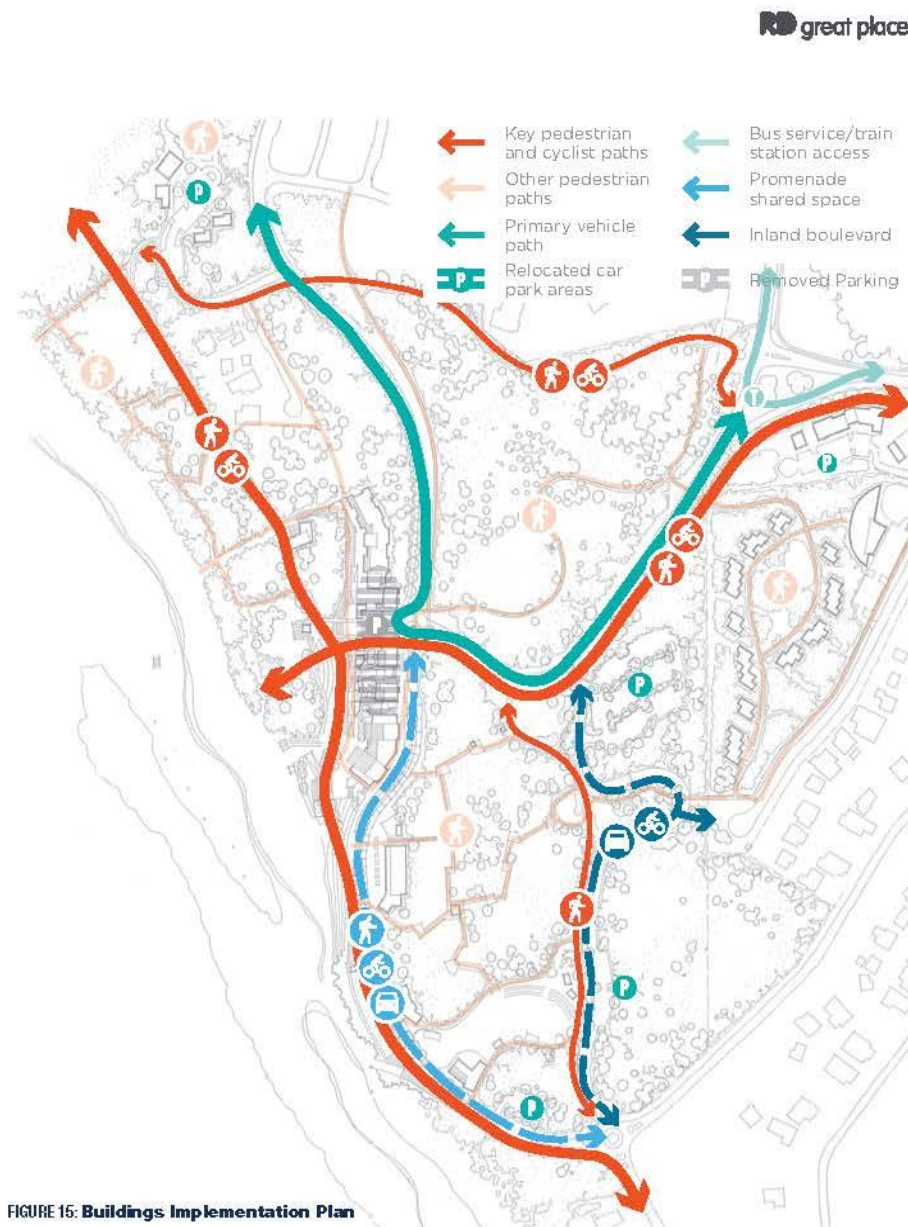


FIGURE 15: Buildings Implementation Plan

STRATEGY M1**Improve local access and connections**

Locals were keen for improved access, particularly from the north. Currently, pedestrians are forced to walk along Brazier road with no footpath, having to avoid cars and brave hazardous bushland (snakes).

- The newly upgraded beach ramp access also gives priority to vehicles, over people.
- Pedestrian and cyclist access could be improved by the following:
- Provide additional pedestrian paths to surrounding neighbourhoods that are at least 2m wide, including consideration of 'walking / running' loops, at varied lengths;
- Install dedicated paths and access trails within the reserve areas;
- Provide a continuous boardwalk to the north and south, to improve regional connections; and
- Improve direct beach access to the Lagoon itself including additional coastal trails, access ramp improvements, reconfiguration of Brazier Road wall to provide direct ramp access.

STRATEGY M2**Improve pedestrian and cyclist facilities to promote cultural change**

Improved facilities and cultural change strategies will encourage cycling and promote walking, such as:

- Deliver dedicated bike infrastructure to support cyclists and encourage bike use including: frequently spaced bike racks and lockers; bike repair and tire pump stations, and marked cycling routes;
- Ensure new pathways are complemented by practical design features, such as shade, seating, water fountains, and waste bins; and
- Implement of cultural change strategies to encourage walking and cycling for example: public advertising, promotional campaigns; wayfinding signage communicating walking distance and complementary disincentives to driving such as the establishment of metered parking.

STRATEGY M3**Improve access for tourists and regional visitors**

Actions to be considered in support of this strategy include:

- Explore opportunities for complimentary tourism transport services between Yanchep National Park and Yanchep Lagoon, leveraging existing visitation to create a broader tourism experience. Dedicated tourism transport could include a private mini-bus or discounted rideshare coupons.
- Explore opportunities for the existing or future bus routes servicing the surrounding area to connect directly to the Lagoon. If direct beachfront service is not sustainable given catchment and timing considerations, ensure that access is provided at the intersection of Two Rocks Rd and Brazier Rd as a key entry to the Lagoon.
- Promote and advertise all services and access avenues, through tourism channels and social media.

STRATEGY M4**Relocate car parking away from the beachfront**

Future works at the Lagoon should ensure that existing car parking numbers are retained and that additional overflow car parking areas are provided to address peak demand constraints.

- Parking is maintained as an important component of the movement network - but is relocated away from the beachfront and is provided underground or screened behind dunes to maximize public amenity;
- Major car parking areas should be relocated from west of Brazier Rd and Capricorn Esp to free up development sites;
- New parking areas should be constructed at peripheral locations to encourage expanded use of the surrounding natural reserve, with preferred locations being: the southern end of Brazier Rd, along Capricorn Esp, within private land abutting Newman St and within parts of the coastal reserve; and
- All future parking should be entirely screened from view from Brazier Road and the beachfront.

STRATEGY M5**Improve road network function and design**

Streets are a place's largest, most visible and most highly trafficked public space. As such, the quality of their design directly influences the quality of the overall destination and its attractiveness as a destination.

Revisions to existing streets should be progressed, and a different approach taken to new streets, to ensure that the natural amenity of the Lagoon is maintained.

- Reduce vehicle through traffic along the beachfront and Brazier Rd by rerouting traffic;
- Reduction in traffic along Brazier Rd will permit its reconfiguration as a paved shared space which prioritizes pedestrian and cyclist movement, in accordance with the Master Plan; and
- Ultimately, bidirectional circulation could be provided through a new, high-amenity tourist drive constructed through the adjoining reserve.

STRATEGY M6**Improve connections with the Train Station**

The new train station is due to open in around 2021. Some ways to improve connections with the Train Station could include:

- Make sure there is good access between the Train Station and the Lagoon (safe, comfortable, continuous paths, good way-finding signage);
- Invest in a shared bike / e-bike scheme between the Lagoon and the Train Station, and secure lockers;
- City to trial a dedicated seasonal transit service.
- Promote the transit service and facilities to locals and other visitors (on the train, tourism websites, youth groups, social media etc.); and
- Note that direct connections are currently planned for Capricorn Coastal Node which may place the Lagoon at a competitive disadvantage if this is not addressed.

5.7 APPROVALS PATHWAY

The Department of Planning, Lands and Heritage (DPLH) has recommended that a Foreshore Management Plan be prepared, aligned to the Masterplan Vision, as the primary 'statutory' control, to regulate development and manage the Foreshore Reserve.

DPLH has advised that the Foreshore Management Plan should include enough detail to empower and practically implement the Masterplan Vision, in the short term (next 5-7 years).

Given the site's restricted capacity to cater for short term accommodation, it is also recommended that when the owners of the privately held land adjacent to the site decide to progress development of that land, Council requires the preparation of a Local Development Plan or Structure Plan (subject to Western Australian Planning Commission approval), which has regard to the Master Plan.

An indicative boundary showing the extent of the Foreshore Management Plan, and a Local Development Plan, is shown in Figure 18.

As consistently reinforced through the Masterplan, the environment needs to be front and central to the overall vision, and the target objective should be a net environmental benefit for the Bush Forever Reserve (site No. 397). As a first pass, surveys are recommended to establish a

detailed baseline of flora and fauna, and assess the environmental impact of the Masterplan.

Importantly, the Department also indicated that commercial uses proposed need to be sensitive to the Lagoon's status as a Foreshore Reserve. Any uses within the Reserve, such as retail and short-stay accommodation, should not compete with other centres.

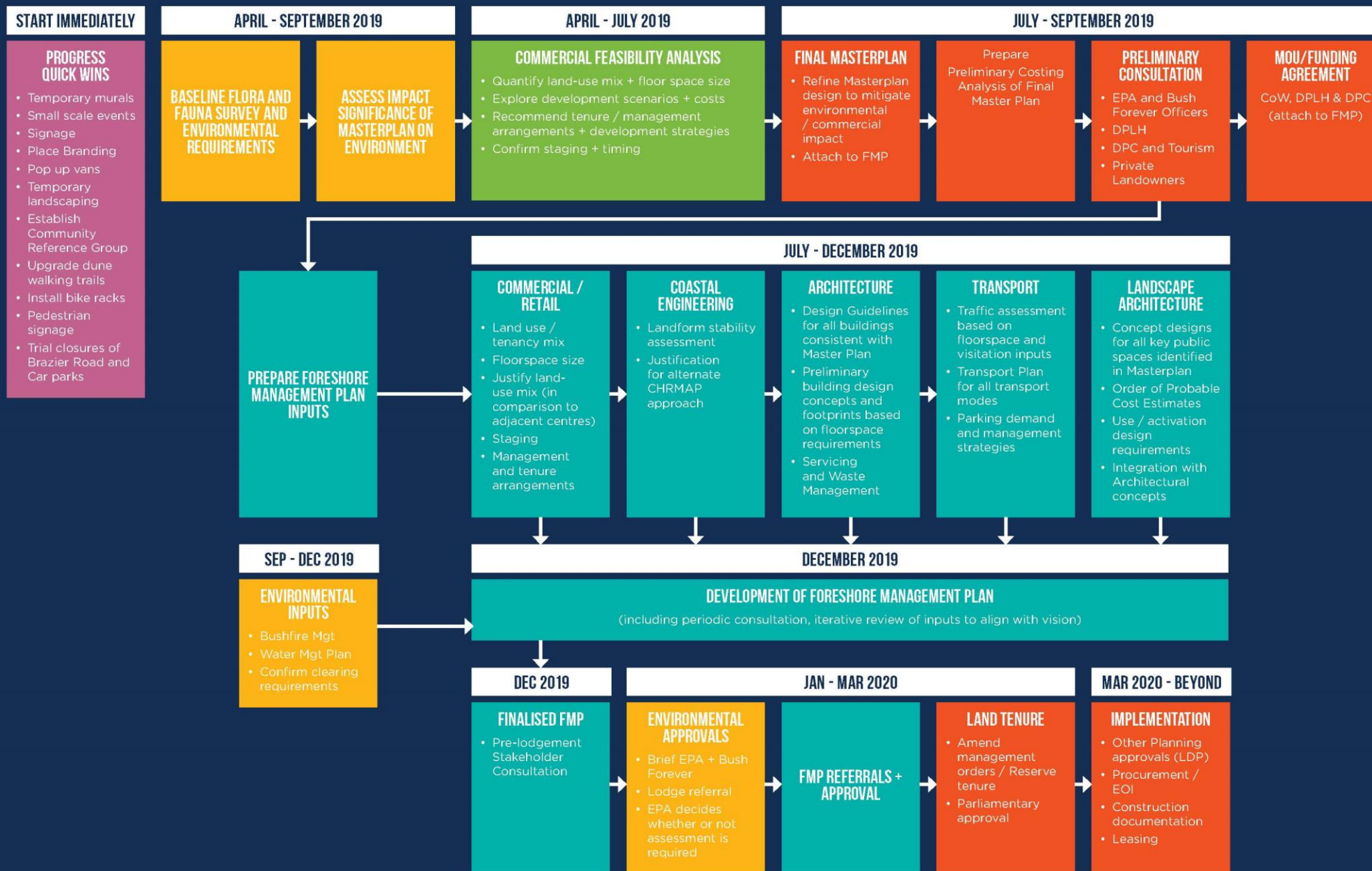
To address this, it is recommended that a Commercial Feasibility Assessment be progressed as soon as possible, to test land-use and floorspace details, and confirm development scenarios, tenure arrangements, staging and timeframes.

Once further environmental and economic analysis is completed, the Masterplan Design can be refined and finalised, to mitigate against potential environmental and commercial impacts.

The Approvals Pathway shown on Page 81 details the recommended scope of the Foreshore Management Plan, and the supporting approvals and consultation that will be required, including referral to the EPA, to determine if an Environmental Assessment is required.

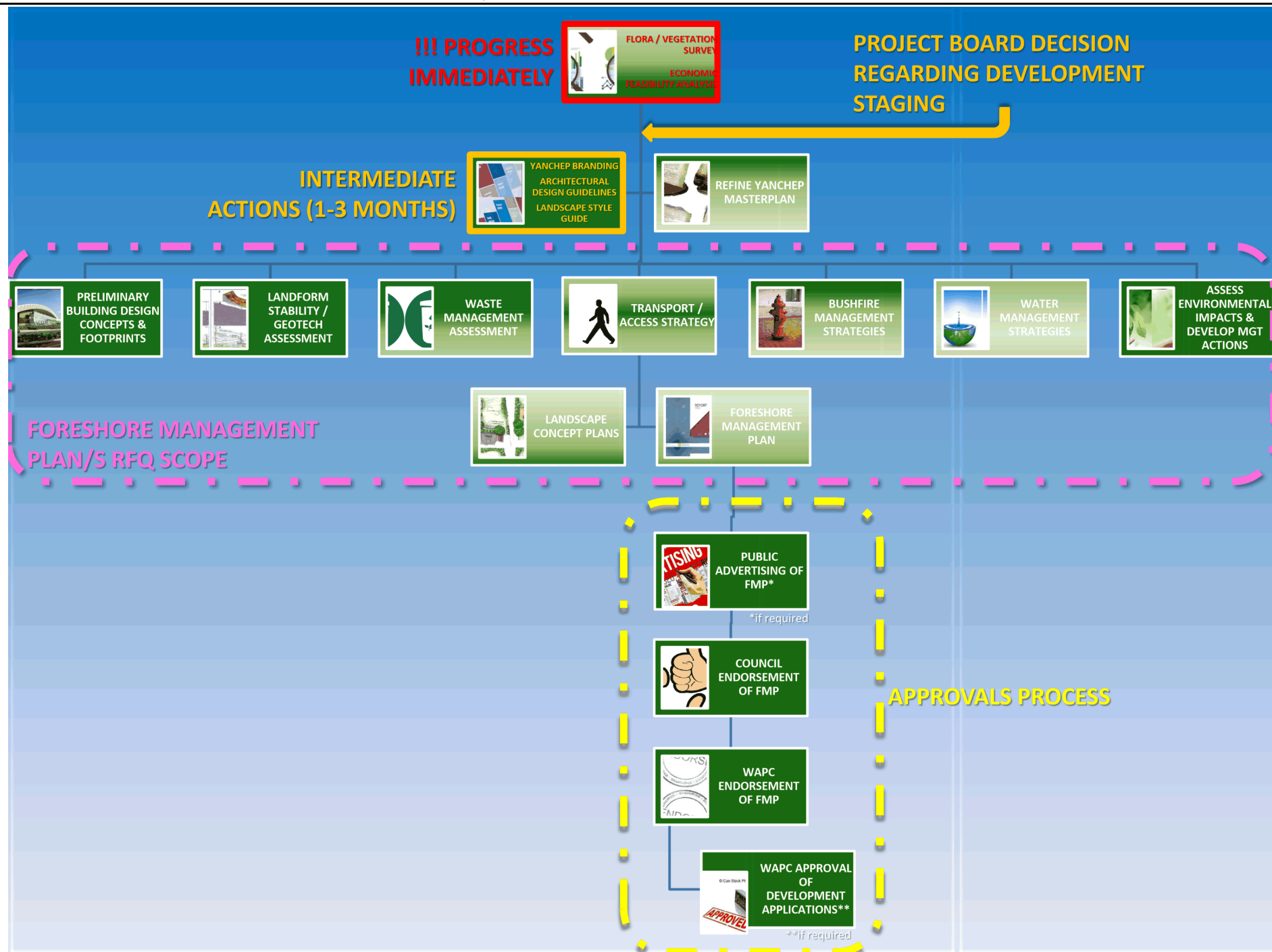


FIGURE 16: Landscape Implementation Plan

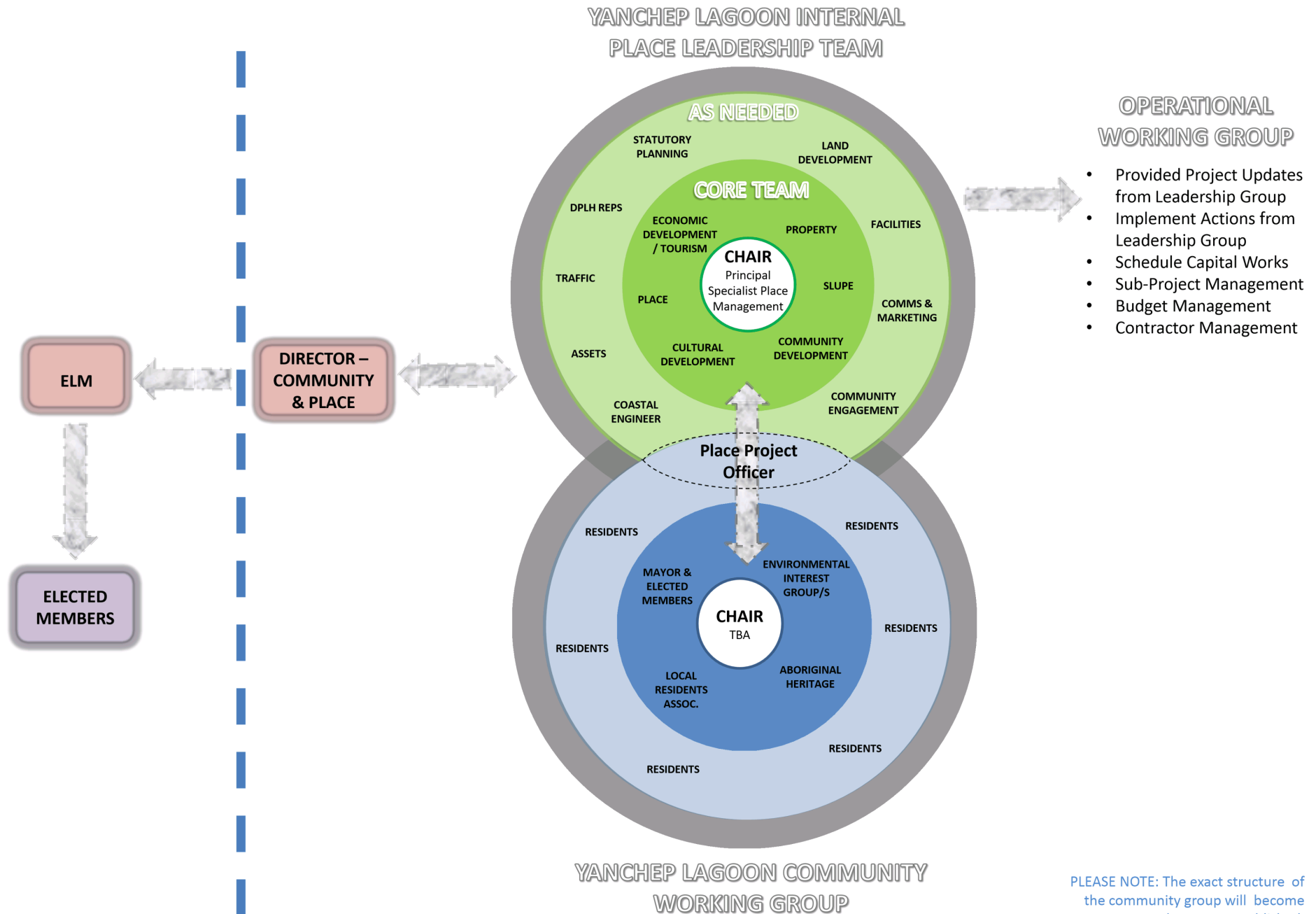




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YANCHEP LAGOON MASTER PLAN IMPLEMENTATION - GOVERNANCE



Corporate Strategy & Performance

Business & Finance

CS01-08/19 Report on Matters of Significance highlighted in the 2017-18 Audit Report

File Ref: 35363 – 19/314827
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider the matters identified as significant by the Office of the Auditor General (**OAG**) as part of the 30 June 2018 Independent Auditors Report. Specifically, adverse trends of some of the reportable Ratios which were calculated in-line with reporting requirements as specified in the guidelines issued by the DLGSCI.

The matters require specific action and disclosure as per section 7.12A(4) and (5) of the Act which has not been met. This report is to remedy this compliance oversight.

Background

As part of the Statutory Audit process of the Annual Financial Statements, the OAG is required to report of any matters relating to Legal and Regulatory Requirements that come to their attention. For the City's Annual Financial Statement for the year ended 30 June 2018, the OAG identified the City was not compliant with the Current Ratio and the Asset Sustainability Ratio standard set by the DLGSCI for the past three years, which was highlighted in their Independent Auditor's Report dated 15 November 2018 (**Attachment 1**).

On 20 June 2019, the DLGSCI brought to the City's attention (**Attachment 2**) that it has not fulfilled its requirement under the Act as noted below:

Under section 7.12A(4) and (5) of the Act, Duties of local government with respect to audits:

(4) *A local government must —*

- (a) *prepare a report addressing any matters identified as significant by the auditor in the audit report, and stating what action the local government has taken or intends to take with respect to each of those matters; and*
- (b) *give a copy of that report to the Minister within 3 months after the audit report is received by the local government.*

(5) *Within 14 days after a local government gives a report to the Minister under subsection (4)(b), the CEO must publish a copy of the report on the local government's official website.*

This report is to remedy the above matter which has been an oversight by the City.

Detail

As indicated above, the OAG has highlighted under the heading, 'Report on Other Legal and Regulatory Requirements' in the Independent Auditor's Report dated 15 November 2018 that the Current Ratio and the Asset Sustainability Ratio have been below the DLGSCI set standard for the past three years.

The adverse position has been presented to the Audit and Risk Committee on the 13 November 2018 and Council on the 27 November 2018. Explanation of this position is detailed below.

Description	2017/18	2016/17	2015/16	Benchmark
Current Ratio	0.85:1	0.86:1	0.88:1	1.00:1

Extract from the DLGSCI Guidelines on Ratio's:

*"Current Ratio = (Current Assets MINUS Restricted Assets) /
(Current Liabilities MINUS Liabilities Associated with Restricted Assets)*

Purpose: This is a modified commercial ratio designed to focus on the liquidity position of a local government that has arisen from past year's transactions.

Standards: The standard is not met if the ratio is lower than 1:1 (less than 100%) The standard is met if the ratio is greater than 1:1 (100% or greater) A ratio less than 1:1 means that a local government does not have sufficient assets that can be quickly converted into cash to meet its immediate cash commitments. This may arise from a budget deficit from the past year, a Council decision to operate an overdraft or a decision to fund leave entitlements from next year's revenues.

This ratio is used to determine if a Local Government (LG) has sufficient assets to meet its short term commitments. A ratio of less than 1 would mean that the LG may struggle to meet its short term commitments."

The City does not believe the above generalised view is correct as it deems "restricted" cash as un-accessible. While it is acknowledged that the City's Special Purpose Cash Backed Reserves are set aside for a specific purpose, the City has a detailed cash flow forecasting model in place which tracks all operating and capital inflows and outflows including the realisation of investments and transfers from/ to restricted reserves. It has managed its payment commitments without any recorded delay's in its payment cycles for creditor and staff commitments.

The City's cash holdings (restricted and un-restricted) have been progressively improving as noted below:

2014/15	2015/16	2016/17	2017/18
\$316.9m	\$338.7m	\$340.8m	\$363.5m

The City has a deliberate strategy to improve its Cash Backed Reserves Balances to enable financially sustainable and responsible management of the deliverability of large multi-year projects and long term liabilities. This strategy enables the City to ensure that it has the capacity to manage future General Rate rises/declines.

An additional benefit of having the cash holdings in Reserves is that interest income from investments can be maximised providing an additional income stream thereby reducing the need to raise additional funds from General Rates.

It should be noted that Council has the ability to transfer funds from a number of restricted reserves (e.g. Strategic Project/Initiatives Reserve) to unrestricted cash holdings should the need arise to meet cash shortfalls.

Nevertheless as it stands the City does not meet the DLGSI guidelines. However as noted above, it is by choice to ensure the City has appropriate reserves which will help smoothen

General Rate rises/declines in the future.

Asset
Sustainability
Ratio

0.34:1

0.32:1

0.45:1

0.90:1

The DLGSCI 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 two (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 eight, 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 view, 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.

Consultation

The timing of the report has been discussed with DLGSCI and at the Audit and Risk Committee held on the 13 August 2019.

Comment

Necessary controls and training has been provided to the relevant staff to ensure that such future compliance reporting requirements are better managed.

On receipt of this report, the CEO must notify the Minister of the action taken and ensure the same is published on the City's website within 14 days of issuance of the letter.

DLGSCI has allowed 60 days from 20 June 2019 to complete these requirements. Given the Council meeting cycle the City sought extension to this deadline and informed the DLGSCI that this report will be provided upon Council endorsement.

The above non-compliance will be required to be notified on the compilation of the Compliance Audit Return for 2018/19.

Given the City is unable to meet these ratios and it is further believed to be an industry issue, it is intended that we write to the DLGSCI explaining this situation and entering into dialogue to have these ratios reviewed.

Statutory Compliance

Local Government Act 1995, Part 7
Local Government (Audit) 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
 - 4.2.1 Provide transparent and accountable governance and leadership”

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

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority



Recommendation

That Council:-

1. **NOTES** the matters identified in the Independent Auditors Report to the City of Wanneroo Council for the year ended 30 June 2018, as shown in Attachment 1;
2. **NOTES** that the City of Wanneroo is in breach of Section 7 12A (4) and (5) of the *Local Government Act 1995* as detailed in the letter from Department of Local Government, Sports and Cultural Industries dated 23 June 2019 as shown in Attachment 2;
3. **APPROVES** this report identifying reasons for matters identified as significant by the Office of Auditor General in their Independent Auditors Report dated 15 November 2018; and
4. **REQUESTS** the Chief Executive Officer to submit a report to the Minister for Local Government, Sports and Cultural Industries commenting on the reasons

for the deficiencies noted by the Office of the Auditor General and actions to be taken, and publish this report on the City of Wanneroo's website within 14 days of submitting the report to the Minister.

Attachments:

- | | | | |
|---|---|------------------|----------------|
| 1  | <i>Independent Auditors Report (OAG Audit Opinion) - City of Wanneroo - For year ended 30 June 2018</i> | <i>18/494853</i> | <i>Minuted</i> |
| 2  | <i>Request Report - Audit Report 2017-18 - 15 November 2018</i> | <i>19/255916</i> | <i>Minuted</i> |



Auditor General

INDEPENDENT AUDITOR'S REPORT

To the Council of the City of Wanneroo

Report on the Audit of the Financial Report

Opinion

I have audited the annual financial report of the City of Wanneroo which comprises the Statement of Financial Position as at 30 June 2018, 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 the Chief Executive Officer.

In my opinion the annual financial report of the City of Wanneroo:

- (i) is based on proper accounts and records; and
- (ii) fairly represents, in all material respects, the results of the operations of the City for the year ended 30 June 2018 and its financial position at the end of that period in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. I am independent of the City in accordance with the *Auditor General Act 2006* and the relevant ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report. I have also fulfilled my other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of Matter – Basis of Accounting

I draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the City's financial reporting responsibilities under the Act. Regulation 16 of the Local Government (Financial Management) Regulations 1996 (Regulations), does not allow a local government to recognise some categories of land, including land under roads, as assets in the annual financial report. My opinion is not modified in respect of this matter.

Responsibilities of the Chief Executive Officer and Council for the Financial Report

The Chief Executive Officer (CEO) of the City is responsible for the preparation and fair presentation of the annual financial report in accordance with the requirements of the Act, the Regulations and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards. The CEO is also responsible for such internal control as the CEO determines is necessary to enable the preparation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the State government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Report

The objectives of my audit are to obtain reasonable assurance about whether the 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 my 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.

As part of an audit in accordance with Australian Auditing Standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I 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 my 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 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.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the CEO.
- Conclude on the appropriateness of the CEO'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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my 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.

I communicate with the Council and the CEO regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Report on Other Legal and Regulatory Requirements

In accordance with the Local Government (Audit) Regulations 1996 I report that:

- (i) In my opinion, the following material matters indicate significant adverse trends in the financial position or the financial management practices of the City:
 - a. The Current Ratio has been below the Department of Local Government, Sport and Cultural Industries (DLGSCI) standard for the past 3 years.
 - b. The Asset Sustainability Ratio has been below the DLGSCI standard for the past 3 years.

The financial ratios are reported in Note 22 of the financial report.

- (ii) All required information and explanations were obtained by me.
- (iii) All audit procedures were satisfactorily completed.
- (iv) In my opinion, the asset consumption ratio and the asset renewal funding ratio included in the annual financial report were supported by verifiable information and reasonable assumptions.

Other Matter

The financial report of the City for the year ended 30 June 2017 was audited by another auditor who expressed an unmodified opinion on that financial report. The financial ratios for 2017 and 2016 in Note 22 of the audited financial report were included in the supplementary information and/or audited financial report for those years.

Matters Relating to the Electronic Publication of the Audited Financial Report

This auditor's report relates to the annual financial report of the City of Wanneroo for the year ended 30 June 2018 included on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report described above. It does not provide an opinion on any other information which may have been hyperlinked to/from this financial report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited financial report to confirm the information contained in this website version of the financial report.

SANDRA LABUSCHAGNE
ACTING DEPUTY AUDITOR GENERAL
FOR WESTERN AUSTRALIA
Perth, Western Australia
15 November 2018



Department of
**Local Government, Sport
and Cultural Industries**

Our ref WC3-4#02 E1914814
Enquiries Stuart Fraser
Phone 65521586
Email stuart.fraser@dlgsc.wa.gov.au

Mr Daniel Simms
Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Dear Mr Simms

The Department of Local Government, Sport and Cultural Industries (the Department) has received the City's 2017-18 Audit Report from the Auditor General dated 15 November 2018.

The Audit Report identifies matters as significant in regard to adverse trends, qualified audits and other matters. The following matter is identified as significant by the auditor:

- Significant adverse trends in the financial position: Current Ratio and Asset Sustainability Ratio below the Department standard for the last three years.

Section 7.12A(4) of the *Local Government Act 1995* states that a local government must:
prepare a report addressing any matters identified as significant by the auditor in the audit report, and stating what action the local government has taken or intends to take with respect to each of those matters; and
(b) give a copy of that report to the Minister within 3 months after the audit report is received by the local government.
Within 14 days after a local government gives a report to the Minister under subsection (4)(b), the CEO must publish a copy of the report on the local government's official website.

To date it appears that a report has not been received and has not been published on the City's official website in accordance with Section 7.12A.

As a matter of priority the City must prepare a report for its Audit Committee and seek council's endorsement before forwarding a copy to the Department at audits@dlgsc.wa.gov.au

As this report is now overdue, the Department requires the local government to remedy this non-compliance within the next 60 days from the date of this letter.

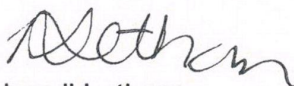
Gordon Stephenson House, 140 William Street
PO Box 8349 Perth Business Centre, WA 6849
Telephone (08) 6552 7300
Email info@dlgsc.wa.gov.au
Web www.dlgsc.wa.gov.au

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For further information please review the Department's Circulars 05-2019 Local Government Auditing and 02-2018 Guide to Local Government Auditing Reforms (page 8) which are published on the Department's website.

Should you have any queries please contact the Department on the above email address or phone 65527300.

Yours sincerely



Narrell Lethorn
Director Industry and Sector Regulation

20 June 2019

cc Ms Tracey Roberts, Mayor, City of Wanneroo

CS02-08/19 Financial Activity Statement for the period ended 30 June 2019

File Ref: 30723V06 – 19/285771
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 6

Issue

To consider the Financial Activity Statement for the period ended 30 June 2019.

Background

In accordance with *Local Government Regulations*, the Financial Activity Statement has been prepared in compliance with the following:

“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.

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:****Executive Summary – Month to Date**

As its meeting held on 26 June 2018 (CS01-06/18 refers), Council adopted the Annual Budget (the Budget) for the 2018/19 financial year. Council subsequently revised the Budget at its meeting held on 5 March 2019 (CS05-03/19 refers). The figures in this report are compared to the Revised Budget.

The June 2019 monthly Financial Activity Statement Report shows an overall favourable result from operations before adjusting Other Revenue & Expenses of \$1.2m. The favourable variance is mainly arising from underspend in Employment Costs, Materials & Contacts and lower Depreciation, partially offset by lower revenue registered against Fees & Charges and Interest Earnings. Detail is provided in the report.

The unfavourable variance of \$27.9m in “Other Revenue & Expenses” is mainly due to return of excess funds of \$22.6m of Town Planning Scheme Cell 1.

It should be noted that this report represents the financial position prior to late financial year-end adjustments and is subject to change.

Result from Operations

Description	Current Month - June 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	6.2	6.9	(0.6)	(9.0)	The unfavourable variance relates to lower Fees & Charges of \$453k, mainly due to lower than anticipated Income from Golf Courses due to inclement weather and loss of lease Income budgeted for leasing ground floor of the new Civic Centre Building. Further, adverse Interest Earning of \$200k due to lower investment portfolio balance and lower default Interest on late Rates payments.
Operating Expense	(16.0)	(17.8)	1.8	10.0	Operating Expenses were favourable as Employee Costs were lower than budgeted by \$849k due to higher cost allocations to Projects than anticipated and staff vacancies; Materials & Contract Expenses were lower than budgeted by \$506k due to lower Consultancy fees and Waste removal fees; and Depreciation was lower than budgeted by \$480k as a result of reversal of depreciation for assets below \$5k as per the City's Accounting Policy.
Result from Operations	(9.8)	(10.9)	1.2	10.6	

Capital Program

Description	Month Actual \$m	Month Budget \$m	% Complete of Month Budget
Expenditure	8.21	18.95	43%

OVERALL COMMENTS ON YEAR-TO-DATE (YTD) FIGURES**Result from Operations**

Description	Year-To-Date June 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	195.5	194.9	0.6	0.3	The main contributors to the favourable variance are higher than anticipated State Government Grants by \$924k; Rates recovery Court Fees reimbursements by \$403k; higher Interest Earning of \$149k due to Interest on late Rates payments and higher Interim Rates by \$183k. This was partially offset by unfavourable Fees & Charges of \$914k through lower Income on Golf Courses and lease Income; lower Building Assessment application fees and Parking Infringements.
Operating Expense	(183.5)	(192.0)	8.5	4.4	The main contributors to the favourable variance are lower Employment Costs of \$3.1m as staff utilised annual leave, delays in filling vacancies and cost allocations to Projects higher than anticipated; lower Materials and Contracts of \$4m due to lower requirements than budgeted (detailed under Note 7 of this report); lower Utilities Expenses due to savings in Street Lighting of \$234k; Depreciation was lower than budgeted by \$480k as a result of reversal of depreciation for assets below \$5k as per the City's Accounting Policy; and \$333k saving realised via Insurance given improved claims.
Result from Operations	12.0	2.9	9.1	309.7	

Capital Program Progress

Description	YTD Actual \$m	YTD Budget \$m	% Complete of YTD Budget	Annual Revised Budget \$m	% Complete of Annual Budget
Expenditure	57.22	78.46	72.93%	78.46	72.93%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Return	Comments
381.4	2.61%	Portfolio balance has decreased by \$26.5m from May 2019 due to refund of Cell 1 funds of \$15.7m and operational requirements of \$10.8m. Return is 0.62% above benchmark (12 months UBS Australia 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:

- a) Current month comparison of Actuals to Budgets; and
- b) Period to date and end of year comparison of Actuals to Budgets.

Total Comprehensive Income (Further detail in Attachment 1)

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 30 JUNE 2019

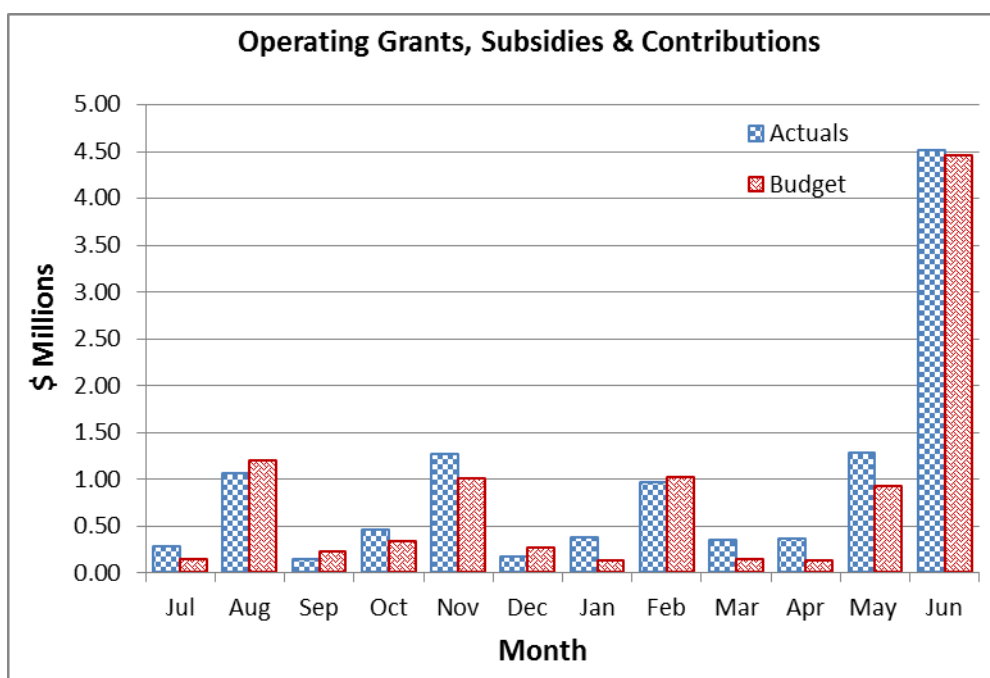
Description	Current Month				Notes	Year to Date				Notes	
	Actual	Revised Budget	Variance			Actual	Revised Budget	Variance			
			\$	%				\$	%		
Revenues											
	Rates	(4,067)	8,519	(12,586)	(147.7)	1	130,822,455	130,639,120	183,335	0.1	
	Operating Grants, Subsidies & Contributions	4,505,941	4,455,837	50,104	1.1	2	11,182,093	9,927,188	1,254,905	12.6	
	Fees & Charges	1,061,061	1,514,419	(453,358)	(29.9)	3	43,349,948	44,263,897	(913,949)	(2.1)	
	Interest Earnings	637,014	837,326	(200,312)	(23.9)	4	9,624,256	9,475,226	149,030	1.6	
Other Revenue	33,383	36,616	(3,233)	(8.8)		569,172	614,975	(45,803)	(7.4)		
Total Operating Revenue	6,233,332	6,852,717	(619,385)	(9.0)		195,547,924	194,920,406	627,518	0.3		
Expenses											
	Employee Costs	(5,293,215)	(6,142,507)	849,292	13.8	5	(71,132,777)	(74,213,463)	3,080,686	4.2	
	Materials & Contracts	(6,576,575)	(7,082,254)	505,679	7.1	6	(58,224,369)	(62,249,440)	4,025,071	6.5	
	Utility Charges	(818,718)	(727,121)	(91,597)	(12.6)	7	(9,038,922)	(9,510,694)	471,773	5.0	
	Depreciation	(2,904,621)	(3,384,035)	479,414	14.2	8	(39,900,211)	(40,430,000)	529,789	1.3	
Interest Expenses	(342,599)	(344,399)	1,800	0.5		(4,112,352)	(4,114,682)	2,330	0.1		
Insurance	(89,530)	(119,259)	29,729	24.9	9	(1,140,207)	(1,473,185)	332,978	22.6	9	
Total Operating Expenditure	(16,025,258)	(17,799,575)	1,774,317	10.0		(183,548,838)	(191,991,464)	8,442,626	4.4		
RESULT FROM OPERATIONS	(9,791,926)	(10,946,858)	1,154,932	10.6		11,999,086	2,928,942	9,070,144	309.7		
Other Revenue & Expenses											
	Non Operating Grants, Subsidies & Contributions	1,543,248	5,122,753	(3,579,505)	(69.9)	10	9,155,072	12,780,942	(3,625,870)	(28.4)	10
	Contributed Physical Assets	2,752,867	1,551,608	1,201,259	77.4	11	16,699,071	11,551,608	5,147,463	44.6	11
	Profit on Asset Disposals	57,666	31,189	26,477	84.9	12	787,649	374,268	413,381	110.5	12
	Loss on Assets Disposals	(1,397,488)	0	(1,397,488)	(100.0)	12	(1,532,402)	0	(1,532,402)	(100.0)	12
Town Planning Scheme Revenues	(317,759)	1,791,185	(2,108,944)	(117.7)	13	11,316,251	12,035,620	(719,369)	(6.0)		
Town Planning Scheme Expenses	(23,363,073)	(1,294,790)	(22,068,283)	(1,704.4)	14	(26,823,348)	(5,743,853)	(21,079,495)	(367.0)	14	
Total Other Revenue and Expenses	(20,724,539)	7,201,945	(27,926,484)	(387.8)		9,602,293	30,998,585	(21,396,292)	(69.0)		
NET RESULT	(30,516,466)	(3,744,913)	(26,771,553)	(714.9)		21,601,379	33,927,527	(12,326,148)	(36.3)		
Other Comprehensive Income	0	0	0	0.0		0	0	0	0.0		
TOTAL COMPREHENSIVE INCOME	(30,516,466)	(3,744,913)	(26,771,553)	(714.9)		21,601,379	33,927,527	(12,326,148)	(36.3)		

Revenues**Note 1 Rates*****Month - (Actual (\$4k), Revised Budget \$9k)***

The unfavourable variance of \$13k is mainly due to adjustments made to Interim Rates on Residential Properties.

Note 2 Operating Grants, Subsidies & Contributions***Month - (Actual \$4.5m, Revised Budget \$4.5m)***

The monthly variance is not material and within the reporting threshold.

***Year to Date – (Actual \$11.2m, Revised Budget \$9.9m):***

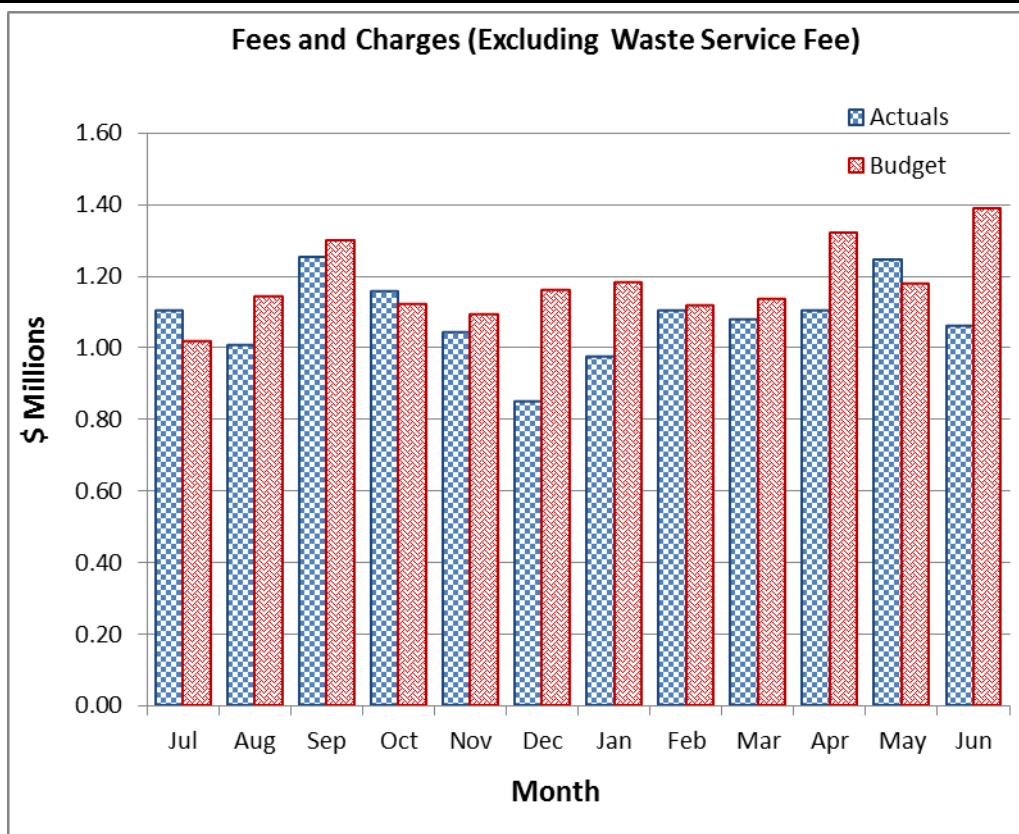
The favourable variance of \$1.3m is mainly attributable to:

- Higher Rates Recovery Court Fees reimbursements of \$403k; and
- Receipts of higher than budgeted Financial Assistant Grants of \$924k.

Note 3 Fees & Charges***Month - (Actual \$1.1m, Revised Budget \$1.5m)***

The unfavourable variance of \$453k is mainly due to the following reasons:

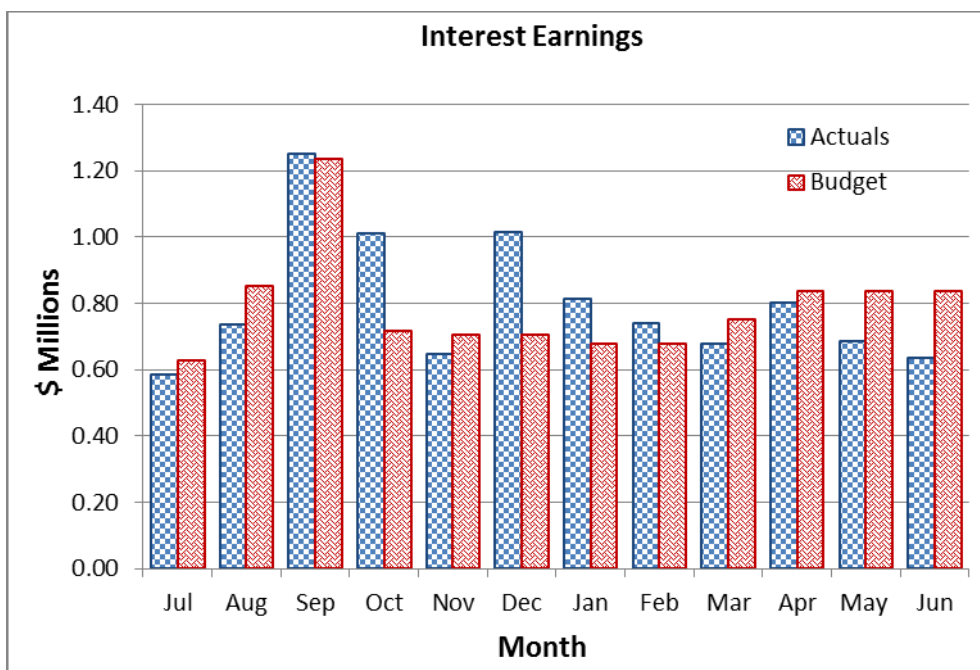
- Loss of \$137k lease Income budgeted for leasing ground floor of the new Civic Centre Building;
- Waste Service Fee was lower than budgeted by \$126k caused by lower Interim Rates; and
- Green Fee and Driving Range income from Golf Courses were lower than budgeted due to inclement weather conditions.



Note 4 Interest Earnings

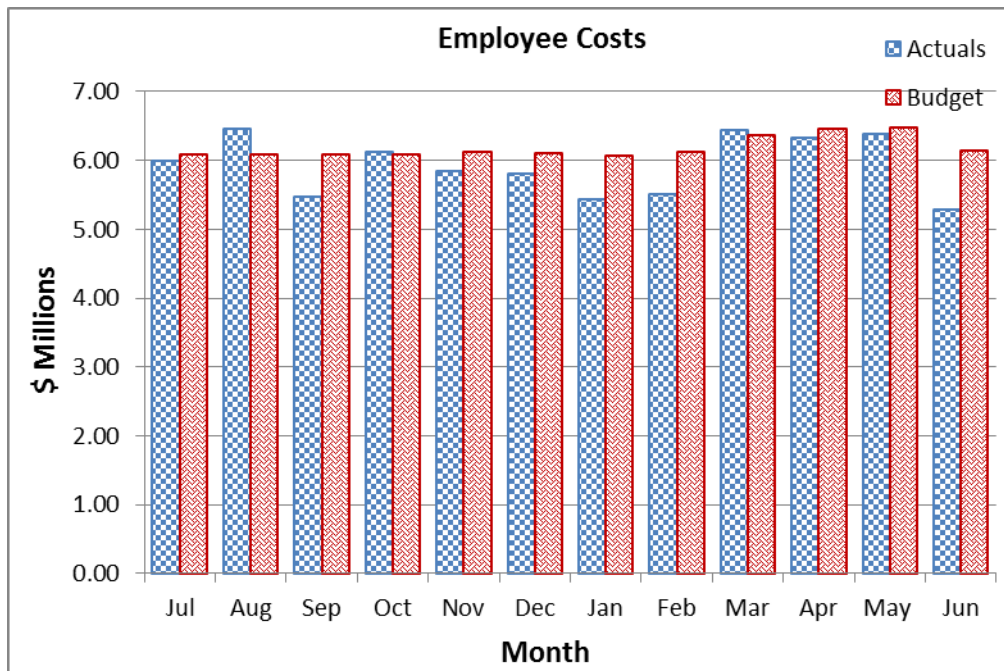
Month - (Actual \$637k, Revised Budget \$837k)

Interest Earnings were adverse by \$200k as a result of lower than expected Interest Income on Municipal funds and Reserves by \$122k mainly due to lower investment portfolio balance and \$78k in lower Penalty Interest on late Rates payments.



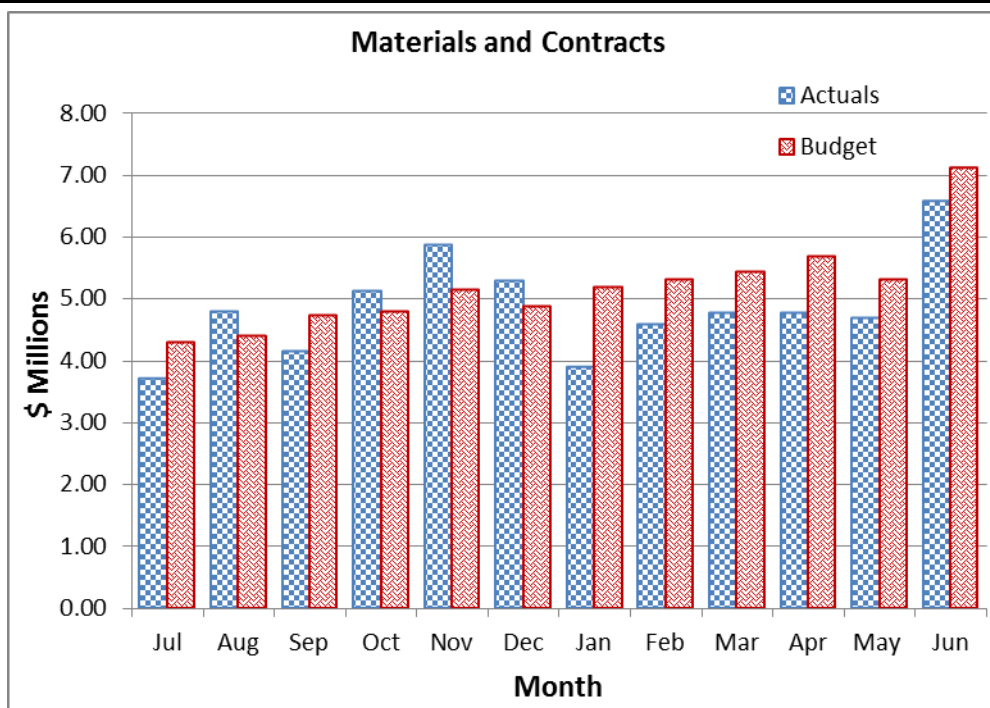
Expenses**Note 5 Employee Costs*****Month - (Actual \$5.3m, Revised Budget \$6.1m)***

The favourable variance is mainly due to higher costs allocation to Projects by \$658k than anticipated and staff vacancies.

**Note 6 Materials & Contracts*****Month - (Actual \$6.6m, Revised Budget \$7.1m)***

The favourable variance of \$506k for the month is mainly attributable to:

- Lower waste removal fee of \$256k due to lower than expected collection of waste tonnage; and
- Lower Consultancy fee of \$278k primarily due to underspend on Service Unit review and project contingencies.



Year to Date – (Actual \$58.2m, Revised Budget \$62.2m)

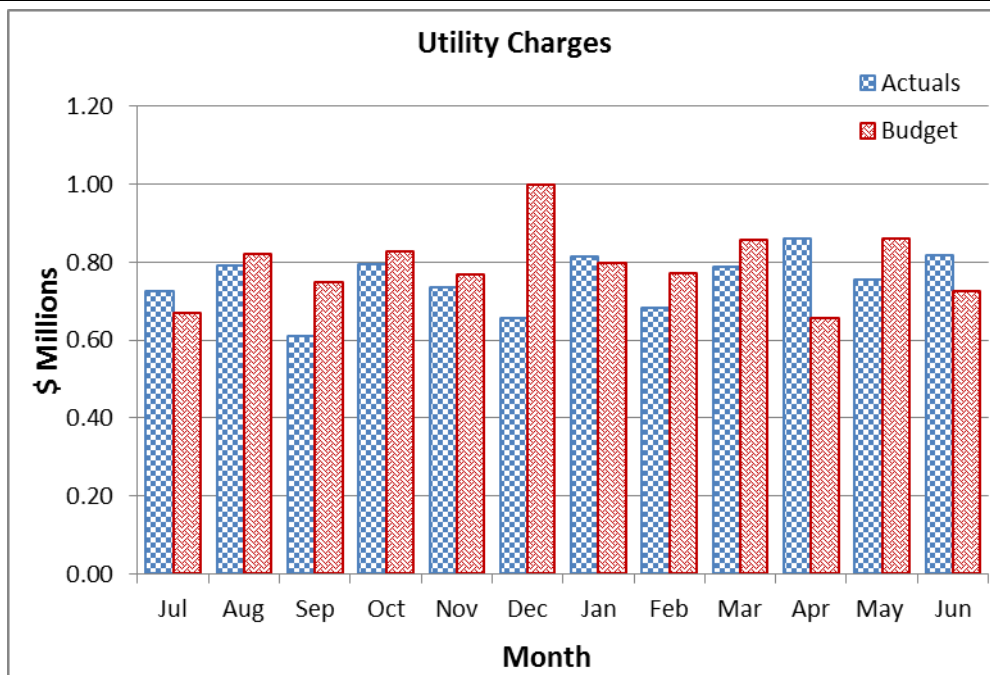
The favourable variance of \$4.0m is mainly attributable to:

- Lower Consultancy fee of \$1.4m primarily due to an underspend on various projects of which major components are as detailed below:
 - \$100k in Customer & Information Services for Cloud Security Standards and Smart Cities; \$130k in Community Facilities for various projects that are not required; \$144k in Office of Chief Executive projects; \$324k in Planning Services for the setup of a Design Committee which has been delayed and various specialised Town Planning assessments delays;
- Underspend of \$353k in Legal fees due to deferral of significant cases;
- Lower Software maintenance support & licence of \$337k due to deferral of IT Software implementations into 2019/20;
- Lower Advertising expenses in recruitment of staff; promotion of “Wanneroo Link” and Waste Management educational awareness programmes by \$173k;
- Waste removal fee of \$410k due to lower than expected collection of waste tonnage; and
- Lower Material expenses for domestic waste bins of \$102k mainly due to lower requirement of bins than budgeted.

Note 7 Utility Charges

Month - (Actual \$819k, Revised Budget \$727k)

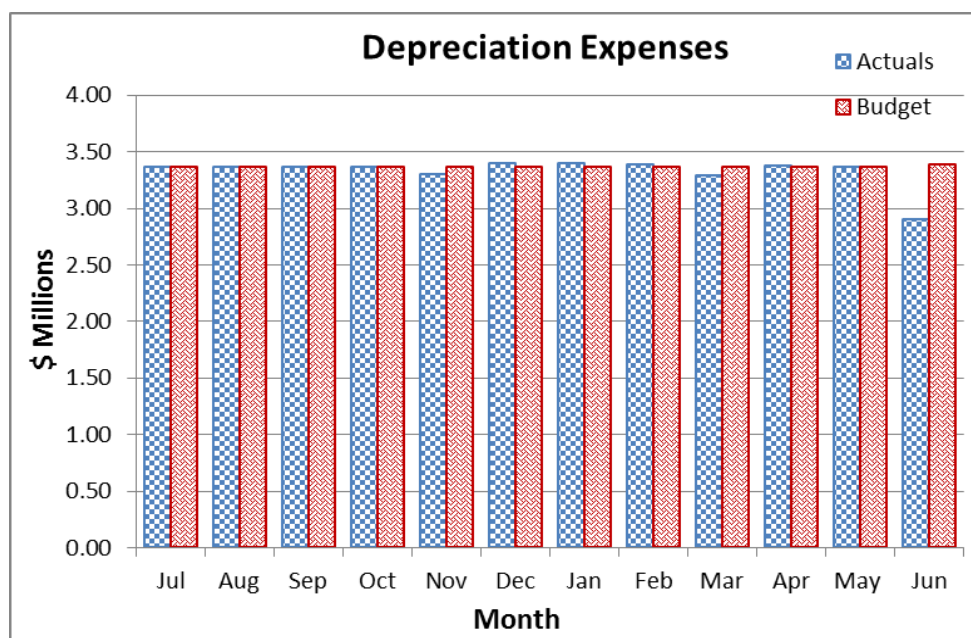
Unfavourable variance is mainly due to increase in electricity usage by \$85k relating to Sporting Club buildings & Community Centres, Aquamotion and street lighting; and \$18k higher water consumption at the New Civic Centre.



Note 8 Depreciation

Month - (Actual \$2.9m, Revised Budget \$3.4m)

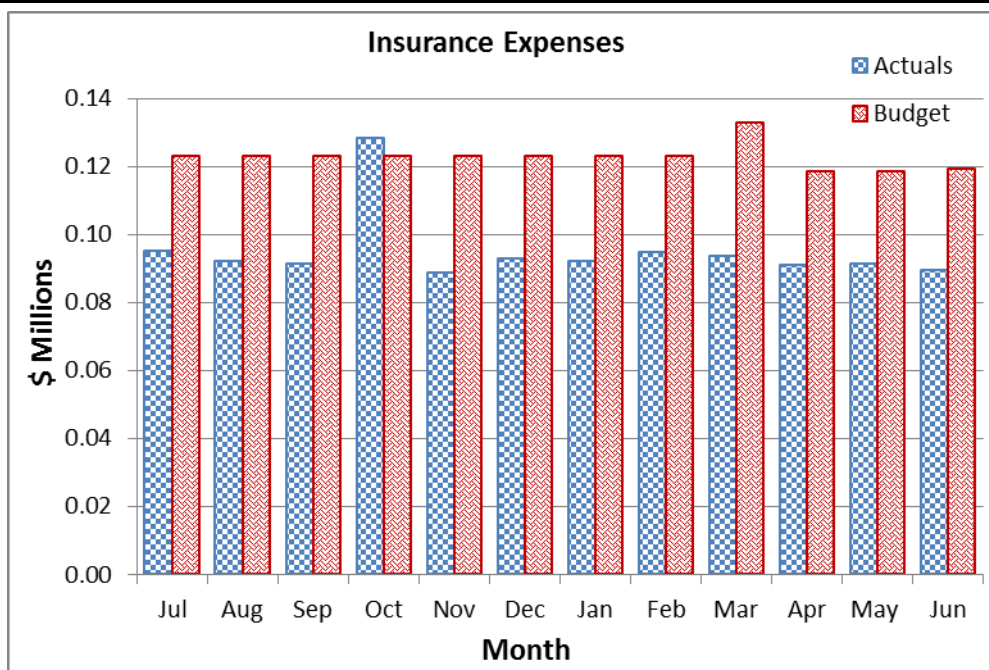
Favourable variance is due to reversal of depreciation of \$480k related to assets below \$5k, which were acquired prior to 1 July 2018, in-line with the City's revised Accounting Policy.



Note 9 Insurance

Month - (Actual \$90k, Revised Budget \$119k)

The favourable result reflects improved claims.



Year to Date – (Actual \$1.1m, Revised Budget \$1.5m)

Overall Insurance premiums were \$333k lower than the Budget to June 2019 due to 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. (Offset by Local Government Insurance Service Scheme (LGIS) against 2018/19 scheme Insurance costs).

Other Revenue & Expenses

Note 10 Non-Operating Grants, Subsidies & Contributions

Month - (Actual \$1.5m, Revised Budget \$5.1m)

The unfavourable variance primarily relates to delay in construction of the following Projects and the subsequent acquittal claims:

- \$1.5m (PR-4098 - 2nd Carriageway upgrade - Pinjar Rd, Banksia Grove, Blackberry Dr to Joondalup Dr); and
- \$820k (PR-4031 - Sport Facility upgrade – Kingsway Netball Building).

Further, delay in Cash contribution of \$1.2m budgeted for Butler North District Open Space Masterplan.

Year to Date – (Actual \$9.2m, Revised Budget \$12.8m)

The unfavourable variance of \$3.6m to June 2019 is primarily due to above mentioned reasons.

Note 11 Contributed Physical Assets

Month – (Actual \$2.7m, Revised Budget \$1.5m)

Favourable variance is due to the phasing of the Budget which is allocated at the end of each quarter and actual asset recognition which is recorded as and when assets are handed over to the City.

Year to Date – (Actual \$16.7m, Revised Budget \$11.6m)

The favourable variance is due to higher than anticipated level of asset handovers from developers.

Note 12 Profit / Loss on Asset Disposals***Month – (Combined Actual (\$1.3m), Combined Revised Budget \$31k)***

The unfavourable variance relates to various Plant disposals at a loss of \$1.4m which relates to the write-off of assets below the \$5,000 threshold. This was partially offset by lot-sales profit relating to Tamala Park Regional Council (TPRC) which was higher than anticipated.

Year to Date – (Actual (\$745k), Revised Budget \$374k)

The unfavourable variance primarily relates to sub-\$5k asset write-offs at loss of \$1.5m which was partially offset by profit relating to TPRC lot sales higher than anticipated by \$413k.

Note 13 Town Planning Scheme (TPS) Revenues***Month – (Actual (\$318k), Revised Budget \$1.8m)***

The unfavourable result is primarily due to delay in the development of Yanchep/Two Rocks Community Facilities.

Year to Date – (Actual \$11.3m, Revised Budget \$12.0m)

The unfavourable variance of \$719k relates to contributions for headworks for Cells 1, 2, 3 and 7 not yet received.

Note 14 TPS Expenses***Year to Date – (Actual \$23.4m, Revised Budget \$1.3m)***

The unfavourable variance is relates to return of TPS Cell 1 excess funds of \$22.6m. This return of excess fund was finalised accordance with Clause 9.13.3 of DPS2, and adopted by Council (PS02-06/19).

Year to Date – (Actual \$26.8m, Revised Budget \$5.7m)

The unfavourable result to June 2019 is primarily due to the above mentioned reason.

STATEMENT OF FINANCIAL POSITION (Attachment 2)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2019

Description	30 Jun 2018 Actual \$	30 June 2019 Actual \$	Variance		30 Jun 2019		Notes
			\$m	%	Adopted Budget \$	Revised Budget \$	
Current Assets	396,212,427	401,337,604	5,125,177	1.3	367,989,010	367,989,010	
Current Liabilities	(38,736,709)	(54,402,248)	(15,665,539)	(40.4)	(45,981,378)	(45,981,378)	
NET CURRENT ASSETS	357,475,718	346,935,356	(10,540,362)	(2.9)	322,007,632	322,007,632	1
Non Current Assets	2,335,438,434	2,363,732,726	28,294,292	1.2	2,689,526,449	2,689,526,449	2
Non Current Liabilities	(70,725,340)	(70,805,333)	(79,993)	(0.1)	(71,554,223)	(71,554,223)	3
NET ASSETS	2,622,188,812	2,639,862,749	17,673,937	0.7	2,939,979,858	2,939,979,858	
TOTAL EQUITY	(2,622,188,812)	(2,639,862,749)	17,673,937	0.7	(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 \$10.5m which is predominately due to the impact of 2018/19 Rates and Waste Service Fees levied.

Within the Current Assets, Current Receivables of \$16.2m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$11.6m with the remaining balance attributed to General Debtors \$3.4m and Emergency Services Levy outstanding of \$1.2m.

Note 2 - Non-Current Assets

Non-Current Assets as at 30 June 2019 have increased by \$28.3m from 30 June 2018 Actuals. The movement is primarily due to:

- Capital Works less accumulated depreciation and net movements in disposal of assets \$28.1m; and
- Increased in Other Non-Current Assets movements in Deferred Pensioner Rates and Investments amounting to \$0.2m.

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 30 June 2019 have increased by \$78k attributed to changes in provision balances relating to long service leave. The existing loan with the Western Australia Treasury Corporation remains unchanged making 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 DLGSCI 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	As at 30/06/2018	As at 30/06/2019	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	will be calculated after the year end adjustments	N/A
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	13.73:1	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	0.93:1	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	0.11:1	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	will be calculated after the year end adjustments	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	will be calculated after the year end adjustments	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	will be calculated after the year end adjustments	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 DLGSCI 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 WORKS PROGRAM

The current status of the Capital Works 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	1	21,737	47,251	206,274	23%
Community Buildings	23	216,199	1,777,983	1,966,844	90%
Community Safety	3	87,146	425,477	497,040	86%
Conservation Reserves	4	105,049	289,127	361,468	80%
Corporate Buildings	4	124,193	1,000,604	1,720,920	58%
Environmental Offset	5	81,357	499,105	669,100	75%
Fleet Mgt - Corporate	6	197,033	2,255,654	4,766,386	47%
Foreshore Management	8	156,818	3,788,222	4,252,563	89%
Golf Courses	4	506,837	2,305,498	2,393,587	96%
Investment Projects	8	11,073	613,602	1,199,408	51%
IT Equipment & Software	16	1,098,516	2,963,924	6,098,438	49%
Parks Furniture	12	2,701	2,645,492	2,717,610	97%
Parks Rehabilitation	1	489,840	1,496,196	1,614,407	93%
Passive Park Development	15	301,575	1,438,949	1,702,687	85%
Pathways and Trails	11	504,597	1,659,876	1,620,413	102%
Roads	19	1,569,050	19,730,748	25,014,290	79%
Sports Facilities	77	1,966,116	11,124,287	17,771,889	63%
Stormwater Drainage	7	21,162	981,724	1,029,352	95%
Street Landscaping	7	64,688	219,334	275,616	80%
Traffic Treatments	18	731,302	1,955,723	2,585,598	76%
Grand Total	249	8,213,516	57,218,774	78,463,890	73%

As at 30 June 2019 the City has spent \$57.2m, which represents 73% of the \$78.5m Budget.

During the calendar month of June 2019, \$8.2m was spent. Details of significant Actual Capital expenditure for the month of May are included in **Attachment 3**.

To further expand on the Capital Works Program information above, updates on key capital projects are provided in the Top Capital Projects (**see Attachment 4**).

An amount of \$14.2m has been identified to be carried forward into 2019/20 for various reasons.

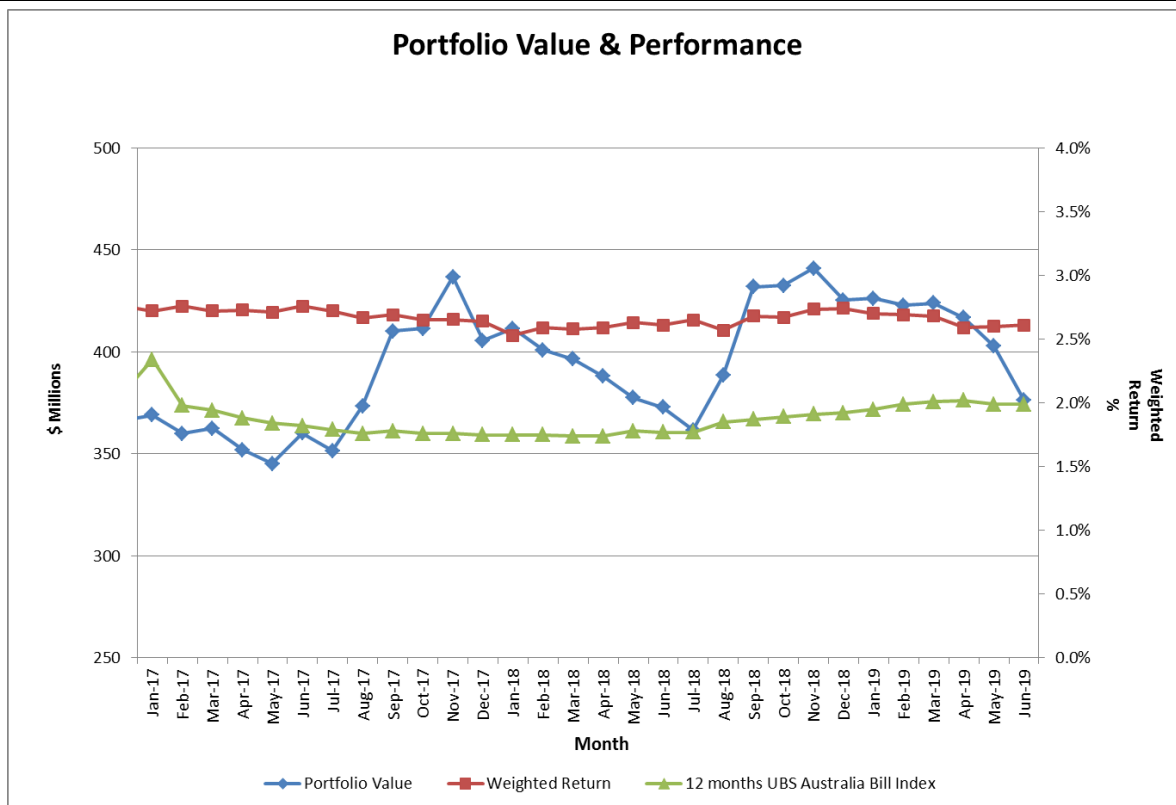
The City prepaid \$1.1m for Western Power on Capital Works Program.

Capital Changes

No change is proposed to be made to the 2018/19 Capital Works Budget in this month.

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**):



At the end of June 2019, the City held an investment portfolio (cash & cash equivalents) of \$376.2m (Face Value), equating to \$381.4m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.62% pa (2.61% pa vs. 1.99% pa), however it is noted that Interest Earnings were budgeted at a 2.50% yield.

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 30 JUNE 2019				
Description	30 Jun 2018 Actual \$	30 June 2019 Actual \$	30 Jun 2019	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash & Cash Equivalents - Unrestricted	11,114,152	44,753,312	25,173,133	25,173,133
Cash & Cash Equivalents - Restricted	363,344,451	340,098,538	323,899,510	323,899,510
Receivables	21,437,441	16,171,422	18,550,510	18,550,510
Inventory	316,384	314,332	365,857	365,857
TOTAL CURRENT ASSETS	396,212,428	401,337,604	367,989,010	367,989,010
Current Liabilities				
Payables	(23,271,597)	(37,450,951)	(28,859,022)	(28,859,022)
Provisions	(15,465,112)	(16,951,297)	(17,122,356)	(17,122,356)
TOTAL CURRENT LIABILITIES	(38,736,709)	(54,402,248)	(45,981,378)	(45,981,378)
Net Current Assets	357,475,719	346,935,356	322,007,632	322,007,632
Adjustments for Restrictions				
Cash & Cash Equivalents - Restricted	(363,344,451)	(340,098,538)	(323,899,510)	(323,899,510)
Provisions Cash Backed	5,868,732	6,038,864	1,891,878	1,891,878
TOTAL RESTRICTED ASSETS	(357,475,719)	(334,059,674)	(322,007,632)	(322,007,632)
Surplus/(Deficit) Carried Forward	0	12,875,682	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 all previously approved Budget amendments. Comments on material variances have been provided.

It should be noted that this report represents the financial position prior to late financial year end adjustments and is subject to change.

In reference to Statement of Comprehensive Income in the report, the following colours have been used to categorise three levels of variance:

Revenues:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Expenses:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Act 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 support existing management systems.

Policy Implications

- Accounting Policy;
- Strategic Budget Policy; and
- Investment Policy.

Financial Implications

As outlined in the report and detailed in **Attachments 1 – 6.**

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES the Financial Activity Statement and commentaries on variances year to date Budget for the period ended 30 June 2019 consisting of:

- 1. June 2019 year to date Actuals;**
- 2. June 2019 year to date Statement of Financial Position and Net Current Assets; and**
- 3. June 2019 year to date Material Financial Variance Notes.**

Attachments:

1. Statement of Comprehensive Income June 2019	19/287473
2. Statement of Financial Position June 2019	19/287486
3. Significant Capital expenditure June 2019	19/287495
4. Top Projects 2018-19 - June 2019	16/151914[v39]
5. Investment Report June 2019	19/287502
6. Rate Setting Statement June 2019	19/287510

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 30 JUNE 2019

Attachment 1

Description	Current Month				Year to Date				Annual			
	Actual	Revised Budget	Variance		Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%	\$	\$	\$	%
Revenues												
Rates	(4,067)	8,519	(12,586)	(147.7)	130,822,455	130,639,120	183,335	0.1	131,005,140	130,639,120	(366,020)	(0)
Operating Grants, Subsidies & Contributions	4,505,941	4,455,837	50,104	1.1	11,182,093	9,927,188	1,254,905	12.6	9,091,698	9,927,188	835,490	8
Fees & Charges	1,061,061	1,514,419	(453,358)	(29.9)	43,349,948	44,263,897	(913,949)	(2.1)	44,153,664	44,263,897	110,233	0
Interest Earnings	637,014	837,326	(200,312)	(23.9)	9,624,256	9,475,226	149,030	1.6	8,922,995	9,475,226	552,231	6
Other Revenue	33,383	36,616	(3,233)	(8.8)	569,172	614,975	(45,803)	(7.4)	714,795	614,975	(99,820)	(16)
Total Operating Revenue	6,233,332	6,852,717	(619,385)	(9.0)	195,547,924	194,920,406	627,518	0.3	193,888,292	194,920,406	1,032,114	1
Expenses												
Employee Costs	(5,293,215)	(6,142,507)	849,292	13.8	(71,132,777)	(74,213,463)	3,080,686	4.2	(72,888,729)	(74,213,463)	(1,324,734)	(2)
Materials & Contracts	(6,576,575)	(7,082,254)	505,679	7.1	(58,224,369)	(62,249,440)	4,025,071	6.5	(60,390,801)	(62,249,440)	(1,858,639)	(3)
Utility Charges	(818,718)	(727,121)	(91,597)	(12.6)	(9,038,922)	(9,510,694)	471,773	5.0	(9,720,952)	(9,510,694)	210,258	2
Depreciation	(2,904,621)	(3,384,035)	479,414	14.2	(39,900,211)	(40,430,000)	529,789	1.3	(40,430,000)	(40,430,000)	0	0
Interest Expenses	(342,599)	(344,399)	1,800	0.5	(4,112,352)	(4,114,682)	2,330	0.1	(4,114,682)	(4,114,682)	0	0
Insurance	(89,530)	(119,259)	29,729	24.9	(1,140,207)	(1,473,185)	332,978	22.6	(1,476,858)	(1,473,185)	3,673	0
Total Operating Expenditure	(16,025,258)	(17,799,575)	1,774,317	10.0	(183,548,838)	(191,991,464)	8,442,626	4.4	(189,022,022)	(191,991,464)	(2,969,442)	(2)
RESULT FROM OPERATIONS	(9,791,926)	(10,946,858)	1,154,932	10.6	11,999,086	2,928,942	9,070,144	309.7	4,866,270	2,928,942	(1,937,328)	(66)
Other Revenue & Expenses												
Non Operating Grants, Subsidies & Contributions	1,543,248	5,122,753	(3,579,505)	(69.9)	9,155,072	12,780,942	(3,625,870)	(28.4)	13,112,216	12,780,942	(331,274)	(3)
Contributed Physical Assets	2,752,867	1,551,608	1,201,259	77.4	16,699,071	11,551,608	5,147,463	44.6	40,000,000	11,551,608	(28,448,392)	(246)
Profit on Asset Disposals	57,666	31,189	26,477	84.9	787,649	374,268	413,381	110.5	1,666,667	874,268	(792,399)	(91)
Loss on Assets Disposals	(1,397,488)	0	(1,397,488)	(100.0)	(1,532,402)	0	(1,532,402)	(100.0)	(500,000)	(500,000)	0	0
Town Planning Scheme Revenues	(317,759)	1,791,185	(2,108,944)	(117.7)	11,316,251	12,035,620	(719,369)	(6.0)	11,619,251	12,035,620	416,369	3
Town Planning Scheme Expenses	(23,363,073)	(1,294,790)	(22,068,283)	(1,704.4)	(26,823,348)	(5,743,853)	(21,079,495)	(367.0)	(8,015,217)	(5,743,853)	2,271,364	40
Total Other Revenue and Expenses	(20,724,539)	7,201,945	(27,926,484)	(387.8)	9,602,293	30,998,585	(21,396,292)	(69.0)	57,882,917	30,998,585	(26,884,332)	(87)
NET RESULT	(30,516,466)	(3,744,913)	(26,771,553)	(714.9)	21,601,379	33,927,527	(12,326,148)	(36.3)	62,749,187	33,927,527	(28,821,660)	(85)
Other Comprehensive Income	0	0	0	0.0	0	0	0	0.0	0	0	0	0
TOTAL COMPREHENSIVE INCOME	(30,516,466)	(3,744,913)	(26,771,553)	(714.9)	21,601,379	33,927,527	(12,326,148)	(36.3)	62,749,187	33,927,527	(28,821,660)	(85)

CITY OF WANNEROO

Attachment 2

STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 JUNE 2019

Description	30/06/2018 Actual \$	30/06/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash at Bank	1,995,518	3,489,483	1,995,135	1,995,135
Investments	372,463,084	381,362,367	347,077,508	347,077,508
Receivables	21,437,441	16,171,422	18,550,510	18,550,510
Inventory	316,384	314,332	365,857	365,857
	396,212,427	401,337,604	367,989,010	367,989,010
Current Liabilities				
Payables	(23,271,597)	(37,450,951)	(28,859,022)	(28,859,022)
Provisions	(15,465,112)	(16,951,297)	(17,122,356)	(17,122,356)
	(38,736,709)	(54,402,248)	(45,981,378)	(45,981,378)
NET CURRENT ASSETS	357,475,718	346,935,356	322,007,632	322,007,632
Non Current Assets				
Receivables	3,073,322	3,421,480	3,080,000	3,080,000
Investments	19,017,140	19,035,676	16,713,000	16,713,000
Land	158,349,570	154,349,570	368,638,126	368,638,126
Buildings	168,433,658	163,758,373	210,916,280	210,916,280
Plant	15,505,866	13,525,246	16,257,241	16,257,241
Equipment	81,673,191	77,532,302	85,753,724	85,753,724
Furniture & Fittings	8,676,481	7,732,422	13,572,392	13,572,392
Infrastructure	1,865,532,729	1,855,204,132	1,948,983,714	1,948,983,714
Work in Progress	15,176,477	69,173,525	25,611,971	25,611,971
	2,335,438,434	2,363,732,726	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)	(1,727,145)	(1,671,859)	(1,671,859)
	(70,725,340)	(70,805,333)	(71,554,223)	(71,554,223)
NET ASSETS	2,622,188,812	2,639,862,749	2,939,979,858	2,939,979,858
Equity				
Retained Surplus	(1,236,053,436)	(1,279,793,168)	(1,330,740,156)	(1,330,740,156)
Reserves - Cash/Investment Backed	(199,336,863)	(187,694,137)	(174,945,097)	(174,945,097)
Reserves - Asset Revaluation	(1,064,267,319)	(1,060,339,819)	(1,312,640,548)	(1,312,640,548)
Town Planning Schemes	(122,531,194)	(112,035,625)	(121,654,057)	(121,654,057)
TOTAL EQUITY	(2,622,188,812)	(2,639,862,749)	(2,939,979,858)	(2,939,979,858)

Attachment 3**Significant Capital expenditure for June 2019**

- \$2.30m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$721K Recurring Program, Renew IT Equipment and Software
- \$680K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$490K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$411K Coastal Dual Use Path, Burns Beach to Mindarie, New Pathway
- \$392K Neerabup Industrial Area, Upgrade Roads and Services Infrastructure
- \$357K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$313K Recurring Program, Renew Transport Infrastructure Assets
- \$220K Wanneroo Showgrounds, Wanneroo, New Lighting Installation and Upgrade Works
- \$194K Appleby Park, Darch, Upgrade Passive Park
- \$190K Heath Park, Eglinton, New Floodlighting
- \$178K Marangaroo Golf Course, Marangaroo, Upgrade Greens, Tees, Pathways and Signage
- \$171K Joondalup Drive Ghost Gum Boulevard, Banksia Grove, New Signalised Pedestrian Crossing
- \$166K Carramar Golf Course, Renew Main and Arterial Reticulation Lines
- \$161K Recurring Program, New IT Equipment and Software
- \$146K Kingsway Stage 3 Section B, Madeley, Upgrade Traffic Treatments Sovrano Ave to Regency Ave
- \$141K Edgar Griffiths Park, Wanneroo, New Sports Amenities Building
- \$140K Carramar Golf Course, Carramar, Upgrade Greens, Tees, Pathways and Signage
- \$126K Recurring Program, Renew Light Vehicles
- \$107K Quinns Mindarie Surf Life Saving Club, Mindarie, New Surf Life Saving Observation Tower
- \$105K Renew Finance System
- \$101K Recurring Program, Upgrade Disability Access to Buildings and Facilities

Significant (LTD) commitments in the Capital Works Program as at 30 June 2019

- \$13.39m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$3.35m Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$1.88m Renew Finance System
- \$1.53m Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$835K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$722K Recurring Program, Renew Domestic Waste Vehicles
- \$431K Recurring Program, Renew Transport Infrastructure Assets
- \$410K Recurring Program, Renew Heavy Trucks
- \$391K Edgar Griffiths Park, Wanneroo, New Sports Amenities Building
- \$294K Neerabup Industrial Area, Neerabup, New Development
- \$284K Neerabup Industrial Area, Upgrade Roads and Services Infrastructure
- \$208K Recurring Program, Renew Park Assets
- \$198K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension
- \$185K Recurring Program, Renew Corporate Building Assets
- \$171K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting
- \$168K Recurring Program, Renew IT Equipment and Software
- \$151K Abbeville Park, Mindarie, Upgrade Storage Rooms
- \$121K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$110K Recurring Program, Renew Corporate Business Systems
- \$105K Gngangara Road Alexander Drive Intersection, Gngangara, Upgrade Skid Resistance and Traffic Signals
- \$100K Butler North District Open Space, Butler, New Sports Facilities

Attachment 3

As at 30 June 2019, the City has spent \$11.67m (71.89%) 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):

- \$968K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand (100%)
- \$628K Recurring Program, Renew Corporate Building Assets (78%)
- \$600K Quinns Beach, Long Term Coastal Management Works (100%)
- \$467K Flynn Dve, Upgrade from Mather Drv to Old Yanchep Rd (Contribution) (98%)
- \$417K Recurring Program, Renew Light Vehicles (100%)
- \$400K Picnic Cove, Upgrade Passive Park (99%)
- \$360K Recurring Program, Renew Domestic Waste Vehicles (100%)
- \$359K Renew Finance System
- \$341K Carramar Golf Course, Renew Main and Arterial Reticulation Lines (100%)
- \$299K Civic Centre, Wanneroo, Upgrade and Extension of Existing Building (42%)
- \$285K 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%)
- \$214K Renew Assets Management System (33%)
- \$214K Girrawheen Senior Citizens Centre, Girrawheen, Upgrade Building (98%)
- \$211K Recurring Program, Renew IT Equipment and Software (100%)
- \$205K Recurring Program, New Playground Equipment (100%)
- \$202K Grandis Park (Banksia Grove DOS), New Skate Park (40%)
- \$202K Motivation Drv, Renew Lot 15 Environmental Investigation and Remediation (100%)

Top Capital Projects 2018/19 - June 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	3,216,747	0	335,568	11,375,725	11,820,972	(445,247)					93	Delivery	Beach access installation at Waterland Point and Groyne 1 has been completed. Quinns Beach Coastal Management Stage 1 and Stage 2 works have been completed. Dune rehabilitation 2018/19 works has been completed at all sites. Stage 3 coastal management works to commence in October 2019. Carry forward \$335k due to project savings to be used for potential variations on multi-year project.
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	1,733,380	0	(75,710)	2,200,000	2,690,925	(490,925)					99	Defects Liability Period	Schedule delay due to original design not approved by Water Corporation. Practical completion reached on 15 July 2019 with Water Corp sign-off. Over budget in 2018/19 due to additional rock drilling and redesign of water infrastructure. Integrated Change Control to be completed to increase the Total Budget to include future works.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	Design and construct playing fields and sports amenities building	4,158,511	246,913	0	3,911,598	22,139,790	19,442,697	2,697,093					33	Delivery	Clearing permit application pending confirmation of Department of the Environment and Energy comments. Tender No 19062: Provision of Major Works, Halesworth Park, Butler, New Sports Facilities (ovals, civis, infrastructure and landscaping works, not buildings) - proposed delegation to CEO for award. Carry forward \$3.9m for continuing project works.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	Design and construct change rooms and grandstand	1,841,473	1,746,415	0	95,058	2,899,749	2,899,748	1					78	Delivery	Construction works at 66% complete. Hand over anticipated for mid-September for Building A (change rooms). Building B (change rooms and grandstand) will be completed with delay due to an issue with roof plumbing components. Hand over anticipated for early November 2019.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	Design and construct sports amenities building	898,000	845,252	0	52,748	1,700,000	1,514,778	185,222					81	Delivery	Building works for new Sports Amenities Building underway with LKS Construction (WA) Pty Ltd anticipated completion September 2019. Carry forward \$52k for continuing project. Anticipated total budget savings.
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	The Kingsway Netball Changerooms Upgrade comprises refurbishment of the existing WDNA offices, hall, kitchen, toilet amenities and changing rooms. New building extensions incorporating additional space for WDNA offices including new change rooms, toilets and first aid room.	994,069	1,395,654	0	(401,585)	3,138,400	3,138,002	398					76	Delivery	Building upgrade works underway by Geared Construction, commenced on site mid February 2019. Completion anticipated December 2019 three months ahead of schedule. Payment Certificate # 04 for \$650k progressed in June 2019 for multi-year project ahead of schedule.

Top Capital Projects 2018/19 - June 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
PMO17047	PR-4046	26838	Mirraboooka Ave, Landsdale, Upgrade from Hepburn Ave to Ghangara Rd to Dual Carriageway	Metropolitan Regional Roads Group (MRRG) Road Improvement Program funded project. Construction of the second carriageway from Hepburn Avenue to Ghangara Road, involving clearing and earthworks, second carriageway construction, amended traffic treatments at major intersections, street lighting and landscaping	2,529,600	1,880,948	0	648,652	5,500,000	4,851,739	648,261					98	Defects Liability Period	Practical Completion certificate issued on 27 September 2018 for the road construction. Winter landscaping completed in June 2019. Defects liability period ends 27 September 2019 for road works and June 2020 for vegetation. Project savings of \$648k as a result of tender coming in at a lower cost. Western Power reduced cost for stay wire and electrical power redesign. Additional savings for reduced cost of landscaping due to implementation being done in conjunction with another project.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	Design and construction to refurbish and extend existing amenities	94,620	101,887	0	(7,267)	1,441,770	1,441,770	(0)					38	Delivery	Limited Soil Contamination Assessment (LSCA) was conducted by Aurora Environmental (AE). LSCA identified unacceptable landfill materials, comprising of construction and demolition waste. Environmental Management Plan will be implemented during the construction phase. A geotechnical study was completed in June 2019 to ensure structural stability of the building, including the review of project designs. Tender closed 16 July 2019, project in tender evaluation phase for 14 submissions received. Additional environmental risk may be encountered during construction.
PMO18014	PR-4113	27705	John Moloney Park, Marangaroo, Upgrade Sports Floodlighting	Design and construct floodlighting	642,292	357,364	0	284,928	660,270	590,270	70,000					87	Delivery	Western power upgrade complete. Poles and fittings installed. Tender award delay and supplier issues have required extension of schedule. Carry forward \$285k for continuing project. Anticipated total budget savings of \$70k.
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	1,486,965	0	22,680	1,680,000	1,657,320	22,680					95	Defects Liability Period	Practical Completion issued to main contractor 30 May 2019. Additional works associated with irrigation upgrade were carried out until 30 June 2019. Anticipated project surplus of \$22k.

Top Capital Projects 2018/19 - June 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
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	Development of the City's landholdings within area	281,493	46,026	0	235,467	2,955,000	12,107,162	(9,152,162)					16	Delivery	The City and LandCorp CEO's have met to discuss a joint development strategy. It is not likely that LandCorp will agree to ceding for the northern access road for the Lot 9100 concept sub-division layout. A concept subdivision layout with the access road fully within Lot 9100 will be progressed. Resource extraction Contract departures are agreed and negotiations are complete. The legal team are reviewing the Contract. Contract award planned for 2nd quarter 2019. The costed Project schedule includes for NIA development through to 2034 (not water provision or distributor road construction). Contracts are awarded. Three consultants to carry out industrial land demand analysis, water and renewable energy supply engineering solution concepts. The contract to remove grass trees and stabilising for sale is awarded. Updated PMP pending Sponsor consideration. Carry forward \$235k for multi-year project.
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	1,192,729	0	922,541	6,500,000	6,333,756	166,244					68	Delivery	Project on track and progressing well with ground drainage 40% complete. Road formation started at Northern carriageway along with formation link to Northern roundabout. Carry forward \$922k for continuing project works.
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	8,798,215	0	3,361,735	23,000,000	23,000,000	0					70	Delivery	First section (1.2km adjacent to Alkimos Vista). Practical Completion reached 2nd April 2019, now in 12 months defects period. Second section (8km from Shorehaven to Yanchep) and third section (2.3km from Camborne Pkw to Alkimos Vista), construction has commenced on site with completion for Section 3 in December 2019 and Section 2 February 2020. Carry forward \$3.3m for continuing project works.
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	1,847,546	0	6,586	1,936,513	1,930,059	6,454					95	Defects Liability Period	Practical Completion issued to main contractor on 26 April 2019. Additional works were carried out until 30 June 2019.

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 30 June 2019										
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
Current Account Investment Group										
21,225,860.00	1.45	Commonwealth Bank of Australia Perth	A1	N/A		N/A	21,225,860.00			
21,225,860.00	1.45%						21,225,860.00			
Term Investment Group										
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	01-August-2019	5,000,000.00	21-August-2018	5,117,910.96	117,910.96		117,910.96
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,055,000.00	55,000.00		55,000.00
5,000,000.00	2.80	Members Equity Bank Melbourne	A2	08-July-2019	5,000,000.00	06-August-2018	5,125,808.22	125,808.22		125,808.22
5,000,000.00	2.80	Members Equity Bank Melbourne	A2	24-July-2019	5,000,000.00	06-August-2018	5,125,808.22	125,808.22		125,808.22
5,000,000.00	2.55	Suncorp	A1	28-October-2019	5,000,000.00	28-March-2019	5,032,835.62	32,835.62		32,835.62
5,000,000.00	2.75	IMB Bank	A2	15-July-2019	5,000,000.00	20-August-2018	5,118,287.67	118,287.67		118,287.67
5,000,000.00	2.75	IMB Bank	A2	15-August-2019	5,000,000.00	20-August-2018	5,118,287.67	118,287.67		118,287.67
5,000,000.00	2.75	Bendigo Bank	A2	05-August-2019	5,000,000.00	31-August-2018	5,114,143.84	114,143.84		114,143.84
5,000,000.00	2.75	Bendigo Bank	A2	26-August-2019	5,000,000.00	31-August-2018	5,114,143.84	114,143.84		114,143.84
10,000,000.00	2.75	Bank of Queensland	A2	05-August-2019	10,000,000.00	07-September-2018	10,223,013.70	223,013.70		223,013.70
10,000,000.00	2.75	Bank of Queensland	A2	23-August-2019	10,000,000.00	07-September-2018	10,223,013.70	223,013.70		223,013.70
10,000,000.00	2.74	National Australia Bank	A1	04-September-2019	10,000,000.00	10-September-2018	10,219,950.68	219,950.68		219,950.68
10,000,000.00	2.75	Suncorp	A1	01-July-2019	10,000,000.00	10-September-2018	10,220,753.42	220,753.42		220,753.42
5,000,000.00	2.75	National Australia Bank	A1	16-September-2019	5,000,000.00	21-September-2018	5,106,232.88	106,232.88		106,232.88
5,000,000.00	2.75	National Australia Bank	A1	24-September-2019	5,000,000.00	21-September-2018	5,106,232.88	106,232.88		106,232.88
5,000,000.00	2.80	Bendigo Bank	A2	01-October-2019	5,000,000.00	27-September-2018	5,105,863.01	105,863.01		105,863.01
5,000,000.00	2.80	Bendigo Bank	A2	07-October-2019	5,000,000.00	27-September-2018	5,105,863.01	105,863.01		105,863.01
5,000,000.00	2.75	Bank of Queensland	A2	14-October-2019	5,000,000.00	27-September-2018	5,103,972.60	103,972.60		103,972.60
5,000,000.00	2.75	Bank of Queensland	A2	21-October-2019	5,000,000.00	27-September-2018	5,103,972.60	103,972.60		103,972.60
5,000,000.00	2.75	Bank of Queensland	A2	28-October-2019	5,000,000.00	08-October-2018	5,099,828.77	99,828.77		99,828.77
5,000,000.00	2.75	Bank of Queensland	A2	06-November-2019	5,000,000.00	08-October-2018	5,099,828.77	99,828.77		99,828.77
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	06-November-2019	5,000,000.00	15-October-2018	5,066,821.92	95,778.08		66,821.92
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	12-November-2019	5,000,000.00	15-October-2018	5,066,821.92	95,778.08		66,821.92
10,000,000.00	2.67	Bankwest	A1	18-November-2019	10,000,000.00	26-October-2018	10,180,682.19	180,682.19		180,682.19
10,000,000.00	2.67	Bankwest	A1	28-November-2019	10,000,000.00	26-October-2018	10,180,682.19	180,682.19		180,682.19
5,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	04-December-2019	5,000,000.00	08-November-2018	5,066,328.77	86,227.40		66,328.77
10,000,000.00	2.75	Bendigo Bank	A2	12-December-2019	10,000,000.00	15-November-2018	10,171,027.40	171,027.40		171,027.40
10,000,000.00	2.75	Bendigo Bank	A2	04-December-2019	10,000,000.00	16-November-2018	10,170,273.97	170,273.97		170,273.97
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,170,273.97	170,273.97		170,273.97
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,160,479.45	160,479.45		160,479.45
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,152,191.78	152,191.78		152,191.78
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	20-December-2019	10,000,000.00	20-December-2018	10,144,657.53	144,657.53		144,657.53
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,131,095.89	131,095.89		131,095.89
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,065,171.23	65,171.23		65,171.23
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,119,794.52	119,794.52		119,794.52
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,057,260.27	57,260.27		57,260.27
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,189,369.86	189,369.86		189,369.86
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,082,767.12	82,767.12		82,767.12
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,084,328.77	84,328.77		84,328.77
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,037,356.16	37,356.16		37,356.16
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,067,671.23	67,671.23		67,671.23
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,037,369.86	37,369.86		37,369.86
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,035,616.44	35,616.44		35,616.44
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,035,616.44	35,616.44		35,616.44
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,013,547.95	13,547.95		13,547.95
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,008,547.95	8,547.95		8,547.95
355,000,000.00	2.68%						360,136,506.86	5,214,317.81		5,136,506.86
	Return									
376,225,860.00	2.61%	Totals					381,362,366.86	5,214,317.81		5,136,506.86

1.99% 12 month UBS Australia Bank Bill Index for 30 June 2019

0.62% Differential between Council's Weighted Return and UBS Australia 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 30 June 2019

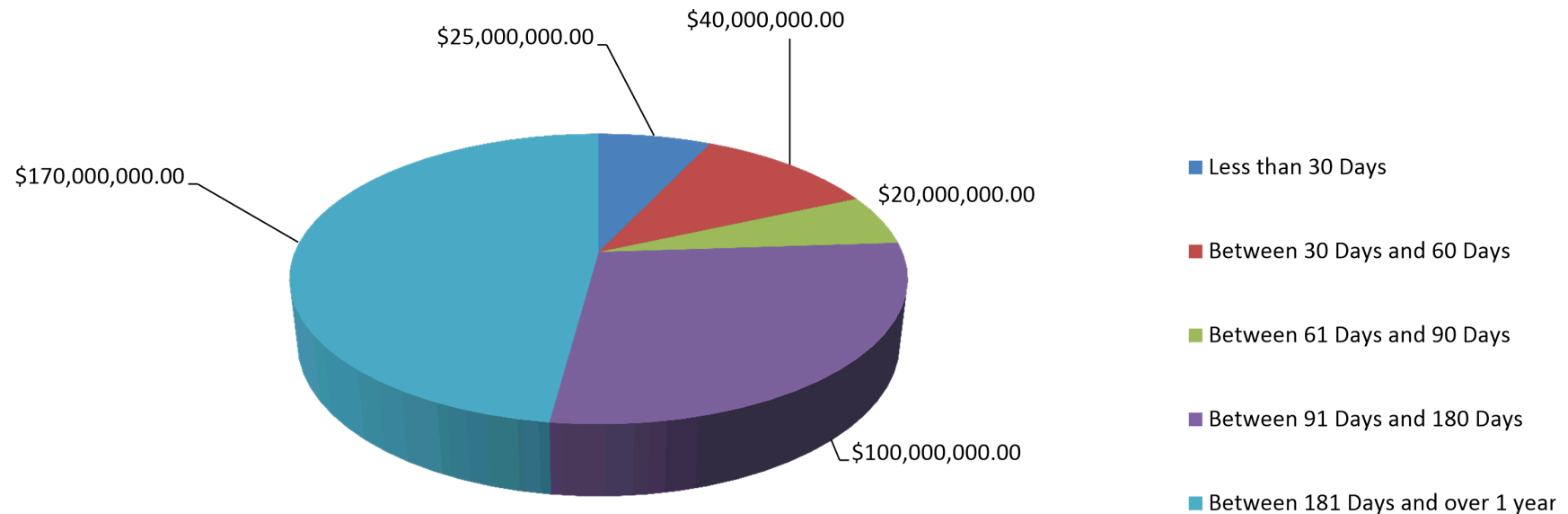
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	36,225,860.00	188,112,930.00	9.63	50.00
National Australia Bank	A1	20,000,000.00	188,112,930.00	5.32	50.00
Westpac Banking Corporation	A1	40,000,000.00	188,112,930.00	10.63	50.00
Suncorp	A1	15,000,000.00	188,112,930.00	3.99	50.00
Bankwest	A1	20,000,000.00	188,112,930.00	5.32	50.00
Bank of Queensland	A2	55,000,000.00	94,056,465.00	14.62	25.00
Bendigo Bank	A2	60,000,000.00	94,056,465.00	15.95	25.00
Members Equity Bank Melbourne	A2	70,000,000.00	94,056,465.00	18.61	25.00
IMB Bank	A2	30,000,000.00	94,056,465.00	7.97	25.00
Rural Bank	A2	30,000,000.00	94,056,465.00	7.97	25.00
Totals		376,225,860.00		100.00	

OVERALL CREDIT PROFILE - As At 30 June 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	131,225,860.00	376,225,860.00	34.88	100.00
Subtotal of Securities	A2	245,000,000.00	300,980,688.00	65.12	80.00
Totals		376,225,860.00		100.00	

Maturity Breakdown - As At 30 June 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	\$21,225,860.00	5.64%	1.00	\$21,225,860.00	\$21,225,860.00
Less than 30 Days	\$25,000,000.00	6.64%	4.00	\$5,000,000.00	\$10,000,000.00
Between 30 Days and 60 Days	\$40,000,000.00	10.63%	6.00	\$5,000,000.00	\$10,000,000.00
Between 61 Days and 90 Days	\$20,000,000.00	5.32%	3.00	\$5,000,000.00	\$10,000,000.00
Between 91 Days and 180 Days	\$100,000,000.00	26.58%	15.00	\$5,000,000.00	\$10,000,000.00
Between 181 Days and over 1 year	\$170,000,000.00	45.19%	18.00	\$5,000,000.00	\$20,000,000.00
Totals	\$376,225,860.00	100.00%	47.00		



CITY OF WANNEROO
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 30 JUNE 2019

Attachment 6

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	11,182,093	9,927,188	1,254,905	13	9,091,698	9,927,188	835,490	8
Fees & Charges	43,349,948	44,263,897	(913,949)	(2)	44,153,664	44,263,897	110,233	0
Interest Earnings	9,624,256	9,475,226	149,030	2	8,922,995	9,475,226	552,231	6
Other Revenue	569,172	614,975	(45,803)	(7)	714,795	614,975	(99,820)	(16)
	64,725,469	64,281,286	444,183	1	62,883,152	64,281,286	1,398,134	2
Expenses								
Employee Costs	(71,132,777)	(74,213,463)	3,080,686	4	(72,888,729)	(74,213,463)	(1,324,734)	(2)
Materials & Contracts	(58,224,369)	(62,249,440)	4,025,071	6	(60,390,801)	(62,249,440)	(1,858,639)	(3)
Utility Charges	(9,038,922)	(9,510,694)	471,773	5	(9,720,952)	(9,510,694)	210,258	(2)
Depreciation	(39,900,211)	(40,430,000)	529,789	1	(40,430,000)	(40,430,000)	0	0
Interest Expenses	(4,112,352)	(4,114,682)	2,330	0	(4,114,682)	(4,114,682)	0	0
Insurance	(1,140,207)	(1,473,185)	332,978	23	(1,476,858)	(1,473,185)	3,673	(0)
	(183,548,838)	(191,991,464)	8,442,626	4	(189,022,022)	(191,991,464)	(2,969,442)	(2)
Non-Cash Amounts Excluded								
Depreciation	39,900,211	40,430,000	(529,789)	(1)	40,430,000	40,430,000	0	0
	(78,923,158)	(87,280,178)	8,357,020	(10)	(85,708,870)	(87,280,178)	(1,571,308)	(2)
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	9,155,072	12,780,942	(3,625,870)	(28)	13,112,216	11,782,618	(1,329,598)	(11)
Contributed Physical Assets	16,699,071	11,551,608	5,147,463	(45)	40,000,000	11,551,608	(28,448,392)	(246)
Profit on Asset Disposals	787,649	374,268	413,381	110	1,666,667	874,268	(792,399)	(91)
Loss on Assets Disposals	(1,532,402)	0	(1,532,402)	100	(500,000)	(500,000)	0	0
Town Planning Scheme Revenues	11,316,251	12,035,620	(719,369)	(6)	11,619,251	12,035,620	416,369	3
Town Planning Scheme Expenses	(26,823,348)	(5,743,853)	(21,079,495)	(367)	(8,015,217)	(5,743,853)	2,271,364	40
Capital Expenditure	(57,218,774)	(78,463,890)	21,245,116	27	(83,389,449)	(78,463,890)	4,925,559	6
Proceeds From Disposal Of Assets	1,073,980	2,090,757	(1,016,777)	(49)	2,090,757	2,090,757	0	0
	(46,542,501)	(45,374,548)	(1,167,953)	(3)	(23,415,775)	(46,372,872)	(22,957,097)	(50)
Non-Cash Amounts Excluded								
Contributed Physical Assets	(16,699,071)	(11,551,608)	(5,147,463)	(45)	(40,000,000)	(11,551,608)	28,448,392	(246)
Profit on Asset Disposals	(787,649)	(374,268)	(413,381)	(110)	(1,666,667)	(874,268)	792,399	(91)
Loss on Assets Disposals	1,532,402	0	1,532,402	(100)	500,000	500,000	0	0
	(15,954,318)	(11,925,876)	(4,028,442)	(34)	(41,166,667)	(11,925,876)	29,240,791	245
	(62,496,819)	(57,300,424)	(5,196,395)	(9)	(64,582,442)	(58,298,748)	6,283,694	11
FINANCING ACTIVITIES								
Contributions from New Loans	0	0	0	0	0	0	0	0
Transfers from Restricted Grants, Contributions & Loans	2,189,176	14,584,254	(12,395,078)	(85)	15,523,251	14,584,254	938,997	6
Transfers to Restricted Grants, Contributions & Loans	(854,330)	0	(854,330)	(100)	0	0	0	0
Transfers from Reserves	11,642,789	32,013,261	(20,370,472)	(64)	33,971,565	32,013,261	(1,958,304)	(6)
Transfers to Reserves	0	(27,189,873)	27,189,873	100	(28,382,341)	(27,189,873)	1,192,468	4
Transfers from Schemes	0	5,176,152	(5,176,152)	(100)	7,436,316	5,176,152	(2,260,164)	(30)
Transfers to Schemes	10,495,569	(9,643,988)	20,139,557	209	(9,262,619)	(9,643,988)	(381,369)	(4)
	23,473,204	14,939,806	8,533,398	57	19,286,172	14,939,806	(4,346,366)	(29)
BUDGET DEFICIENCY	(117,946,773)	(129,640,796)	11,694,023	(9)	(131,005,140)	(130,639,120)	366,020	0
Amount To Be Raised From Rates	130,822,455	130,639,120	183,335	0	131,005,140	130,639,120	366,020	0
Closing Surplus/(Deficit)	12,875,682	998,324	11,877,358	1,190	0	0	0	0

CS03-08/19 Financial Activity Statement for the period ended 31 July 2019

File Ref: 30723V06 – 19/302370
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 6

Issue

To consider the Financial Activity Statement for the period ended 31 July 2019.

Background

In accordance with *Local Government Regulations*, the Financial Activity Statement has been prepared in compliance with the following:

“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 2019/20 financial year the statement of financial activity will be presented by nature and type.

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 2019/20 financial year 10% and a value greater than \$100,000 will be used for the reporting of variances.”

Detail**Summary:****Executive Summary – Month to Date**

Council adopted the Annual Budget for the 2019-20 financial year on 28 June 2019 (SCS01-06/19). The figures in this report are compared to the adopted budget.

The Financial Activity Statement Report for July 2019 shows an overall favourable variance from Operations before adjusting Other Revenue & Expenses, of \$2.5m for the period when compared to the adopted budget.

The favourable variance is mainly arising from underspends in Materials & Contracts and Employment Costs, partially offset by lower revenue registered against Operating Grants, Subsidies & Contributions, Fees & Charges and Rates. The detail is provided in the report.

There are a number of factors influencing the favourable variance, but it is predominantly due to the timing of revenue and expenditure compared to budget estimate.

It should be noted that this variance does not represent a projection of the end of year financial results or that these funds are surplus to requirements. It represents the financial results up to 31 July 2019 due to number of factors identified in the report.

Results from Operations

Description	Current Month - July 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	165.2	165.6	(0.4)	(0.2)	The unfavourable variance relates to delay in receiving State Government Grants by \$121k; delay in receipt of Cash Contributions for Park Maintenance Service of \$20k and lower than anticipated Court Fee Reimbursements of \$18k. Further, adverse Rates revenue of \$72k due to amended valuations received from Landgate; lower Fees & Charges of \$76k caused by lower than anticipated License Permit Applications and Engineering Supervision Fees. Also, lower Interest Earnings of \$25k due to lower investment portfolio balance than expected.
Operating Expense	(14.1)	(16.9)	2.9	16.9	Operating Expenses were favourable as Materials & Contract Expenses were lower than anticipated by \$2.6m predominantly due to lower Contracts Expenses and Consulting Fees; Employee Cost were lower than budgeted by \$140k due to staff vacancies; lower Utility charges by \$40k due to lower usage of Electricity and Gas than anticipated; lower Insurance expenses by \$32k reflects improved claims.
Result from Operations	151.2	148.7	2.5	1.7	

Capital Program

Description	Month Actual \$m	Month Budget \$m	% Complete of Month Budget
Expenditure	3.8	6.0	63.8%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Return	Comments
362.6	2.61%	Portfolio balance has decreased by \$18.7m from June 2019 due to operational requirements. Return is 0.71% above benchmark (12 months UBS Australia 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 of Actuals to Budgets being the first month of the financial year, there will be no year to date comments.

Total Comprehensive Income (Further detail in Attachment 1)

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 JULY 2019

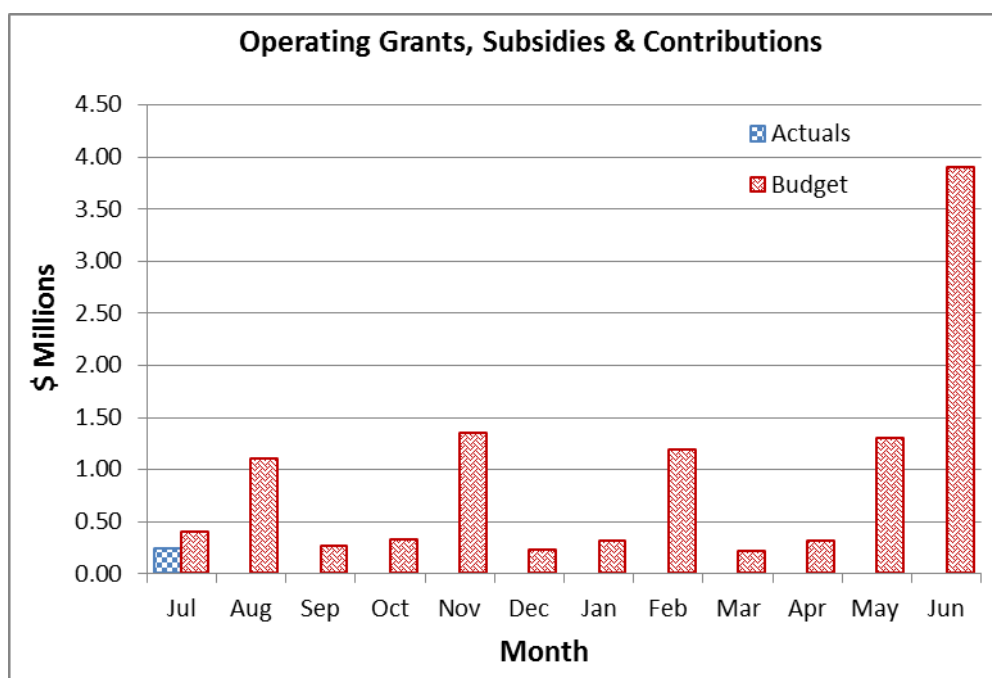
Description	Current Month				Notes	Year to Date			
	Actual \$	Revised Budget \$	Variance			Actual \$	Revised Budget \$	Variance	
			\$	%				\$	%
Revenues	133,143,188	133,215,923	(72,735)	(0.1)	1	133,143,188	133,215,923	(72,735)	(0.1)
	240,390	401,426	(161,036)	(40.1)	2	240,390	401,426	(161,036)	(40.1)
	31,386,069	31,462,474	(76,405)	(0.2)		31,386,069	31,462,474	(76,405)	(0.2)
	437,626	462,785	(25,159)	(5.4)		437,626	462,785	(25,159)	(5.4)
	26,405	50,425	(24,020)	(47.6)		26,405	50,425	(24,020)	(47.6)
	165,233,679	165,593,033	(359,354)	(0.2)		165,233,679	165,593,033	(359,354)	(0.2)
Expenses	(6,398,771)	(6,538,563)	139,792	2.1	3	(6,398,771)	(6,538,563)	139,792	2.1
	(3,129,335)	(5,750,496)	2,621,161	45.6		(3,129,335)	(5,750,496)	2,621,161	45.6
	(700,069)	(739,770)	39,701	5.4		(700,069)	(739,770)	39,701	5.4
	(3,410,909)	(3,410,909)	0	0.0		(3,410,909)	(3,410,909)	0	0.0
	(342,599)	(370,657)	28,058	7.6		(342,599)	(370,657)	28,058	7.6
	(91,904)	(124,534)	32,630	26.2	4	(91,904)	(124,534)	32,630	26.2
Total Operating Expenditure	(14,073,587)	(16,934,929)	2,861,343	16.9		(14,073,587)	(16,934,929)	2,861,343	16.9
RESULT FROM OPERATIONS	151,160,092	148,658,104	2,501,988	1.7		151,160,092	148,658,104	2,501,988	1.7
Other Revenue & Expenses	95,108	92,108	3,000	3.3	5 6 7	95,108	92,108	3,000	3.3
	0	0	0	0.0		0	0	0	0.0
	65,056	48,749	16,307	33.5		65,056	48,749	16,307	33.5
	0	(34,260)	34,260	100.0		0	(34,260)	34,260	100.0
	1,235,882	1,502,891	(267,009)	(17.8)		1,235,882	1,502,891	(267,009)	(17.8)
	(21,004)	(31,487)	10,483	33.3		(21,004)	(31,487)	10,483	33.3
	1,375,043	1,578,001	(202,958)	(12.9)			1,375,043	1,578,001	(202,958)
NET RESULT	152,535,135	150,236,105	2,299,030	1.5		152,535,135	150,236,105	2,299,030	1.5
Other Comprehensive Income	0	0	0	0.0		0	0	0	0.0
TOTAL COMPREHENSIVE INCOME	152,535,135	150,236,105	2,299,030	1.5		152,535,135	150,236,105	2,299,030	1.5

Revenues**Note 1 Rates*****Month - (Actual \$133.1m, Revised Budget \$133.2m)***

The unfavourable variance of \$72k is due to amended valuations received from Landgate.

Note 2 Operating Grants, Subsidies & Contributions***Month - (Actual \$240k, Revised Budget \$401k)***

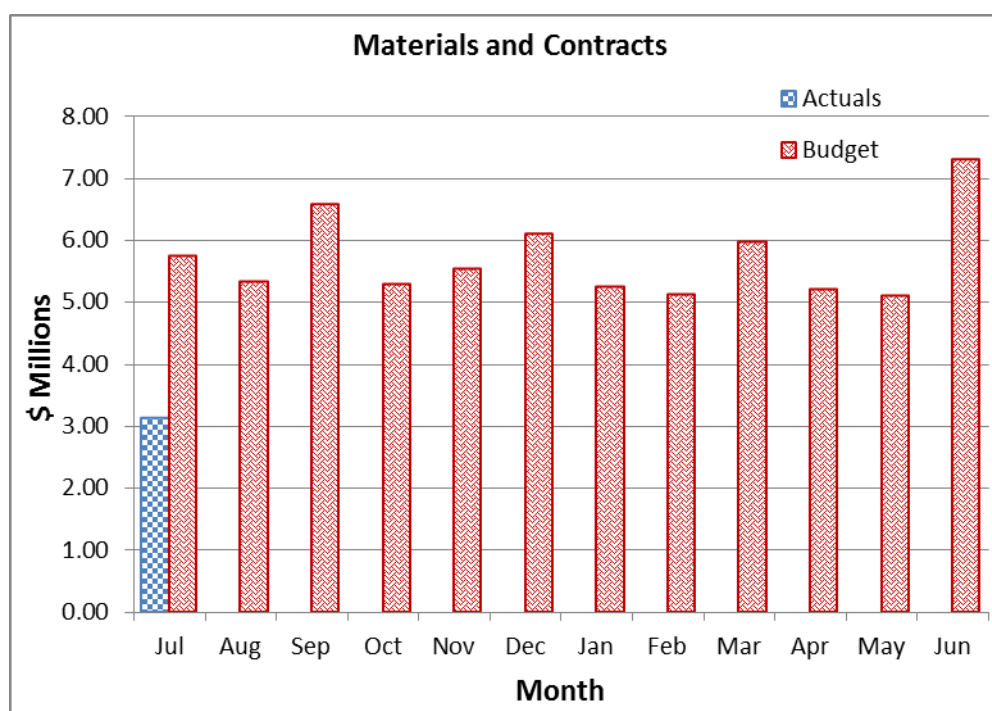
The unfavourable variance of \$161k is mainly due to delay in receiving Operating Grant from State Government for Bush Fire Services of \$80k and Domestic Rubbish of \$41k; delay of receipt of Cash Contributions for Parks Maintenance Services of \$20k and lower than anticipated Court Fee Reimbursements of \$18k.

**Expenses****Note 3 Materials & Contracts*****Month - (Actual \$3.1m, Revised Budget \$5.7m)***

The favourable variance of \$2.6m for the month is mainly attributable through lower utilisation of expenditure than expected for the following categories:

- Contract expenses of \$1.4m due to timing of expenditure on maintenance for various areas, namely Infrastructure of \$757k, Park Structure of \$368k and Building of \$162k;
- Consultancy Fees of \$478k due to delay in projects such as the Smart Cities Project of \$300k, Constable Care Program by \$27k, Advocacy costs on federal funding on sport facilities of \$30k, and various other project based consultancies of \$121k which are expected to occur during the year;
- Refuse Removal expense of \$208k due to lower than expected collection of waste tonnage on Bulk Refuse Removal of \$161k and Domestic Recycled Refuse Removal of \$34k;
- Fuel and Oil expenses of \$112k due to an under-accrual; and

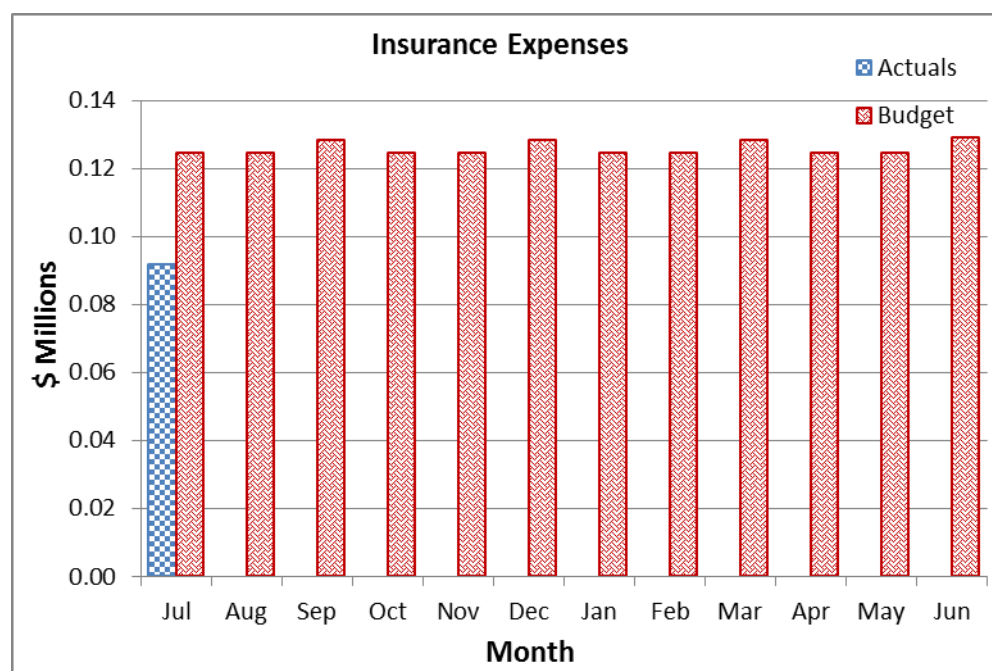
- Various expenses of \$360k due to underspend on Materials, Plant Vehicles and Advertising.



Note 4 Insurance

Month - (Actual \$91k, Revised Budget \$124k)

The favourable variance of \$32k reflects improved claims.



Other Revenue & Expenses**Note 5-6 Profit / Loss on Asset Disposals*****Month – (Combined Actual \$65k, Combined Revised Budget \$14k)***

The favourable variance relates to profit relating to Tamala Park Regional Council (TPRC) lot sales for the current month higher than anticipated by \$50k.

Note 7 Town Planning Scheme (TPS) Revenues***Month – (Actual \$1.2m, Revised Budget \$1.5m)***

The unfavourable result is due to deferral in contributions expected for Cell 1.

STATEMENT OF FINANCIAL POSITION (Attachment 2)

CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2019

Description	30 June 2019 Actual (Estimated) \$	31 July 2019 Actual \$	Variance		30 June 2020		Notes
			\$m	%	Adopted Budget \$	Revised Budget \$	
Current Assets	403,427,625	560,203,750	156,776,125	38.9	356,756,446	356,756,446	
Current Liabilities	(56,196,601)	(82,466,918)	(26,270,317)	(46.7)	(50,034,382)	(50,034,382)	
NET CURRENT ASSETS	347,231,024	477,736,832	130,505,808	37.6	306,722,064	306,722,064	1
Non Current Assets	2,363,740,265	2,364,139,481	399,216	0.0	2,533,703,893	2,533,703,893	2
Non Current Liabilities	(70,805,333)	(75,677,540)	(4,872,207)	(6.9)	(78,068,455)	(78,068,455)	3
NET ASSETS	2,640,165,956	2,766,198,773	126,032,817	4.8	2,762,357,502	2,762,357,502	
TOTAL EQUITY	(2,640,165,956)	(2,766,198,773)	126,032,817	4.8	(2,762,357,502)	(2,762,357,502)	

Note 1 - Net Current Assets

When compared to the opening position at 30 June 2019 Net Current Assets have increased by \$130.5m which is predominately due to the impact of 2019/20 Rates and Waste Service Fees levied.

Within the Current Assets, Current Receivables of \$196.8m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$167.2m and Emergency Services Levy of \$25.4m, with the remaining balance attributed to General Debtors of \$5.2m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 July 2019 have increased by \$399k from 30 June 2019 Actuals. The movement is due to Capital Works of \$3.8m less accumulated depreciation of \$3.4m (estimated).

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 July 2019 have increased by \$4.8m attributed to increase in Payables.

The existing loan with the Western Australia Treasury Corporation remains unchanged making up 91% 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 DLGSCI 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.

Details	DLGSCI Minimum Standard	30 June 2019 Actual (Estimated)	As at 31/07/2019	Minimum Standard Met
Current Ratio				
The ability to meet short term financial obligations from unrestricted current assets.		will be calculated after the year end adjustments		
Current Assets - Restricted Current Assets (RCA)	=>1.00:1		2.68:1	YES
Current Liabilities (CL) - CL Associated with RCA				
Debt Service Cover Ratio				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	13.73:1	455.91:1	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	0.93:1	11.8:1	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	0.92:1	YES
Own Source Operating Revenue				

The three Asset Ratios (Asset Consumption Ratio, Asset Sustainability Ratio and Asset Renewal Funding Ratio) are not in the table above as they are not yet calculated due to the 30 June 2019 year and adjustments yet to be processed.

CAPITAL WORKS PROGRAM

The current status of the Capital Works Program is summarised by Sub-Program in the table below.

Sub-Program	No. of Projects	Current Month Actual \$	YTD Actual \$	Revised Budget \$	% Spend
Community Buildings	13	26,574	26,574	1,591,929	2%
Community Safety	2	756	756	200,600	0%
Conservation Reserves	4	10,669	10,669	329,000	3%
Corporate Buildings	3	4,742	4,742	412,500	1%
Environmental Offset	6	1,852	1,852	742,075	0%
Fleet Mgt - Corporate	6	43,539	43,539	6,574,342	1%
Foreshore Management	7	6,075	6,075	3,075,634	0%
Golf Courses	1	7,490	7,490	-	0%
Investment Projects	6	1,709	1,709	1,364,090	0%
IT Equipment & Software	14	208,432	208,432	7,140,089	3%
Parks Furniture	13	3,475	3,475	2,789,779	0%
Parks Rehabilitation	1	36,193	36,193	1,500,000	2%
Passive Park Development	10	400	400	1,726,851	0%
Pathways and Trails	6	5,288	5,288	882,000	1%
Roads	11	2,273,740	2,273,740	25,745,052	9%
Sports Facilities	50	1,037,681	1,037,681	33,377,046	3%
Stormwater Drainage	5	963	963	740,000	0%
Street Landscaping	4	720	720	1,040,000	0%
Traffic Treatments	16	136,642	136,642	1,963,400	7%
Grand Total	178	3,806,940	3,806,940	91,194,387	4%

As at 31 July 2019 the City has spent \$3.8m, which represents 4.2% of the \$91.2m budget.

During the calendar month of July, \$3.8m was spent. Details of significant Actual expenditure for the month of July 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 2019/20 Capital Works budget.

PR-2561 Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works – The City has been successful with its application for grant funds to assist with the beach erosion works at Quinns Beach, which will result in a decrease of Reserve Funds required for the program in 2019/20 by \$300,000. The Coastal Adaptation and Protection (**CAP**) grant was one of three that the City was successful in procuring, representing 39% of the total budget available in all of Western Australia.

PR-2984 Edgar Griffiths Park, Wanneroo, Dog Exercise Area – As per Council report CP02-07/19 the budget from PR-4152 Delamere Park, Banksia Grove dog exercise area of \$190,713 is to be transferred to construct a dog park at Edgar Griffiths Park, with community consultation determining this to be the most appropriate site.

PR-4183 Wanneroo Central Volunteer Fire Brigade, New Transportable Change Rooms – The City has been successful with its application for grant funding of \$62,100 from the DFES to assist with the installation of a new transportable ablution building. This will mean that there will be no additional requirement for funds from the City to complete the project.

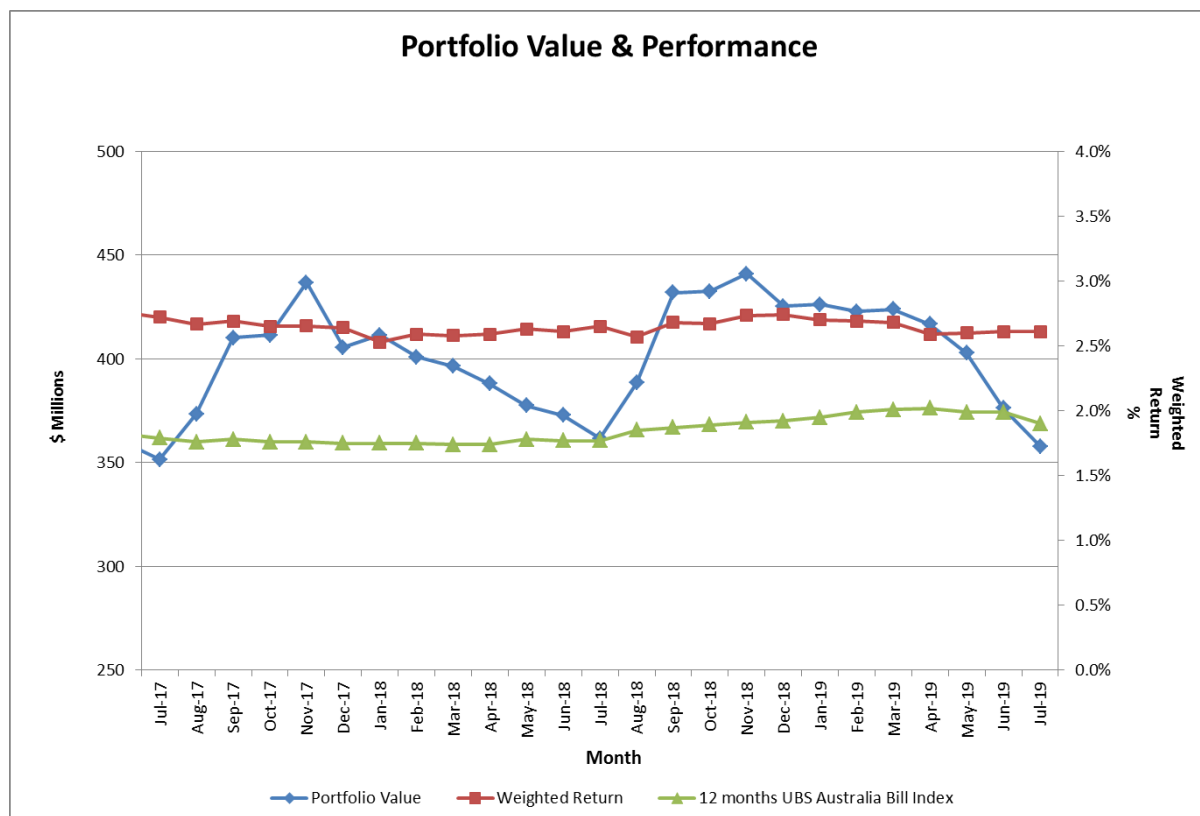
Operating Changes

The following changes are proposed to be made to the 2019/20 Operating Budget.

The City was also successful with two grant applications relating to operating projects as part of the CAP grant funding process. The City will receive \$21,600 to assist with undertaking surveys of the City's coastline, and \$88,785 to assist with beach re-nourishment works at the Quinns and Yanchep Beaches. This money will reduce the amount of Municipal funding required to undertake the works, resulting in a saving to the City.

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**):



At the end of July 2019, the City held an investment portfolio (cash & cash equivalents) of \$357.7m (Face Value), equating to \$362.7m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.71% pa (2.61% pa vs. 1.90% pa), however it is noted that Interest Earnings were budgeted at a 2.25% yield.

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 31 JULY 2019

Description	30 June 2019 Actual (Estimated) \$	31 July 2019 Actual \$	30 June 2020	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash & Cash Equivalents - Unrestricted	39,883,860	24,385,266	22,376,948	22,376,948
Cash & Cash Equivalents - Restricted	339,831,483	338,702,164	308,449,131	308,449,131
Receivables	23,397,934	196,796,092	25,595,130	25,595,130
Inventory	314,347	320,229	335,237	335,237
TOTAL CURRENT ASSETS	403,427,624	560,203,751	356,756,446	356,756,446
Current Liabilities				
Payables	(38,834,192)	(65,399,522)	(34,523,724)	(34,523,724)
Provisions	(17,362,409)	(17,067,396)	(15,510,658)	(15,510,658)
TOTAL CURRENT LIABILITIES	(56,196,601)	(82,466,918)	(50,034,382)	(50,034,382)
Net Current Assets	347,231,023	477,736,833	306,722,064	306,722,064
Adjustments for Restrictions				
Cash & Cash Equivalents - Restricted	(339,831,483)	(338,702,164)	(308,449,131)	(308,449,131)
Provisions Cash Backed	(7,399,540)	(5,643,876)	1,727,067	1,727,067
TOTAL RESTRICTED ASSETS	(347,231,023)	(344,346,040)	(306,722,064)	(306,722,064)
Surplus/(Deficit) Carried Forward	0	133,390,793	0	0

Consultation

This document has been prepared in consultation with Responsible Officers for review and analysis.

Comment

In reference to Statement of Comprehensive Income in the report, the following colours have been used to categorise three levels of variance:

Revenues:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Expenses:

- Green > 0%;
- Amber -0% to -10%; and
- Red < -10%.

Statutory Compliance

This monthly financial report complies with *Section 6.4 of the Act 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 support existing management systems.

Policy Implications

- Accounting Policy;
- Strategic Budget Policy; and
- Investment Policy.

Financial Implications

As outlined in the report and detailed in **Attachments 1 – 6.**

Voting Requirements

Absolute Majority

Recommendation

That Council:

1. **RECEIVES the Financial Activity Statement and commentaries on variances year to date Budget for the period ended 31 July 2019 consisting of:**
 - a) **July 2019 year to date Actuals;**
 - b) **July 2019 year to date Statement of Financial Position and Net Current Assets; and**
 - c) **July 2019 year to date Material Financial Variance Notes;**

2. APPROVES BY ABSOLUTE MAJORITY the following changes to the 2019/20 Capital Works and Operating Budget:

a) Capital Works – Change in Funding Source;

Number	From (Funding Source)	To (Project/Funding Source)	Amount	Description
PR-2561	State Government Grants	Strategic Projects/Initiatives Reserve	\$300,000	Change of funding source - Grant application successful
PR-4183	State Government Grants	PR-4183 Wanneroo Central Volunteer Fire Brigade, new transportable change rooms	\$62,100	Funding of budget deficit - Grant funding application approved







b) Capital Works – Budget Transfers; and

Number	From	To	Amount	Description
PR-2984	PR-4152 Delamere Park, Banksia Grove dog exercise area	PR-2984 Edgar Griffiths Park, Wanneroo dog exercise area	\$190,713	Transfer of budget as per Council report CP02-07/19

c) Operating Budget

Number	From	To	Amount	Description
GL: 631740.8999.141	State Government Grants	Beach Re-nourishment at Quinns and Yanchep Beaches	\$88,785	Grant funding application approved
GL: 631740.8999.141	State Government Grants	Coastal Surveys	\$21,600	Grant funding application approved

Attachments:

- | | | | |
|---|---|---|----------------|
| 1 |  | Statement of Comprehensive Income July 2019 | 19/306569 |
| 2 |  | Statement of Financial Position July 2019 | 19/306585 |
| 3 |  | Significant Capital Expenditure July 2019 | 19/306289 |
| 4 |  | Top Projects 2019-20 July 2019 | 16/151914[v40] |
| 5 |  | Investment Report July 2019 | 19/306284 |
| 6 |  | Rate Setting Statement July 2019 | 19/306285 |

CITY OF WANNEROO

STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE

Attachment 1

FOR THE PERIOD ENDED 31 JULY 2019

Description	Current Month					Year to Date					Annual			
	Actual	Revised Budget	Variance		Notes	Actual	Revised Budget	Variance			Original Budget	Revised Budget	Variance	
	\$	\$	\$	%		\$	\$	\$	%		\$	\$	\$	%
Revenues														
Rates	133,143,188	133,215,923	(72,735)	(0.1)	1	133,143,188	133,215,923	(72,735)	(0.1)		135,581,907	135,581,907	0	0
Operating Grants, Subsidies & Contributions	240,390	401,426	(161,036)	(40.1)	2	240,390	401,426	(161,036)	(40.1)		10,860,681	10,860,681	0	0
Fees & Charges	31,386,069	31,462,474	(76,405)	(0.2)		31,386,069	31,462,474	(76,405)	(0.2)		46,787,670	46,787,670	0	0
Interest Earnings	437,626	462,785	(25,159)	(5.4)		437,626	462,785	(25,159)	(5.4)		8,715,234	8,715,234	0	0
Other Revenue	26,405	50,425	(24,020)	(47.6)		26,405	50,425	(24,020)	(47.6)		627,194	627,194	0	0
Total Operating Revenue	165,233,679	165,593,033	(359,354)	(0.2)		165,233,679	165,593,033	(359,354)	(0.2)		202,572,686	202,572,686	0	0
Expenses														
Employee Costs	(6,398,771)	(6,538,563)	139,792	2.1		(6,398,771)	(6,538,563)	139,792	2.1		(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(3,129,335)	(5,750,496)	2,621,161	45.6	3	(3,129,335)	(5,750,496)	2,621,161	45.6		(68,528,997)	(68,529,012)	(15)	(0)
Utility Charges	(700,069)	(739,770)	39,701	5.4		(700,069)	(739,770)	39,701	5.4		(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0.0		(3,410,909)	(3,410,909)	0	0.0		(40,947,313)	(40,947,295)	18	0
Interest Expenses	(342,599)	(370,657)	28,058	7.6		(342,599)	(370,657)	28,058	7.6		(4,111,186)	(4,111,186)	0	0
Insurance	(91,904)	(124,534)	32,630	26.2	4	(91,904)	(124,534)	32,630	26.2		(1,510,000)	(1,510,000)	0	0
Total Operating Expenditure	(14,073,587)	(16,934,929)	2,861,343	16.9		(14,073,587)	(16,934,929)	2,861,343	16.9		(201,618,476)	(201,618,486)	(10)	(0)
RESULT FROM OPERATIONS	151,160,092	148,658,104	2,501,988	1.7		151,160,092	148,658,104	2,501,988	1.7		954,210	954,200	(10)	(0)
Other Revenue & Expenses														
Non Operating Grants, Subsidies & Contributions	95,108	92,108	3,000	3.3		95,108	92,108	3,000	3.3		28,798,613	28,798,619	6	0
Contributed Physical Assets	0	0	0	0.0		0	0	0	0.0		16,274,500	16,274,500	0	0
Profit on Asset Disposals	65,056	48,749	16,307	33.5	5	65,056	48,749	16,307	33.5		585,217	585,217	0	0
Loss on Assets Disposals	0	(34,260)	34,260	100.0	6	0	(34,260)	34,260	100.0		(14,110,346)	(14,110,346)	0	0
Town Planning Scheme (TPS) Revenues	1,235,882	1,502,891	(267,009)	(17.8)	7	1,235,882	1,502,891	(267,009)	(17.8)		15,288,167	15,288,168	1	0
Town Planning Scheme (TPS) Expenses	(21,004)	(31,487)	10,483	33.3		(21,004)	(31,487)	10,483	33.3		(8,031,975)	(8,031,977)	(2)	(0)
Total Other Revenue and Expenses	1,375,043	1,578,001	(202,958)	(12.9)		1,375,043	1,578,001	(202,958)	(12.9)		38,804,176	38,804,181	5	0
NET RESULT	152,535,135	150,236,105	2,299,030	1.5		152,535,135	150,236,105	2,299,030	1.5		39,758,386	39,758,381	(5)	(0)
Other Comprehensive Income	0	0	0	0.0		0	0	0	0.0		0	0	0	0
TOTAL COMPREHENSIVE INCOME	152,535,135	150,236,105	2,299,030	1.5		152,535,135	150,236,105	2,299,030	1.5		39,758,386	39,758,381	(5)	(0)

CITY OF WANNEROO

Attachment 2

STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2019

Description	30/06/2019 Actual (Estimated) \$	31/07/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash at Bank	3,489,483	433,007	3,308,261	3,308,261
Investments	376,225,861	362,654,422	327,517,818	327,517,818
Receivables	23,397,934	196,796,092	25,595,130	25,595,130
Inventories	314,347	320,229	335,237	335,237
	403,427,625	560,203,750	356,756,446	356,756,446
Current Liabilities				
Payables	(38,834,192)	(65,399,522)	(34,523,724)	(34,523,724)
Provisions	(17,362,409)	(17,067,396)	(15,510,658)	(15,510,658)
	(56,196,601)	(82,466,918)	(50,034,382)	(50,034,382)
NET CURRENT ASSETS	347,231,024	477,736,832	306,722,064	306,722,064
Non Current Assets				
Receivables	3,421,480	3,396,782	3,061,000	3,061,000
Investments	19,035,676	19,096,041	19,017,000	19,017,000
Inventories	21,396,956	21,396,956	21,396,956	21,396,956
Land	132,952,614	132,952,614	159,148,799	159,148,799
Buildings	170,597,546	170,325,452	185,505,768	185,505,768
Plant	13,528,740	13,507,162	23,721,259	23,721,259
Equipment	79,859,609	79,732,237	69,002,438	69,002,438
Furniture & Fittings	7,740,041	7,727,696	17,020,429	17,020,429
Infrastructure	1,866,845,415	1,863,867,895	1,962,807,824	1,962,807,824
Work in Progress	48,362,188	52,136,646	48,362,188	48,362,188
	2,363,740,265	2,364,139,481	2,509,043,661	2,509,043,661
Non Current Liabilities				
Interest Bearing Liabilities	(69,078,188)	(69,078,188)	(76,341,388)	(76,341,388)
Provisions & Payables	(1,727,145)	(6,599,352)	(1,727,067)	(1,727,067)
	(70,805,333)	(75,677,540)	(78,068,455)	(78,068,455)
NET ASSETS	2,640,165,956	2,766,198,773	2,737,697,270	2,737,697,270
Equity				
Retained Surplus	(1,280,136,200)	(1,405,872,877)	(1,376,417,279)	(1,376,417,279)
Reserves - Cash/Investment Backed	(187,654,321)	(187,950,452)	(209,195,371)	(209,195,371)
Reserves - Asset Revaluation	(1,060,339,819)	(1,060,339,819)	(1,060,339,858)	(1,060,339,858)
Town Planning Schemes	(112,035,616)	(112,035,625)	(91,744,762)	(91,744,762)
TOTAL EQUITY	(2,640,165,956)	(2,766,198,773)	(2,737,697,270)	(2,737,697,270)

Attachment 3

Significant Capital expenditure for July 2019

- \$1.78m Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$456K Recurring Program, Renew Transport Infrastructure Assets
- \$406K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$334K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$164K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting
- \$90K Wanneroo Showgrounds, Wanneroo, Upgrade Existing Fencing Along Boundary
- \$84K Koondoola Avenue, Koondoola, Upgrade Traffic Management from Mirrabooka Av to Butterworth Av
- \$57K Renew Finance System

Significant (LTD) commitments in the Capital Works Program as at 31 July 2019

- \$16.10m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$2.47m Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$1.88m Renew Finance System
- \$940K Recurring Program, Renew Transport Infrastructure Assets
- \$846K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$722K Recurring Program, Renew Domestic Waste Vehicles
- \$625K Kingsway Aquatic Play Space
- \$438K Recurring Program, Renew Heavy Trucks
- \$433K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$388K Edgar Griffiths Park, Wanneroo, New Sports Amenities Building
- \$338K Neerabup Industrial Area, Neerabup, New Development
- \$278K Neerabup Industrial Area, Upgrade Roads and Services Infrastructure
- \$238K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$209K Recurring Program, Renew Park Assets
- \$197K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension
- \$182K Recurring Program, Renew Corporate Building Assets
- \$164K Recurring Program, Renew IT Equipment and Software
- \$161K Recurring Program, New IT Equipment and Software
- \$151K Abbeville Park, Mindarie, Upgrade Storage Rooms
- \$149K Halesworth Park, Butler, New Sports Facilities
- \$139K Neerabup Industrial Area, Neerabup, New sites for Environmental Offset Requirements
- \$115K Kingsway Stage 3, Section B, Madeley, Upgrade Traffic Treatments Sovrano Ave to Regency Ave
- \$110K Recurring Program, Upgrade Corporate Business Systems

As at 31 July 2019, the City has spent \$388K (2.72%) of the \$14.24m carry forward budget from 2018/2019. Significant Actual (YTD) expenditure against carry forward projects include (% shown as Actual expenditure against Carry Forward budget only):

- \$164K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting (66%)
- \$44K Recurring Program, New IT Equipment and Software (6%)
- \$43K Recurring Program, Renew IT Equipment and Software (7%)
- \$42K Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd (1%)

Top Capital Projects 2019/20 - July 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	2,413,714	0	2,413,714	0	11,375,725	11,845,907	(470,182)					93	Delivery	Beach access installation at Waterland Point and Groyne 1 has been completed. Quinns Beach Coastal Management Stage 1 and Stage 2 works have been completed. 2018/19 dune rehabilitation works completed at all sites. Stage 3 coastal management works to commence in October 2019.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	Design and construct playing fields and sports amenities building	10,760,587	200	12,800,002	(2,039,615)	22,139,790	19,446,261	2,693,529					33	Delivery	Clearing Permit application; pending confirmation appeal to Department of Environment and Energy (ongoing). Delegation of authority to CEO has been approved for Tender No 19062; Provision of Major Works, Halesworth Park, Butler, New Sports Facilities. Bore water licence (drilling and extraction) has been approved. Financial requirements for environmental clearing permit yet to be confirmed, currently forecasting \$2.5 m. resulting in a shortfall for 2019/20. Anticipated total project savings.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	Design and construct change rooms and grandstand	847,188	406,231	520,674	(79,717)	2,899,749	2,899,749	0					85	Delivery	Construction works at 82% complete. Hand over anticipated for mid-September for Building A (change rooms) and early October for Building B (change rooms and grandstand).
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	Design and construct sports amenities building	794,000	3,652	722,885	67,463	1,700,000	1,630,162	69,838					88	Delivery	The project is on time and under budget with anticipated project savings. Building works for new Sports Amenities Building underway with LKS Construction (WA) Pty Ltd. anticipated completion mid September 2019. Works to include a Water Board main line are underway.
PMO17006	PR-4111	24676	Belhaven Park, Quinns Rocks, New Sports Amenities Building	Design and construct changerooms and storage	1,318,516	9,995	1,228,395	80,126	1,399,000	1,337,759	61,241					56	Delivery	Project in month 1 of an 8 month construction. Tender delayed resulting in extended schedule. Change Control to be completed.
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	The Kingsway Netball Changerooms Upgrade comprises refurbishment of the existing WDNA offices, hall, kitchen, toilet amenities and changing rooms. New building extensions incorporating additional space for WDNA offices including new change rooms, toilets and first aid room.	2,100,000	333,892	1,199,700	566,408	3,138,400	3,002,894	135,506					77	Delivery	Stage 1B Practical Completed 26 July 2019. Handover to Wanneroo Districts Netball Association (WDNA) completed. WDNA relocated from temporary office in existing hall to new office, and use of new toilets and first aid amenities. Change Form to be completed to reduce current year budget as previous year overspent.

Top Capital Projects 2019/20 - July 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
PMO17021	PR-4145	25887	Splendid Park, Yanchep, New Skate Park	Design and construct a new skate park facility at Splendid Park, Yanchep	682,724	0	678,979	3,745	700,000	700,000	(0)					27	Design	Project handed over for construction delivery, currently rated as high risk by new Project Manager. Clearing permit application submitted July 2019, anticipated to take 3-6 months. With 6 months approval of clearing application, construction months will be within wet season, which is not ideal. Gantt Chart will be updated as new information becomes available.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	Design and construction to refurbish and extend existing amenities	1,370,770	0	1,370,769	1	1,441,770	1,487,626	(45,856)					39	Delivery	The project is on schedule. The City received 14 submissions, which are currently under evaluation. The overall risk indicator remains amber due to unforeseeable environmental risk, which might be encountered during construction.
PMO18051	PR-4108	28879	Wanneroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	Design and construct six multipurpose change rooms and additional store room	816,000	0	929,954	(113,954)	930,000	990,288	(60,288)					43	Delivery	The project is final procurement phase. Tender recommendation approved by CEO to award Solution 4 Building as successful applicant. Once binding contract is completed, construction will commence. Carry forward adjustment from 2018/19 to be allocated to project as multi-year project.
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	Development of the City's landholdings within area	750,000	0	985,467	(235,467)	2,955,000	12,110,337	(9,155,337)					17	Delivery	The City and LandCorp CEO's have met to discuss a joint development strategy. It is not likely that LandCorp will agree to ceding for the northern access road for the Lot 9100 concept sub-division layout. A concept subdivision layout with the access road fully within Lot 9100 is completed. Resource extraction Contract departures are agreed and negotiations are complete. The legal team has arranged external assistance to review and form the Contract. Contract award planned for 2nd quarter 2019. The costed Project schedule includes for NIA development through to 2034 (not water provision or distributor road construction). Receipt of the Industrial land demand analysis is anticipated for 12 August 2019. The water supply and renewable energy supply engineering solution concept works are progressing with the engaged consultants. The contract to remove grass trees and stabilising for sale is awarded. Grass Tree removal anticipated for 26 August 2019. Updated PMP pending Sponsor acceptance.
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	4,200,000	1,771,230	3,406,001	(977,231)	6,500,000	6,528,824	(28,824)					69	Delivery	Project progressing well with in ground drainage 70% complete. Road formation started at Northern carriageway along with formation link to Northern roundabout. Time line for completion remains unchanged. Carry Forward adjustment of \$948k to supplement shortfall in 2019/20.

Top Capital Projects 2019/20 - July 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
PMO18098	PR-4102	31842	Shelvock Park, Koondoola New Sports Amenities Building	Design and construct new sports amenities building	2,100,000	0	1,648,230	451,770	1,878,000	1,756,912	121,088					49	Delivery	Awarded tender, construction to start this month. Anticipated underspend in 2019/20.
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	Design and construct dual carriageway	12,675,821	41,571	12,634,250	(0)	23,000,000	22,016,492	983,508					70	Delivery	First section (1.2km adjacent to Alkimos Vista). Practical Completion reached 2nd April 2019, now in 12 months defects period. Second section (8km from Shorehaven to Yanchep) and third section (2.3km from Camborne Pkw to Alkimos Vista), construction has commenced on site with completion for Section 3 in December 2019 and Section 2 February 2020.
PMO18122	PR-2930	34057	Warradale Park, Landsdale, New Skate Park	Design and construction of a skate park facility, replacing the existing BMX track on the eastern side of the reserve	628,438	1,747	629,938	(3,247)	650,000	665,473	(15,473)					30	Design	Project handed over for construction delivery, currently facing some challenges for new Project Manager. 1. Environmental Planning Consideration (EPC) requires internal review to determine any actions for the site prior to construction. 2. Acid Sulphate Soil (ASS) investigation is underway to confirm the existence of ASS and subsequent management. 3. Acceptance of proposed revision to address Park's comments on "skate friendly concrete" in progress. 4. Detailed design for irrigation is on-hold pending final detailed design. Issues are being simultaneously addressed to progress to tender. Project schedule to be reviewed to determine slippage.
PMO19040	PR-2797	34171	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	Design dual carriageway to inform the Metropolitan Regional Road Group (MRRG) Road Improvement Program	3,210,333	4,995	3,206,000	(662)	3,950,000	3,321,865	628,135					43	Design	Consultant Cossill & Webley presented 100% design. Design review now complete. Construction contract award anticipated for October 2019. Possible increased service cost and service information delay may occur. Petition requesting reduced speed consideration has now been addressed through Council. Project Management Plan to be reviewed to confirm total required budget.
PMO16050	PR-3098	23725	Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd	Construct roundabout at the intersection (Blackspot)	1,225,000	0	1,198,000	27,000	1,225,000	1,230,450	(5,450)					3%	Design	Western Power (WP) to resubmit design review and costing for WP scope of works.

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 31 July 2019									
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$	Accrued Interest
Current Account Investment Group									
12,740,860.00	1.45	Commonwealth Bank of Australia Perth	A1	N/A		N/A	12,740,860.00		
12,740,860.00	1.45%						12,740,860.00		
Term Investment Group									
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	01-August-2019	5,000,000.00	21-August-2018	5,129,589.04	11,678.08	129,589.04
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,066,678.08	11,678.08	66,678.08
5,000,000.00	2.55	Suncorp	A1	28-October-2019	5,000,000.00	28-March-2019	5,043,664.38	10,828.77	43,664.38
5,000,000.00	2.75	IMB Bank	A2	15-August-2019	5,000,000.00	20-August-2018	5,129,965.75	11,678.08	129,965.75
5,000,000.00	2.75	Bendigo Bank	A2	05-August-2019	5,000,000.00	31-August-2018	5,125,821.92	11,678.08	125,821.92
5,000,000.00	2.75	Bendigo Bank	A2	26-August-2019	5,000,000.00	31-August-2018	5,125,821.92	11,678.08	125,821.92
10,000,000.00	2.75	Bank of Queensland	A2	05-August-2019	10,000,000.00	07-September-2018	10,246,369.86	23,356.16	246,369.86
10,000,000.00	2.75	Bank of Queensland	A2	23-August-2019	10,000,000.00	07-September-2018	10,246,369.86	23,356.16	246,369.86
10,000,000.00	2.74	National Australia Bank	A1	04-September-2019	10,000,000.00	10-September-2018	10,243,221.92	23,271.23	243,221.92
5,000,000.00	2.75	National Australia Bank	A1	16-September-2019	5,000,000.00	21-September-2018	5,117,910.96	11,678.08	117,910.96
5,000,000.00	2.75	National Australia Bank	A1	24-September-2019	5,000,000.00	21-September-2018	5,117,910.96	11,678.08	117,910.96
5,000,000.00	2.80	Bendigo Bank	A2	01-October-2019	5,000,000.00	27-September-2018	5,117,753.42	11,890.41	117,753.42
5,000,000.00	2.80	Bendigo Bank	A2	07-October-2019	5,000,000.00	27-September-2018	5,117,753.42	11,890.41	117,753.42
5,000,000.00	2.75	Bank of Queensland	A2	14-October-2019	5,000,000.00	27-September-2018	5,115,650.68	11,678.08	115,650.68
5,000,000.00	2.75	Bank of Queensland	A2	21-October-2019	5,000,000.00	27-September-2018	5,115,650.68	11,678.08	115,650.68
5,000,000.00	2.75	Bank of Queensland	A2	28-October-2019	5,000,000.00	08-October-2018	5,111,506.85	11,678.08	111,506.85
5,000,000.00	2.75	Bank of Queensland	A2	06-November-2019	5,000,000.00	08-October-2018	5,111,506.85	11,678.08	111,506.85
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	06-November-2019	5,000,000.00	15-October-2018	4,943,943.82	11,508.22	-56,056.18
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	12-November-2019	5,000,000.00	15-October-2018	4,943,943.82	11,508.22	-56,056.18
10,000,000.00	2.67	Bankwest	A1	18-November-2019	10,000,000.00	26-October-2018	10,203,358.90	22,676.71	203,358.90
10,000,000.00	2.67	Bankwest	A1	28-November-2019	10,000,000.00	26-October-2018	10,203,358.90	22,676.71	203,358.90
5,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	04-December-2019	5,000,000.00	08-November-2018	4,944,357.55	11,423.29	-55,642.45
10,000,000.00	2.75	Bendigo Bank	A2	12-December-2019	10,000,000.00	15-November-2018	10,194,383.56	23,356.16	194,383.56
10,000,000.00	2.75	Bendigo Bank	A2	04-December-2019	10,000,000.00	16-November-2018	10,193,630.14	23,356.16	193,630.14
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,193,630.14	23,356.16	193,630.14
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,183,835.62	23,356.16	183,835.62
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,175,547.95	23,356.16	175,547.95
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	20-December-2019	10,000,000.00	20-December-2018	10,168,013.70	23,356.16	168,013.70
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,154,452.05	23,356.16	154,452.05
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,076,849.32	11,678.08	76,849.32
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,143,150.68	23,356.16	143,150.68
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,068,938.36	11,678.08	68,938.36
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,235,232.88	45,863.01	235,232.88
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,105,273.97	22,506.85	105,273.97
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,107,260.27	22,931.51	107,260.27
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,048,821.92	11,465.75	48,821.92
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,089,753.42	22,082.19	89,753.42
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,058,432.88	21,063.01	58,432.88
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,056,849.32	21,232.88	56,849.32
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,056,849.32	21,232.88	56,849.32
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,031,808.22	18,260.27	31,808.22
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,028,931.51	20,383.56	28,931.51
5,000,000.00	2.40	Westpac Banking Corporation	A1	01-July-2020	5,000,000.00	01-July-2019	5,009,863.01	9,863.01	9,863.01
5,000,000.00	2.00	Westpac Banking Corporation	A1	08-June-2020	5,000,000.00	08-July-2019	5,006,301.37	6,301.37	6,301.37
5,000,000.00	1.90	National Australia Bank	A1	23-June-2020	5,000,000.00	17-July-2019	5,003,643.84	3,643.84	3,643.84
345,000,000.00	2.65%						349,913,563.01	769,880.82	4,913,563.01
	Weighted Return								
357,740,860.00	2.61%	Totals					362,654,423.01	769,880.82	4,913,563.01

1.90% 12 month UBS Australia Bank Bill Index for 31 July 2019

0.71% Differential between Council's Weighted Return and UBS Australia 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 31 July 2019

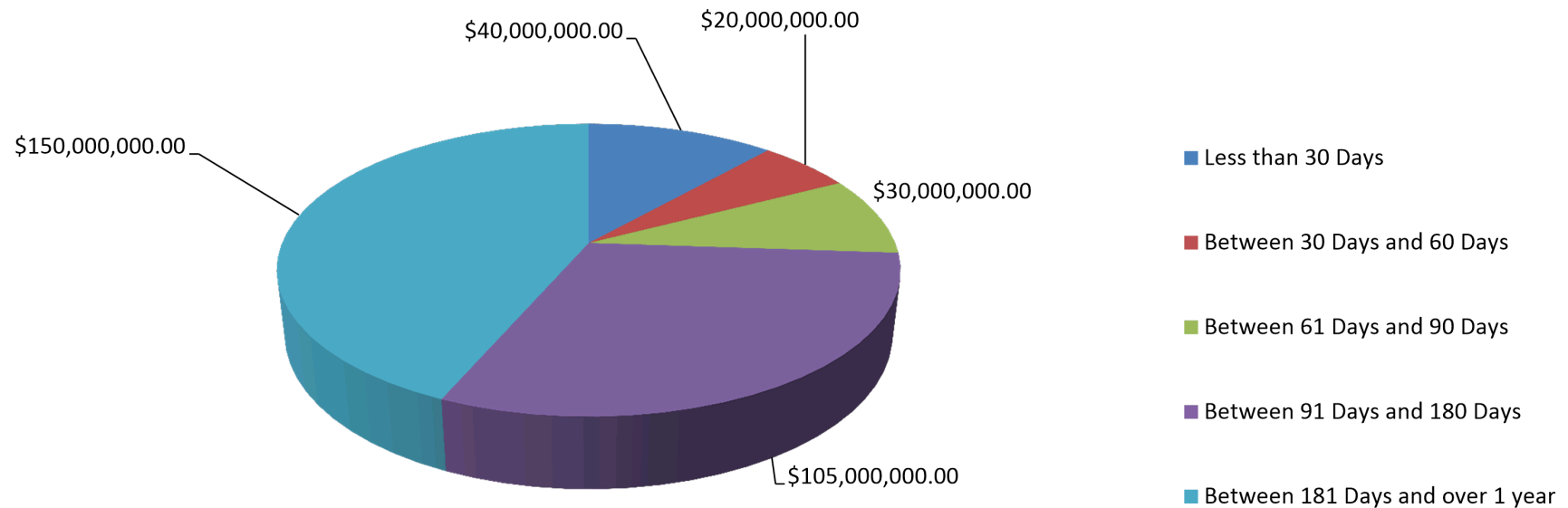
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	27,740,860.00	178,870,430.00	7.75	50.00
National Australia Bank	A1	25,000,000.00	178,870,430.00	6.99	50.00
Westpac Banking Corporation	A1	50,000,000.00	178,870,430.00	13.98	50.00
Suncorp	A1	5,000,000.00	178,870,430.00	1.40	50.00
Bankwest	A1	20,000,000.00	178,870,430.00	5.59	50.00
Bank of Queensland	A2	55,000,000.00	89,435,215.00	15.37	25.00
Bendigo Bank	A2	60,000,000.00	89,435,215.00	16.77	25.00
Members Equity Bank Melbourne	A2	60,000,000.00	89,435,215.00	16.77	25.00
IMB Bank	A2	25,000,000.00	89,435,215.00	6.99	25.00
Rural Bank	A2	30,000,000.00	89,435,215.00	8.39	25.00
Totals		357,740,860.00		100.00	

OVERALL CREDIT PROFILE - As At 31 July 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	127,740,860.00	357,740,860.00	35.71	100.00
Subtotal of Securities	A2	230,000,000.00	286,192,688.00	64.29	80.00
Totals		357,740,860.00		100.00	

Maturity Breakdown - As At 31 July 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	\$12,740,860.00	3.56%	1.00	\$12,740,860.00	\$12,740,860.00
Less than 30 Days	\$40,000,000.00	11.18%	6.00	\$5,000,000.00	\$10,000,000.00
Between 30 Days and 60 Days	\$20,000,000.00	5.59%	3.00	\$5,000,000.00	\$10,000,000.00
Between 61 Days and 90 Days	\$30,000,000.00	8.39%	6.00	\$5,000,000.00	\$5,000,000.00
Between 91 Days and 180 Days	\$105,000,000.00	29.35%	13.00	\$5,000,000.00	\$10,000,000.00
Between 181 Days and over 1 year	\$150,000,000.00	41.93%	17.00	\$5,000,000.00	\$20,000,000.00
Totals	\$357,740,860.00	100.00%	46.00		



CITY OF WANNEROO
RATE SETTING STATEMENT
FOR THE PERIOD ENDED 31 JULY 2019

Attachment 6

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Opening Surplus/(Deficit)	(19,585,667)	(19,585,667)	0	0	(19,585,667)	(19,585,667)	0	0
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	240,390	401,426	(161,036)	(40)	10,860,681	10,860,681	0	0
Fees & Charges	31,386,069	31,462,474	(76,405)	(0)	46,787,670	46,787,670	0	0
Interest Earnings	437,626	462,785	(25,159)	(5)	8,715,234	8,715,234	0	0
Other Revenue	26,405	50,425	(24,020)	(48)	627,194	627,194	0	0
	32,090,490	32,377,110	(286,620)	(1)	66,990,779	66,990,779	0	0
Expenses								
Employee Costs	(6,398,771)	(6,538,563)	139,792	2	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(3,129,335)	(5,750,496)	2,621,161	46	(68,528,997)	(68,529,012)	(15)	(0)
Utility Charges	(700,069)	(739,770)	39,701	5	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(342,599)	(370,657)	28,058	8	(4,111,186)	(4,111,186)	0	0
Insurance	(91,904)	(124,534)	32,630	26	(1,510,000)	(1,510,000)	0	0
	(14,073,587)	(16,934,929)	2,861,343	17	(201,618,476)	(201,618,486)	(10)	(0)
Non-Cash Amounts Excluded								
Depreciation	3,410,909	3,410,909	0	0	40,947,313	40,947,295	18	0
	21,427,813	18,853,090	2,574,723	14	(93,680,384)	(93,680,412)	(28)	(0)
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	95,108	92,108	3,000	3	28,798,613	28,798,619	6	0
Contributed Physical Assets	0	0	0	0	16,274,500	16,274,500	0	0
Profit on Asset Disposals	65,056	48,749	16,307	33	585,217	585,217	0	0
Loss on Assets Disposals	0	(34,260)	34,260	0	(14,110,346)	(14,110,346)	0	0
TPS & DCP Revenues	1,235,882	1,502,891	(267,009)	(18)	15,288,167	15,288,168	1	0
TPS & DCP Expenses	(21,004)	(31,487)	10,483	33	(8,031,975)	(8,031,977)	(2)	(0)
Capital Expenditure	(3,806,940)	(5,970,896)	2,163,956	36	(91,087,387)	(91,194,387)	(107,000)	(0)
Proceeds From Disposal Of Assets	54,052	123,688	(69,635)	(56)	1,484,250	1,484,250	0	0
	(2,377,845)	(4,269,208)	1,891,362	44	(50,798,961)	(50,905,956)	(106,995)	(0)
Non-Cash Amounts Excluded								
Contributed Physical Assets	0	0	0	0	(16,274,500)	(16,274,500)	0	0
Profit on Asset Disposals	(65,056)	(48,749)	(16,307)	(33)	(585,217)	(585,217)	0	0
Loss on Assets Disposals	0	34,260	(34,260)	(0)	14,110,346	14,110,346	0	0
	(65,056)	(14,489)	(50,567)	(349)	(2,749,371)	(2,749,371)	0	0
	(2,442,901)	(4,283,697)	1,840,796	43	(53,548,332)	(53,655,327)	(106,995)	(0)
FINANCING ACTIVITIES								
Contributions from New Loans	0	605,267	(605,267)	0	7,263,200	7,263,200	0	0
Transfers from Restricted Grants, Contributions & Loans	0	1,819,697	(1,819,697)	(100)	21,836,335	21,836,358	(23)	(0)
Transfers to Restricted Grants, Contributions & Loans	(67,795)	0	(67,795)	(100)	0	0	0	0
Transfers from Reserves	0	2,933,499	(2,933,499)	(100)	35,094,989	35,201,989	107,000	0
Transfers to Reserves	(296,132)	(3,448,512)	3,152,380	91	(41,382,138)	(41,382,138)	0	0
Transfers from Schemes	1,212,287	1,737,286	(524,999)	(30)	20,847,432	20,847,432	0	0
Transfers to Schemes	0	(1,035,612)	1,035,612	100	(12,427,342)	(12,427,342)	0	0
	848,360	2,611,625	(1,763,265)	(68)	31,232,476	31,339,499	107,023	0
BUDGET DEFICIENCY	19,833,272	17,181,018	2,652,254	15	(115,996,240)	(115,996,240)	0	0
Amount To Be Raised From Rates	133,143,188	133,215,923	(72,735)	(0)	135,581,907	135,581,907	0	0
Closing Surplus/(Deficit)	133,390,793	130,811,274	2,579,519	2	0	0	0	0

CS04-08/19 Warrant of Payments for the Period to 31 July 2019

File Ref: 1859V01 – 19/297231
 Responsible Officer: Director Corporate Strategy & Performance
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of July 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 Meeting of the Council.

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 July 2019:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C Accounts Paid – July 2019		
Cheque Numbers	117165 - 117480	\$703,529.90
EFT Document Numbers	3571 - 3600	<u>\$24,441,011.64</u>
TOTAL ACCOUNTS PAID		\$25,144,541.54
Less Cancelled Cheques		(\$5,527.99)
Manual Journals		(\$688,064.16)
Town Planning Scheme		<u>(\$1,839,994.73)</u>
RECOUP FROM MUNICIPAL FUND		\$22,610,954.66
Municipal Fund – Bank A/C Accounts Paid – July 2019		
Recoup		\$22,610,954.66
Direct Payments		\$24,592.74
Payroll – Direct Debits		<u>\$5,352,754.83</u>
TOTAL ACCOUNTS PAID		\$27,988,302.23
Town Planning Scheme Accounts Paid – July 2019		
Cell 1		<u>\$1,839,994.73</u>
TOTAL ACCOUNTS PAID		\$1,839,994.73

At the close of July 2019 outstanding creditors amounted to \$1,247,332.83.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of July 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 July 2019, as summarised below:-

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – July 2019		
Cheque Numbers	117165 - 117480	\$703,529.90
EFT Document Numbers	3571 - 3600	<u>\$24,441,011.64</u>
TOTAL ACCOUNTS PAID		<u>\$25,144,541.54</u>
Less Cancelled Cheques		(\$5,527.99)
Manual Journals		(\$688,064.16)
Town Planning Scheme		<u>(\$1,839,994.73)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$22,610,954.66</u>
Municipal Fund – Bank A/C		
Accounts Paid – July 2019		
Recoup		\$22,610,954.66
Direct Payments		\$24,592.74
Payroll – Direct Debits		<u>\$5,352,754.83</u>
TOTAL ACCOUNTS PAID		<u>\$27,988,302.23</u>
Town Planning Scheme		
Accounts Paid – July 2019		
Cell 1		<u>\$1,839,994.73</u>
TOTAL ACCOUNTS PAID		<u>\$1,839,994.73</u>

WARRANT OF PAYMENTS JULY 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00117165	02/07/2019	Rates Refund	\$569.69
00117166	02/07/2019	Banksia Grove Development Nominees	\$1,276.41
		Partial Refund - Fees Not Expended Processing Amendment No. 3 To The Banksia Grove Agreed Structure Plan No. 21A	
00117167	02/07/2019	Roberts Day	\$159.35
		Refund - Building Application - Not Required	
00117168	02/07/2019	Northside Bible Church Incorporated	\$696.42
		Hire Fee Refund	
00117169	02/07/2019	Jessica Rogers	\$100.00
		Dog Registration Refund - Sterilised	
00117170	02/07/2019	Brian Boylan	\$62.90
		Refund - Copies Of Plans - Not Available	
00117171	02/07/2019	Santana Tuoro	\$62.90
		Refund - Copies Of Plans - Not Available	
00117172	02/07/2019	John Wheeldon	\$75.00
		Dog Registration Refund - Sterilised	
00117173	02/07/2019	Rates Refund	\$304.52
00117174	02/07/2019	Rates Refund	\$114.93
00117175	02/07/2019	Rates Refund	\$700.95
00117176	02/07/2019	Rates Refund	\$658.73
00117177	02/07/2019	Westpen Pty Ltd	\$271.20
		Hire Fee Refund - Cancelled	
00117178	02/07/2019	Lisa Rennie	\$150.00
		Bond Refund	
00117179	02/07/2019	Callum Scott Zscherpel	\$540.00

		Bond Refund	
00117180	02/07/2019	Renae Taylor	\$540.00
		Bond Refund	
00117181	02/07/2019	Emma Dabrowski	\$850.00
		Bond Refund	
00117182	02/07/2019	Cancelled	
00117183	02/07/2019	Christine Perry	\$35.00
		Cat Registration Refund - Sat Review	
00117184	02/07/2019	Ay Fong Tan	\$540.00
		Bond Refund	
00117185	02/07/2019	Scott Curtis	\$10.60
		Refund - Copies Of Plans - Not Available	
00117186	02/07/2019	Melanie Smith	\$100.00
		Bond Refund	
00117187	02/07/2019	Daniel Wells	\$150.00
		Bond Refund	
00117188	02/07/2019	Tanita Deprazer	\$150.00
		Bond Refund	
00117189	02/07/2019	Girl Guides WA - Quinns Rocks	\$850.00
		Bond Refund	
00117190	02/07/2019	Woodvale Primary School	\$540.00
		Bond Refund	
00117191	02/07/2019	Marry You Weddings	\$540.00
		Bond Refund	
00117192	02/07/2019	Rates Refund	\$512.99
00117193	02/07/2019	Sarah Perkins	\$10.00
		Dog Registration Refund - Overcharged	
00117194	02/07/2019	Rates Refund	\$161.20
00117195	02/07/2019	Rochelle Peake	\$136.00
		Refund - Food Business Registration Fee - Withdrawn	
00117196	02/07/2019	Anita Gajjar	\$38.28
		Refund - Swimming Lessons - Cancelled	
00117197	02/07/2019	Girrawheen Library Petty Cash	\$92.40
		Petty Cash	
00117198	02/07/2019	Community History Centre Petty Cash	\$33.20
		Petty Cash	
00117199	02/07/2019	Wanneroo Library Petty Cash	\$61.60
		Petty Cash	
00117200	02/07/2019	Water Corporation	\$1,563.16
		Water Supplies For The City	
00117201	02/07/2019	Yanchep Two Rocks Library Petty Cash	\$33.55
		Petty Cash	
00117202	02/07/2019	Telstra	\$10,905.78
		Phone Charges For The City	
		Mens Shed ADSL - IT	
00117203	02/07/2019	Clarkson Library Petty Cash	\$96.10
		Petty Cash	
00117204	02/07/2019	Building & Health Petty Cash	\$105.35
		Petty Cash	

00117205	02/07/2019	Mr Peter Tuck	\$57.65
		Keyholder Payment	
00117206	02/07/2019	AE Hoskins Building Services	\$64,975.53
		Progress Claim 1 - Wanneroo Showground Toilet Upgrade - Projects	
00117207	02/07/2019	Louisa Jane Holdings Pty Ltd	\$330.00
		Hire Of 2 X ATM's On A Trailer - Global Beats & Eats - Communications & Events	
00117208	02/07/2019	Cancelled	
00117209	02/07/2019	Minuteman Press Joondalup	\$1,014.40
		Printing - Compliance 50 X Swimming Pool Inspection Books - Compliance Services	
00117210	02/07/2019	Perth Training Centre	\$1,383.00
		Training - Skid Steer & Front End Loader - 2 X Attendees - 15.05.2019 & 04.06.2019 - Waste	
00117211	02/07/2019	Toll Transport Pty Ltd	\$13.05
		Courier Services - Stores	
00117212	02/07/2019	Traffic Hire Equipment Pty Ltd	\$260.00
		VMS Board - Big Kids Carnival - Community Facilities	
00117213	02/07/2019	West Australian Newspapers Ltd	\$106.80
		Newspaper Subscription - Office Of The Mayor	
00117214	09/07/2019	Brian Boylan	\$25.00
		Refund - Copy Of Plans - Not Available	
00117215	09/07/2019	Andrew Woodford	\$25.00
		Refund - Copies Of Septic Plans - Not Available	
00117216	09/07/2019	Suzanne Stevens	\$118.05
		Refund - Building Application - Not Required	
00117217	09/07/2019	Homestart	\$569.01
		Refund - Building Application Fee - Cancelled	
00117218	09/07/2019	South Padbury Primary School	\$540.00
		Bond Refund	
00117219	09/07/2019	Quinns Rocks Primary School	\$540.00
		Bond Refund	
00117220	09/07/2019	Department of Education	\$540.00
		Bond Refund	
00117221	09/07/2019	Michelle Whitson	\$100.00
		Bond Refund	
00117222	09/07/2019	Irina Canfora	\$850.00
		Bond Refund	
00117223	09/07/2019	Edward Harris	\$100.00
		Bond Refund	
00117224	09/07/2019	Irish Dacio	\$150.00
		Bond Refund	
00117225	09/07/2019	Daniel Solomone Stewart Ngawaka	\$150.00
		Bond Refund	

00117226	09/07/2019	Teresa Kenny	\$850.00
		Bond Refund	
00117227	09/07/2019	Edmund Rice Centre Western Australia	\$215.70
		Hire Fee Refund	
00117228	09/07/2019	Michelle Elliot	\$595.80
		Refund - Pro-Rata Gym Membership - Aquamotion	
00117229	09/07/2019	Jacquelyn Atkins	\$140.00
		Refund - Food Business Registration - Withdrawn	
00117230	09/07/2019	Helen Barry	\$60.00
		Refund - Cat Registration - Deceased	
00117231	09/07/2019	Katie Evans	\$360.00
		Vehicle Crossing Subsidy	
00117232	09/07/2019	Judit F Bartalis	\$1,000.00
		Refund - Street & Verge Bond	
00117233	09/07/2019	Truong Sang Nguyen	\$540.00
		Bond Refund	
00117234	09/07/2019	Old School Association in WA Incorporated	\$540.00
		Bond Refund	
00117235	09/07/2019	Quinns Districts Amateur Football Club	\$850.00
		Bond Refund	
00117236	09/07/2019	Tania Willmers	\$150.00
		Bond Refund	
00117237	09/07/2019	Bruno Ananian Monaco	\$150.00
		Bond Refund	
00117238	09/07/2019	April Russ	\$100.00
		Bond Refund	
00117239	09/07/2019	Cherie Christovitsis	\$2,700.00
		Bond Refund	
00117240	09/07/2019	Lauren Lazarides	\$100.00
		Bond Refund	
00117241	09/07/2019	Elyse Ward-Massey	\$100.00
		Bond Refund	
00117242	09/07/2019	Sandy Lloyd	\$100.00
		Bond Refund	
00117243	09/07/2019	Emma Pereira	\$100.00
		Bond Refund	
00117244	09/07/2019	Sinead Dunbar	\$540.00
		Bond Refund	
00117245	09/07/2019	Margaret Ridley-Jarvis	\$5.00
		Refund - Quiz Night - Youth Services	
00117246	09/07/2019	Axicom Pty Ltd	\$2,930.18
		Refund - Overpayment Of Debtors Account	
00117247	09/07/2019	Crown Castle International Pty Ltd	\$523.41
		Refund - Overpayment Of Debtors Account	
00117248	09/07/2019	Peter Moyes Anglican Community School	\$540.00
		Bond Refund	

00117249	09/07/2019	Alkimos Pirates Lacrosse Club	\$850.00
		Bond Refund	
00117250	09/07/2019	Sheri Dwyer	\$15.00
		Refund - Times Up Escape Room - Youth	
00117251	09/07/2019	Rates Refund	\$137.47
00117252	09/07/2019	Rates Refund	\$113.76
00117253	09/07/2019	Rates Refund	\$18.75
00117254	09/07/2019	Rates Refund	\$79.09
00117255	09/07/2019	Rates Refund	\$55.55
00117256	09/07/2019	Rates Refund	\$2,619.40
00117257	09/07/2019	The Spiritual Assembly of the Bah	\$13.65
		Hire Fee Refund	
00117258	09/07/2019	WA Electoral Commission	\$145.35
		Hire Fee Refund	
00117259	09/07/2019	Samantha Beck	\$74.40
		Hire Fee Refund	
00117260	09/07/2019	Janet Anne Cooper	\$42.50
		Hire Fee Refund	
00117261	09/07/2019	Michelle Torrance	\$63.80
		Refund - Credit On Account - Aquamotion	
00117262	09/07/2019	Seng Chhong Tan	\$18.85
		Refund - Membership - Aquamotion	
00117263	09/07/2019	Rates Refund	\$771.92
00117264	09/07/2019	Rates Refund	\$817.80
00117265	09/07/2019	Nicholas Fitzgerrald	\$1,900.00
		Refund - Street & Verge Bond	
00117266	09/07/2019	Mayavadee Marday	\$218.40
		Hire Fee Refund	
00117267	09/07/2019	Robert Burton	\$2,000.00
		Refund - Street & Verge Bond	
00117268	09/07/2019	Gabriel Gaudie Ley Tavares	\$360.00
		Vehicle Crossing Subsidy	
00117269	09/07/2019	Glenda A'Court	\$21.25
		Cat Registration Refund - Overpayment	
00117270	09/07/2019	Alicia Holliday	\$10.00
		Refund - Animal Registration - Incomplete	
00117271	09/07/2019	Abraham Gebrehiwot	\$2,000.00
		Refund - Street & Verge Bond	
00117272	09/07/2019	Giovanni Licata	\$1,000.00
		Refund - Street & Verge Bond	
00117273	09/07/2019	Victoria Cliff	\$2,000.00
		Refund - Street & Verge Bond	
00117274	09/07/2019	Cancelled	
00117275	09/07/2019	Cancelled	
00117276	09/07/2019	Telstra	\$1,536.91
		Service/Equipment Rental - Girrawheen Hub - Place Management	
		Phone Charges For The City	

00117277	09/07/2019	Water Corporation	\$5,846.43
		Water Supplies For The City	
00117278	09/07/2019	Cr F Cvitan	\$2,577.86
		Monthly Allowance	
00117279	09/07/2019	Satterley Property Group	\$205,174.34
		Bond - Refund - Eglinton North Estate Stage 7A - Eglinton WAPC 150866	
00117280	16/07/2019	Shenton College PE Department	\$540.00
		Bond Refund	
00117281	16/07/2019	Courtney Morrow	\$100.00
		Bond Refund	
00117282	16/07/2019	Jileane Palacol	\$150.00
		Bond Refund	
00117283	16/07/2019	Amanda Wilson	\$100.00
		Bond Refund	
00117284	16/07/2019	Mayavadee Marday	\$850.00
		Bond Refund	
00117285	16/07/2019	Ronal Shah	\$540.00
		Bond Refund	
00117286	16/07/2019	Jed Caeiro	\$100.00
		Bond Refund	
00117287	16/07/2019	Roshni Kerai	\$540.00
		Bond Refund	
00117288	16/07/2019	Tatenda Mashipe	\$540.00
		Bond Refund	
00117289	16/07/2019	North Beach Primary School	\$540.00
		Bond Refund	
00117290	16/07/2019	Mrs J Abelotis	\$150.00
		Bond Refund	
00117291	16/07/2019	Rates Refund	\$1,706.30
00117292	16/07/2019	Rates Refund	\$143.66
00117293	16/07/2019	Cheer Aesthetics Pty Ltd	\$600.00
		Sponsorship - 7 X Members - AASCF Cheer And Dance Championships - Melbourne Victoria - 30.11.2019	
00117294	16/07/2019	Organisation Of African Communities	\$5,000.00
		Donation - Promote And Subsidise Ticket Costs For The WA African Community Awards Night - Pan Pacific Hotel - 07.09.2019	
00117295	16/07/2019	School Sport Western Australia Incorporated	\$1,200.00
		Sponsorship - 6 X Members - Australia Basketball Championships - Bendigo Victoria - 09 - 16.08.2019	
00117296	16/07/2019	Black Swan Taekwondo	\$1,500.00
		Sponsorship - 7 X Members - CK Classic International Open Taekwondo Championship - Kuala Lumpur - 12 - 14.07.2019	
00117297	16/07/2019	Indoor Sport WA Incorporated	\$200.00

		Sponsorship - 1 X Member - 2019 Cricket Australia Junior National Indoor Cricket - Cranbourne Victoria - 06 - 13.07.2019	
00117298	16/07/2019	Churches Of Christ Sport And Recreation Association	\$200.00
		Sponsorship - T Pike - U14 Australian Club Championships - Ballarat Victoria - 30.09.2019 - 06.10.2019	
00117299	16/07/2019	Ashdale Primary P&C Association	\$730.00
		Donation - Safety House Program - 09 - 12.09.2019	
00117300	16/07/2019	Nature Play WA	\$5,000.00
		Donation - Cubby Town - Yanchep National Park - 14.09.2019	
00117301	16/07/2019	Wanneroo Junior Football Club Fundraiser	\$600.00
		Donation - Purchase Of Uniforms For Wanneroo Junior Football Club Year 9 Team For Their Visit To Melbourne Cricket Ground - 12 - 15.07.2019	
00117302	16/07/2019	Northern Redbacks Women's Soccer Club	\$1,500.00
		Sponsorship - 5 X Members - Gothia Cup - Gothenburg Sweden - 14 - 20.07.2019	
00117303	16/07/2019	Mechelle Scarth	\$30.00
		Dog Registration Refund - Sterilised	
00117304	16/07/2019	Agnieszka Karpinski	\$290.00
		Refund - Skin Penetration Business - Withdrawn	
00117305	16/07/2019	Joanne Douglas	\$140.00
		Refund - Food Business Registration Fee - Withdrawn	
00117306	16/07/2019	Zekimerem Arslanosi	\$147.00
		Reimbursement - Development Application Fees - Duplicated	
00117307	16/07/2019	HA-DEC Group	\$272.28
		Refund -Development Application Fee - Not Required	
00117308	16/07/2019	Corralee Joy Gray	\$360.00
		Vehicle Crossing Subsidy	
00117309	16/07/2019	Lauren Sizer	\$150.00
		Dog Registration Refund - Sterilised	
00117310	16/07/2019	Gwenda Reid	\$75.00
		Dog Registration Refund - Sterilised	
00117311	16/07/2019	Emily Evans	\$5.00
		Refund - Quiz Night - Youth Services	
00117312	16/07/2019	Tara Moore	\$7.50
		Refund - Urban Deck Art & Skate - Youth Services	
00117313	16/07/2019	Rates Refund	\$8,172.04
00117314	16/07/2019	Leigh Marain	\$7.50
		Refund - Urban Deck Art & Skate - Youth Services	
00117315	16/07/2019	Kylie Patrick	\$7.50

		Refund - Urban Deck Art & Skate - Youth Services	
00117316	16/07/2019	Michelle Kitson	\$7.50
		Refund - Urban Deck & Skate - Youth Services	
00117317	16/07/2019	Clare Carberry	\$7.50
		Refund - Urban Deck Art & Skate - Youth Service	
00117318	16/07/2019	Melissa Jarman	\$7.50
		Refund - Urban Deck Art & Skate - Youth Services	
00117319	16/07/2019	Rates Refund	\$931.59
00117320	16/07/2019	Emiliano Cubeddu	\$107.70
		Refund - Development Application - Not Processed Within Legislated Timeframe	
00117321	16/07/2019	Project Neon	\$159.35
		Refund - Development Application - Not Required	
00117322	16/07/2019	O'Brien De Villers	\$1,000.00
		Refund - Street & Verge Bond	
00117324	16/07/2019	Cancelled	
00117325	16/07/2019	Cancelled	
00117326	16/07/2019	Cancelled	
00117327	16/07/2019	Cancelled	
00117328	16/07/2019	Cancelled	
00117329	16/07/2019	Cancelled	
00117330	16/07/2019	Dean MW Foyle	\$2,000.00
		Refund - Street & Verge Bond	
00117331	16/07/2019	Christian De Barro	\$1,000.00
		Refund - Street & Verge Bond	
00117332	16/07/2019	Robert Hunt	\$1,000.00
		Refund - Street & Verge Bond	
00117333	16/07/2019	Stephen Hartzer	\$2,000.00
		Refund - Street & Verge Bond	
00117334	16/07/2019	Wayne Burman	\$2,000.00
		Refund - Street & Verge Bond	
00117335	16/07/2019	Mijo Andric	\$2,000.00
		Refund - Street & Verge Bond	
00117336	16/07/2019	Luke Rademeyer	\$2,000.00
		Refund - Street & Verge Bond	
00117337	16/07/2019	Cancelled	
00117338	16/07/2019	Water Corporation	\$56,603.83
		Water Charges For The City	
00117339	16/07/2019	Insurance Advisernet Australia Pty	\$638.00
		Liability Insurance - 01.08.2019 - 01.08.2020 - Risk Management	
00117340	16/07/2019	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117341	16/07/2019	Western Building Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117342	17/07/2019	City of Fremantle	\$11,166.10

		Long Service Leave Entitlements - Fiona Hodges - Payroll	
00117343	17/07/2019	Toll Transport Pty Ltd	\$253.98
		Courier Services For The City	
00117344	23/07/2019	S Martins	\$62.90
		Refund - Copies Of Plans - Not Available	
00117345	23/07/2019	S Martins	\$52.30
		Refund - Copies Of Plans - Only Site Plan Available	
00117346	23/07/2019	Marko Kruger	\$62.90
		Refund - Copies Of Plans - Not Available	
00117347	23/07/2019	Derek Pidhirny	\$62.90
		Refund - Copies Of Plans - Not Available	
00117348	23/07/2019	A Woodford	\$62.90
		Refund - Copies Of Plans - Not Available	
00117349	23/07/2019	Chantelle Metcalfe	\$50.00
		Cat Registration Refund - Overpayment	
00117350	23/07/2019	Jessica Jones	\$850.00
		Bond Refund	
00117351	23/07/2019	Brighton Seahawks Junior Football Club	\$150.00
		Bond Refund	
00117352	23/07/2019	Cherise Basson	\$150.00
		Bond Refund	
00117353	23/07/2019	Brooke Utting	\$150.00
		Bond Refund	
00117354	23/07/2019	Zahra Alawi	\$150.00
		Bond Refund	
00117355	23/07/2019	Rinku Pareskumar Malani	\$540.00
		Bond Refund	
00117356	23/07/2019	Scott Leslie Purnell	\$100.00
		Bond Refund	
00117357	23/07/2019	Leanne Dryburgh	\$850.00
		Bond Refund	
00117358	23/07/2019	Nina Bergmann	\$150.00
		Bond Refund	
00117359	23/07/2019	Del Oman	\$850.00
		Bond Refund	
00117360	23/07/2019	Justin Sonia Pty	\$171.20
		Refund - Partial Processing Fees - Amendment No.37 - East Wanneroo Cell 4 Agreed Structure Plan No.6	
00117361	23/07/2019	Ranjit Thakor	\$540.00
		Bond Refund	
00117362	23/07/2019	Ashish Shah	\$360.00
		Vehicle Crossing Subsidy	
00117363	23/07/2019	Calvin Nyarota	\$360.00
		Vehicle Crossing Subsidy	
00117364	23/07/2019	Tina Brennan	\$360.00
		Vehicle Crossing Subsidy	
00117365	23/07/2019	Sharon James	\$100.00
		Dog Registration Refund - Sterilised	

00117366	23/07/2019	Reinette Gruber	\$30.00
		Dog Registration Refund - Sterilised	
00117367	23/07/2019	Megan Porzio	\$100.00
		Bond Refund	
00117368	23/07/2019	Kate Skelton	\$100.00
		Bond Refund	
00117369	23/07/2019	Laslie Litao	\$540.00
		Bond Refund	
00117370	23/07/2019	Athena Quirke	\$150.00
		Bond Refund	
00117371	23/07/2019	Brighton Seahawks Senior Football Club	\$850.00
		Bond Refund	
00117372	23/07/2019	Carly Anne Derksen	\$150.00
		Bond Refund	
00117373	23/07/2019	Jason Allan Hastie	\$150.00
		Bond Refund	
00117374	23/07/2019	Laura Colavecchio	\$150.00
		Bond Refund	
00117375	23/07/2019	St Stephen's School	\$400.00
		Bond Refund	
00117376	23/07/2019	Amy Page	\$100.00
		Bond Refund	
00117377	23/07/2019	Trisha Mae Canada	\$540.00
		Bond Refund	
00117378	23/07/2019	The Gaelic Games Junior Academy Of WA	\$245.00
		Hire Fee Refund	
00117379	23/07/2019	Sarah Beecroft	\$10.00
		Dog Registration Refund - Paid Twice	
00117380	23/07/2019	Philip Herbert	\$2,000.00
		Refund - Street & Verge Bond	
00117381	23/07/2019	Kyle Back	\$2,000.00
		Refund - Street & Verge Bond	
00117382	23/07/2019	Neil Parsons	\$1,000.00
		Refund - Street & Verge Bond	
00117383	23/07/2019	Water Corporation	\$6,300.64
		Water Charges For The City	
00117384	23/07/2019	Telstra	\$61,130.24
		Phone Charges The City	
		Fire Protection Tablet Data	
00117385	23/07/2019	Jag Demolition	\$1,000.00
		Refund - Street & Verge Bond	
00117386	23/07/2019	Compac Marketing (Australia) Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	
00117387	23/07/2019	Redink Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00117388	23/07/2019	Pure Homes Pty Ltd Trading As B1 Homes	\$4,000.00
		Refund - Street & Verge Bond X 2	
00117389	23/07/2019	Tarinka Pty Ltd	\$2,000.00

		Refund - Street & Verge Bond	
00117390	25/07/2019	All Boats & Caravans	\$209.85
		Personal Floatation Device - Health Services	
00117391	25/07/2019	Autosmart North Metro Perth	\$352.00
		Floor Smart Cleanse & Plus 10 - Fleet	
00117392	25/07/2019	Challenge Batteries WA	\$2,084.50
		Batteries - Stores	
00117393	25/07/2019	City of Whittlesea	\$22,000.00
		Membership Contribution 2019 / 2020 - Economic Development	
00117394	25/07/2019	Digital Scanning & Microfilm Equipment	\$495.00
		Microfilm Equipment Repair - Building Services	
00117395	25/07/2019	Get Home Safe Limited	\$355.73
		Software Subscription - Get Home Safe - People & Culture	
00117396	25/07/2019	Hughan Saw Service	\$184.80
		Tool Sharpening - Fleet	
00117397	25/07/2019	Hydrosteer Pty Ltd	\$3,936.90
		Vehicle Spare Parts - Fleet	
00117398	25/07/2019	Impact Training Corporation	\$4,933.50
		Training - Impact Sales - Aquamotion	
00117399	25/07/2019	Mad Dog Promotions	\$2,858.90
		Printed Flash Drives & A4 Notepads - Community Development	
00117400	25/07/2019	One Music Australia	\$19,075.45
		Onemusic Music Licence 2019 / 2020 For The City	
00117401	25/07/2019	Perth Audiovisual	\$412.45
		Sound System Improvement - Girrawheen Seniors Community Hall	
00117402	25/07/2019	Reliable Fencing	\$8,723.58
		Fencing Works For The City	
00117403	25/07/2019	Repco	\$226.88
		Insulation Tape - Stores	
00117404	25/07/2019	Sodexo Australia	\$475.75
		Catering - Naidoc Week Flag Raising - Community Development	
00117405	25/07/2019	Splendid Enterprises Pty Ltd	\$1,980.00
		Blue Metal - Conservation	
00117406	25/07/2019	Statewide Pump Services	\$616.00
		Check Status Of Sewage Pump - Wanneroo Recreation Centre - Building Maintenance	
00117407	25/07/2019	Suzanne Waldron Enterprises Pty Ltd	\$11,000.00
		Workshop - Peership For Community Team Leaders - Community Development	
00117408	25/07/2019	The Trustee Constructive Building	\$715.00
		Performance Solution Report - UAT Upgrade - Alexander Heights Community Centre - Projects	

		Professional Audit - Installation Of Handrails - Facilities Projects	
00117409	25/07/2019	Toll Transport Pty Ltd	\$972.34
		Courier Services For The City	
00117410	25/07/2019	Town of Victoria Park	\$550.00
		LGA Network Engagement Video Oncost - Creative Administration - Place Management	
00117411	25/07/2019	Traffic Logistics Australia	\$22,990.00
		Traffic Data Collection - North West Coastal Ward - Asset Operations	
00117412	25/07/2019	West Australian Newspapers Ltd	\$106.80
		Newspaper Subscription - CEO's Office	
00117413	30/07/2019	Patios Plus	\$166.65
		Refund - Building Application - Duplicated Application	
00117414	30/07/2019	Croosnah Uckiah	\$228.30
		Refund - Building Application - Withdrawn	
00117415	30/07/2019	Emily Rizzo	\$166.65
		Refund - Existing Structure Application - Rejected	
00117416	30/07/2019	Darren Goodes	\$10.40
		Refund - Copies Of Plans - Not Available	
00117417	30/07/2019	Todd Magatelli	\$116.80
		Refund - Copies Of Plans - Not Available	
00117418	30/07/2019	Australia Karen Organization WA Incorporated	\$540.00
		Bond Refund	
00117419	30/07/2019	Tsegente Ayene	\$850.00
		Bond Refund	
00117420	30/07/2019	Elise Knowles	\$100.00
		Bond Refund	
00117421	30/07/2019	Sharee Fiona Feist	\$100.00
		Bond Refund	
00117422	30/07/2019	Ashley Geiles	\$150.00
		Bond Refund	
00117423	30/07/2019	Tanya Marie Davis	\$100.00
		Bond Refund	
00117424	30/07/2019	Jade Wingate	\$100.00
		Bond Refund	
00117425	30/07/2019	Nicole Miller	\$100.00
		Bond Refund	
00117426	30/07/2019	Mrs J Matthews	\$850.00
		Bond Refund	
00117427	30/07/2019	Katy Arnold	\$100.00
		Bond Refund	
00117428	30/07/2019	Ronan Isla	\$150.00
		Bond Refund	
00117429	30/07/2019	Karen Russell	\$100.00
		Bond Refund	

00117430	30/07/2019	Cassandra Hook	\$150.00
		Bond Refund	
00117431	30/07/2019	Tami J Lawton	\$850.00
		Bond Refund	
00117432	30/07/2019	Fazliyani Salleh	\$540.00
		Bond Refund	
00117433	30/07/2019	Brady St Music Incorporated	\$100.00
		Bond Refund	
00117434	30/07/2019	Alicia Butler	\$100.00
		Bond Refund	
00117435	30/07/2019	Disco Cantito Association	\$100.00
		Bond Refund	
00117436	30/07/2019	Valued Lives	\$86.25
		Refund - Hire Fees - Cancelled	
00117437	30/07/2019	Total Martial Arts Centre	\$500.00
		Sponsorship - 1 X Member - World Junior Muay Championships Antalya Turkey 24.09.2019 - 10.10.2019	
00117438	30/07/2019	School Sport Western Australia Incorporated	\$400.00
		Sponsorship - 2 X Members - Rugby League 12s Championships Brisbane 03 - 10.08.2019	
00117439	30/07/2019	Wanneroo Basketball Association	\$400.00
		Sponsorship - 2 X Members - U14 National Club Championships Wendouree 29.09.2019 - 05.10.2019	
00117440	30/07/2019	Three Crown School of Irish Dancing	\$200.00
		Sponsorship - 1 X Member - Australian International Irish Dancing Championships Gold Coast 12 - 14.07.2019	
00117441	30/07/2019	Little Athletics WA	\$500.00
		Sponsorship - 1 X Member - International Athletics Competition Malaysia 08 - 16.07.2019	
00117442	30/07/2019	Joondalup Athletics Centre	\$500.00
		Sponsorship - 1 X Member - 27th International Athletics Competition Malaysia 08 - 16.07.2019	
00117443	30/07/2019	Indian Ocean Paddlers Incorporated	\$500.00
		Sponsorship - 1 X Member - 2019 ICF Ocean Racing World Championships Quiberon France 09 - 15.09.2019	
00117444	30/07/2019	Indoor Sports WA Incorporated	\$200.00
		Sponsorship - 1 X Member - 2019 Cricket Australia Junior National Indoor Cricket Titles Cranbourne 06 - 13.07.2019	
00117445	30/07/2019	Archery Western Australia	\$500.00
		Sponsorship - 1 X Member - World Youth Archery Championships Madrid Spain 19 - 25.08.2019	
00117446	30/07/2019	High Flyers Trampoline & Gymnastics	\$200.00

		Sponsorship - 1 X Member - National Clubs Carnival 2019 Gold Coast 22 - 30.09.2019	
00117447	30/07/2019	Ridgewood Little Athletics Centre Incorporated	\$500.00
		Sponsorship - 1 X Member - 27th International Athletics Championships Kuantan Malaysia 08 - 16.09.2019	
00117448	30/07/2019	School Sport Western Australia Incorporated	\$1,000.00
		Sponsorship - 1 X Member - Australian Volleyball Championships Adelaide 13 - 23.08.2019 \$200.00 Championship Launceston 26.07.2019 - 04.08.2019 \$400.00 Swimming 13-19 Years Melbourne 27 - 31.07.2019 \$400	
00117449	30/07/2019	Football West	\$500.00
		Sponsorship - 1 X Member - Jinshan International Youth Football Tournament Shanghai China 19 - 28.08.2019	
00117450	30/07/2019	Tennis Australia Ltd	\$500.00
		Sponsorship - 1 X Member - 2019 14th By European Tour Netherlands/Germany/Belgium 09.07.2019 - 13.08.2019	
00117451	30/07/2019	Kingsway Little Athletic Centre	\$500.00
		Sponsorship - 1 X Member - International Athletics Competition Malaysia 08 - 16.07.2019	
00117452	30/07/2019	Westside BMX Club Incorporated	\$500.00
		Sponsorship - 1 X Member - 2019 UCI BMX Championships Belgium 25 - 28.07.2019	
00117453	30/07/2019	Girrawheen Senior High School P & C	\$500.00
		Donation - Boomerang & Tool Making Activities During Naidoc 04.07.2019	
00117454	30/07/2019	Joseph Barber	\$38.75
		Dog Registration Refund - Sterilised	
00117455	30/07/2019	Mark Mitchell	\$360.00
		Vehicle Crossing Subsidy	
00117456	30/07/2019	Gillian Scott	\$295.00
		Refund - Development Application - Withdrawn	
00117457	30/07/2019	Renee Screaigh	\$216.00
		Refund - Development Application - Not Required	
00117458	30/07/2019	Rates Refund	\$692.01
00117459	30/07/2019	Jacinta Stacey	\$100.00
		Bond Refund	
00117460	30/07/2019	Rates Refund	\$305.27
00117461	30/07/2019	J Prestipino Building Design	\$3,499.00
		Refund - Development Application - Incomplete	
00117462	30/07/2019	Cancelled	

00117463	30/07/2019	Cancelled	
00117464	30/07/2019	Kirsty Mead	\$1,000.00
		Refund - Street & Verge Bond	
00117465	30/07/2019	Cancelled	
00117466	30/07/2019	Cancelled	
00117467	30/07/2019	Mathew Lloyd	\$97.70
		Refund - Building Application Fee - Submitted In Error	
00117468	30/07/2019	David Croft	\$850.00
		Bond Refund	
00117469	30/07/2019	Girrawheen Library Petty Cash	\$95.55
		Petty Cash	
00117470	30/07/2019	Water Corporation	\$6,537.93
		Water Supplies For The City	
00117471	30/07/2019	Telstra	\$3,239.43
		Service/Equipment Rental - Girrawheen Hub - Place Management	
		Phone Charges For The City	
00117472	30/07/2019	Finance Services Petty Cash	\$609.05
		Petty Cash	
00117473	30/07/2019	Redink Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117474	30/07/2019	Mr Peter Tuck	\$57.65
		Keyholder Payment	
00117475	30/07/2019	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117476	30/07/2019	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117477	30/07/2019	Homestart	\$2,000.00
		Refund - Street & Verge Bond	
00117478	30/07/2019	Customised Projects Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117479	30/07/2019	Bellagio Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00117480	30/07/2019	OCS Building Maintenance	\$2,000.00
		Refund - Street & Verge Bond	
		Total Director Corporate Services Advance - Cheques	\$703,529.90
ELECTRONIC FUNDS TRANSFER			
00003571	02/07/2019		
		Synergy	\$29,780.50
		Power Supplies For The City	
00003572	02/07/2019		
		LKS Constructions (WA) Pty Ltd	\$157,520.00
		Payment Certificate 4 - Edgar Griffiths Sports Amenities Building - Projects	
		RJ Vincent & Co	\$2,035,275.00

		Payment Certificate 3 - Marmion Avenue Duplication - Projects	
00003573	02/07/2019		
		Bistel Construction Pty Ltd	\$119.80
		Refund - Building Application - Paid In Error	
		Bladon WA Pty Ltd	\$739.20
		100 X 8gb USB With Logo - IT	
		Britel Enterprise Pty Ltd	\$630.00
		Advertising - Safety House 2019 - Kingsway	
		COVS Parts	\$258.94
		Vehicle Spare Parts - Stores	
		CS Legal	\$64,447.80
		Court Fees For The City	
		De Vita & Dixon Lawyers	\$3,491.40
		Legal Fees For The City	
		Diamond Plumbing & Gas	\$436.01
		Plumbing Maintenance For The City	
		Drainflow Services Pty Ltd	\$2,011.22
		Bulk Sweeping - North Butler - Engineering	
		Environmental Industries Pty Ltd	\$45,443.63
		Landscape Maintenance - Parks	
		Find Wise Location Services	\$655.60
		Location Of Services - Beach Road - Projects	
		Forch Australia Pty Ltd	\$569.93
		Vehicle Spare Parts - Fleet	
		Hays Personnel Services	\$4,914.16
		Casual Labour For The City	
		Horizon West Landscape & Irrigation Ltd	\$26,742.10
		Irrigation, Rock Breaking & Re-Turfing - Anchorage Drive - Parks	
		Integrity Industrial Pty Ltd	\$12,431.09
		Casual Labour For The City	
		Integrity Staffing	\$1,788.95
		Casual Labour For The City	
		LD Total	\$155,909.43
		Landscape Maintenance & Irrigation Repairs For The City	
		Linemarking WA Pty Ltd	\$7,126.90
		Linemarking - Mindarie School - Engineering	
		Local Government Professionals Aust WA	\$320.00
		Training - Introduction To Local Government - 1 X Attendee - Office Of The Mayor	
		Marketforce Pty Ltd	\$633.12
		Advertising Services For The City	
		McLeods	\$2,812.70

		Legal Fees For The City	
		Michael Page International (Australia) Pty Ltd	\$13,339.58
		Support For Recruitment Of Communication & Events Manager - People & Culture	
		Casual Labour For The City	
		Mindarie Regional Council	\$248,138.06
		Refuse Disposal For The City	
		Oggenis Surveying Trust	\$3,850.00
		Feature Survey - Templeton & Liddell - Parks	
		Open Windows Software Pty Ltd	\$14,761.13
		Contract Maintenance - 01.07.2019 - 30.06.2020 - IT	
		Outsource Business Support Solution Ltd	\$3,771.82
		Specialist Business Analyst Services - Data Migration - People & Culture	
		Programmed Integrated Workforce	\$14,488.39
		Casual Labour For The City	
		Sebel Pty Ltd	\$1,930.83
		Postura Chairs - Community Facilities	
		Skyline Landscape Services (WA)	\$915.31
		Whipper Snipping - Pearsall And Hocking - Parks	
		Smartbuilt Perth Pty Ltd	\$469.00
		Pest Control Services For The City	
		StrataGreen	\$820.31
		Tree Ties - Parks	
		Technology One Limited	\$1,688.51
		Consulting - Workflow Business & Project Management - IT	
		Triton Electrical Contractors Pty Ltd	\$15,155.80
		Reticulation Electrical Works - Parks	
		WA Limestone Company	\$316.62
		Limestone - Engineering	
		Western Australian Local Government Association	\$578.00
		Training - Letter And Report Writing - 1 X Attendee - 10.07.2019	
		William Buck Audit (WA) Pty Ltd	\$35,475.00
		Professional Services - Cell Annual Review - Business And Finance	
00003574	02/07/2019		
		City of Wanneroo	\$204.79
		Building Application - Temporary Stage - Global Beats & Eats - Communications & Events	
		Eric Jan Byleveld	\$240.00
		Volunteer Payments	
		Factory Pools Perth	\$52.22

		Refund - Building Application - Overpayment	
		Fort Knox Pty Ltd	\$339.00
		Refund Proceeds Of Sale - Abandoned Vehicle - Community Safety	
		Home Group WA Pty Ltd	\$571.80
		Refund - Building Application - Went Over Timeframe	
		LD & D Australia Pty Ltd	\$379.75
		Milk Deliveries For The City	
		Main Roads WA	\$207,894.63
		Install Pedestrian Crossing - Joondalup Drive/Ghost Gum Boulevard - Projects	
		Installation of Signage & Pavement Markings - Franklin/Caporn - Construction	
		Linemarking - Various Road Resurfacing Locations - Construction	
		Rates Refund	\$108.04
		Mr Graham John Woodard	\$243.55
		Keyholder Payments	
		Rates Refund	\$1,853.94
		Mr Noel Ryall	\$120.00
		Keyholder Payment	
		Mrs Anne Murgatroyd	\$85.00
		Reimbursement - Working With Children Check - Aquamotion	
		Ms Peggy Brown	\$145.00
		Keyholder Payment	
		Western Power	\$7,522.00
		Relocation Of Assets - Burt/Quinns - Projects	
00003575	02/07/2019		
		Superchoice Services Pty Limited	\$690,976.66
		Superannuation Payments - June 2019	
00003576	02/07/2019		
		Australian Manufacturing Workers Union	\$297.50
		Payroll Deduction - Period Ending 28.06.2019	
		Australian Services Union	\$691.30
		Payroll Deduction - Period Ending 28.06.2019	
		Child Support Agency	\$1,193.33
		Payroll Deduction - Period Ending 28.06.2019	
		City of Wanneroo - Payroll Rates	\$7,262.00
		Payroll Deduction - Period Ending 28.06.2019	
		City of Wanneroo - Social Club	\$788.00
		Payroll Deduction - Period Ending 28.06.2019	

		HBF Health Limited	\$623.45
		Payroll Deduction - Period Ending 28.06.2019	
		LGRCEU	\$1,916.76
		Payroll Deduction - Period Ending 28.06.2019	
		Maxxia Pty Ltd	\$9,707.28
		Payroll Deduction - Period Ending 28.06.2019	
		Paywise Pty Ltd	\$505.48
		Payroll Deduction - Period Ending 28.06.2019	
		Selectus Salary Packaging	\$8,801.39
		Payroll Deduction - Period Ending 28.06.2019	
00003577	02/07/2019		
		Environmental Industries Pty Ltd	\$37,446.99
		Progress Payment 3 - Upgrade Quinns Beach Access - Asset Maintenance	
00003578	03/07/2019		
		National Australia Bank	\$32,753.40
		Flexipurchase - April 2019 & \$32,753.40 – Breakdown On Page 59	
00003579	05/07/2019		
		LKS Constructions (WA) Pty Ltd	\$35,973.63
		Progress Claim 4 - Alexander Heights Day Care Modifications - Infrastructure Capital Works	
		McCorkell Constructions Pty Ltd	\$378,372.63
		Progress Claim 6 - Kingsway Olympic Clubroom New Changerooms & Grandstand - Infrastructure Capital Works	
00003580	05/07/2019		
		Endeavour Properties Pty Ltd	\$1,839,994.73
		Partial Return Of Excess Funds - East Wanneroo Cell 1	
00003581	09/07/2019		
		Acurix Networks Pty Ltd	\$3,630.00
		Public WIFI Access - Girrawheen Hub - Place Management	
		Advanced Traffic Management	\$616.00
		Traffic Control - Wanneroo Road - Engineering	
		Austraffic WA	\$2,464.00
		Traffic Count X 4 Locations - Traffic Services	
		Burgtec	\$17,314.00
		Install Office Furniture - Civic Centre -	

	Projects	
	Car Care Motor Company Pty Ltd	\$66.00
	Vehicle Not Ready For Pickup X 3 - Rangers	
	Cineads Australia	\$2,016.30
	Media Screenings - Communications & Events	
	Convic Design Pty Ltd	\$3,257.10
	Design Consultancy Services - Warradale Skate Park - Community Facilities	
	Critical Fire Protection & Training Ltd	\$484.00
	Evacuation Plans - Clarkson Library - People & Culture	
	CS Legal	\$22,836.44
	Court Fees For The City	
	Diamond Plumbing & Gas	\$11,531.46
	Plumbing Maintenance For The City	
	Drainflow Services Pty Ltd	\$858.00
	Sweeping - Russell Road - Engineering	
	Driving Wheels	\$110.00
	Supply/Fit Caster Wedge - WN 33436 - Fleet	
	Drovers Vet Hospital Pty Ltd	\$452.10
	Veterinary Services For The City	
	Environmental Industries Pty Ltd	\$293,844.94
	Landscape Maintenance Works For The City	
	Find Wise Location Services	\$678.15
	Location Of Services - Pederick Road - Construction	
	Freedom Fairies Pty Ltd	\$1,155.00
	Face Painting 05.05.2019 - Aquamotion	
	Hays Personnel Services	\$4,049.85
	Casual Labour For The City	
	Iconic Property Services Pty Ltd	\$53,883.26
	Cleaning Services For The City	
	Imagesource Digital Solutions	\$1,919.50
	Signs - Girrawheen Library Overhead & Opening Hours - Libraries	
	Integrity Industrial Pty Ltd	\$28,885.29
	Casual Labour For The City	
	Integrity Staffing	\$799.23
	Casual Labour For The City	
	Intelife Group	\$49,571.46
	Barbecue Cleaning For The City	
	Kelyn Training Services	\$481.00
	Refund - Room Hire At WLCC	
	Landmark Products Limited	\$2,200.00
	Sewer Rectification - Warradale Universal Access Toilet - Projects	
	LD Total	\$149,110.50

		Landscape Maintenance Works For The City	
		Playground Equipment Installation - Various Locations - Projects	
		Lee Syminton	\$15,985.20
		Architectural Design Consultancy & Contract Administration - Leatherback Park - Projects	
		Marketforce Pty Ltd	\$24,888.38
		Advertising Services For The City	
		Advertising - Recruitment Planning Assets Manager - People & Culture	
		McLeods	\$31,185.77
		Legal Fees For The City	
		Michael Page International (Australia) Pty Ltd	\$2,339.58
		Casual Labour For The City	
		Mindarie Regional Council	\$316,738.56
		Refuse Disposal For The City	
		MW Toolbox Manufacturing (VIC) Pty Ltd	\$4,800.00
		2 X Aluminium Boxes - Fleet Assets	
		Navman Wireless Australia Pty Ltd	\$1,716.00
		Reinstall GPS Units - Fleet Assets	
		Non Stop Adz	\$477.40
		Advertising - Fridge Calendars - Aquamotion	
		Northern Lawnmower & Chainsaw Specialists	\$486.20
		Rake, Handle & Gauges - Parks	
		Paperbark Technologies Pty Ltd	\$1,930.00
		Arboriculture Report - Various Locations - Parks	
		Powerhouse Batteries Pty Ltd	\$83.81
		Powerhouse Battery - Fleet	
		Programmed Integrated Workforce	\$6,088.78
		Casual Labour For The City	
		Public Sector Training Solutions Pty Ltd	\$8,700.00
		Training - Certificate IV Of Government Investigations – 2 X Attendees - Rangers	
		Public Transport Authority	\$31,689.90
		Supply/Install 3 Bus Shelters - Road And Traffic	
		Reliable Fencing	\$5,357.00
		Nursery Fence - Depot - Parks	
		Shelford Constructions Pty Ltd	\$9,636.46
		Construction - Grandis Park Sports Pavilion And Oval Floodlighting - Projects	
		Shred-X	\$725.34
		Shredding Services For The City	
		Sifting Sands	\$32,801.49
		Cleaning Of Sandpits & Softfall - Various Parks - Parks	

		Mechanical Sand Sieving - Various Locations - Parks	
		Skyline Landscape Services (WA)	\$93,923.28
		Streetscape Maintenance - 20.03.2019 - 11.04.2019 - Parks	
		Smartbuilt Perth Pty Ltd	\$429.00
		Pest Control Services For The City	
		Sussex Industries	\$2,689.50
		Tree Stakes - Parks	
		Tree Planting & Watering	\$63,986.78
		Tree Watering Services - Parks	
		Trophy Shop Australia	\$12.40
		Magnetic Name Badge - Childhood And Youth Services	
		Turf Care WA Pty Ltd	\$56,431.38
		Maintenance - Carramar Golf Course - Parks	
		Viva Energy Australia Pty Ltd	\$27,824.90
		Fuel Issues For The City	
		Wanneroo Towing Service	\$165.00
		Refuse Disposal - Reviver Caravan - Fleet	
		WATM Crane Sales and Services WA	\$750.18
		Annual Service & Inspection - Fleet	
		WEX Australia Pty Ltd	\$659.91
		Fuel - June 2019 - Fleet	
		Wilson Security	\$22,236.01
		Security Services - Community Safety	
		Wrong Fuel Rescue Pty Ltd	\$550.00
		Incorrect Fuel - Fleet	
		Yanchep Beach Joint Venture	\$191.40
		Internet Service - June 2019 - Place Management	
00003582	09/07/2019		
		Synergy	\$74,520.35
		Power Supplies For The City	
00003583	09/07/2019		
		Australia Post	\$31,056.24
		Billpay Transaction Fee - Rates	
		Postage Charges For The City	
		Australian Taxation Office	\$583,717.00
		Payroll Deductions	
		Cr Lewis Flood	\$361.51
		Reimbursement - Travel Allowance June 2019	
		Cr Paul Miles	\$1,293.72
		Travel Allowance 31.05.2019 - 20.06.2019	
		Cr Russell Driver	\$167.22
		Travel Allowance April - May 2019	

		Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Decipha Pty Ltd	\$1,979.79
		Monthly Mailroom Service - IM	
		Department of Fire & Emergency Services	\$17,806.22
		50% Cost Sharing For The Community Fire Manager - 04.04.2019 - 27.06.2019 - Emergency Management	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$2,000.00
		Refund - Street & Verge Bond	
		Landgate	\$4,110.02
		Gross Rental Valuations - Rating Services	
		Land Enquiries For The City	
		Rectified Aerial Imagery - IT	
		LD & D Australia Pty Ltd	\$382.55
		Milk Deliveries For The City	
		Rates Refund	\$204.70
		Rates Refund	\$175.01
		Rates Refund	\$525.06
		Rates Refund	\$8,301.95
		Rates Refund	\$1,511.21
		Ms Georgie Monkhouse	\$101.69
		Reimbursement - Morning Tea & Lunch For Payroll Team 22.06.2019	
		Optus	\$1,313.70
		Phone Charges - IT	
		Prime Projects Construction Pty Ltd	\$4,350.73
		Refund - Street & Verge Bond X 3	
		Rates Refund	\$2,922.88
		Trailer Parts Pty Ltd	\$502.52
		Vehicle Spare Parts - Fleet	
		Western Power	\$2,425.00
		Streetlight Installation - Pannell Way Girrawheen - Traffic Services	
00003584	09/07/2019		
		City of Wannon	\$1,100.00
		Rates Assessment Payments From Deductions	
		Cr Brett Treby	\$2,277.86
		Monthly Allowance	
		Cr Denis Hayden	\$2,577.86
		Monthly Allowance	
		Cr Domenic Zappa	\$2,377.86
		Monthly Allowance	
		Cr Dot Newton	\$2,477.86
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,577.86
		Monthly Allowance	

		Cr Lewis Flood	\$2,577.86
		Monthly Allowance	
		Cr Linda Aitken	\$2,577.86
		Monthly Allowance	
		Cr Natalie Sangalli	\$4,403.84
		Monthly Allowance	
		Cr Paul Miles	\$2,077.86
		Monthly Allowance	
		Cr Russell Driver	\$2,577.86
		Monthly Allowance	
		Cr Samantha Jane Fenn	\$2,577.86
		Monthly Allowance	
		Cr Sonet Coetzee	\$2,577.86
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,170.68
		Monthly Allowance	
00003585	11/07/2019		
		National Australia Bank	
		Flexipurchase - May 2019 \$49,328.70 – Breakdown On Page 56	
00003586	16/07/2019		
		Synergy	\$663,076.80
		Power Supplies For The City	
00003587	16/07/2019		
		Edge Consulting Engineers Pty Ltd	\$13,854.50
		Consultancy - Neerabup Industrial Area - Sewer Stage 1 & 2 - Projects	
00003588	16/07/2019		
		BP Australia Ltd	\$81,713.69
		Fuel Issues For June 2019	
		LKS Constructions (WA) Pty Ltd	\$131,704.98
		Progress Claim 3 - Edgar Griffiths Park Sports Amenities Building - Projects	
		RJ Vincent & Co	\$302,225.20
		Progress Claim 3 - Pinjar Road/Blackberry Drive To Chainage - Assets	
		Progress Claim 3 - Chainage To Joondalup Drive - Assets	
		Western Australian Treasury Corporation	\$210,975.24
		Guarantee Fee - Period Ending 30 June 2019 - Transactional Finance	
00003589	16/07/2019		
		Acurix Networks Pty Ltd	\$660.00
		Wireless NBN Setup - WLCC & Two Rocks Library	

		Advanced Traffic Management	\$616.00
		Traffic Control - Two Rocks - Engineering	
		Australian Property Consultants	\$1,650.00
		Consultancy - Addendum To Market Rent Assessment - Property	
		Beaurepaires For Tyres	\$6,859.79
		Tyre Fitting Services For The City	
		Bucher Municipal Pty Ltd	\$8,380.90
		Vehicle Spare Parts - Fleet	
		Cirrus Networks Pty Ltd	\$3,190.00
		SSO Requirement Gathering - IT	
		Cleanaway Equipment Services Pty Ltd	\$756.80
		Service Turbo Wash - Fleet	
		CS Legal	\$6,476.93
		Court Fees For The City	
		De Vita & Dixon Lawyers	\$7,620.80
		Legal Fees For The City	
		Iconic Property Services Pty Ltd	\$10,443.58
		Cleaning Services For The City	
		Integrity Industrial Pty Ltd	\$9,401.96
		Casual Labour For The City	
		Marketforce Pty Ltd	\$1,982.03
		Advertising Services For The City	
		Metrix Consulting Pty Ltd	\$11,715.00
		Balance - Youth Services Research - Community Development	
		Michael Page International (Australia) Pty Ltd	\$2,198.63
		Casual Labour For The City	
		Mindarie Regional Council	\$184,353.62
		Refuse Disposal For The City	
		Programmed Integrated Workforce	\$6,334.32
		Casual Labour For The City	
		Skipper Transport Parts	\$521.86
		Vehicle Spare Parts - Stores	
		The Trustee for The Joondalup Drive Trust	\$846.00
		Medical Fees For The City	
00003590	16/07/2019		
		Alinta Gas	\$160.85
		Gas Supplies For The City	
		Alinta Sales Pty Ltd	\$7,796.64
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	\$324.70
		Payroll Deduction - Period Ending 12.07.2019	
		Australian Services Union	\$691.30
		Payroll Deduction - Period Ending 12.07.2019	
		Australian Taxation Office	\$5,170.00
		Payroll Deduction - Period Ending	

		12.07.2019	
		BGC Residential Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond	
		Building Commission	\$56,987.29
		Collection Agency Fees - 01 - 31.05.2019 - Finance	
		City of Wanneroo - Payroll Rates	\$430.00
		Payroll Deduction - Period Ending 12.07.2019	
		City of Wanneroo - Social Club	\$780.00
		Payroll Deduction - Period Ending 12.07.2019	
		Cr Linda Aitken	\$339.09
		Travel Allowance May & June 2019	
		Corporate Clothing Allowance	
		Essential First Choice Homes Pty Ltd	\$2,000.00
		Refund - Street And Verge Bond	
		HBF Health Limited	\$623.45
		Payroll Deduction - Period Ending 12.07.2019	
		Homebuyers Centre	\$2,000.00
		Refund - Street And Verge Bond	
		Jardine Lloyd Thompson Pty Ltd	\$282,647.79
		Insurance - Various - For The City	
		LD & D Australia Pty Ltd	\$382.55
		Milk Deliveries For The City	
		LGISWA	\$889,520.12
		Insurance - Various - For The City	
		LGRCEU	\$1,896.26
		Payroll Deduction - Period Ending 12.07.2019	
		Maxxia Pty Ltd	\$9,707.29
		Payroll Deduction - Period Ending 12.07.2019	
		Paywise Pty Ltd	\$505.48
		Payroll Deduction - Period Ending 12.07.2019	
		Selectus Salary Packaging	\$8,801.39
		Payroll Deduction - Period Ending 12.07.2019	
		Urban Development Institute of Aust WA Division Incorporated	\$2,463.00
		Registration - Industry Breakfast - The Road To Revitalisation 24.07.2019 - 1 X Attendee - Community Facilities	
		Membership Subscription - 01.07.2019 - 30.06.2019 - Office Of The CEO	
		Ventura Home Group Pty Ltd	\$24,000.00
		Refund - Street & Verge Bond X 12	
00003591	22/07/2019		
		Geared Construction Pty Ltd	\$746,558.56

		Progress Claim 4 - Construction Of Wanneroo District Netball Association Building Upgrade - Assets	
00003592	25/07/2019		
		A D Engineering International Pty Ltd	\$84,744.00
		Traffic Management - Alexander Heights/Koondoola - Infrastructure Capital Works	
		ABM Landscaping	\$15,056.69
		Relay Pavers - Various Locations - Engineering	
		Paving - Post Office - Wanneroo Shopping Centre - Engineering	
		Action Glass & Aluminium	\$5,013.15
		Glazing Services For The City	
		Activ Foundation Incorporated	\$16,089.70
		Garden Bed Clearing And Hedge Pruning - Various Locations - Parks	
		Mulching - Gumblossom Park - Parks	
		Active Discovery	\$77,197.21
		Install Calisthenics Equipment - Kingsway - Projects	
		Acurix Networks Pty Ltd	\$1,725.90
		Monthly Charges - July 2019 Monitoring - Licensing - Support - Filtering	
		Adelphi Apparel	\$7,024.57
		Staff Uniforms - Rangers	
		Advanced Traffic Management	\$50,812.59
		Traffic Control Services For The City	
		AE Hoskins Building Services	\$167,839.98
		Progress Claim 2 - Wanneroo Showgrounds Toilet Upgrade - Projects	
		AECOM Australia Pty Ltd	\$2,095.83
		Biological Survey & Data Package - Marmion Avenue Dual Carriageway - Projects	
		Air Liquide Australia	\$564.96
		Gas Cylinder Hire - Fleet	
		Airlite Cleaning	\$209.81
		Cleaning Services - Yanchep Hub - Place Management	
		Alcolizer Technology	\$198.00
		Calibration Service - Breath Testers - People And Culture	
		Alexander House of Flowers	\$285.00
		Mixed Floral Sympathy Box - N Susac - Office Of The Mayor	
		Large Mixed Floral Box - S Tilli - Office Of The Mayor	
		Large Mixed Floral Box - L Russell - Office Of The Mayor	

		All Australian Safety Pty Ltd	\$10,903.42
		Prescription Safety Glasses - Various Employees	
		Allaboutxpert Technologies Pty Ltd	\$3,179.69
		Consulting - Payroll - IT	
		Allstamps	\$50.86
		Name Stamp - Fleet & Property	
		Allused Pty Ltd	\$3,135.00
		Hire - Rake Bucket For Loader - Engineering	
		Allway Matting	\$280.50
		Entrance Mat - Girrawheen Seniors Community Centre - Facilities Projects	
		Alphazeta	\$3,850.00
		Fire Consultancy Services - Hainsworth Leisure Centre - Strategic Asset Management	
		AMBIUS	\$168.20
		Plant Hire - Girrawheen Hub - Place Management	
		Armaguard	\$467.39
		Cash Collection Service For The City	
		Ashdown Ingram	\$446.54
		Vehicle Spare Parts - Fleet	
		Aslab Pty Ltd	\$847.00
		Subbase Testing - Kingsway - Construction	
		Atom Supply	\$3,152.05
		Vehicle Spare Parts - Fleet	
		Auscontact Association Limited	\$650.00
		Corporate Membership - Customer Relations	
		Australian Airconditioning Services Ltd	\$37,105.07
		Airconditioning Services For The City	
		Australian Communications & Media Authority	\$3,813.00
		Land Mobile/Land Mobile System - Renewal Of Licences - IT	
		Australian Property Consultants	\$8,525.00
		Consultancy - Desktop Assessment Lot 1 Stevenage Street - Yanchep - Community Development	
		Consultancy - Market Rent Assessment - Property	
		Consultancy - Valuation Lot 9000 Wanneroo Road Sinagra - Property	
		Australian Training Management Pty Ltd	\$3,670.00
		Training - Front End Loader & Safe Quick Saw Operation And Training - Engineering Employees	
		Auto Blackbox Pty Ltd	\$61.50
		Blackvue Double Sided Tabs - Community Safety	

		AV Truck Service Pty Ltd	\$5,507.31
		Vehicle Spare Parts - Fleet	
		Backsafe Australia	\$195.80
		Chair Trolley - Hospitality	
		Backyards To Barnyards	\$552.71
		Consumables - Animal Care Centre	
		Ball & Doggett Pty Ltd	\$638.79
		Paper Supplies - Print Room	
		Balustrade Design	\$4,493.43
		Stainless Steel Balustrade - Yanchep - Construction	
		Bardfield Engineering	\$7,590.00
		Basketball Units - Charnwood Park - Projects	
		Barra Civil & Fencing	\$39,769.30
		Replace Chain Mesh Fence - Wanneroo Showgrounds - Projects	
		Bartco Traffic Equipment Pty Ltd	\$5,808.00
		3 Year Webstudio Licence Agreement - 8 Fire Signs - Emergency Services	
		BCA Consultants (WA) Pty Ltd	\$1,122.00
		Consultancy - Chiller Replacement - Civic Centre - Building Maintenance	
		Benara Nurseries	\$26,625.72
		Plants - Parks/Conservation	
		Best Consultants Pty Ltd	\$264.00
		Feasibility Report - Floodlighting - Ridgewood Park - Projects	
		Better Balance For Life	\$100.00
		Balance Class - Kingsway - Gold Program	
		Better Pets and Gardens Wangara	\$217.40
		Consumables - Animal Care Centre	
		Betty Jane Garlett	\$600.00
		Welcome To Country - Naidoc Flag Raising 12.07.2019 - Community Planning & Development	
		Bidfood Perth	\$952.39
		Tea/Coffee Supplies - Stores	
		Binley Fencing	\$3,300.48
		Install Temporary Fencing - Marangaroo Golf Course - Parks	
		Move Fencing - Wanneroo Showgrounds - Projects	
		Blackwell & Associates Pty Ltd	\$660.00
		Professional Services - Design Review Panel - June 2019 - Planning & Approvals	
		Bladon WA Pty Ltd	\$3,685.00
		Growth Chart - Libraries	
		Bobcat-Attach	\$545.60
		Hydraulic Cylinders X 2 - Fleet	

		BOC Limited	\$58.08
		Industrial Nitrogen & Oxygen - Community Safety	
		Bollig Design Group Ltd	\$6,095.38
		Consultancy - Kingsway Olympic Sports Clubrooms - Project Facilities	
		Consultancy - Alexander Heights Daycare Centre Modifications - Projects Facilities	
		Boral Construction Materials Group	\$3,935.14
		Concrete Mix - Various Locations - Engineering	
		Bosston Auto Bodies	\$1,442.76
		Fit/Repair Central Locking - Fleet	
		BPA Engineering Pty Ltd	\$4,510.00
		Structural Report - Kingsway Olympic Clubroom - Building Maintenance	
		Structural Assessment - Kingsway Indoor Cricket Pavilion - Asset Management	
		Brajkovich Demolition & Salvage Pty Ltd	\$16,280.00
		Building Demolition - Wanneroo Racing Pigeon Club - Projects	
		Brian Zucal & Associates	\$550.00
		Review Of Valuation - Lot 503 Flynn Drive - Property	
		Bring Couriers	\$662.45
		Courier Services - Health Services	
		Briskleen Supplies	\$17.88
		Hygiene Services - Yanchep Hub - Place Management	
		Britel Enterprise Pty Ltd	\$2,920.00
		Advertising - Safety House Booklet Spring Hill Primary School - Aquamotion	
		Advertisement - SES Calendar 2020 - Marketing, Communications & Events	
		Advertising - Safety House Booklet, Carnaby Rise Primary - Aquamotion	
		Bucher Municipal Pty Ltd	\$35,264.69
		Vehicle Spare Parts - Fleet/Stores	
		Budo Group Pty Ltd	\$50,940.96
		UAT Upgrade - Alexander Heights Community Centre - Projects	
		Accessibility Construction Works - Alexander Heights Community Centre - Projects	
		Bunnings Pty Ltd	\$525.96
		Hardware Purchases For The City	
		Bunzl Limited	\$387.93
		Wiper Blue Rolls - Stores	
		Burgtec	\$704.00
		Burgmatic Chair - Projects	
		Task Chair - Injury Management	

		BurkeAir Pty Ltd	\$169,634.30
		Payment Certificate 5 - Civic Centre Chiller Replacement - Asset Maintenance	
		Cameron Chisholm & Nicol (WA) Pty Ltd	\$2,000.00
		Design Review Panel - Chairperson Attendance - D Snellgrove - Planning And Approvals	
		Canning & Associates Cost Consulting Pty Ltd	\$330.00
		Service Connection Estimates - Projects	
		Capital Finance Australia Limited	\$993.76
		Spin Bike Lease - Aquamotion	
		Car Care Motor Company Pty Ltd	\$6,075.08
		Vehicle Services - Fleet	
		Carramar Resources Industries	\$79.89
		Disposal Of Materials - Parks	
		Cat Welfare Society Incorporated	\$2,225.00
		Daily Impound Fees - Rangers	
		Cathedral Office Products Pty Ltd	\$586.30
		Felt Pinboard - Building Maintenance	
		CDM Australia Pty Ltd	\$719,615.41
		3 X Tablet Cases And 23 X Monitors - IT	
		System Network Support - IT	
		PC Replacements - IT	
		Central Intercept X Advanced, Sophos Endpoint Exploit Prevention & Enduser Protection Web Mail & Encryption - IT	
		Centre For Stories Limited	\$3,611.00
		Storytelling For Community Building - Alkimos Library - Cultural Services	
		Cherry's Catering	\$29,676.02
		Catering Services For The City	
		Chris Kershaw Photography	\$1,865.00
		Photography - Emergency Services Volunteer Dinner - 21.06.2019 - Communications & Events	
		Photography - 25 Artworks - Online Art Collection - Cultural Services	
		Photography - Community Book Launch - Childhood & Youth Planning	
		Photography - Citizenship Ceremony - 01.07.2019 - Communications & Events	
		Cineads Australia	\$2,016.30
		Media Screenings - Communications & Events	
		CK Maloney Surveying	\$30,307.20
		Contour & Feature Survey - Alexander Drive - Design	
		Clark Equipment Sales Pty Ltd	\$1,806.70
		Machine Repairs & Vehicle Spare Parts - Fleet	
		Cleanaway	\$26,991.46

		Processing Of Recyclables - Waste	
		Climate Change Response Pty Ltd	\$1,100.00
		Electrical Energy Monitoring - Various Facilities - Assets	
		Clinipath Pathology	\$2,336.99
		Medical Fees For The City	
		CNW Electrical Wholesale & Energy Solutions	\$99.22
		Halogen Globes For Museum - Cultural Services	
		Coastal Navigation Solutions	\$632.50
		Install Mosaic Work - Ridgewood Park - Projects	
		Coates Hire Operations Pty Ltd	\$1,648.55
		Equipment Hire For The City	
		Coca Cola Amatil Pty Ltd	\$704.06
		Beverages - Kingsway Stadium	
		Commercial Locksmiths	\$571.45
		Investigate Issue - Aquamotion - Building Maintenance	
		Install Key Lock Box - Alkimos Pop Up Library - Library Services	
		Commercial Stationery Office National	\$126.84
		Make Up Hand Rubber Stamp - Assets	
		Commissioner of Police	\$95.40
		National Police Checks - Libraries & Cultural Services	
		Community Greenwaste Recycling Pty Ltd	\$13,318.31
		Removal Of Waste From The City	
		Convic Design Pty Ltd	\$13,028.40
		Design Consultancy Services - Warradale Skate Park Facility - Community Facilities	
		Cooldrive Distribution	\$23.77
		Vehicle Spare Parts - Fleet	
		Corporate Scorecard	\$1,578.72
		Financial Assessment - Various Companies - Contracts & Procurement	
		Corsign (WA) Pty Ltd	\$6,126.01
		Sign - Caution Glyphosate Being Applied - Parks	
		Street Name Plates - Engineering	
		PVC Stencil Numbers - Engineering	
		Sign - Pedestrians Give Way To Through Traffic - Engineering	
		Signs - Alkimos Shipwreck & Beach Cafe - Economic Development	
		Sign - Rockfall Risk Area - Engineering	
		Sign - Person Must Not Drive, Stop Or Park - Engineering	
		Sign - Ridgewood Park - Parks	

		Sign - Mowing In Progress, Caution Glyphosate Being Applied, Traffic Cones & Grass Spikes - Parks	
		Signs - Beach X 11 - Engineering	
		Cossill & Webley Consulting Engineers	\$23,646.70
		Consulting - Connolly Drive Duplication - Assets	
		Consulting - Hartman Drive Duplication - Assets	
		COVS Parts	\$409.57
		Vehicle Spare Parts - Fleet/Stores	
		CR Kennedy & Co Pty Ltd	\$2,317.43
		Surveying Equipment Repair/Service - Surveying	
		Leica 1 Year Licence - Customer Care Package - Surveys	
		Critical Fire Protection & Training Ltd	\$35,598.84
		Fire Protection Works - Various Locations - Building Maintenance	
		CSP Group	\$378.50
		Vehicle Spare Parts - Fleet	
		Cubic Solutions Pty Ltd	\$17,889.76
		Stormtech Soakway System - Yellagonga - Projects	
		Cutting Edges Pty Ltd	\$2,575.10
		Vehicle Spare Parts - Fleet	
		CW Brands Pty Ltd	\$651.86
		Spray Paint - Stores	
		Daimler Trucks Perth	\$2,287.43
		Vehicle Spare Parts - Stores/Fleet	
		Datacom Systems AU Pty Ltd - WA Division	\$14,671.01
		Disaster Recovery - June 2019 - IT	
		Dave Lanfear Consulting	\$8,635.00
		Feasibility Study - Second Operations Centre - Projects	
		David Golf & Engineering Pty Ltd	\$57,692.80
		Bollards - Carramar Golf Course	
		Sign - Emergency Assembly Carramar Golf Club - Facility Projects	
		Signage - Marangaroo Golf Club - Projects	
		DBS Fencing	\$616.00
		Black PVC Mesh - Conservation	
		DC Golf	\$63,487.90
		Commission Fees - Marangaroo Golf Course - June 2019 - Property	
		Commission Fees - Carramar Golf Course - June 2019 - Property	
		DDL Australia Pty Ltd	\$2,365.00
		Agile Project Management - IT	
		Delion Pty Ltd	\$2,363.16

		Managed ADSL2+ Wireless Hotspot - Various Locations - IT	
		Department Of Biodiversity, Conservation And Attractions	\$11,000.00
		Recreational Opportunities Plan - Yanchep National Park - Advocacy & Economic Development	
		Department of the Premier and Cabinet	\$103.95
		Advertising - LPS No 2 Amendment 18.06.2019 - Planning	
		Derek Joseph Nannup	\$300.00
		MC - Flag Raising - Naidoc 12.07.2019 - Community Development	
		Destination Perth	\$395.00
		Gold Membership Renewal 2019 - 2020 - Destination Perth - Advocacy And Economic Development	
		Diamond Plumbing & Gas	\$33,673.83
		Plumbing Maintenance For The City	
		Digital Education Services	\$1,591.92
		DVD Stock - Library Services	
		Direct Communications	\$10,265.64
		Install Two Way Radios - Fleet Assets	
		Car Mounting Bracket/Lead & Charger Unit - Fleet	
		Dowsing Group Pty Ltd	\$242,915.40
		Concrete Works - Various Locations - Projects/Construction	
		Drainflow Services Pty Ltd	\$46,395.52
		Road Sweeping & Drain Cleaning Services For The City	
		Drovers Vet Hospital Pty Ltd	\$312.50
		Veterinary Services For The City	
		E & MJ Rosher	\$211.08
		Vehicle Spare Parts - Fleet	
		Eco-Growth International Pty Ltd	\$2,178.00
		Fertiliser - Parks	
		Ecoscape Australia Pty Ltd	\$2,090.00
		Landscape Design Alterations - Mirrabooka Avenue - Projects	
		IBSA Data Package - Mather Park - Projects	
		Edge People Management	\$2,283.87
		Case Management - Return To Work Monitoring - Injury Management	
		Ergonomic Assessments - OSH	
		Edith Cowan University	\$5,500.00
		Sponsorship - Cyber Check Me Program - Advocacy & Economic Development	
		Ellenby Tree Farms	\$6,853.00
		Plants - Projects	
		Elliotts Irrigation Pty Ltd	\$206,608.15

		Reticulation Items - Parks	
		Irrigation Repairs - Delamere Park - Projects	
		Move Irrigation Line - Koondoola Avenue - Construction	
		Sprinkler Reconfiguration - Dinosaur Park - Projects	
		Call Out - Edgar Griffiths - Parks	
		Irrigation Parts Replacement - Parks	
		Alteration To Irrigation - Carramar Golf Course - Projects	
		Embroidme Malaga	\$590.43
		Premiers Ladies Polo - Community Safety	
		Uniforms - Youth Services	
		Engineering Education Australia Pty Ltd	\$2,543.75
		Training - Asset Maintenance Requirements For Engineering Teams - 25.06.2019 - 2 X Attendees - Engineering	
		Environmental Health Australia (Western Australia) Incorporated	\$3,490.00
		Corporate Membership - 2019 / 2020 - 1 X Attendee - Health	
		Subscription - Foodsafe Online 2019 / 2020 - Health	
		Environmental Industries Pty Ltd	\$180,593.97
		Landscape Maintenance Works For The City	
		Enzed Malaga	\$2,737.11
		Vehicle Spare Parts - Fleet	
		EPM Partners Pty Ltd	\$18,343.57
		Microsoft Project - Online Implementation - 50% - IT	
		Consultancy - Enterprise Project Management - IT	
		Ergolink	\$461.45
		Medium Back Chair - Early Childhood & Youth	
		Eureka 4WD Training	\$1,750.00
		Training - Quad Bikes 04 & 17.06.2019 - Community Safety	
		Extreme Gear	\$1,999.09
		Gloves - Rangers	
		Find Wise Location Services	\$4,994.00
		Location Of Services For The City	
		Fire & Safety WA	\$470.58
		Fireboots - Fire Services	
		First Element Irrigation	\$2,552.00
		Lower Valve Boxes - Picnic Cove - Projects	
		Flick Anticimex Pty Ltd	\$3,002.37
		Sanitary Waste Services For The City	
		Focus Consulting WA Pty Ltd	\$1,760.00

		Electrical Consulting - Centralized Floodlight Control System - Kingsway - Projects	
		Forrest And Forrest Games	\$23,727.00
		Fertiliser Spreading Audit - Ashdale Audit - Parks	
		Irrigation Water Analysis X 41 Sites	
		Leaf Tissue & Soil Analysis - Various Sites - Parks	
		Galerie Dusseldorf	\$495.00
		Valuation Of Artwork - Cultural Development	
		Geoff's Tree Service Pty Ltd	\$200,277.46
		Pruning, Stump Grinding, Root Chasing, Exploration & Repair Paving - Various Location - Asset Maintenance	
		GHD Pty Ltd	\$77,679.61
		Progress Claim 2 - Facility Asset Management Plan - Kingsway Indoor Stadium	
		Progress Claim 3 - Contract Administration - Marmion Avenue Duplication - Projects	
		Progress Claim 4 & Design Charges - Marmion Avenue Duplication - Projects	
		Design Changes - Marmion Avenue Duplication - Projects	
		Facility Asset Management Plans - Aquamotion & Kingsway Indoor Stadium	
		Global Marine Enclosures Pty Ltd	\$2,253.90
		Winter Maintenance - June 2019 - Asset Maintenance	
		Grasstrees Australia	\$3,949.00
		Onsite Plant Health Assessment - Addison Park - Parks	
		Grass Trees X 7 - Salitage Park - Parks	
		Green Options Pty Ltd	\$1,694.00
		Hand Fertilising - Various Parks - Parks	
		Greenlite Electrical Contractors Pty Ltd	\$627.22
		Repair Floodlighting Switchboard - Projects	
		Switchboard Rectification - Kingsway Sporting Complex - Projects	
		Griffin Valuation Advisory	\$2,640.00
		Consultancy - Land And Building Asset Valuations - Asset Maintenance	
		Groeneveld Lubrication Solutions Pty Ltd	\$2,720.71
		Vehicle Spare Parts - Fleet	
		Hang Art Pty Ltd	\$1,087.00
		Transport Artwork - Cultural Services	
		Hanson Construction Materials Pty Ltd	\$2,985.73
		Concrete Works - Various Locations - Projects/Construction	

		Hart Sport	\$681.00
		Soft Landing Mat - Kingsway Stadium	
		Hartley Structural	\$264.00
		Engineering Consultancy - Trapeze Installation - Wanneroo Recreation Centre - Community Facilities	
		Harvey Norman AV/TI Superstore Joondalup	\$6,887.67
		2 X Microwave, Cooktop & Fridge - Community Facilities	
		Double Bed & Linen - Mary Lindsay Homestead - Community Facilities	
		Washing Machine & Bar Fridge - Mary Lindsay Homestead - Community Facilities	
		Akai Television - Mary Lindsay Homestead - Community Facilities	
		Haz-Ed Services Pty Ltd	\$1,225.00
		Training - Work Safety At Heights Refresher - Building Maintenance	
		Heatley Sales Pty Ltd	\$675.73
		Safety Boots - Stores Issues	
		Hemsley Paterson	\$1,650.00
		Valuation Services - Griffon Way - Property	
		Hendry Group Pty Ltd	\$6,380.00
		BCA Compliance & Condition Audit - Hainsworth Leisure Centre - Projects	
		Ambulant Toilet Solution Report - Alexander Heights Community Centre - Projects	
		Hickey Constructions Pty Ltd	\$7,491.00
		Repair Capping - Brampton Park - Parks	
		Progress Claim - Engineering And Design - Abbeville Park - Projects	
		Hitachi Construction Machinery Pty Ltd	\$1,396.59
		Vehicle Filters For Depot Store	
		HopgoodGanim	\$5,146.90
		Legal Fees For The City	
		Horizon West Landscape Construction	\$204,194.10
		Upgrade Passive Park - Appleby Park - Projects	
		HR Publications Pty Ltd	\$300.00
		Subscription - Add Users X 2 - People And Culture	
		Hufcor Pty Ltd	\$10,087.00
		Install Bi-Fold Doors - Wanneroo Community Centre - Building Maintenance	
		Hydroquip Pumps	\$9,421.50
		Relocate Bore - Hudson Park - Parks	
		Service Freshwater Pump - Parks	
		Iconic Property Services Pty Ltd	\$127,841.19
		Cleaning Services For The City	

		Imagesource Digital Solutions	\$7,499.80
		3 X Gatorboard Prints - Gloucester Lodge - Cultural Development	
		Site Measure - Alkimos Pop Up Library - Library Services	
		11 X Panels - 20 Years A City - Communications & Events	
		Window & Door Decals - Alkimos Library - Library Services	
		Printing - Media Backdrop Wall - Aquamotion	
		Printing - Forex Prints & Fabric Banners - Cultural Services	
		Independent Valuers of Western Australia	\$4,950.00
		Valuation Services - Lot 9000 Wanneroo Road Sinagra - Property	
		InfoCouncil Pty Ltd	\$18,584.50
		Annual Licence Fees & Web Hosting - IT	
		Insight Electrical Technology	\$351,057.04
		Floodlighting - John Moloney Park - Projects	
		Floodlighting - Heath Park - Projects	
		Institute For Information Management Ltd	\$45.00
		Registration - WA Professional 30.05.2019 – 1 X Attendee - IM	
		Integrity Industrial Pty Ltd	\$1,471.33
		Casual Labour For The City	
		Intelife Group	\$16,523.82
		Barbeque Cleaning - Various Locations - Parks	
		Intercity Office Partitioning	\$15,440.00
		Strengthen Work Benches - Civic Centre - Projects	
		Repair Wall - Kingsway Cricket & Hockey Rooms - Building Maintenance	
		Interfire Agencies Pty Ltd	\$1,209.21
		Fire Helmets & Reflective Rank Stickers - Fire Services	
		Fire Extinguisher Supplies - Emergency Services	
		International Art Services	\$550.00
		Delivery Of Artwork - Mundijong To Wanneroo - Cultural Services	
		International Valuation & Property Services	\$220.00
		Rental Valuation - Optus Telecommunication Site - Property	
		IPWEA WA	\$75.00
		Registration - Metronet And Station Access Strategies - 1 X Attendee - Road And Traffic	
		Iron Mountain Australia Group Pty Ltd	\$5,979.92
		Document Management Services - IM	

	Irri-Tronics	\$1,287.00
	Repair Controllers - Parks	
	Ixom Operations Pty Ltd	\$2,288.22
	Pool Chemicals - Aquamation	
	J & K Hopkins	\$401.01
	Desk - Yanchep Community Centre - Community Services	
	J Blackwood & Son Ltd	\$6,703.10
	Stock - Stores Issues	
	Vehicle Spare Parts - Fleet	
	Truck Pallets - Waste Services	
	Jadu Software Pty Ltd	\$660.00
	Set Up And Configuration Of Jadu Deployer Tool - IT	
	James Bennett Pty Ltd	\$746.37
	Book Purchases - Library Services	
	JAS Oceania Pty Ltd	\$635.31
	Vehicle Spare Parts - Fleet	
	JB Hi Fi Group Pty Ltd	\$111.00
	Digital Camera & Memory Card - Rangers	
	JH Fluid Transfer Solutions Pty Ltd	\$357.51
	Vehicle Hoses For Fleet Maintenance	
	Jodie Aedy	\$2,000.00
	Artwork Design - 2 X Local Area Plans - Place Management	
	Kambarang Services	\$990.00
	Consulting Services - Aboriginal Community Engagement Guidelines - Community Development	
	Kasa Consulting	\$11,630.85
	Consultancy Services - Water Audits - Strategic Asset Management	
	Kerb Direct Kerbing	\$13,938.68
	Install/Replace Kerbing - Various Locations - Construction	
	Kidsafe WA Incorporated	\$154.00
	Safety Audit - Kingsway Calisthenics Exercise Equipment - Projects	
	Kinetic IT Pty Ltd	\$10,541.27
	Threat Intelligence - Monthly Fee - 01 - 30.06.2019 - IT	
	Kleen West Distributors	\$572.00
	Bin Odorant Pellets - Waste	
	Kleenit	\$3,430.40
	Graffiti Removal For The City	
	Komatsu Australia Pty Ltd	\$2,212.68
	Stock - Stores Issues	
	Vehicle Spare Parts - Fleet	
	Konnect (Coventry Fasteners)	\$128.84
	Vehicle Spare Parts - Fleet	
	Koort-kadak Consultancy	\$200.00

	Noongar Language Workshop - Community Development	
	Kyocera Document Solutions	\$77,231.28
	Papercut Printers & Toner - IT	
	Photocopier Meter Reading For The City	
	Ladybird's Plant Hire	\$207.90
	Plant Rental For The City	
	Landcare Weed Control	\$45,953.68
	Weed Control - Various Locations - Conservation	
	Landmark Products Limited	\$636.90
	Assess Locking Issue - Warradale Park Toilets - Projects	
	Lantern Creative Pty Ltd	\$10,994.50
	Architectural Consultancy - Sewer Extension - Projects	
	Architectural Consultancy - Belhaven Park - Projects	
	Lasso E & P Pty Ltd	\$550.00
	Advertising - Aquamation	
	Laundry Express	\$1,811.95
	Cleaning Of Linen - Elected Members Dining	
	Washing Of Overalls - Conservation	
	Laundry Services - Fleet	
	LD Total	\$46,453.00
	Landscape Maintenance For The City	
	Lee Syminton	\$11,678.70
	Architectural Consultation - Dalvik Park - Projects	
	Ligna Construction	\$10,958.20
	Install Limestone Wall - 4 X Locations - Construction/Parks	
	Repair Signage Wall - Parakeelya Park - Parks	
	Linemarking WA Pty Ltd	\$20,627.50
	Linemarking Services For The City	
	Local Government Professionals Australia NSW	\$22,676.50
	Performance Excellence Program 2019 - Strategic & Business Planning	
	Lycopodium Infrastructure Pty Ltd	\$5,494.50
	Consultancy Services - Connolly Road Risk Review - Projects	
	Madjtil Moorna Incorporated	\$1,100.00
	Choir Performance - Naidoc Flag Raising - Community Development	
	Major Motors	\$1,083.90
	Vehicle Spare Parts - Fleet	
	Malco Flooring Pty Ltd	\$6,292.00
	Replace Flooring - Cafe Elixir - Building Maintenance	

	Mammoth Equipment & Exhausts Pty Ltd	\$1,100.00
	Ad Blue - Stores	
	Manheim Pty Ltd	\$2,567.57
	Selling/Towage Fees For Vehicles - Rangers	
	Marketforce Pty Ltd	\$2,696.98
	Advertising - Green Waste	
	Mastec Australia Pty Ltd	\$64,392.32
	1768 X Green Bins - Waste	
	Mayday Earthmoving	\$66,753.50
	Heavy Equipment Hire For The City	
	McGees Property	\$2,475.00
	Valuation Advice - Various Future Lots - Projects	
	McLeods	\$114.51
	Legal Fees For The City	
	Meltwater Australia Pty Ltd	\$42,900.00
	Media Monitoring - 01.07.2019 - 30.06.2020 - Communications & Events	
	Messages On Hold	\$790.08
	Messages On Hold Services - Communications & Events	
	Mindarie Regional Council	\$242,210.02
	Refuse Disposal For The City	
	Mini-Tankers Australia Pty Ltd	\$3,614.02
	Fuel Supplies - Fleet Assets	
	Minuteman Press - Wanneroo	\$1,003.05
	Printing - Booklets X 90 - Economic Development Strategy	
	Miracle Recreation Equipment Pty Ltd	\$2,645.50
	Playground Equipment Repairs - Parks	
	Mirco Bros Pty Ltd Sound Oil Distributors	\$15.25
	Stockmarking Spray - Community Safety	
	Mizco Pty Ltd	\$3,436.40
	BMS Integration Of Change Room Air Conditioning - Aquamotion - Projects	
	MKDC	\$4,301.00
	Contract Variation - Civic Centre - Projects	
	Interior Design Services - Mayor's Office - Projects	
	Moore Stephens (WA) Pty Ltd As Agent	\$37,620.00
	Financial Management Systems Review - Transactional Finance	
	Training - GST Workshop - 1 X Attendee - Transactional Finance	
	Morgan Scarfe	\$1,500.00
	Entertainment Package - Circus Stage Show - Events	
	MP Rogers & Associates Pty Ltd	\$11,764.91
	Options Assessment - Claytons Beach Access - Asset Maintenance	

		Design Fees - Claytons Beach Access Pathway Upgrade - Asset Maintenance	
		Natural Area Holdings Pty Ltd	\$36,255.19
		Final Claim - Yellagonga ICM Local Biodiversity Project - Strategic Land Use Planning	
		Seed Collection & Plant Propagation - Newman Park - Tree & Conservation Maintenance	
		Beach Access Maintenance - June 2019 - Tree & Conservation Maintenance	
		Install Coir Mesh - Quinns Rocks - Tree & Conservation Maintenance	
		Seed Collection & Plant Propagation X 9 Parks - Parks	
		Supply Trees - National Tree Day - Parks	
		Nature Playgrounds	\$15,933.61
		Develop Passive Park - Picnic Cove - Projects	
		Navman Wireless Australia Pty Ltd	\$18,832.00
		Supply/Remove/Refit GPS Units - Fleet	
		Nerida Moredoundt	\$600.00
		Design Review Panel Meetings - 21.06.2019 - Approval Services	
		Nespresso Professional	\$139.00
		Coffee Pods - CEO's Office	
		Netsight Pty Ltd	\$30,465.60
		Annual Subscription - 01.07.2019 - 30.06.2020 - IT	
		Neverfail Springwater Limited	\$30.20
		Water Supplies - Print Room	
		Nintex Pty Ltd	\$2,359.50
		Monthly Subscription - Promapp Process Manager & Process Approval Workflow - IT	
		Noma Pty Ltd	\$1,320.00
		Design Review Panel Attendance - 21 & 28.06.2019 - Approval Services	
		Northern Lawnmower & Chainsaw Specialists	\$565.00
		Chainsaw - Fleet Assets	
		O'Brien Harrop Access	\$25,256.00
		Consultancy - Disability Access At 13 City Of Wanneroo Parks - Assets	
		Oce Australia Limited	\$96.78
		Scanner Charges - IT	
		OCP Sales - Omnific Enterprises P/L	\$116.05
		3 X Radio Repairs - Aquamotion	
		Office Line	\$2,250.60
		Wall Mount Pinboard - Facilities	
		Furniture - Round Table & 4 X Chairs - WLCC	

		Optima Press	\$1,313.40
		Printing - Childrens Books - Youth	
		Orbit Health & Fitness Solutions	\$678.95
		Equipment Repairs - Aquamotion	
		Gym Equipment Safety Audit - Aquamotion	
		Outdoor Cameras Australia	\$918.00
		Reconyx MS7 Microfire - Camo - Emergency Management	
		Owen Consulting Quantity Surveyors Construction Consultants	\$5,500.00
		Quantity Surveying - Kingsway Olympic - Projects	
		Quantity Surveying - Grandis Park Sports Ground Changerooms & Floodlighting - Projects	
		Paperbark Technologies Pty Ltd	\$14,444.40
		Arboriculture Reports - Various Locations - Parks/Conservation/Engineering	
		Parker Black & Forrest	\$765.60
		Locking Services For The City	
		Parks & Leisure Australia	\$5,117.00
		Training - Leisure Facility Managers Course - 1 X Attendee - 26 - 30.08.2019 - Aquamotion	
		Membership - Corporate 2019 / 2020 - Parks	
		Registration - 2019 Awards Of Excellence Gala Dinner - 2 X Attendee - Land Development	
		Pennant House Flags	\$3,113.00
		Flags - Events	
		People Solutions Australasia Pty Ltd	\$1,188.00
		12 X ISAT Reports - People & Culture	
		Perth Detailing Centre	\$275.00
		Cleaning - Community Transport Buses - Community Planning	
		Perth Heavy Towing	\$770.00
		Towing Services - Fleet	
		Perth Industrial Centre Pty Ltd	\$1,400.15
		Vehicle Spare Parts - Stores	
		Phoenix Motors of Wanneroo	\$139.85
		Vehicle Spare Parts - Fleet	
		PJ & CA Contracting	\$440.00
		Inspection Of Gates - Paloma & John Moloney Parks & Quinns Beach - Parks	
		Plantrite	\$2,708.75
		1250 X Tubestock - Queenscliff Park - Projects	
		Play Check	\$495.00
		Playground Audit - Lynton Park - Projects	
		PLE Computers	\$45.86

	Wireless USB Adapter - IT	
	Power Vac Pty Ltd	\$51.18
	Door Latches - Fleet	
	Powerhouse Batteries Pty Ltd	\$799.07
	Vehicle Batteries - Fleet	
	Prestige Alarms	\$62,773.95
	Alarm & Safer Suburbs CCTV Services For The City	
	Print Smart Online Pty Ltd	\$304.00
	Printing - Kingsway Membership Agreements - Kingsway Indoor Stadium	
	Programmed Integrated Workforce	\$10,828.46
	Casual Labour For The City	
	Pro-Tramp Australia Pty Ltd	\$45.00
	Aqua Gloves And Noodles - Aquamotion	
	Prova Construction Pty Ltd	\$35,753.03
	Footpath Upgrade - Phil Renkin & Gumblossom Community Centre - Infrastructure Capital Works	
	QLM Label Makers Pty Ltd	\$1,002.10
	Printing - Recycling Bin Collection Stickers - Waste	
	Qualcon Laboratories	\$374.00
	PSD Testing - Quinns Beach - Coastal Projects	
	Quinns Rock Bush Fire Brigade	\$68.21
	Reimbursement - Catering For IFF/BFF Course - 08 - 09.06.2019 - Emergency Services	
	RAC Motoring & Services Pty Ltd	\$3,047.10
	New Vehicle Nomination & Call Out Charges - Parks/Fleet	
	Subscription Renewal - 2019 / 2020 - Fleet	
	RAMM Software Ltd	\$2,915.00
	Consultancy - Draw Down Service - IT	
	Randal	\$121.88
	Financial Times - Office Of The CEO	
	Rare Creativethinking	\$13,310.00
	Brand Development Design - Communications & Events	
	RBM Drilling	\$75,218.00
	Install Bore - Marangaroo & Germano Parks - Parks	
	Refresh Waters Pty Ltd	\$34.00
	Bottled Water Refills - Girrawheen Library	
	Reliansys Pty Ltd	\$11,995.50
	Annual Software Access Fee - IT	
	Ricoh Australia Pty Ltd	\$9,777.87
	Image Charges - Print Room	
	Riley Mathewson Public Relations	\$2,168.37

		Consultancy - Communications Strategic Advice & Development - Place Management	
		Consultancy - Strategic Communications Plan Development Stage 3 - Place Management	
		RM Gillis & CJ Marci	\$1,500.00
		Removal Services For The City	
		Roads 2000	\$505,875.07
		Roadworks - Various Locations - Projects/Engineering	
		Rob Carr Pty Ltd	\$412,595.28
		Progress Claim 5 - Neerabup Industrial Area - Projects	
		Robert Andrzej Solecki	\$169.00
		Car Hire - NGA Conference Canberra - CEO	
		Robert Willis	\$4,840.00
		Engineering Services - Land Development Security Bonds - Land Development	
		Roberts Day Group Pty Ltd	\$352.00
		Yanchep Lagoon Masterplan Preparation - Property	
		Ron Nyisztor	\$1,075.00
		Curatorial Layout - Hearsay Exhibition - Cultural Development	
		Roy Alexander "Himself" & Sons	\$125.00
		Repairs To Firearm - Rangers	
		Roy Gripske & Sons Pty Ltd	\$1,046.59
		Stock - Stores Issue	
		RS Components Pty Ltd	\$43.11
		Vehicle Spare Parts - Fleet	
		RSEA Pty Ltd	\$1,279.85
		Stock - Stores Issue	
		Rubek Automatic Doors	\$1,531.20
		Automatic Door Repairs - Various Locations - Building Maintenance	
		Safety And Rescue	\$28,003.80
		Replace Walkway - Wangara Recycling Centre - Building Maintenance	
		Rectify Height Safety System - Civic Centre - Building Maintenance	
		Safety Tactile Pave	\$1,698.05
		Install Pavers - Rockdale Pass - Construction	
		Sage Consulting Engineers	\$1,001.00
		Electrical Consultancy - Kingsway Water Playground - Projects	
		Sanax Medical And First Aid Supplies	\$1,124.84
		Stock - Stores Issues	
		Sanzap Pty Ltd	\$23,732.50

		City Of Wanneroo Mobile Apps Implementation Fee - IT	
		Annual Software Licence & Support Fee - Library Patron Mobile Apps - IT	
		Scatena Clocherty Architects	\$8,519.50
		Architectural Consultancy Services - Wanneroo Districts Netball Building - Projects	
		Scott Print	\$47,004.10
		Printing - School Parking Brochures X 10 000 - Community Safety	
		Printing - What's Happening Newsletter - Communications & Events	
		Printing - Waste Guides 2019 - Waste	
		Scotts Trimming Service	\$198.00
		Manufacture Tarp - Health Services	
		Sealanes	\$1,256.63
		Food/Beverages - Corporate Services	
		Sebel Pty Ltd	\$7,086.64
		Table X 7 & Student Chairs X 28 - Community Facilities	
		Duralite Folding Tables - Facilities	
		Shred-X	\$251.90
		Security Shredding For The City	
		Sifting Sands	\$2,578.49
		Re-Distribute Sand - Sand Pits - Rotary Park - Parks	
		Emergency Sand Sift - Various Locations - Parks	
		Silver Squid Productions	\$660.00
		Editing & Delivery Of Additional Promo Video - Aquamotion	
		Site Architecture Studio	\$16,089.42
		Professional Services - Bin Store Upgrade - Projects	
		Professional Services - Dennis Cooley Pavilion Upgrade & Extension - Projects	
		Site Environmental & Remediation Services Pty Ltd	\$2,219.80
		ACM Removal & Report - Newman Reserve - Parks	
		SJ McKee Maintenance Pty Ltd	\$15,635.00
		Repair Works - Various Locations - Waste	
		Skipper Transport Parts	\$17,513.64
		Vehicle Spare Parts - Fleet/Stores	
		Skyline Landscape Services (WA)	\$231,170.39
		Landscaping - Sydney Road - Conservation	
		Mulching Medians - Various Locations - Parks	
		Landscape Works - Mirrabooka Avenue - Assets	

		Mulching - Prestige/Gnangara Roads - Parks	
		Streetscape South - 10.04.2019 - 10.05.2019 - Parks	
		Landscape Maintenance - Arterial Roads 30.04.2019 - 21.05.2019 - Parks	
		Smartbuilt Perth Pty Ltd	\$1,868.57
		Pest Control Services For The City	
		Softfall Guys	\$5,533.00
		Repair/Install Failed Softfall - Monticello - Parks	
		Repair Softfall - Rotary Park - Parks	
		Sonic Healthplus Pty Ltd	\$6,921.88
		Medical Fees For The City	
		Sports Surfaces	\$10,246.50
		Replace Synthetic Turf - Hainsworth Park - Projects	
		Sports World of WA	\$1,810.05
		Goggles Order - Aquamotion	
		Sprayline Spraying Equipment	\$339.27
		Vehicle Spare Parts - Fleet	
		Lance & Extension - Parks	
		St John Ambulance Western Australia	\$3,214.10
		Provide First Aid Training/Supplies For The City	
		Statewide Cleaning Supplies Pty Ltd	\$732.86
		Stock - Stores Issues	
		Stats WA Pty Ltd	\$1,628.00
		Geotech Investigation - Kingsway Cricket Fence - Projects	
		Stewart & Heaton Clothing Company Pty Ltd	\$1,074.76
		Uniforms - Fire Services	
		Stiles Electrical	\$98,198.10
		Progress Claim 1 - Cloudmaster SMS Control System To Multiple Site - Kingsway - Assets	
		Stott & Hoare	\$14,553.00
		Dell Switch - IT	
		StrataGreen	\$741.69
		Shovels - Stores Stock	
		Telescopic Pole & Saw - Parks	
		Strategic Art Services	\$1,249.89
		Lighting And Exhibition Installation - Cultural Services	
		Suez Recycling & Recovery Pty Ltd	\$134,312.27
		Bin Collections - Waste	
		Sunlim Pty Ltd	\$5,282.20
		Network Administration Support - April 2019 - IT	
		Supreme Dry Cleans and Laundrette	\$360.00
		Laundry Of Sports Bibs	

		Supreme Shades	\$1,705.00
		Remove Damaged Shade Sail - Fred Stubbs Park - Parks	
		Removal/Storage Of Shade Sails - Aquamotion - Building Maintenance	
		Shade Sail Repairs - Aquamotion - Building Maintenance	
		Surf Life Saving WA Incorporated	\$107,351.86
		Supply/Install - Observation Tower - Projects	
		Swan Towing Services Pty Ltd	\$715.00
		Towing Services - Parks	
		Taman Tools	\$770.00
		Grinding Disc - Stores	
		Taylor Burrell Barnett	\$38,903.43
		Planning Framework Review - Wanneroo Town Centre - Strategic Land Use Planning	
		Taylor Robinson Chaney Broderick	\$660.00
		Design Review Panel - David O'Brien 21.06.2019 - Planning	
		TC Precast Pty Ltd	\$2,805.00
		Wave Grate - Engineering	
		Technifire 2000	\$14,520.00
		Bench Seat Replacement X 4 Vehicles - Fire Services	
		Technology One Limited	\$14,608.00
		Install Intramaps 9 - IT	
		Consulting - Single Touch Payroll - IT	
		Teknacool Marketing	\$1,690.00
		Install Road Markings & Cats Eyes - Coogee - Projects	
		Reflective House Numbers - Construction	
		Tenco Engineers Pty Ltd	\$3,300.00
		Structural Engineering Services - Bin Store Retrofit - Projects	
		Tepuy Design	\$5,100.00
		Drafting Services - Bin Enclosures - Projects	
		Terravac Vacuum Excavations Pty Ltd	\$3,276.35
		Underground Service Location - Wanneroo Showgrounds - Projects	
		Locate Underground Services - Kingsway Cricket - Projects	
		The Basketball Man	\$903.10
		Replace Nets - Kingsway Netball - Parks	
		The Distributors Perth	\$252.10
		Snacks And Confectionery - Kingsway Stadium	
		The Factory (Australia) Pty Ltd	\$635.80
		Decoration Storage - June - Building Maintenance	

		The Good Guys	\$329.00
		Vacuum Cleaner - Wanneroo Library	
		The Hire Guys Wangara	\$330.00
		Equipment Hire - Arrow Board - Waste	
		The Leisure Institute of WA (Aquatics) Incorporated	\$2,240.00
		Registration - Annual State Conference X 4 Attendees & Accreditation - 1 X Member - Aquamotion	
		The Pavilion Mindarie	\$1,035.00
		Business Event - Biggest Morning Tea - Advocacy & Economic Development	
		Workshop - Wanneroo Express Expo - 13.09.2019 - Business Development	
		The Perth Mint	\$2,989.80
		2019 Citizenship Coins X 600 - Communications & Events	
		The Poster Girls	\$484.00
		Distribution Of 200 Posters & 2000 Flyers - Hearsay Exhibition - Cultural Development	
		The Rigging Shed	\$3,787.69
		Testing & Tagging - Fleet	
		The Royal Life Saving Society Australia	\$3,578.10
		Training - Advanced Resuscitation - Pool Supervisors - Aquamotion	
		Training - Pool Lifeguard Requalification - Aquamotion	
		Speedblock Head Immobiliser - Aquamotion	
		Aquatic Trainer Requalification - 1 X Attendee - Aquamotion	
		Swimming Teacher Rescue Award - 1 X Recipient - Aquamotion	
		The Trustee for New Dealership Trust	\$96,493.00
		New Vehicle Purchase X 2 - Ford Ranger \$48,246.20 Each - Fleet Assets	
		The Trustee for Wilbro Unit Trust	\$1,320.00
		Graffiti Remover - Building Maintenance	
		The Wipes Australia Trust	\$905.39
		Gym Wipes - Aquamotion	
		The Workwear Group Pty Ltd	\$9,208.60
		Uniforms - Stores Stock & Employees	
		Think Promotional	\$3,095.40
		Wristbands X 1500 & Powerbanks X 200 - Youth Services	
		Thirty4 Pty Ltd	\$211.20
		Monthly Subscription - Qnav Mobile Data July 2019 - Community Safety	
		Tim Eva's Nursery	\$18,595.50
		Supply Plants - Parks	
		TJ Depiazzi & Sons	\$95,075.20

		Mulching Services - Various Locations - Parks	
		Tox Free Australia Pty Ltd	\$434.50
		Receive Aerosols, Transport & Waste Tracking Fee - Fleet	
		Trisley's Hydraulic Services Pty Ltd	\$3,813.70
		Monthly Preventative Maintenance - Pool - Aquamotion	
		Triton Electrical Contractors Pty Ltd	\$63,536.66
		Electrical Works - Various Locations - Parks	
		Trophy Choice	\$77.00
		Engraving Of 2 X Plaques - Ridgewood Park - Cultural Services	
		Trophy Shop Australia	\$1,724.69
		Trophies - Mixed Soccer & Netball - Kingsway	
		Name Badge - Various Employees	
		Framed Photographs - CEO's Award - Office Of The CEO	
		Truck Centre WA Pty Ltd	\$493.77
		Vehicle Spare Parts - Fleet	
		Turf Care WA Pty Ltd	\$148,354.51
		Turfing Works For The City	
		Turfmaster Pty Ltd	\$38,245.30
		Turfing Works For The City	
		UES (Int'L) Pty Ltd	\$343.20
		Ladders With Platform - Fleet	
		Valvoline (Australia) Pty Ltd	\$771.01
		Grease Opt Choice - Stores	
		Viva Energy Australia Pty Ltd	\$28,473.71
		Fuel Issues For The City	
		WA Fenceworks Pty Ltd	\$4,994.00
		Supply/Install Handrails - Marangaroo Golf Course - Projects	
		WA Garage Doors Pty Ltd	\$165.00
		Repairs To Roller - Fleet Workshop - Building Maintenance	
		WA Hino Sales & Service	\$2,950.88
		Vehicle Spare Parts - Fleet/Stores	
		WA Limestone Company	\$28,889.43
		BSL/Limestone - Various Locations - Projects/Waste/Engineering	
		Wacker Neuson Pty Ltd	\$210.89
		Vehicle Spare Parts - Fleet	
		Wanneroo Agricultural Machinery	\$343.40
		Vehicle Spare Parts - Fleet	
		Wanneroo Bush Fire Brigade Social Club	\$9,000.00
		Mayors Contribution To Annual Dinner - July 2019 - Communications & Events	
		Wanneroo Business Association Incorporated	\$14,910.00

		Registration - Breakfast AGM - 2 X Attendees - Economic Development	
		Sponsorship Agreement - Instalment 1 - Economic Development	
		Wanneroo Electric	\$144,031.39
		Electrical Maintenance For The City	
		Wanneroo Towing Service	\$165.00
		Towing Services - Fleet	
		Water Technology Pty Ltd	\$10,247.74
		Desktop Review - Mindarie Breakwater Stage 1 - Projects	
		WATM Crane Sales and Services WA	\$470.09
		Annual Service & Inspection - Fleet	
		Westbuild Products Pty Ltd	\$1,080.55
		Kwikset Concrete - Stores	
		Western Australian Local Government Association	\$141,302.10
		Training - Building Positive Partnerships With Aboriginal Communities 06.08.2019 - 2 X Attendees - Community Development	
		Training - Preparing Agendas & Minutes In Local Government 09.07.2019 - 1 X Attendee - Community Planning & Development	
		GAPP Federal Funding Advocacy Campaign - Office Of The CEO	
		Training - Procurement & Contract Management & Fundamentals 15.08.2019 - 1 X Attendee - Contracts	
		Training - Evaluation Supplier Selection & Contract Establishment 19.08.2019 - 1 X Attendee - Contracts	
		Subscription - 2019 / 2020 - Environmental Planning Tool	
		Subscription - 2019 / 2020 - Tax Services	
		Subscription - 2019 / 2020 - Growth Alliance Perth & Peel Policy Forum	
		Subscription - 2019 / 2020 - Employee Relations Services	
		Salary & Workforce Survey Report - People & Culture	
		Subscription - 2019 / 2020 - Procurement Service	
		Association Membership 2019 / 2020	
		Subscription - 2019 / 2020 - Governance Services	
		Western Resource Recovery Pty Ltd	\$5,929.00
		Empty Washdown Bay - Building Maintenance	
		Western Tree Recyclers	\$10,282.22
		Removal Of Green Waste - Waste	
		West-Sure Group Pty Ltd	\$287.32
		Cash Collection Service For The City	

		William Buck Consulting (WA) Pty Ltd	\$15,082.36
		Professional Services - Probity Adviser - Waste	
		Coastal Safety Review - Enterprise & Risk Management	
		Internal Audit Services On The Fraud Risk Assessment - Enterprise Risk Management	
		Winc Australia Pty Limited	\$5,996.26
		Stationery For The City June 2019	
		Wirtgen Australia	\$290.11
		500 Hour Service Kit - Stores	
		Wonder City & Landscape Pty Ltd	\$660.00
		Design Review Panel - Hans Oerlemans - June 2019 - Planning And Approvals	
		Wood & Grieve Engineers	\$5,225.00
		Professional Services - Wanneroo Fire Brigade Portable Changerooms - Projects	
		Work Clobber	\$150.31
		Staff Uniforms - Parks	
		Workpower Incorporated	\$39,642.08
		Planting Works - Various Locations - Projects	
		Weed Control - Badgerup Reserve - Conservation	
		Install Coir Mesh - Ocean Road - Conservation	
		Workshed Children's Mosaics	\$5,335.00
		Mosaic Structure - Ridgewood Park - Cultural Services	
		Workwise Australia	\$2,178.00
		Road Safety Audit - Existing Road For Blackspot Kingsbridge Boulevard - Traffic Services	
		Worldwide Joondalup Malaga	\$430.00
		Printing - Business Cards - Discover Wanneroo - Cultural Services	
		Wrenoil	\$16.50
		Oil Waste Disposal - Waste	
		Wrong Fuel Rescue Pty Ltd	\$507.65
		Drain Fuel - Community Safety	
		Yanchep Beach Joint Venture	\$963.00
		Security Toggles - Yanchep Hub - Community Safety	
		YMCA of Perth Youth and Community Services Incorporated	\$7,480.00
		Hoops And Jams Program - Youth Services	
		Youth Affairs Council of WA	\$275.00
		Membership 2019 / 2020 - Youth Services	
		Zanotech	\$316.25
		Councillor Home Setup - IT	

		Zenien	\$86.35
		Provision Of ICT - Girrawheen Hub - Place Management	
		Zetta Group	\$30,467.80
		Milestone 2 & 3 - Network Firewall Design/Implementation - IT	
00003593	23/07/2019		
		Synergy	\$24,669.90
		Power Supplies For The City	
00003594	23/07/2019		
		Alinta Gas	\$80.35
		Gas Supplies For The City	
		Australian Taxation Office	\$559,583.00
		Payroll Deduction - Period Ending 12.07.2019	
		Payroll Deduction - Period Ending 22.07.2019	
		Blueprint Homes (WA) Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Cr Paul Miles	\$978.31
		Travel Allowance 21.06.2019 - 30.06.2019	
		Travel & Clothing Allowance - 02.07.2019 - 09.07.2019	
		Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Essential First Choice Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Guardian Doors	\$1,846.90
		Install Roller Door - Margaret Cockman Pavilion - Building Maintenance	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$6,000.00
		Refund - Street & Verge Bond X 3	
		Landgate	\$5,332.24
		GRV Interim Values - Rating Services	
		Miss Amanda Broome	\$40.00
		Reimbursement - Registration Fee For PIA Event - 24.07.2019 - Leederville	
		Miss Jess Parsons	\$868.50
		Reimbursement - Study Assistance - Semester 1 2019 Diploma Of Library & Information Services	
		Mr Daniel Simms	\$64.00
		Reimbursement - Broadband Usage - 1 - 30.04.2019	
		Simsai Construction Group Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Ventura Home Group Pty Ltd	\$22,000.00
		Refund - Street & Verge Bond X 12	
		Vodafone Hutchinson Australia Pty Ltd	\$711.48

		SMS Charges - Emergency Services	
		Western Power	\$196,988.00
		Relocation Of Assets - Kingsway Madeley - Projects	
00003595	23/07/2019		
		RJ Vincent & Co	\$2,497,000.00
		Payment Certificate 4 - Marmion Avenue Duplication - Projects	
00003596	25/07/2019		
		Bolinda Digital Pty Ltd	\$9,258.93
		Ebooks & Eaudiobooks - Library Services	
		Bolinda Publishing Pty Ltd	\$7,899.28
		Book Purchases - Library Services	
		Logo Appointments	\$2,171.43
		Casual Labour For The City	
		Reliable Fencing	\$65,629.11
		Fencing Works - Various Locations For The City	
		Wanneroo Central Bushfire Brigade	\$77.05
		Reimbursement - Trailer Registration	
		Reimbursement - Drinks For BFF Course - 09.06.2019	
00003597	30/07/2019		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees & Credit Card Charges - July 2019 \$24,592.74 - Breakdown On Page 69	
00003598	30/07/2019		
		Adcraft Pty Ltd	\$1,449.80
		Silver Engraved Cufflinks X 50 - Communications & Events	
		Australian Disputes Centre Ltd	\$654.50
		Training - Perth Accreditation Day - 19.06.2019 - Cr Miles - Council & Corporate Support	
		Battery World Joondalup	\$859.20
		Vehicle Batteries - Fleet	
		Beaurepaires For Tyres	\$433.68
		Tyre Fitting Services For The City	
		Burgtec	\$2,930.40
		Powerhub Dual Monitor Arm - Projects	
		Cleanaway Equipment Services Pty Ltd	\$3,535.95
		Turbo Wash & Solvent - Fleet	
		Committee For Economic Development Australia	\$195.00

		Registration - Infrastructure In Australia: Setting The WA Agenda - 10.07.2019 - 1 X Member - Economic Development	
		CS Legal	\$35,579.29
		Court Fees - Rating Services	
		Digital Education Services	\$1,996.21
		Supply Of DVD Stock For Libraries	
		HopgoodGanim	\$18,205.00
		Legal Fees For The City	
		Integrity Industrial Pty Ltd	\$11,648.24
		Casual Labour For The City	
		Integrity Staffing	\$2,997.72
		Casual Labour For The City	
		James Bennett Pty Ltd	\$3,501.37
		Book Purchases - Library Services	
		Kleenit	\$3,807.08
		Graffiti Removal For The City	
		LD Total	\$76,955.96
		Irrigation Replacement - Cabrini Park - Parks	
		Mastec Australia Pty Ltd	\$3,624.50
		1000 X Mini Green/Yellow Bins - Waste	
		Mindarie Regional Council	\$486,897.55
		Refuse Disposal For The City	
		Morgan Scarfe	\$1,500.00
		50% Deposit - Entertainment Package - Communications & Events	
		Paul Blank	\$440.00
		Valuation Of Thornycroft Nubian 6X6 Fire Tender - Cultural Services	
		Prestige Alarms	\$6,726.09
		Alarm Services For The City	
		RBM Drilling	\$8,140.00
		Decommissioning Of Bore – Josephine, Highview & Hudson Parks - Parks	
		St John Ambulance Western Australia	\$817.25
		First Aid Supplies/Training For The City	
		Tamala Park Regional Council	\$7,253.00
		GST Payable - June 2019 - Pursuant To Section 153B Of Agreement	
		Technology One Limited	\$11,346.90
		Milestone 3 Core HR & Payroll Solution - IT	
		The Royal Life Saving Society Australia	\$1,134.49
		Home Pool Barrier Inspections - Compliance	
		The Trustee for Talis Unit Trust	\$1,879.86
		Environmental Consultant Wangara Landfill CS & Geotech - Property	
		Tim Eva's Nursery	\$374.00
		Supply Plants - Parks	

		Turf Care WA Pty Ltd	\$5,348.64
		Apply Spearhead X 7 Parks - Parks	
		Turf Sweeping - Kingsway Cricket - Parks	
00003599	30/07/2019		
		Barra Civil & Fencing	\$46,299.65
		Replace Fencing - Wanneroo Road - Noonan Street - Leach Street - Projects	
		Replace Fence - Wanneroo Showgrounds - Projects	
00003600	30/07/2019		
		Alinta Gas	\$901.10
		Gas Supplies For The City	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond X 3	
		Building & Construction Industry Training Board	\$34,700.93
		Collection Approved Levy Payments - 01 - 30.06.2019	
		Caroline White	\$129.00
		Reimbursement - Wireless Mouse And Keyboard - Projects	
		Celebration Homes Pty Ltd	\$12,000.00
		Refund - Street & Verge Bond X 6	
		Dale Alcock Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Department of Planning, Lands and Heritage	\$9,680.00
		Application Fee Accepted On Behalf Of The Panel - Applicant EIW Architects, Reference DAP/19/01636, Value \$13,500,000, Address Lot 9766 (35) Sunningdale Road Yanchep, Proposal New Primary School	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$6,000.00
		Refund - Street & Verge Bond X 3	
		Homebuyers Centre	\$24,000.00
		Refund - Street & Verge Bond X 13	
		Landgate	\$4,334.60
		Gross Rental Values - Rates	
		Main Roads WA	\$15,794.67
		Linemarking - Marangaroo Drive/Adria Road - Construction	
		Linemarking - Breakwater Drive - Construction	
		Maxxia Pty Ltd	\$990.18
		Input Tax Credits - June 2019 - Finance	
		Mr Graham John Woodard	\$243.55

		Keyholder/Tennis Booking Officer Payment	
		Rates Refund	\$1,324.93
		Mr Roy Bastick	\$80.00
		Volunteer Payment	
		Ms Peggy Brown	\$145.00
		Keyholder Payment	
		Paywise Pty Ltd	\$52.66
		Input Tax Credits - June 2019 Finance	
		Selectus Salary Packaging	\$1,330.95
		Input Tax Credits - June 2019 Finance	
		SSB Pty Ltd	\$8,000.00
		Refund - Street & Verge Bond X 4	
		Tangent Nominees Pty Ltd	\$8,000.00
		Refund - Street & Verge Bond X 4	
		Ventura Home Group Pty Ltd	\$8,000.00
		Refund - Street & Verge Bond X 4	
		Total Director Corporate Services Advance - EFTs	\$24,441,011.64
NATIONAL AUSTRALIA BANK			
00003578	03/07/2019		
		National Australia Bank	
		Flexipurchase - April 2019	
		Business Manager Aquamotion & Kingsway	
		Big W - Bubbles And Raffle Tickets - Family Fun Day	\$15.00
		Bunnings - Pool & Plant Room Supplies	\$865.61
		Coles - Milk, Fruit & Supplies For Get Fit Launch	\$22.47
		Facebook - Advertising	\$192.85
		Instant Waste Management - Skip Hire - Aquatics	\$475.00
		Kmart - Crèche Toys & Craft Supplies	\$295.00
		Modern Teaching Aids - Crèche Supplies	\$64.41
		Officeworks - Group Fitness Timetable Print	\$10.00
		Orbit Fitness - 2 X Neck Cushions	\$60.00
		Red Dot Stores - Basket - Second Prize Winner - Commit To Get Fit Competition	\$14.00
		RSEA Pty Ltd - Out Of Order Tags	\$43.95
		Wanneroo Fresh - Fruit For Second Prize Fruit Basket - Commit To Get Fit Competition	\$31.28
		Asset Maintenance	
		Action Lockservice - Locking Services	\$169.00
		Advanced Lock Key - Vehicle Spare Key	\$39.90
		Air Tools Australia - Air Regulator	\$97.00

		Alkimos IGA - Catering - Maintenance Crew Cleaning Up Accident - Neaves Road	\$9.98
		Ampelite Australia Pty Ltd - Solasafe Polycarbonate	\$517.97
		AV Truck Services Pty Ltd - Vehicle Spare Parts	\$335.50
		Barbagallo Motors - Vehicle Repairs	\$470.00
		Barnetts Architectural Hardware - Hardware Purchases	\$635.65
		Bucher Municipal Pty Ltd - Vehicle Spare Parts	\$130.90
		Bunnings - Hardware Purchases	\$4,852.94
		Calidad Industries - Diffuser - Clear Prismatic	\$122.42
		Coles - Multi-Purpose Wipes	\$15.10
		Collins Restaurants - Catering - Maintenance Crew Cleaning Up Accident - Neaves Road	\$75.85
		Covs Parts Pty Ltd - Vehicle Spare Parts	\$16.95
		CSR Gyprock Trade Centre - Cross Runner Metric	\$100.50
		Elliotts Irrigation - Irrigation Equipment & Cable Ties	\$217.16
		Fielders - Custom Flashing SS	\$163.88
		Grand Toyota - Vehicle Spare Parts	\$9.15
		Hillview Roadhouse - Fuel For WN 33493	\$65.69
		Jaycar - Phone Holders	\$49.90
		Landsdale Plants - Plants - Planter Box - Rocca Way	\$34.00
		LD Total - Supply/Install Specialised Cast Iron T In An Emergency	\$158.33
		Master Hose Pty Ltd - Hose Fittings	\$31.19
		Mirco - Wool Bag	\$300.00
		P And G Bodybuilders - Vehicle Spare Parts	\$33.00
		Pattos Paint Shop - Paint Supplies	\$130.77
		Plantrite - Plants - Infill Planting - Memorial Park	\$94.47
		Rexel Electrical Supplies - Vehicle Spare Parts	\$105.37
		Safety World - Anti-Vibration Gloves	\$77.00
		Sign Synergy - 2 X Aluminium Composite Signs	\$121.00
		Spotto WA - Taxi Fare	\$53.92
		Statewide Bearings - Vehicle Spare Parts	\$142.89
		Swan Taxis - Taxi Fare	\$55.34
		Trailer Parts Wangara - Vehicle Spare Parts	\$536.63
		UES International - Vehicle Spare Parts	\$9.15
		United Equipment Pty Ltd - Vehicle Spare Parts	\$84.96
		Valspar Joondalup - Paint Supplies	\$1,143.83

		Wanneroo Glass - Supply 4 X D07 Roller	\$52.80
		Wild West Hyundai - Vehicle Repairs	\$350.00
		Wildflower Society Of WA - Membership Subscription	\$70.00
		Work Clobber - Work Boots	\$147.84
		Community Development	
		Aldi Stores - Catering - Program Activities	\$26.88
		Art Gallery Of WA - Story Box Game - Hearsay Program	\$20.00
		Bakers Delight Wanneroo - In House Catering Requests & Catering For Blessing Of The Roads	\$271.00
		Best & Less Wanneroo - Hats - Wanneroo Museum	\$34.00
		Big Bubble - Beeswax - Wanneroo Museum	\$7.50
		Bookdepository.Com - Purchase Of Book Club Kits	\$829.50
		Booktopia Pty Ltd - Purchase Of Book Club Kits	\$686.55
		Bunnings - Hardware Purchases	\$174.85
		Catch - Couch Covers - Youth Services	\$76.93
		Child Wise Limited - Child Wise Webinar	\$55.00
		CNW Pty Ltd - 36 Degree Halogen Globes & Wall Clips	\$58.81
		Coles - Catering - Program Activities & In House Catering	\$1,929.14
		CPP Cultural Centre - Parking Fees	\$12.12
		State Library - Parking At State Library	\$12.12
		D&A Food Pty Ltd - In House Catering Requests	\$37.60
		Dan Murphys Online - Beverages - Council Meetings Etc.	\$1,055.28
		Dymocks Online - Purchase Of Book Club Kits	\$1,668.99
		Celebrate Reading - Conference - Professional Learning	\$520.00
		Do They Like It Or Not - Training - Getting Honest Feedback: Rika Asaoka - Language And Culture Pty Ltd	\$121.00
		EB Games - Xbox Games - Youth Services	\$18.00
		Flower Scentral - Arrangements - The Volunteers Function	\$540.00
		Host Direct - Glassware - Banksia Room	\$277.20
		Kmart - Materials - Program Activities	\$346.80
		Needen Worda - Calico Bags - Cockman House	\$79.61
		Microsoft Xbox - New Game - Youth Services	\$29.95
		Muffin Break Wanneroo - Catering - The Beeswax Wrap Making Workshop	\$24.00

		News Limited - Subscription - The Australian Newspaper - Wanneroo Library	\$64.00
		Officeworks - Folders & Clipboards	\$42.12
		Post Clarkson - 2 X Working With Children Checks	\$170.00
		Powerhouse Museum - Book Purchase	\$37.45
		Quinns Rocks Fresh - Catering - Youth Leadership Forum 2019	\$7.47
		Red Dot Stores - Canvases - Program Activities	\$19.60
		Spotify - Spotify Account - Cultural Services	\$11.99
		Spotlight - Kinetic Sand - Program Activities	\$98.99
		Subway Wanneroo - Catering - Bushfire Fighting Training & In House Catering	\$708.40
		The Paperbark Co Pty Ltd - Floral Essential Oils - Wanneroo Museum	\$80.85
		Transperth Ticket - Travel To State Library For Meeting	\$13.40
		Two Rocks IGA - Purchase Of Water Refills For Yanchep Library.	\$59.75
		Wanneroo Bakery - In House Catering	\$91.60
		Wanneroo Car Detailing - Detailing - Wanneroo Libraries Vehicle.	\$99.00
		Wanneroo Fresh - In House Catering Requests	\$434.52
		Warequip Solutions Pty Ltd - Trolley - Wanneroo Library	\$361.85
		Wasteless Pantry - Beeswax Products - Wanneroo Museum	\$24.27
		www.Gould.Com.Au - Resources - Family History Program	\$300.00
		Customer Information Services	
		Apple Pty Limited - USB-C Power Adapter X 2	\$88.95
		Google Cloud - Google Cloud Monthly Fee	\$153.70
		LM IT Services - Training - Microsoft Azure Certifications - 1 X Attendee - 03.05.2019	\$299.00
		Metal Sign And Label Pty Ltd - Asset Labels For PC Replacement	\$615.00
		Officeworks - Projector Screen - Aquamotion & Voice Recorder - IT	\$363.00
		Infrastructure Capital Works	
		BCF Joondalup - Waders - Yellagonga	\$420.00
		Bunnings - Back Support Brace - Sam Crisafulli, PVC Caps & Glue	\$95.25
		Waste Management	

		Bunnings - Joiners - Wangara Greens Reticulation, Asphalt Bags For Pot Hole Repairs	\$116.30
		Joondalup Drive Pharmacy - Medication - Doug Oreo as his workers compensation claim was not yet approved.	\$40.00
		Traffic & Transport Services	
		Bunnings - Drill Bits & Washers	\$59.40
		People & Culture	
		Lavery Pathology - Pre Employment Medical	\$66.00
		Sunlander Medical - Medical Report	\$275.00
		Revelian Pty Ltd - Work Safety Assessment X 3	\$247.50
		Property Services	
		Landgate - Landgate Lodgement Transfer Of Land - Lot 24 Mary St Wanneroo	\$171.20
		State Administrative - State Arbitration Tribunal (SAT) Submission	\$111.50
		CPP His Majestys - Parking Fee	\$4.54
		ASIC - Company Searches X 2	\$51.00
		LGPA - Consult Registration - Local Government Planners Association	\$80.00
		Marketing, Communications and Events	
		Campaignmonitor.Co - E-newsletter	\$698.61
		Imagesource Digital - Corflute - Concept Plan & Place Management	\$138.60
		Facebook - Advertising	\$1,133.22
		Freshworks Incorporated - Commjobs Ticketing System	\$383.65
		Google - Advertising	\$429.19
		Imagazine Ag - Advertising	\$35.30
		Officeworks - Equipment - Team Planning Day	\$66.30
		Paramount Bus Supply - Trolley	\$890.00
		RSEA Pty Ltd - Wet Floor Signs - Events	\$71.80
		Trophy Shop Australia - Trophy - Emergency Cadet Services Award	\$49.80
		Wanewsditi - Newspaper Subscription	\$144.00
		Total	\$32,753.40
00003585	11/07/2019		
		National Australia Bank	
		Flexipurchase - May 2019	
		Assets	

	Blooming Nursery - Mandarin Tree - Cockman House	\$99.00
	Bunnings - Hardware Purchases	\$363.37
	Coles - Dongle - Library Irrigation Controller	\$39.00
	Elliotts Irrigation - Reticulation Items	\$3,210.06
	Getgo 4 - Subscription - Kingsway Rainbird Irrigation Central Controller	\$549.62
	Assets Maintenance	
	Able Innovators Pty Ltd - Vehicle Spare Parts	\$660.00
	Action Lockservice - Locking Services	\$158.00
	Advanced Lock Key - Locking Services	\$52.80
	Aluminium Specialities - Threshold Mill & Touch Up Paint	\$84.82
	AV Truck Services Pty Ltd - Vehicle Spare Parts	\$354.66
	Barnetts Architectural Hardware - Closer Unit	\$69.74
	Bucher Municipal Pty Ltd - Vehicle Repairs & Parts	\$195.47
	Bunnings - Hardware Purchases	\$6,117.89
	Calidad Industries - Opal Dome	\$123.20
	Ceiling Supermarket - 20mm Dune Max	\$198.79
	Cleanaway Operations Pty Ltd - Rental On Parts Washers	\$694.11
	Coles - Windex Glass Cleaner	\$4.00
	Coles Express – Ad-Blue - Fleet	\$256.00
	Cooper Cove Pty Ltd - Hinges And Brackets	\$715.00
	CSR Gyprock - Manhole Frame	\$80.00
	Direct Communications - Install A HF Radio	\$674.85
	DMB Fluid Technological - Electric Oil Pump	\$814.36
	Dot - Licensing - 98390 97031 98294 - New Licence Plates	\$80.55
	Fielders - Downpipe	\$157.49
	Flexible Drive - Vehicle Spare Parts	\$277.07
	Fred's Lagoon Hardware - Hardware Purchases	\$107.55
	Grand Toyota - Roof Racks & Dash Mat	\$307.55
	Hafele Australia Pty Ltd - Locking Services	\$15.39
	Hotwash Australia Pty Ltd - Eco Greaser	\$240.90
	Jaycar - Joondalup - Terminal Crimper	\$39.95
	Master Hose Pty Ltd - Hose Fittings	\$36.27
	Mining & Hydraulic Services - Hydraulic Pressure Gauge	\$52.62
	Motor Trade Association WA - Training - Boch 23.05.2019 - 1 X Attendee	\$1,340.00
	Northern Lawnmower - Round Files,	\$77.25

		Grip, Chainsaw Chain	
		OEM Sales And Services - Nozzle For Pressure Cleaner, Wash Bay Service	\$384.77
		Reading Stone - Limestone Paving	\$156.00
		RSEA Pty Ltd - Hi Viz Shirts	\$109.80
		SAI Global Limited - Internal Auditor Training 13 - 14.06.2019 - 1 X Attendee	\$1,380.00
		Reinol WA - Workshop Hand Cleaner	\$215.16
		Statewide Bearings - Vehicle Spare Parts	\$53.90
		Subaru Wangara - Vehicle Spare Parts	\$75.05
		Trailer Parts Wangara - Vehicle Spare Parts	\$22.55
		Toolmart Australia Pty Ltd - Tool Purchases - Workshop	\$258.45
		Valspar - Paint Supplies	\$1,791.28
		Work Clobber - Safety Glasses	\$32.40
		Business Manager Aquamotion & Kingsway	
		Bunnings Group Ltd - Storage Rack	\$299.00
		Coles - Batteries, Raffle Tickets, Swim Nappies & Catering Items	\$44.84
		Facebook - Advertising	\$117.98
		Fitness Australia Ltd - Membership - Registered Fitness Business	\$750.00
		Kmart - Heaters	\$60.00
		Little Smiles Pty Ltd - Sandpit	\$199.77
		Meter Office Product - Waterproof Paper	\$260.70
		Officeworks - Group Fitness Timetable Printing	\$35.00
		Priceline Pharmacy - 2 X Ventolin Inhalers	\$19.98
		Community Development	
		Aldi Stores - Catering Items - Healthy Cooking Program	\$47.20
		Bunnings - Materials - Hoops And Jams	\$51.42
		Coles - Catering Items - Program Activities	\$895.66
		Hart Sport - Exercise Program Materials	\$877.80
		Kmart - Prizes, Games And Materials - Program Activities	\$600.00
		Microsoft Pty Limited - Xbox Game	\$8.99
		St John Ambulance Australia - First Aid Training X 2 Attendees	\$320.00
		Super Retail Group Ltd - Equipment - Exercise Program	\$399.96
		Wanneroo Cycle City - Prizes For Scooter Competition	\$100.00
		Woolworths - Catering Items - Program Activities	\$7.50

		Community Safety & Emergency Management	
		Officeworks - Laminating - Acid Sulphate Maps	\$117.50
		Kmart - Vehicle Cleaning Kits	\$120.00
		Council & Corporate Support	
		Aldi Stores - In House Catering Requests	\$26.06
		Bakers Delight - In House Catering Requests	\$24.50
		Coles - In House Catering Requests	\$1,223.38
		Luna Events - Linen - Council Meetings	\$291.85
		Wanneroo Bakery - In House Catering Requests	\$48.40
		Wanneroo Fresh - In House Catering Requests	\$508.82
		Woolworths - In House Catering Requests	\$434.30
		Cultural Development	
		Aldi Stores - Materials - Little Learners Program	\$1.49
		Amazon Au - Book Purchase	\$56.70
		Anaconda - Birdman Rally Prop	\$69.00
		Australian Library - Adult Merchandise Library & Information Week	\$218.00
		Bookdepository.Com - Book Club Kit & Stock Purchase	\$807.13
		Booktopia Pty Ltd - Stock Purchase	\$1,999.20
		Bunnings - Hardware Purchases	\$92.37
		Cash Converters - Birdman Rally Prop	\$39.00
		City Of Fremantle - Parking Fees	\$11.00
		Cleverpatch Pty Ltd - Craft Supplies	\$79.13
		Coles - Catering Items - Education Programs	\$347.74
		State Library - Parking Fees	\$12.12
		Dymocks Online - Book Club Kit	\$243.27
		Town Team Movement - Registration - Opportunities And Challenges Of Working With Town Teams 28.05.2019 - 2 X Attendees	\$198.00
		Flower Shed - Flowers For Display	\$20.00
		Kitchen Witch - Event Knives	\$62.80
		Kmart - Craft Supplies & Resources - Program Activities	\$167.00
		LGPA - Registration - The Importance Of Place 09.05.2019 - 2 X Attendees	\$160.00
		Mighty Ape Limited - Film - Polaroid Camera Activity	\$83.90
		Modern Teaching Aids - Materials - Program Activities	\$620.34
		News Limited - The Australian Subscription	\$64.00

		Officeworks - Materials - Program Activities	\$42.10
		Red Dot Stores - Materials - Program Activities	\$33.00
		Scholastic - Stock Purchases	\$835.05
		Swimming WA - Stock Purchase	\$95.90
		Spotify - Spotify Account	\$11.99
		Spotlight - Cutter And Material - Education Programs	\$198.99
		Spud Shed - Tea And Coffee - Cockman House Volunteers	\$12.49
		Strategic Art Services - Professional Lighting Services	\$530.50
		Two Rocks IGA - Water Refills - Yanchep Library	\$59.75
		UWA Office Of Development - Registration - Outcomes Measurement Course - September 2019 - 1 X Attendee	\$1,100.00
		W.A. Library Supplies - Pinboards	\$1,278.00
		WA Local Government - Registration - Dealing With Difficult Customers 17.05.2019 - 2 X Attendees	\$1,134.00
		Wanewsdit - Subscription - West Australian Newspaper	\$576.00
		Wanneroo Auto One - Silicone Spray - Padlocks - Heritage Houses	\$17.90
		Customer & Information Services	
		Paypal - connectwanneroo.com.au And connectwanneroo.net.au Domain Renewal	\$71.96
		Paypal - iPad Pro 11" Case	\$12.95
		Paypal - Case For iPad Pro 12.9	\$84.94
		Paypal - Luxury Leather Pouch Pencil Holder iPad Pro 12.9 Case Protector Sleeve	\$126.90
		Inflectra Corporation - Spira Test 10 User Addition - Licence - 10.05.2019 - 30 July 2019	\$593.39
		Fix N Shop Pty Ltd - Replacement Screen And LCD For Samsung S8	\$350.00
		Paypal - 2 X Samsung Galaxy Tab A 10.5 2018 T595 Bluetooth Keyboard Case Cover With Tempered Glass Screen Covers	\$153.96
		Google*Cloud 01E77C-D8 - Google Cloud Monthly Fee - May 2019	\$71.00
		Pp*Fastspring - Snagit® 2019 Government Maintenance Renewal - 6 Licences - 29.06.2019 - 28.06.2020	\$77.28
		Infrastructure Capital Works	
		Bunnings - Hardware Purchase	\$167.78
		Marketing, Communications & Events	

		Campaignmonitor.Co - Enewsletter	\$702.69
		Facebook - Advertising	\$465.83
		Freshworks Incorporated - Commjobs Ticketing System	\$449.39
		Imagazine Ag - Advertising	\$36.71
		Kmart 1395 - Items - Mayoral Gala Dinner	\$88.90
		Imagesource Digital Solutions - Events Signage	\$824.01
		Telstra - Recharge WIFI Dongle Used - Mayoral Gala Dinner	\$20.00
		Wilson Parking - Parking Fee	\$20.16
		People & Culture	
		Aim Internet - Your Best Self Series - Finding Your Mojo	\$65.00
		Sonic Healthplus - Medical Fees	\$399.75
		Subway Wanneroo - Catering For Training	\$49.00
		Education IT Solutions - Training - Microsoft Project Classroom Course - 28 & 29.05.2019 3 X Attendees	\$2,397.00
		Ahri Ltd - Registration - Menopause - The Missing Life Stage In Workplaces	\$30.00
		Property Services	
		Wilson Parking - Parking Fees	\$27.34
		Waste Management	
		Work Clobber - Safety Boots - Stores Didn't Have Size	\$147.60
		Total	\$49,328.70
		Total Purchasing Cards Transactions	\$82,082.10
		Total EFT's And Purchasing Cards	\$24,523,093.74
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
112213	07.03.2018	Service Stream Communication	-\$0.60
112248	13.03.2018	Mathew Lloyd	-\$97.70
116492	17.04.2019	Logo Appointments	-\$2,171.43
117036	18.06.2019	Jacinta Stacey	-\$100.00
117153	25.06.2019	The Trustee For Wanneroo SC Trust	-\$896.50
112252	27.03.2018	Leah Thompson	-\$100.00
112351	27.03.2018	Christine Harbone	-\$14.00
112357	27.03.2018	Megan Porzio	-\$100.00
112360	27.03.2018	Ranjit Thakor	-\$540.00
116608	30.04.2019	Estate of Late Terence Lawton	-\$607.76
112367	27.03.2019	Stirling Skills Training Incorporated	-\$300.00
116303	26.03.2019	University of Western Australia	-\$600.00

		Total	-\$5,527.99
TOWN PLANNING SCHEME			
		Cell 1	
		Endeavour Properties - Return Of Excess Funds	\$1,839,994.73
		Total	\$1,839,994.73
MANUAL JOURNAL			
10114/2019	30.06.2019	Zurich Australia - Direct Credit 27.06.2019	-\$1,500.00
10174/2020	22.07.2019	Superannuation Clearing June 2019	-\$690,976.66
10174/2020	22.07.2019	Lodgement Fee Register 44 Unpaid Infringements	\$3,080.00
10188/2020	25.07.2019	Lodgement Fee Register 19 Unpaid Infringements	\$1,330.00
10220/2020	30.07.2019	Returned Credit Payment Reject Fee 24.07.19	\$2.50
		Total	-\$688,064.16
GENERAL FUND BANK ACCOUNT			
		Payroll Payments - July 2019	
		02.07.2019	\$1,768,815.92
		16.07.2019	\$2,124.79
		16.07.2019	\$11,613.96
		16.07.2019	\$1,752,256.64
		22.07.2019	\$2,125.81
		30.07.2019	\$35,882.84
		30.07.2019	\$6,482.42
		30.07.2019	\$1,748,522.04
		31.07.2019	\$648.00
		31.07.2019	\$24,282.41
		Total	\$5,352,754.83
00003597	30/07/2019		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees July 2019	
		GLF Trans Fee	\$50.00
		CBA Merchant Fee	\$6,875.65
		Bpay Fee Debtors	\$51.22
		Bpay Fee Rates	\$6,165.45
		Bpoint Debtors	\$2.73
		Bpoint Rates	\$111.87
		Payroll Return Fees	\$2.50
		Trace Fee	\$25.00
		CommBiz Fee	\$324.14
		CommBiz Fee	\$257.72
		Audit Certificate Fee	\$60.00

		Total	\$13,926.28
		Credit Card Charges July 2019	
		D Simms	
		The Squire's Landing - Meal - Business Forum Sydney 27 - 30.05.2019 - CEO & Director CS&P	\$133.24
		Planar Restaurant - Meal - Business Forum Sydney 27 - 30.05.2019 - CEO & Director CS&P	\$56.00
		Taxi4ur Service Pty Ltd - Cab Charge - Business Forum Sydney 27 - 30.05.2019	\$8.82
		Hyatt Regency - Accommodation - Business Forum Sydney 27 - 30.05.2019	\$1,286.68
		Dome - Business Hospitality - Meeting With The North Guide	\$11.40
		Parking Fees	\$2.00
		La Cantina Pizzeria - Dinner - Australian Local Government Association National General Assembly - CEO, Mayor And One Councillor	\$223.25
		Waldorf On London - Business Hospitality - Lunch With Regarding Yellagonga Wetlands Project And Smart Cities Grant	\$36.00
		At Glebe Pty Ltd - Business Hospitality - Meeting	\$14.90
		Crown Towers - Accommodation - Attending Australasian Reporting Awards	\$333.96
		Hyatt Tea Lounge - Breakfast At ALGA NGA	\$16.00
		Hyatt Hotel Canberra - Accommodation - Attending ALGA NGA On 15 - 19.06.June 2019 – With One Councillor	\$1,896.34
		Hyatt Hotel Canberra - Accommodation - Attending ALGA NGA On 15 - 19.06.June 2019 - CEO	\$1,073.02
		South Wharf Pty Ltd - Coffees - Attending ALGA NGA - CEO & Mayor	\$10.14
		South Wharf Promenade - Lunch - Attending ALGA NGA - CEO & Mayor	\$37.92
		Voyage - Business Hospitality - Breakfast CEO Landcorp	\$46.60
		M Dickson	
		City of Joondalup - Registration - A Business Forum - Sharing Our Prosperity	\$30.00
		Property Council of Australia - Registration Fee - WA Reframing The Density Debate Breakfast - 5 Attendees	\$825.00
		Oceans 27 - Business Hospitality - Metronet	\$10.30

		Parking Fees	\$27.56
		Max And Sons - Business Hospitality - Metronet	\$4.50
		Property Council of Australia - Registration - WA Developer Contributions Breakfast	\$165.00
		H Singh	
		Public Sector Network - Registration - 2019 Smart Communities Series - Smart Cities - Project Manager Infrastructure Capital Works	\$106.57
		Qantas - Travel Insurance & Airfare - Attending Conference In Hobart - Director Assets & Acting Manager Strategic Asset Management	\$1,088.40
		Department Of Environment - Application For Transfer Fee	\$200.00
		AMS Furniture Systems - Install New Top (Furniture)	\$327.80
		N Jennings	
		Perth Airport Parking – Attendance - 2019 AR Awards Melbourne 19 - 20.06.2019 DCS&P	\$54.38
		Ceda Event Registration – A Sustainable State And City: Long Term Vision– Manager Property	\$195.00
		Qantas Club - Joining And Membership Fees – DCS&P	\$969.00
		Hyatt Regency Sydney – Accommodation - Attending World Business Forum Sydney 27 - 30.05.2019 - DCS&P	\$1,303.98
		City Of Joondalup – Registration - Business Forum – Operations Manager Business & Finance	\$30.00
		Charcoal Pot & Mamaks Village, Sydney – Lunch - Attending World Business Forum Sydney 27 - 30.05.2019 - DCS&P And CEO	\$30.80
		Local Government Professionals Australia (WA) – Registration - Executive Support Professionals Network Sundowner – DCS&P	\$70.00
		M Yildiz	
		ASIC - 2 Company Searches & Reports	\$27.00
		Parking Fees	\$14.90
		Total	\$10,666.46
		Total Bank Fees And Credit Cards	\$24,592.74

		Advance Recoup July 2019	\$22,610,954.66
		Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	\$27,988,302.23

Attachments: Nil

Council & Corporate Support

CS05-08/19 Donations to be Considered by Council - August 2019

File Ref: 2856V010 – 19/302821
 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 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 two sponsorship requests, one 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 – Equestrian Western Australia	
Name of Individual/s	Ellie Gough, Zeniah Albonetti and Tiarna Newbold
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	2019 Australian Interschool Equestrian Championships, Horsley Park, NSW 28 September - 3 October 2019.
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	National
Comments	As per the policy \$200.00 per individual (capped at \$600.00 per team to a maximum of four teams per event)

Applicant 1 – Equestrian Western Australia

Recommendation	APPROVE a request for sponsorship in the sum of \$600.00 to Equestrian Western Australia for the participation of Ellie Gough, Zeniah Albonetti and Tiarna Newbold at the 2019 Australian Interschool Equestrian Championships to be held at Horsley Park, NSW from 28 September - 3 October 2019.
Reason	This request is in accordance with Council's Policy

Applicant 2 – Grasso Metcalf Evolutions P/L trading as The Academy of Mixed Martial Arts

Name of Individual/s	Patrick Hawkins, Connor Hawkins and Ava Jade Cavanna
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	Pan Pacific BJJ Championships, Melbourne, VIC 25-27 October 2019.
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wanneroo	Yes
Eligibility Level	National
Comments	As per the policy \$200.00 per individual (capped at \$600.00 per team to a maximum of four teams per event)
Recommendation	APPROVE a request for sponsorship in the sum of \$600.00 to Grasso and Metcalf Evolution P/L trading as The Academy of Mixed Martial Arts for the participation of Patrick Hawkins, Connor Hawkins and Ava Jade Cavanna at the Pan Pacific BJJ Championships to be held in Melbourne, VIC from 25-27 October 2019.
Reason	This request is in accordance with Council's Policy

Community Group Donations

Applicant 3 – North Coastal Children's Community Choir Inc.	
Request amount	\$642.14
Description of request	Request a donation to purchase a 10 channel mixing console and cable and an ACER computer for the City of Wanneroo Citizenship Ceremony and RAAFA Christmas show to give children the opportunity to learn to sing and show case their talents to the local community.
Criteria	Evaluation
Potential for income generation	Nil

Applicant 3 – North Coastal Children’s Community Choir Inc.	
Status of applicant organisation	Not for Profit
Exclusivity of the event or project	Open to all members of the community, new citizens.
Alignment with Council’s existing philosophies, values and strategic direction	<i>1.1 Healthy and Active People 1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles</i>
Alternative funding sources available or accessed by the organisation	\$100.00
Contribution to the event or activity made by the applicant or organisation	\$100.00 plus \$462.00 volunteer time
Previous funding assistance provided to the organisation by the City	CD01-12/15 \$998.65 CP05-05/17 \$1,990.66 CS07-10/18 \$650.00
Commitment to acknowledge the City of Wanneroo	Yes
Comments	The mixer console and computer are needed to play backing music for the children while performing. Council has supported similar requests in previous years.
Recommendation	APPROVE a request for a donation in the sum of \$642.14 to North Coastal Children’s Community Choir Inc. to purchase a 10 channel mixing console and cable and an ACER computer for the City of Wanneroo Citizenship Ceremony and RAAFA Christmas show to give children the opportunity to learn to sing and showcase their talents to the local community.
Reason	This request is 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 2019/2020	\$120 000.00
Amount expended to date (as at 7 August 2019)	\$63,310.00
Balance	\$56,690.00
Total of requests for this round: Donations (in this report):	\$1,842.14
Total this Round (recommended)	\$1,842.14
BALANCE	\$54,847.86

Voting Requirements

Simple Majority

Recommendation

That Council:

1. **APPROVES** a request for sponsorship in the sum of \$600.00 to Equestrian Western Australia for the participation of Ellie Gough, Zeniah Albonetti and Tiarna Newbold at the 2019 Australian Interschool Equestrian Championships to be held at Horsley Park, NSW from 28 September - 3 October 2019;
2. **APPROVES** a request for sponsorship in the sum of \$600.00 to Grasso Metcalf Evolution P/L trading as The Academy of Mixed Martial Arts for the participation of Patrick Hawkins, Connor Hawkins and Ava Jade Cavanna at the Pan Pacific BJJ Championships to be held in Melbourne, VIC from 25-27 October 2019; and
3. **APPROVES** a request for a donation in the sum of \$642.14 to North Coastal Children's Community Choir Inc. to purchase a 10 channel mixing console and cable and an ACER computer for the City of Wanneroo Citizenship Ceremony and RAAFA Christmas show to give children the opportunity to learn to sing and showcase their talents to the local community.

Attachments: Nil

Chief Executive Office

Advocacy & Economic Development

CE01-08/19 Submission to Select Committee Inquiry into Local Government

File Ref: 2794V014 – 19/304961
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil
Attachments: 1

Issue

To seek Council endorsement of the City's Draft Submission to the Select Committee Inquiry into Local Government.

Background

The Legislative Council of the Western Australian Parliament recently established a Select Committee Inquiry into Local Government as a mechanism to assess how well the system of local government is functioning in Western Australia.

WALGA is preparing a submission and the City also has an opportunity to prepare its own submission. Submissions were due to close on 23 August 2019 but Administration requested an extension to 13 September 2019 to allow time for Council to consider a submission for endorsement. This extension has now been granted for all submissions.

Detail

The Select Committee Inquiry into Local Government terms of reference are:

1. That a Select Committee into local government be established;
2. The select committee is to inquire into how well the system of local government is functioning in Western Australia, with particular reference to:
 - a) Whether the *Local Government Act 1995* and related legislation is generally suitable in scope, construction and application;
 - b) The scope of activities of local governments;
 - c) The role of the Department of State administering the *Local Government Act 1995* and related legislation;
 - d) The role of Elected Members and Chief Executive Officers/employees and whether these are clearly defined, delineated, understood and accepted;
 - e) The funding and financial management of Local Governments; and
 - f) Any other related matters the select committee identifies as worthy of examination and report;
3. The Select Committee shall comprise five Members; and
4. The Select Committee shall report by no later than 12 months after the motion for its establishment is agreed to and may, if it sees fit, provide interim reports to the House.

The Standing Committee members are:

Chairman:

Hon. Simon O'Brien MLC

Deputy Chairman:

Hon. Laurie William Graham MLC

Members:

Hon. Diane Marie Evers MLC

Hon. Martin Aldridge MLC

Hon. Charles Leonard Smith MLC

Staff:

Mr Mark Warner (Committee Clerk)

A condition of providing a submission to the Select Committee is that it needs to remain confidential until the Committee decides to release it. The submission attached to this report is therefore confidential at this time.

It is normal practice for a Committee of the Legislative Council to make a submission public and place it on the Parliament website at some stage during its inquiry, however this cannot be assumed. While the City is required to keep its submission confidential at this time, should the Committee not release the submission publicly then there would be the option for Council to make it public following the tabling of the Standing Committee final report.

WALGA is seeking clarification from the Select Committee in regards to the confidential treatment of local government submissions and has been advised that further clarification will be provided on the 19 August 2019.

Consultation

Nil

Comment

The City's submission focuses on the positive aspects of local government and highlights a number of specific achievements that the City has delivered through the implementation and delivery of its Strategic Community Plan. The submission also considers State Government influences and issues that impact the City's ability to deliver community outcomes such as cost shifting. This includes local government being required to provide services previously provided by other spheres of government.

The submission references previous submissions that the City has made on various State government reviews of local government operations. This includes the review of the Act and the recent amendments contained in the Act.

The City delivers excellent service to its customers as demonstrated through the result of regular community and business surveys as well as the City receiving a significant number of awards for its service delivery. The City's 2017/18 Annual Report being awarded Gold at the Australasian Reporting Awards is one example. The above range of information is included in the submission.

Statutory Compliance

Nil

Strategic Implications

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

“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
Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
Long Term Financial Planning	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
Strategic Community Plan	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
Economic Growth	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
Competitive Service Costing	High
Accountability	Action Planning Option
Chief Executive Officer	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 systems or have been identified to be developed.

In addition, the outcomes of the current legislative review of the Act may impact on the City's ability to deliver the Strategic Community Plan, undertake effective stakeholder engagement and limit the ability of the City to deliver on community expectations.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ENDORSES** the Draft Submission to the Select Committee Inquiry into Local Government (Attachment 1); and
2. **REQUESTS** that the Select Committee publicly releases the City of Wanneroo submission at the earliest opportunity during the inquiry.

Attachments:

1. [!\[\]\(cbe2492b119e39e02a1dab2af4a4b296_img.jpg\)](#) Select Committee Submission 2019 - Master Version 19/316840 Minuted

CITY OF WANNEROO SUBMISSION TO LEGISLATIVE COUNCIL SELECT COMMITTEE: INQUIRY INTO LOCAL GOVERNMENT

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Introduction

The City of Wanneroo (the City) has been actively engaged for many years with the State Government in the local government reform process. This includes the reform process initiated in February 2009 whereby all local governments were requested to investigate the possibility of amalgamating with neighbouring councils and explore opportunities for boundary changes. The City provided a comprehensive submission to the Minister for Local Government in August 2009.

A further comprehensive submission was made to the State Government in 2012 through the independent Metropolitan Local Government Review chaired by Emeritus Professor Alan Robson.

More recently the City has provided submissions to the Department of Local Government, Sport and Cultural Industries for both Phase One and Phase Two of the review of the Local Government Act 1995 (the Act).

The City has developed and provided many submissions on a very wide range of State Government plans and legislation over the years and is pleased to provide this submission to the Select Committee Inquiry into Local Government for its consideration.

City of Wanneroo Background and Context

The City is located on the north-western urban fringe of the Perth metropolitan area, approximately 12km from the Perth CBD at its most southerly point in Girrawheen and 62km at its farthest point in the suburb of Two Rocks. It is 684 square km in size containing 36 suburbs with 32 km of coastline.



The City of Wanneroo is one of the largest growing local governments in Western Australia and Australia, with population growth of 6,033 residents in 2015/16, 4,433 in 2016/17 and 4,467 in 2017/18.

Like many such high growth outer metropolitan councils the City has some unique features that shape the way services are designed and delivered.

The City has some 36 distinct suburbs which include older residential suburbs such as Girrawheen, Wanneroo and Koondoola, older suburbs which have a strong history in agriculture such as Carabooda and Nowergup as well as new high growth suburbs still being developed such as Yanchep, Alkimos and Eglinton.

Each suburb offers residents different options for housing, employment, education and health care as well as access to sporting facilities and retail services.

The City's population profile reflects this in the following ways:

- High percentage of young residents – 36.9% of the population are under the age of 24 compared with 32.1% in Greater Perth and 31.7% in Western Australia.
- Lower percentages of older residents – 13.8% of the population are over the age of 60 compared with 19% in Greater Perth and 19.4% in Western Australia.
- High number of families – 52.1% of households in the City of Wanneroo have children compared with 42.1% in Greater Perth and 40.5% in Western Australia.
- High numbers of migrant resident:
 - In 2016, 40.9% of people in the City of Wanneroo were born overseas compared with 36.1% in Greater Perth and 32.2% in Western Australia.
 - In 2016, 20.3% of people in the City of Wanneroo spoke a language other than English at home compared with 20.1% in Greater Perth and 17.5% in Western Australia.
 - This profile is further evidenced by the City of Wanneroo holding the biggest Australia Day citizenship ceremony nationwide, with 2019 seeing some 761 residents pledging to become Australian citizens.

This profile means that the City must be responsive to the varied needs of residents, and able to be flexible in how services are designed and delivered.

The Table below shows the recent population growth for the City and the economies of scale now being realised with an efficient workforce plan being implemented.

City of Wanneroo profile 2012/13 to 2017/18						
Year	Population	Electors	Growth rate	Revenue \$1000	Operating expenditure \$1000	Staff (FTE)
12/13	169,813	94,313	11%	149,630	143,694	839
13/14	178,266	97,950	11%	156,896	149,647	848
14/15	184,535	99,053	8%	166,559	159,316	853
15/16	188,785	111,632	11%	170,900	162,971	854
16/17	195,253	115,397	7%	184,841	176,911	849
17/18	199,882	121,348	6%	188,368	183,548	766

Source: My Council website

The City's current population (June 2019) is estimated at 220,000 and is forecast to grow to well over 400,000 by 2041.

The City has demonstrated extensive experience and prudent use of resources to manage this growth at a local level and to partner with State and Federal Governments at a regional level to deliver the key strategic outcomes required to ensure that the City achieves its strategic vision.

The vision for the City is outlined below:



The City received the following external awards during 2017/18:

- WALGA / RSL ANZAC Day Award for 2017 in recognition of the strong community–Council collaboration inspired by the ANZAC spirit in the delivery of the 2017 ANZAC Day commemorations;
- Gold award for 2016/17 Annual Report at the Australasian Reporting Awards;
- State finalist in the in the Customer Award Category at the WA Auscontact Excellence Awards;
- Awarded 'Best in WA' in the Public Health Advocacy Institute of WA's Children's Environment and Health Local Government Awards in recognition of our excellence in implementing policy influenced by consultation with children and programs that support good health and wellbeing. As well as category wins for Nature Play and Child Health & Development;
- 10-Year Partner Award from Mentally Healthy WA for commitment to Act-Belong-Commit in recognition of our innovative and inclusive programs promoting mental health awareness;
- Finalist in the WA Information Technology and Telecommunications Alliance INCITE Awards 2017/18 in the category of Most Transformative Business Solution;

- Master Builders Association award for Best Office Building \$10–20 million for the Wanneroo Civic Centre extension and Best Government Building \$1.5–5 million for the Yanchep Active Open Space (Splendid Park) sports amenities building;
- Institute of Public Works Engineering Australasia (IPWEA) State Awards Best Public Works Project greater than \$5 million;
- Excellence in Environment and Sustainability Award 2018 at the Institute of Public Works Engineering Australasia (IPWEA) State Awards for the Parks and Conservation Management Irrigation Efficiency Program;
- The Building Services team were finalists in the Master Builders Association award for Local Government Best Practice; and
- Finalist in two categories in the Economic Development Australia Awards 2017.

In 2018/19, the City received 109,084 calls through the front line customer relations centre with 62% of those calls handled at first point of contact. 49,968 enquires were received through the City's Customer Request Management system.

In 2017 the City conducted its bi-annual community and business perception survey. Overall residents were satisfied with services. Compared with other local governments, our overall performance was above the industry average with 90% of residents satisfied with our performance and 94% happy to live in the City. The City found 86% of residents were satisfied with the City's performance as a government organisation.

While the City is performing well, there remains a large number of challenges that are identified and outlined in the 2017/18 Annual Report. These challenges include:

- Increased demand for services, compounded by the demographic span and geographic spread of our community;
- Reduced external funding from state government for community facility projects;
- Restructured federal government funding model for disability services and aged care;
- Ensuring adequate land and infrastructure is made available to support economic development;
- Facilitating employment self-sufficiency to improve local job opportunities;
- Maintaining a focus on strategic industry development, including clean technology, agribusiness and advanced manufacturing and engineering;
- Facilitating the strategic economic development of the Neerabup Industrial Area;
- Addressing the impacts of climate change – planning for the impact of sea level rise and coastal erosion, implementing energy reduction initiatives and reducing greenhouse gas emissions;
- Continue improvements in managing water quality and reducing water usage;
- Managing natural areas to maintain biodiversity of bushland, wetland and coastal areas;
- Balancing urban development and community access with the protection and appropriate management of the City;
- Meeting the Western Australian Waste Strategy target of a minimum of 65% diversion from landfill for all of the City's waste by 2020;

- Meeting the proposed Commonwealth Governments commitment of zero off shore recycling waste.
- Maintaining and improving the City's waste service levels within existing resources while servicing an increasing number of residences;
- Meeting demand for housing choice and affordability;
- Ensuring enhanced transport connectivity and advocating for integrated transport for Wanneroo;
- Ensuring the provision of high quality services and facilities for people of all ages (ongoing);
- Increasing our focus on cybersecurity preparedness as risks associated with cyber threats (electronic intrusions) grow;
- Leveraging alternative revenue and funding sources to minimise the impact on rates while delivering infrastructure for a growing population. A Revenue Review Committee has been created to assist with finding alternative sources;
- Ensuring good governance, including efficient and effective financial sustainability and workforce capability, to steer our community to the desired outcome of a vibrant, progressive and prosperous place to live, work and play;
- Improving community inclusiveness and participation to bring generations together and strengthen neighbourhood ties.
- Recognising the challenge that the City is large and diverse in terms of population and geography, in March 2018 Council adopted the City's inaugural Place Framework. The vision of the City's Place Framework is to:
 - Create vibrant, progressive, prosperous and distinctive places;
 - Support strong and connected communities
- Implementation of the Place Framework has commenced and will be an evolutionary journey over the coming decade in the way the City works with, engages with and supports our diverse local communities. The development of Local Area Plans is providing opportunities for the City to engage at a more inclusive and local level, gain an understanding of what makes places special to their communities, share what plans the City has to enhance local places, and find out about the priorities of people and their place and how we can work together on achieving these priorities.
- The City's ambitious journey into Place is reflective of the *Purpose of Place, Deloitte 2016* "Place development supported by Local Government is more than just decentralising services closer to where people live and work. It is about creating places where people feel they belong, where their human need for community can be nourished and where they feel a measure of control over the things that matter to them. People want places where they can flourish."
- The City's Place Framework can be accessed at
https://www.wanneroo.wa.gov.au/downloads/file/3125/place_framework_2018

The City has limited resources and capability to address the above challenges with the appropriate assistance and recognition from other spheres of government.

Comments Addressing Select Committee Terms of Reference

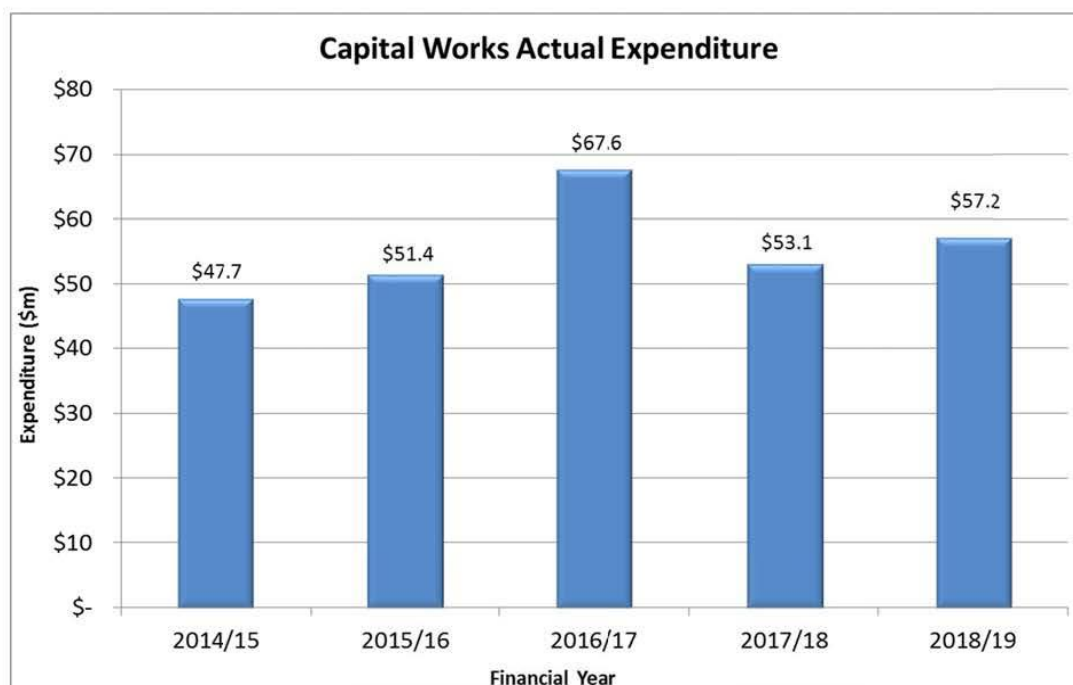
The Select Committee is to inquire into how well the system of local government is functioning in Western Australia.

The City believes that the current system of local government is fit for purpose and generally delivers well on its key functions and activities. While it is not a perfect system for all and can never be, the local government sector overall demonstrates a willingness for continuous improvement and a desire to collaborate with State Government to implement reforms.

Recent State Government initiatives, such as Infrastructure WA and *Diversify WA - An economic development framework for Western Australia*, will assist the local government sector in playing a more integrated role into delivering on State level objectives that align with local objectives. This has been a missing link for some time in Western Australia. Other jurisdictions in Australia are required to demonstrate alignment of local Strategic Community Plan (or equivalent) objectives with objectives contained in State Government plans.

The City has had a robust Long Term Financial Plan and Capital Works Plan in place, with the development of a 10 year capital works program in 2009. This was expanded to a 20 year program in 2016 so it is pleasing to see the State Government implementing Infrastructure WA with a similar longer term delivery program.

The growth experienced in the City has required a significant financial investment in a capital works program to deliver on community expectations as demonstrated following:



The following sections address more specifically the Select Committee Terms of Reference regarding how well the system of local government is functioning in Western Australia.

a) Whether the Local Government Act 1995 and related legislation is generally suitable in scope, construction and application

The City has been engaged in the recent process relating to the review of the Local Government Act 1995 (the Act) and has made submissions to the Department of Local Government, Sport and Cultural Industries for both Phase One and Phase Two of the review. The focus of the phase two review related to the themes Agile, Smart and Inclusive defined as:

Agile

Agile includes topics that focus specifically on how local governments can best use their resources to adapt to changing conditions. It is important to strike a balance between community expectations, the practical limitations of revenue and expenditure and external pressures.

Smart

Smart includes topics that focus specifically on enabling local governments to better meet the needs and expectations of their communities through being transparent and accountable. This includes procurement practices that allow local government the ability to partner with technology developers to introduce Smart technologies.

Inclusive

Inclusive focuses specifically on local governments representing and involving their communities in decision-making. As the sphere of government closest to the community, there is an expectation that local governments represent the whole community, recognise diversity within their district and are responsive to community needs.

The City noted in its recent submission that the Act provides some autonomy to local governments but is also quite prescriptive in its regulatory requirements. It is complex and lengthy legislation that is further supported by 13 sets of regulations. The regulatory framework is cumbersome and in certain areas provides for processes that provide little value or do not serve the intended purpose. The legislative restrictions on local government limit the ability to act with agility and to deliver services to meet the needs (and ever changing expectations) of the community efficiently and on a cost effective basis.

The City's submission provided responses to the Department's survey questions. It also suggested the appropriate changes to The Act that will deliver a robust regulatory framework and enhance the ability for local governments to act autonomously in determining how best to meet the needs and expectations of their communities

The City's comprehensive submission was received by the Department earlier in 2019 and can be viewed at:

https://www.dlgsc.wa.gov.au/docs/default-source/local-government/local-government-act-review/responses/city-of-wanneroo.pdf?sfvrsn=e73b812b_2

The Act has recently been amended through the *Local Government Legislation Amendment Act 2019*. These amendments have resulted from the review process and cover the following areas:

- Universal training for Council Members and candidates in an election;
- Council Member Behaviour;
- Gifts;
- CEO Recruitment and Performance;
- Access to information: Information currently only available to the community at the local government office during business hours will now be required to also be made available on the local government's website; and
- Administrative Efficiencies: Standardising the appointment of authorised officers across the Caravan Parks and Camping Grounds Act 1995; Cat Act 2011; Cemeteries Act 1986; Control of Vehicles (Off-Road Areas) Act 1978, Dog Act 1976 and Local Government Act 1995.

The City is generally supportive of the recent amendments made to the Act and looks forward to collaborating with the Department on any future reviews or improvements sought for the Act and related legislation.

b) The scope of activities of local governments

All local governments are currently required to produce a plan for the future under S5.56 (1) of the Act. Regulations have been made under S5.56 (2) of the Act to outline the minimum requirements to achieve this. The minimum requirement to meet the intent of the plan for the future is the development of a Strategic Community Plan and a Corporate Business Plan.

The Integrated Planning and Reporting Framework and Guidelines have been developed as part of the State Government's Local Government Reform Program. They reflect a nationally consistent approach to integrated planning as expressed by the Council of Australian Governments' Local Government Planning Ministers' Council. The Framework clearly articulates the responsibilities for local government in terms of delivering services to the community to meet its needs. However, it should be noted that the nature of the framework results in the scope of activities varying between local government areas. This outcome helps to ensure that the different needs of communities in Western Australia are adequately addressed.

In summary the Framework:

- recognises that planning for a local government is holistic in nature and driven by the community;
- builds organisational and resource capability to meet community need;
- optimises success by understanding the integration and interdependencies between the components; and

- emphasises performance monitoring so that local governments can adapt and respond to changes in community needs and the business environment.

The Framework and Guidelines provide a process to:

- ensure community input is explicitly and reliably generated;
- provide the capacity for location-specific planning where appropriate;
- update long term objectives with these inputs;
- identify the resourcing required to deliver long-term objectives; and
- clearly convey long term financial implications and strategies.

Consistent with the Framework, the City has had a Strategic Community Plan and Corporate Business Plan in place since 2013. These plans are supported by Financial, Asset and Workforce strategies as well as some strategies, such as the Economic Development Strategy, Social Strategy and Environment Strategy, developed to address City's specific issues.

The scope of activities performed by the City is outlined in the Strategic Community Plan and detailed in the Corporate Business Plan and various supporting documents such as the Annual Budget. The activities undertaken by the City in the delivery of its plans are reported annually in the City's Annual Report. The most recent annual report is available here:

http://www.wanneroo.wa.gov.au/downloads/file/3242/annual_report_20172018

The City's 2017/18 Annual Report goes beyond statutory requirements by producing a comprehensive report to inform key stakeholders such as City of Wanneroo residents and ratepayers, local businesses, non-government organisations, key partners and other government departments and agencies about achievements and challenges as well as future plans. The City has also aligned the content of the Annual Report to relevant Global Reporting Initiative standards, which will enable the City to monitor and report progress towards sustainability.

As part of the Annual Report, Local Governments are required to report on the achievement a number of performance metrics shown in terms of ratios. For the year ended 30 June 2018, the Auditor General identified the City was not compliant with the standard set for the Current Ratio and the Asset Sustainability Ratio for the past three years.

The purpose of the Current Ratio is to highlight a City's level of liquidity, while the purpose of the Asset Sustainability Ratio is designed to highlight a City's commitment in renewing and replacing infrastructure.

By design the Liquidity Ratio penalises prudent financial management and the Asset Sustainability Ratio does not take into account the idiosyncrasies of a rapidly growing community. It is due to these reasons the City of Wanneroo is non-compliant. This issue is in the process of being raised with the Department of Local Government, Sport and Cultural Industries.

The activities reported in the City's 2017/18 Annual Report demonstrate the wide scope of services that a local government such as the City is expected to deliver in order to meet the commitments contained in the Strategic Community Plan and Corporate Business Plan.

The City's 2017/18 Annual Report was recently awarded Gold at the Australasian Reporting Awards, which shows a commitment to delivering quality services and transparency to the community.

At the granular level the City plays a significant role in ensuring our community has access to services that link to our vision of being a vibrant, progressive and prosperous City. The City and local government generally play an important role in responding to social issues due to its unique relationship with, and understanding of, local communities and their needs, and through locally-based infrastructure and resources that enable in-place response to these needs.

The City has a strong community development focus and works strategically to develop partnerships with others to strengthen engagement, build local capacity and provide greater opportunities. Strong partnerships and community engagement ensure an integrated approach to the planning, delivery and review of services and supports within our community to address social needs. These include early childhood and youth services including development and delivery of the award-winning *It's All About Play* program and a recently developed Youth Leadership Program which is assisting local youth to deliver a number community action projects.

The City provides timely, engaged and supportive responses to enquiries for both individual assistance and help with community-led initiatives focussed on social need. Examples of these include individual enquiries related to aged and disability care, homelessness, youth services, financial hardship and other social service needs. In addition to this individual response, the City provides broader strategy development and advocacy work to identify and respond to gaps in addressing local needs. An example of this is the work the City has undertaken in partnership with the City of Joondalup to develop a Regional Homelessness Plan.

The City also receives regular enquiries from local groups and individuals to help them to realise their vision for community-led initiatives such as community gardens, Community Sheds, Street Pantries, community transport services, and other local projects, and to access specific City provided services and resources including the City's Volunteer Program, Community Funding Program, sponsorships and donations and capacity building assistance for local community groups and sporting clubs.

In the 2018/19 financial year there were:

- Over 1,000 enquiries to the City's Childhood and Youth Services team largely relating to parenting information and children/youth activities. Sixteen of these enquiries were centred around anti-social behaviour with response and support;
- 215 new applications for volunteering with many wishing to work with children or in the City libraries;

- 106 community funding enquiries resulting in \$86,000 community funding being disbursed;
- 12 enquiries regarding community gardens;
- 11 calls regarding homelessness;
- 39 enquiries related to disabilities;
- 13 enquiries related to aged care and seniors; and
- Extensive capacity building support and facilities provided for the City's 175 clubs including 75 winter clubs (Soccer, AFL, Netball and Rugby); 37 summer clubs (Tee ball/Softball/Baseball, Athletics, Cricket, Surf Life Saving and Grid Iron) and 63 are All Year Round clubs (Tennis, Scouts, Calisthenics, Boxing, Badminton, Karate, and Badminton).

The City delivers other activities through planned approaches to access and inclusion for people from culturally and linguistically diverse backgrounds and people living with a disability and reconciliation action for our Aboriginal residents. We also deliver an Age-Friendly Strategy with activities to build a safe and inclusive City for seniors as well as our Early Childhood Strategic Plan and Youth Plan.

Some of the activities of local government in the social realm are mandated through legislation or State Government expectations. These include delivery of the Access and Inclusion and Reconciliation Action Plans. Another example includes the WA State Public Health Plan that expects local government to consider a range of actions to contribute to overall community health. These include, but are not limited to developing local policies to address key public health issues; acknowledging heritage and cultural features in design and highlighting neighbourhood stories and history; and designing neighbourhoods that make it easier to walk or cycle.

While it is recognised that the scope of Local Government activities continues to increase, both in response to community expectations in a large, growing Local Government and the devolution of services from the Federal and State Governments, there are instances where the City has exited direct service delivery. Recent examples of this include in 2017 the transition of Financial Counselling Services to the not-for-profit sector and in 2018 the transition of the Home and Community Care Services to the not-for-profit sector. The City carefully managed the transition of these services to ensure a customer-centric focus and invested significant resources in ensuring a smooth transition for customers and their families.

The City has recognised in recent times that there are services where Local Government was seen as the provider of first choice by State and Federal Government many years ago, however there are now providers, particularly in the aged and disability sector, who are able to provide enhanced and holistic services to our community.

Similarly, the City in recent times has commenced service delivery reviews aligned to the Australian Centre for Excellence in Local Government (ACELG) methodology.

Service delivery reviews help local government clarify the needs of their communities and use an evidence-based approach to assess how efficiently and effectively it is meeting those needs. Using this information, local governments can determine what changes to make to service delivery which will provide benefits to all stakeholders whilst being financially sustainable.

The reviews undertaken to date by the City focus on the effective and efficient delivery of services that ensure value for money for ratepayers. In some instances these service reviews result in testing the market to consider if outsourcing options will deliver enhanced service quality and value for money for our community.

To create a manageable framework for ongoing review and improvement of services, services and associated sub-services are defined by how they are experienced by the community and linked back into the key strategic directions of the City. This facilitates the analysis of data about service cost, service levels and community satisfaction to inform decisions about how best to meet community needs. The City has developed services and sub-services lists aligned to the City's Strategic Community Plan themes and these have been incorporated into the City's 2019/20 Corporate Business Plan.

SERVICES FOR 2019/20 PLANNING	
Society	
Community Recreation Programs and Facilities	Sport and recreation program delivery, Community facility planning and development, Community facility bookings, Facility management and maintenance, Community and sporting clubs liaison, Surf lifesaving beach patrol
Public Health	Food safety, Water quality monitoring, Disease prevention, Pest control, Built environment, Pollution monitoring
Community Safety	Community safety education, Law enforcement, Animal Management, Crime Prevention - Safety patrols, CCTV management
Emergency Management	Local emergency preparedness, Management of volunteer bush fire brigade, Fire protection, Managing recovery
Place Management	Coordination of City services in place, Development of Local Area Plans, Place Activation advisory service, Community Engagement
Community Development and Engagement	Social inclusion, Community development, Early childhood services, Youth development, Events management, Assessment of event applications, Community funding
Library Services	Community resources, facilities and engagement, Digital media provision, Literacy and lifelong learning
Museums, Heritage and the Arts	Cultural and artistic experiences, Management and promotion of heritage, Heritage and Arts facility management and maintenance
Economy	
Local Economic Development	Industry Diversification, Employment, Business Support and Workforce Development, Regional Economic Development
Advocacy	Campaign design and management, Relationship management

SERVICES FOR 2019/20 PLANNING	
Tourism	Facilitating tourism opportunities, Destination marketing, Provide destination signage, Maximise regional tourism
Environment	
Natural	
Environmental management	Management of the effects of climate change, Management of the City's use of energy resources, Management of the City's use of water resources
Parks and Conservation Areas	Conservation, Foreshore and coastal management, Manage and maintain parks and streetscapes
Waste management	Domestic waste, Recycling, Bulk junk waste, Bulk green waste
Built	
Future Land Use Planning	Strategic Urban Planning Strategy (Local Planning Strategy), Local Planning (Local Planning Scheme), Urban and regional planning innovation, Administration of Developer Contributions
Planning and Building Approvals	Development applications, Subdivision applications, Planning Scheme amendment proposals and policies, New structure plans and amendments, Building permits applications, Issues licences, permits and certificates
Planning and Building Compliance	Planning, Swimming pools, Building
Transport and Drainage	Roads, Pathways, Carparks, Bus Shelters, City owned Street Lighting, Bridges/Underpasses, Drainage
Civic Leadership	
Customers and Stakeholders	Customer Relations Centre, Media relations, online communications, key stakeholder communications, Procurement, Transactional finance, Property services
Leadership, Culture and Governance	Leadership, Culture, Legal, Audit, Governance and statutory compliance, Policy, Enterprise risk management, Local government elections, Council and corporate support, Elected Members administrative support
Strategy and Planning	Strategic and business planning, Strategic and annual workforce planning, Annual budgeting, Long term financial planning and analysis, Strategic asset management
Information And Knowledge	Business systems, Information technology, Records management
Human Resource Management	Learning and development, Organisational development, Operational human resources, Occupational safety and health, Employee relations

Improvement and Innovation	Business improvement, Change management
Results and Sustainable Performance	Performance and reporting, Asset performance, Financial management and reporting

On a broader scale, the ACELG has also published a report “Why Local government Matters” in 2015 that can be accessed via:

<https://www.uts.edu.au/research-and-teaching/our-research/institute-public-policy-and-governance/about-institute/accelg/why-local-government>

The City acknowledges that there are numerous Acts and State legislative instruments that give local government wide ranging powers to carry out almost all functions. The intent of these legislative instruments are to provide local government with the ability to provide services in response to the changing needs of their communities. Local government functions and services often include engineering, recreation, health, welfare, security, building, planning and development, administration, culture and education.

Therefore local governments' roles, are diverse and there is a continuing expansion of the roles beyond those traditionally delivered by local governments. State government decisions often mean that local government has been increasingly taking on responsibility for social functions, such as management of health, alcohol and drug problems, community safety and improved planning and accessible transport. Local government has also been playing an increasing regulatory role in the areas of development and planning, public health and environmental management.

The City's view is that local government's functions have increased due to the following factors:-

1. Devolution — where another sphere of government gives local government responsibility for new functions;
2. 'Raising the Bar' — where another sphere of government, through legislative or other changes, increases the complexity of or standard at which a local government service must be provided, and hence increases its cost;
3. Cost Shifting — where there were two types of behaviour. The first is where local government agrees to provide a service on behalf of another sphere of government but funding is subsequently reduced or stopped, and local government is unable to withdraw because of community demand for the service. The second is where, for whatever reason, another sphere of government ceases to provide a service and local government steps in;
4. Increased Community Expectations — where the community demands improvements in existing local government services; and
5. Policy Choice — where individual local governments choose to expand their service provision.

The growing compliance roles of local government are determined by over 400 individual legislative that either authorise or obligate local governments to act and ensure compliance.

The City supports the inclusion of local government impact statements in all new legislation, regulation or policy changes at a State and/or Federal level which impact on local government. These impact statements would be a step towards addressing the funding requirements of local government to meet costs of implementing legislation.

The following are examples of legislation, regulation or policy changes at a State and/or Federal level that impacts local government:

Aboriginal Heritage Act 1972

Requires that the City recognise sites, collaborate with stakeholders if needing to conduct maintenance or fire mitigation works at the sites.

Biodiversity Conservation Act 2016

The City was required to adopt strategies to conserve biodiversity and to not cause uncontrolled harm through the City's actions, including but not limited to weed management for sites, rehab of sites, feral animal trapping.

Biosecurity and Agriculture Management Act 2007

The City is required to actively manage declared pest species and report if there are any recognised biosecurity hazards.

Bus Stop Infrastructure Standards

In Western Australia the provision of public bus transport services is the responsibility of the State Government, through the Public Transport Authority. Local government has no control over the bus routes within their area or the number of bus stops and their location. In addition, local government is not party to what routes will be serviced by accessible buses or the number of accessible buses which are purchased as part of the State Government's procurement programme. The Public Transport Authority when deciding upon the location of a bus stop, places a bus stop post and in some cases a timetable at the bus stop. These structures do not comply with the standards. It is then seen as the responsibility of local government to decide the level of infrastructure that should be provided at the site.

Bush Fires Act 1954

The City is required to actively mitigate fire risk, undertake prescribed burning establish brigades, prescribes how brigades are managed, fire break inspection and to communicate this to the community.

Cat Act 2011

The Department is responsible for ensuring that the Cat Act is up to date and fit for purpose and requires that local governments manage the identification, registration and sterilisation of domestic cats. It also provides that a property owner may request that local governments seize a cat that enters onto their property. The legislation required that local governments upgrade their animal care facilities to manage impounded cats as well as implement procedures to ensure the appropriate sterilization and microchipping occurred

prior to registration. The City also adopted a local law to regulate the number of cats allowed on a premises and the application process to approve a higher number of cats.

Community Safety: Crime and Prevention

Crime and safety programs: Night patrols as well as the installation of surveillance devices (including but not limited to CCTV) due to dissatisfaction with police services and response times.

Contaminated Sites Act 2003

The City manages sites, check if there are sites involved in development applications, remediation to old sites now owned by the City, even though the damage may not have been caused by the City's actions

Disability Services

Following amendments to the Disability Services Act WA (1993) in December 2004, local governments are required to develop and implement Disability Access and Inclusion Plans (DAIPs) to make their services, buildings and information accessible for people with disabilities.

Dog Act 1976

The City is the responsible authority for the Dog Act which contains a range of measures to improve community safety, encourage responsible dog ownership, enable nuisance behaviour to be more effectively dealt with and to recognise assistance dogs. Recent amendments to the Dog Act required that all dogs must be microchipped. All of these functions, including compliance and enforcement are the responsibility of local government.

Environmental Protection Act 1986

The City must apply for licences and permits if impacting threatened species and is required to take certain precautions in doing its work to ensure it does not impact threatened species. The City cannot make decisions on applications to develop until State Government referral has been conducted and responses received, which in turn create a need for the City to ensure staff aware of their obligations through training and systems. The City is also required to report any occurrences of threatened species or communities.

Fire and Emergency Services Act 1998

The City is required to identify and adhere to requirements for bushfire prone areas, and consider them in risk assessments and fire mitigation plans.

Heritage Act 2018

The City administers the registers, deal with community requests related to heritage sites, contract heritage consultants to assess for the City's Local Heritage Survey, provide services to maintain/protect/enhance/educate community on heritage sites.

Land Administration Act 1997

The City is responsible, at its cost, for the management of land vested to it, including Crown Reserves subject to a management order.

Litter Act 1979

The City is the responsible authority to enforce compliance and issues infringements for littering/illegal dumping, cleaning up illegally dumped rubbish/litter.

Planning and Development Act 2005

The City is the responsible authority for ensuring that:

1. development applications are assessed and/or are referred to State agencies where necessary;
2. conditions are imposed where appropriate under the Act and all other relevant legislation;
3. ensure and enforce compliance with conditions.

Rights in Water & Irrigation Act 1914

The City is required to ensure that in doing City works the City does not obstruct or impact water courses, does not take water without licences and that the City monitors, reports on and administers the licences appropriately, that the City does not make decisions that cause obstruction, interference with water courses.

Waste Avoidance and Resource Recovery Act 2007

The City is required to prepare and adopt a waste management plan and service for the City ensuring that the City deals with its waste in an appropriate way and report accordingly to the respective State agencies.

c) The role of the department of state administering the Local Government Act 1995 and related legislation

The City acknowledges the State Local Partnership Agreement (Agreement) that seeks to strengthen the partnership between the State and local government sectors for the benefit of local communities. The Agreement outlines how the sectors will work together to improve communication, consultation and good governance. The Agreement was signed on 2 August 2017 and the following quote illustrates the potential for greater collaboration between the sectors that the City is eager to support:

The State Government and the Local Government sector are fully committed to working together in partnership to improve the quality of life for citizens and communities throughout Western Australia. Improved quality of life relies on workforce participation, social inclusion, a healthy environment, a growing economy, improving productivity and vibrant communities.

Working together, the two spheres of government are more equipped to confront the major challenges facing Western Australia as well as everyday

issues affecting local communities. The State Government, with its leadership and ability to set policy and implement programs for all of Western Australia, and the Local Government sector, with a presence in all Western Australian communities, have complementary strengths that can be combined to benefit Western Australia.

In a large and diverse State, working together is necessary to address challenges and to use government resources efficiently. In this way, a partnership approach improves public sector efficiency and can ensure our communities remain inclusive and vibrant. A robust partnership, built on trust and mutual respect, ensures good governance and better decision-making across both spheres of government. By combining resources, shared objectives to develop local and regional economies, improve communities and ensure a healthy environment can be achieved.

State and Local Government political and administrative leaders are encouraged to work with their public sector colleagues across both spheres of government in a collegiate spirit, based on trust and mutual respect, to achieve outcomes for the benefit of all Western Australians.

Based on the above, it is important that the State Government ensures that the Department is appropriately resourced to facilitate capacity building of the local government sector generally and to enable consistent and timely administration of the Act and other local government related legislation.

Further, with the State Government committed to developing a State Infrastructure Plan, there is opportunity for the Department to review all Local Government Strategic Community Plans, Corporate Business Plans and Long Term Financial Plans and provide a consolidated view of the infrastructure needs at the local level. The City believes it is important that the Department is appropriately resourced to undertake this task and ensure that local community needs are represented in National and State Infrastructure Plans to provide a transparent and holistic view of infrastructure requirements.

The legislative framework must provide a specific role for the Department to assist local governments (specifically Elected Members, CEOs and local government staff) upon request where internal and external conduct undermines the ability of the local government to function and undertake its duties in a proper manner. The City proposes that this role is both collaborative and advisory to ensure that a local government is supported to resolve issues and to ensure that individuals are not subjected and/or protected from undue and unreasonable abuse of process that results in an adverse impact on the individual. Specifically, there must be legislative provisions that provide a local government, Council and/or a CEO, the authority to categorise a complainant as unreasonable and/or vexatious. Such categorisation would allow the local government to cease both engaging with the complainant and expending significant resources to achieve a satisfactory outcome for the local government and the complainant, in circumstances where that is not achievable. This will ensure that any adverse impact on individual Elected Members, the CEO and/or local government staff is minimise and mitigate the risk of the local government purporting a stressful and possibly unsafe workplace.

Further, the complaint handling and oversight function of the Department (and any oversight body) should consider decisions made by local governments to categorise a complainant as unreasonable and/or vexatious as part of the initial assessment of complaints. It is imperative that prior to taking any action in respect of a complaint, the Department (and any oversight body) engages with the respective local government to:

1. ascertain the reasons for the decision to categorise the complainant and unreasonable and/or vexatious;
2. confirm that a proper and compliant process was undertaken; and
3. confirm that all reasonable avenues to address the complaint were explored and to the extent practicable undertaken.

In relation to the Local Government Standards Panel (Standards Panel), consideration should be given to authorise the Standards Panel to offer early intervention resolutions as perceived conduct issues can often be resolved by an apology. This would ensure that accountability for conduct issues rests with the parties involved to resolve amicably and potentially minimise inappropriate behaviour. It is also considered that the Standards Panel should consider decisions made by Councils to categorise complainants as part of their initial assessment of the complaint.

The City has experienced significantly long timeframes for the Standards Panel to make decisions and inform relevant parties of the outcomes. Consideration should be given to undertake an analysis of the effectiveness of the Standards Panel outcomes to guide and promote appropriate conduct.

d) The role of Elected Members and Chief Executive Officers/employees and whether these are clearly defined, delineated, understood and accepted

The Select Committee would be aware that the role of elected members and the Chief Executive Officer are detailed in the Act (as recently amended) and Local Government (Administration) Regulations (1996).

The City has a comprehensive induction process for elected members to ensure that all roles and functions are understood. All new employees undertake induction as part of their probation period as well to ensure compliance with the Act is well understood.

The City will be revising its processes to incorporate updated material into induction procedures in light of the recent amendments to the Act.

Consideration should be given to the role of the CEO in managing and investigating complaints against Elected Members and it should be clear that the CEO is the key advisor to Elected Members and Council and it is not part of the CEO's role to resolve complaints relating to Elected Member conduct. The CEO has a statutory obligation to report minor and serious misconduct in accordance with the Corruption, Crime and Misconduct Act 2003 however any investigation of alleged serious misconduct by Elected Members should be undertaken by an external agency.

Council employs, reviews the performance and terminates the employment of CEO. It is both impractical and problematic for a CEO to have any responsibility to manage and/or deal with conduct issues involving Elected Members, who participate in the Council decision making process impacting directly on the CEO's employment.

e) The funding and financial management of local governments

Local Governments have three main sources of revenue: property rates, their only source of tax revenue; fees and charges on the goods and services it provides; and grants received from other level of government or the private sector. Limitations on revenue raising or borrowings, through legislation, are imposed on local governments by the State Government.

The City's Long Term Financial 2019/20 to 2038/39 is developed annually in alignment with a Strategic Budget Policy with clear principles and guidelines to deliver the City's objectives. The City acknowledges that it must plan for the current and future needs of its community in a socially, culturally, environmentally and financially sustainable manner.

The Long Term Financial Plan annual review gives consideration to prevailing economic circumstances and community requirements. The review may result in new priorities being added or planned projects being deferred or reassessed according to the priorities established each year. Strategic financial parameters will also be reviewed and adjusted accordingly to reflect the most realistic current financial circumstances and outlook in any year and their impact on the outer years.

The City has a current strategy endorsed by Council during the 2018/19 budget process. Local Governments are required to align to the Department of Local Government, Sport and Cultural Industries Differential Rating Policy and the City has adopted the same principles of:

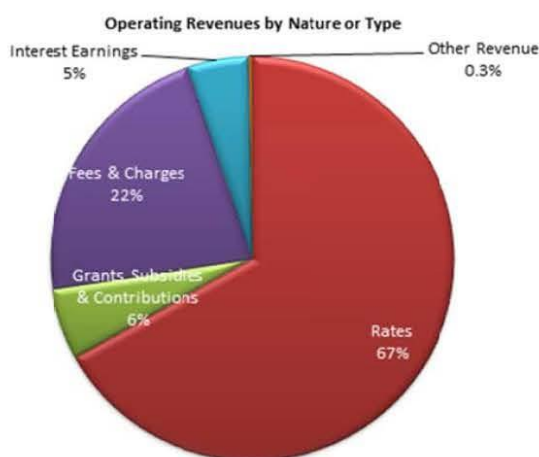
- Objectivity
- Fairness and equity
- Consistency
- Transparency
- Administrative efficiency
- Alignment to the integrated planning and reporting framework.

For the 2019/20 financial year, the City has communicated the following summary to the community on how rates collected will be spent.



The 2019/20 budget requires that the amount to be raised from rates is \$135m. To achieve this the rates-in-the-dollar and minimum rates that have been proposed deliver an overall rate revenue increase of 1.78% with an average increase in rates of 1.8% for the residential improved category (which applies to 89% of ratepayers)

The total revenue received by the City for the 2018/19 financial year is shown below:



The graph indicates how reliant the City is on rates revenue. With this in mind, the City is concerned about certain large land owners, for example LandCorp, churches and charitable organisations, being exempt from paying rates. This places an additional burden on the City's ratepayers through effectively subsidising these operations.

The 2019/20 budget for the outlines in detail the income streams and the projected expenditure. As a large Council it has more ability to maximise income but at the same time as the reliance on rates tightens in the changing economy Council must be prudent in managing the financial risk profile.

The implementation of the Integrated Planning Framework since 2013 has seen the City develop and maintain a comprehensive Long Term Financial Plan along with 20 year capital works plan and asset maintenance plan.

Cost Shifting

The City, like most other local governments, has experienced significant cost shifting over the years, which places additional burden in terms of service delivery as well as bearing the cost of delivery. In 2017/18 the City investigated and found:

- The City does not receive an allowance similar to Emergency Services Levy administration for managing pensioner rebates. This equates to 1.5 FTE cost to the City estimated at \$120,000 per annum. The Rates and Charges (Rebates and Deferments) Act 1992 also does not allow the City to charge an administration fee to recover this cost.
- Street Light electricity costs have been increasing beyond CPI for the last couple of years. On average these costs have increased at 5% whereas CPI was in the range of 1.5% - 2%. The budgeted cost to the City for 2019/20 is \$6.3m. Estimated impact of the cost shift is equivalent 0.35% of rate increase applied for 2019/20 which was 1.8% (approximately \$450,000 to \$465,000).
- Swimming Pool Inspections Levy is restricted by the Act (Statutory Charge) which is not adequate to cover the cost of administering the compliance requirements.
- Changes to legislation around Bushfire Attack Levels have required additional reduction of fuel loads around City facilities and also compliance requirements in relation to Building Codes.
- The Waste Avoidance and Resource Recovery Act 2007 now puts the onus on the City to monitor and reinstate former landfill sites for which the Local Government has been provided a licence by the State Government. The cost of the remediation works will be in the millions of dollars.
- Electricity tariffs for non-contestable sites have been increasing on average at 5%, above CPI over last number of years.
- With adoption of Local Government Amendment (Auditing) Act 2017, the Office of Auditor General (OAG) has taken over the statutory audit of the City resulting in a 100% increase of the audit fee.
- Coastal beach erosion is becoming a significant expense whereby Local Governments are required to maintain the shorelines. While there are limited grants that are provided by the State Government the funding is not sufficient to cover the cost of managing the coastal erosion and the City is expecting to invest \$2 million to \$3 million per annum.

Growth Areas Perth and Peel (GAPP)

For outer metropolitan councils like the City there are tensions to be managed between high growth and increasing demand for community infrastructure delivery of which a significant proportion is not the responsibility of local government to deliver. For example health care facilities and educational facilities sit outside of local government responsibility but the linkages are important. The City directly plans investment in sport and recreational facilities and to deliver in a collaborative manner that leads to joint planning for shared facilities is important. The City has been able to do this working with educational facility planners to deliver efficient use of resources and cost benefits. It could be considered that there are three regional

grouping of local governments within Western Australia being rural, metropolitan and outer metropolitan growth councils. GAPP is an alliance of outer metropolitan councils experiencing growth above the state average that focus on policy and strategy in the context of growth management.

To advance this dialogue further, the City along with 10 other high growth outer metropolitan Local Governments for Perth Peel have formed an alliance called Growth Alliance Perth Peel (GAPP). GAPP is seeking to have a dedicated fund established by Federal Government that will enable the outer metro councils to meet the needs for significant sport and recreational facilities. Local Governments on their own cannot fund these facilities and State Government contributions, whilst required, need to be directed at both land acquisition and capital infrastructure contributions.

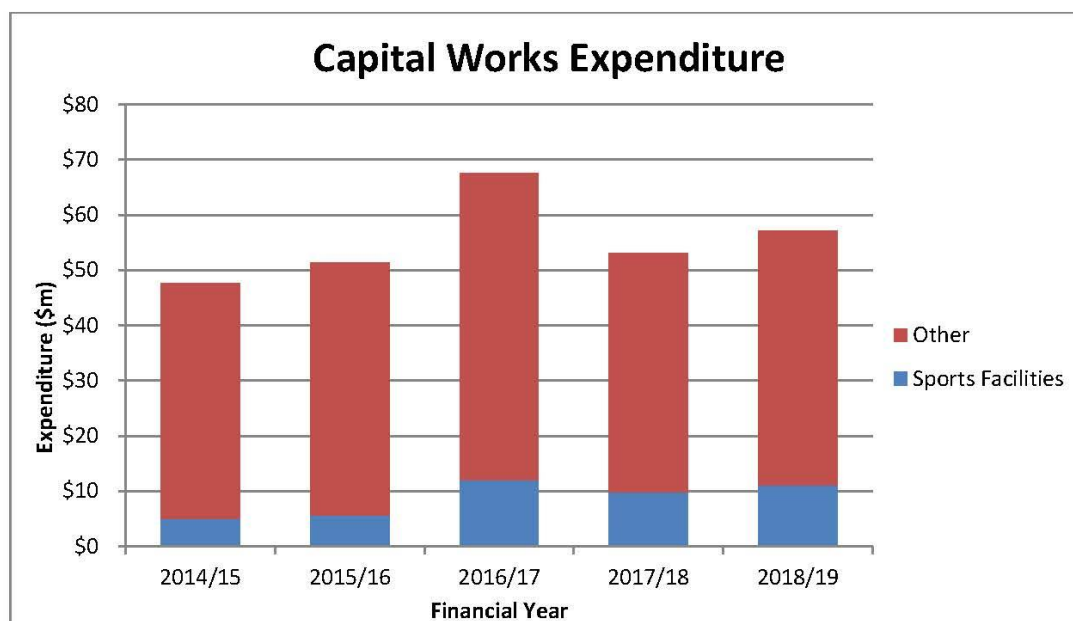
The Alliance has articulated this in a submission to Infrastructure Australia and has been working with State Department of Sport and Recreation over a number of years. The goal is to formally submit a business case to start the dialogue about the inclusion of sport and recreation facilities in the definition of infrastructure and to facilitate the establishment of an appropriate funding mechanism.

The following summarises the issues that the City along with the other 10 GAPP Council members are experiencing in terms of financial impacts and management of local governments:

- The average annual growth rate for GAPP councils to 2031 is projected to be 3.47%, while the growth rate for the remaining local governments in Perth is expected to be 1.33%.
- By 2031, it is estimated that GAPP members will provide services to almost 1.5 million residents.
- GAPP local governments face significant costs in supporting rapidly growing communities. These costs include establishing new community facilities, active sporting reserves and parks, to name but three.
- Without significant rate rises, or increases in grant funding, these facilities and services can only be delivered with an effective system of developer contributions.
- GAPP local governments are well aware that many developers hold concerns about local government's delivery of developer contribution arrangements.
- These concerns often focus on the fact that local governments are holding monies under developer contribution arrangements and not spending the monies.
- There are two principal reasons for this situation:
 1. The arrangements have collected inadequate contributions to enable the facility proposed under the developer contribution arrangement to be built and local governments have limited borrowing capacity to fund such initiatives in advance of contributions, and
 2. Land required for facilities such as new parks remains in private ownership and there is limited capacity to obtain the land for early development.
- If the committee supports the provision of facilities and services to new communities at the urban fringe, it needs to ensure an effective framework for developer contributions.

- GAPP local governments also have higher levels of unemployment and a higher level of youth as a proportion of their total population as other local governments.
- Not that long ago, local governments were receiving 1% of Commonwealth taxation revenue through Financial Assistance Grants (FAGs) to support their operations. Recently, this percentage has fallen to 0.55% and there is no indication that the Commonwealth Government is moving to reverse the decline.
- The Australian Local Government Association (ALGA) has been campaigning to restore FAGs to 1% of Commonwealth taxation revenue, and State support for the achievement of this outcome would go a long way to delivering financial sustainability for local government.
- GAPP members note that local communities demand services well beyond the historic 'roads, rates and rubbish'. Further, State Government legislation requires local governments to consult with their communities and listen to their views.
- Local government costs are also increasing through cost shifting from the State Government. For instance, the State historically contributed 50% to the cost of operating libraries but this contribution has fallen to around 10%.
- The State is giving local governments greater roles in a range of areas through legislation, including new requirements to produce emergency management plans and public health plans.
- The GAPP local governments have also identified a significant inequity in the distribution of active open space.
- In delivering significant environmental and social benefits, the unintended consequence of implementing Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods planning policies has been a reduction in the amount of open space able to accommodate organised sport.
- To provide the major and regional sporting facilities that are required in outer metropolitan growth areas, significant funding is needed.
- The State Government's Community Sporting and Recreation Facilities Fund (CSRFF) provides a limited State Government contribution to such facilities. However, the amount is almost inconsequential (with a maximum of \$2 million available in any one year to a facility) when most of these facilities costed at least \$30 million and any new swimming pool is likely to be at least \$50 million.
- GAPP local governments strongly support an improved system for financing major sporting facilities in outer metropolitan areas where the need is greatest.

The following graph further reinforces the investment made in recreation and sport by the City of Wanneroo:



f) Other related matters worthy of examination and report

Urban Planning Controls

The role of the Local Government in planning its own community has been eroded by continual centralisation of decision making with the WAPC as evidenced by:

- Establishment of the Development Assessment Panels by the Western Australian Planning Commission increasing complexity, resource requirements and negatively affecting approval timeframes;
- Introduction of “Deemed Provisions” that override the provisions within Local Government Town Planning Schemes;
- WAPC through the Deemed Provisions is now responsible for determination of Structure Plans taking this entirely out of the hands of the Local Government.
- Local Planning Policies now needing WAPC approval in certain circumstances through the Deemed Provisions.
- Design WA (R-Codes Volume 2) overriding and replacing detailed planning frameworks that had been established in consultation with land owners and communities for important centres.

These actions have distanced the community, elected members and the administration from engagement with and participation in the planning for and development of their local communities. This has led to confusion within the community as to the role and responsibility of Elected Members and administration in these processes resulting in community mistrust of planning decisions.

The performance of Local Government in undertaking its Planning and Development responsibilities has been shown to be timely and efficient as demonstrated by the Local Government Performance Monitoring reports produced by WALGA for 2016/17 and 2017/18. These reports show that:

- LGA's are determining 96% of all type of applications within the expected timeframes;
- The report shows an average of 98% of Development applications are approved;
- 96-97% of planning decisions are made under delegated authority.

This clearly indicates that Local Government is able to effectively and efficiently manage the responsibilities of planning and development.

Local Planning Policy development is also proposed to be centralised by the WAPC through development of standard or model local planning policies and approval requirements as part of the suite of planning reforms. As the WAPC takes more and more control of the design and approval of Local Planning Policies, introduction of generic policy standards will further erode the ability of local communities to develop a local planning policy framework that is responsive to local needs and the views of the local community. It is unlikely that standardised policies approved by a central planning authority (WAPC) will produce a local planning framework that assists in delivering a place based approach to service delivery that reflects the local character and distinctiveness of the City. This approach is counter intuitive to the City's Place Management Framework and is not supported.

The introduction of Development Assessment Panels has removed decisions on significant development proposals from the locally elected community representatives to the communities disadvantage. The argument that the DAPs would be more efficient and produce better outcomes than Councils in decision making has not been objectively demonstrated. On the contrary it is evident that the DAP process can delay a wide variety of applications that were once processed efficiently and professionally by the local authority. The DAP process is flawed and no objective evidence has been provided by the State that supports the notion that the overall decision making process has been improved as a result of their introduction. On this basis the City supports the removal of DAPs.

Developer contribution arrangements

The City of Wanneroo does not support the introduction of upper limits or caps on the provision of community facilities by developer contribution plans (DCPs), as is currently proposed by the draft State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6). These proposed caps will have significant implications for the provision of community infrastructure and the funding of this infrastructure by local governments in the State. This means that the provision of community facilities to communities may need to be scaled back, delayed or that alternative funding sources be found to provide the infrastructure.

Due to the caps on DCP funding, it is expected that the City could potential have a shortfall of over \$460 million in relation to the City's existing as well as the City's future DCPs. Although it is noted in the draft SPP 3.6 that alternative funding

sources, including State and Federal funding, would compensate for any shortfalls in DCP funding, there is no firm commitment by the State Government to provide additional funding (and the extent of this funding) to enable the local authorities to determine the real financial impact on its service delivery. The State Government should commit to substantially increase funding alternatives to local governments to facilitate the provision of community infrastructure by local government.

The district/regional-level developer contribution arrangements, such as those in the future East Wanneroo urbanisation area, should be prepared by the State Government as any district/regional-level DCPs often are key implementation tools of district structure plans and therefore the responsibility of the State Government.

The Yanchep-Two Rocks community infrastructure is jointly funded by the City and the DCP. The DCP has required significant borrowing to deliver these community facilities. Given the extent of borrowing required by the DCP and the current market conditions, the capping of the contribution rate may result in inadequate funds being received to meet the repayment obligations of the DCP or pay back the loan within the operating period. Should a cap be introduced, then the State Government should compensate the City and contributing developers in relation to this.

Economic Development

The City's rate of population growth presents significant challenges in job and business creation, attraction, expansion and retention. The City is facing a major challenge to create new jobs closer to where people live to support the rapidly growing population, reduce traffic congestion, address environmental and infrastructure issues and provide residents with a great quality of life. Employment self-sufficiency (ESS) is a key measure of local jobs provision for the resident labour force.

The level of employment located in the City of Wanneroo according to the 2016 ABS Census was 44,004 jobs. The resident labour force in the City in 2016 was 97,374, which indicates the ESS ratio was 45.2%. The State Government has an ESS target of 60% for Perth's North West Sub-Region (Cities of Wanneroo and Joondalup) by 2031. If the target ESS is not achieved, the impact on the transport networks will be untenable with very significant numbers of residents needing to travel long distances to go to work.

The City's resident labour force is estimated to grow to 162,220 by 2031 and to achieve an ESS of 60%, over 97,000 jobs will be required to be located in the City. This is an additional 53,000 jobs over 2016 levels.

The local economy is currently heavily reliant on the construction, manufacturing and retail industries, and predominantly serves the local population. The economy needs to shift from mostly population driven employment to a more strategic economic base that offers a diverse range of employment opportunities.

This can be achieved by boosting strategic and export-oriented jobs in areas such as tourism, agribusiness, clean technology and advanced manufacturing, and securing investment opportunities. Major areas of planned jobs growth include the Northern Coastal Growth Corridor, comprising the Yanchep and Two Rocks area, which is

projected to create 55,000 jobs at full buildout, and Alkimos and Eglinton, which is projected to create 20,000 jobs at full buildout. Neerabup Industrial Area, with potentially 600ha of developable land, is projected to create 20,000 jobs over the next 50 years.

The City cannot achieve this level and profile of employment growth without State Government support and intervention.

Alignment of the City's economic development aspirations to the WA State environment has been enhanced by the recent release of the document *Diversify WA* but there is a long way to go before the implementation of any plans will deliver the required jobs growth for the City of Wanneroo and its resident labour force.

Advocacy and Infrastructure Delivery

The City understands the current system of infrastructure delivery and has implemented an Advocacy Strategy aimed at securing priority infrastructure such as the rail extension to Yanchep and Mitchell Freeway Extension. While this is a great outcome for the City and its residents, it is noted that not all local governments have the resources or the scale to actively seek large infrastructure items through sophisticated advocacy campaigns. Not all local governments have the ability to collaborate with other large local government areas to advocate to other tiers of government on shared issues, as the City does through membership of the GAPP group of councils.

The under-delivery of infrastructure to regional areas was recognised in 2009 when Royalties for Regions was implemented by the State Government to fund required new infrastructure and upgrades in regional centres. Significant investment was provided to regional areas and at the same time, the inner areas of Perth were successful in receiving significant infrastructure commitments.

During this time, the outer areas of Perth were left with a situation that was inequitable and the formation of groups like GAPP has been necessary to advocate for appropriate infrastructure provision.

The equitable delivery of infrastructure for all local government areas in Western Australia is a significant issue that needs to be investigated by the State Government. It is hoped that the newly formed Infrastructure WA will develop a suitable solution to this issue through developing an appropriate infrastructure prioritisation framework.

Beneficial Enterprises

Local government should have the ability to create Council Controlled Organisations (CCO) to provide any services (consider New Zealand Model) to realise additional revenue streams and provide for more efficient service delivery, consider waste services and shared ICT. The preferred model will allow local governments to develop a charter that is not embedded in legislation but provides the parameters under which the CCO can operate. This will provide a high level of transparency but also allows the CCO to act commercially. The CCO will be accountable to the Council, report on performance and be subject to audit requirements. Legislation should also allow local government to jointly form Beneficial Enterprises and to enter

into joint ventures with corporations, consider leisure industry, golf courses, building and planning works, event management. The main objective is to reduce the reliance on rates, realise efficiencies not currently available to local government and to provide improved services. State Government should provide more authority to local governments in relation to Crown Reserves vested in and/or managed by local governments especially in relation to the use of such Crown Reserves. Local government need to diversify their revenue and income streams away from the heavy reliance on Rates and local governments should be allowed to undertake commercial activities for this purpose. The requirements under the Major Land Transactions and Major Trading Undertakings provisions are onerous and do not recognise commercial reality.

Governance & Legal

CE02-08/19 Minor Review and Extension of Review Dates for Council Policies

File Ref:	26321V04 – 19/306402
Responsible Officer:	Executive Manager Governance and Legal
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider proposed minor amendments and extension to review dates for Council Policies.

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. The SCP 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 SCP and the City's requirements to provide sound and effective internal controls to minimise risk and deliver desired outcomes.

Detail

A minor amendment is proposed to the Donations, Sponsorship and Waiver of Fees and Charges Policy as detailed below and shown in mark-up in the attachments.

1. Donations, Sponsorship and Waiver of Fees and Charges Policy

This policy was last reviewed in March 2013. Historically the CEO has been delegated, through the policy to approve requests for donations, sponsorships and the waiver of fees and charges to a set value and according to the policy criteria. The CEO, under the Act had the ability to sub-delegate and therefore conferred a sub delegation to the Director Corporate Strategy and Performance, Operations Manager Business and Finance and Manager Council and Corporate Support.

During the annual review of the Delegated Authority in 2018 the delegation was revoked as there is no statutory power to delegate this function. It was determined that the policy adopted by Council outlines the role and extent of the CEO's discretion in implementing the policy. The CEO is not exercising a legislative function and only determines if the proposed expenditure aligns with the Council adopted policy principles.

The policy does not however provide the CEO with the authority to nominate another to act on his behalf. Therefore Administration requests that Council approve a very minor amendment to the Donations, Sponsorship and Waiver of Fees and Charges Policy, shown in marked-up changes at **Attachment 2**, to allow the CEO to authorise an appropriate nominee of his choosing to make decisions aligned to the policy on his behalf. Some administrative changes have also been made to this policy to update the name of the responsible service unit and contact person as well as the reporting requirements in line with the removal of the delegation.

Attachment 1 provides a final version inclusive of the proposed amendments and **Attachment 3** provides the original policy prior to its review.

2. Extension of review dates

The following local planning policies are currently under review however are not yet finalised. Council's approval is requested to extend the applicable review dates noting that the risk of doing so for these policies is not considered material.

2.1 Local Planning Policy 4.3: Public Open Space

This is a complex policy that affects the operations of approximately six service units. The review has required comprehensive consultation with each of the affected service units to identify the parameters of the review. Additional consultation on specific policy provisions has then taken place. As this detailed work is yet to be concluded, an extension of time to complete the review until 31 December 2019 is requested.

2.2 Local Planning Policy 4.8: Tree Preservation

This policy is likely to be replaced as part of the Urban Forest Strategy to be prepared in 2019/20. Consequently, an extension of time to complete the review to 30 June 2020 is requested.

2.3 Local Planning Policy 4.21: Coastal Assets

This is a complex policy that affects the operations of a number of service units. The review will require comprehensive consultation with those service units in order to develop a revised policy. The revised policy will need to consider recent coastal management challenges, such as Coastal Hazard Risk Management Adaptation Planning. An extension of time to complete the review until 30 June 2020 is requested.

2.4 Local Planning Policy 4.41: Compliance

The review of this policy has identified that the current approach for issuing Building Orders may require further and more detailed commentary. An extension until 31 October 2019 is sought to allow Administration sufficient time to meet with Building and Energy and consider advice on the issuing of Building Orders. The advice received will then be considered and any changes will be reflected in the policy.

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 SCP and are relevant and up to date. The extension to review dates will ensure that the review of these policies is undertaken thoroughly, taking into consideration all factors relating to the implementation of these documents.

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:-

1. **ADOPTS** the amended Donations, Sponsorships and Waiver of Fees and Charges Policy as set out in Attachment 1; and
2. **EXTENDS** the scheduled review dates for:
 - a) **Local Planning Policy 4.3: Public Open Space to 31 December 2019;**
 - b) **Local Planning Policy 4.8: Tree Preservation to 30 June 2020;**
 - c) **Local Planning Policy 4.21: Coastal Assets to 30 June 2020; and**
 - d) **Local Planning Policy 4.41: Compliance review to 31 October 2019.**

Attachments:

- | | |
|---|----------------------|
| 1. Donations, Sponsorship and Waiver of Fees and Charges Policy | 10/67965[v2] Minuted |
| 2. Donations Sponsorships and Waiver of Fees and Charges Policy - TRACK CHANGES | 19/307482 |
| 3. Donations, Sponsorship and Waiver of Fees and Charges Policy | 10/67965[v1] |



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Donations, Sponsorships and Waiver of Fees and Charges Policy

Policy Owner:	Council & Corporate Support
Contact Person:	Manager Council & Corporate Support
Date of Approval:	TBA

POLICY OBJECTIVE

To provide clear guidelines for the equitable assessment of requests for donations, sponsorship and waiver of fees and charges incorporating conditions and processes to ensure accountability for the funds expended and to meet Council's strategic objective of providing healthy, safe, vibrant and connected communities.

POLICY STATEMENT

Given that Council receives a large number of requests from community organisations throughout the year for donations, sponsorship and waiver of Council fees and charges, a procedure for the assessment of applications ensures:-

- Transparency and accountability to the community;
- An effective reporting mechanism to Council regarding the total value of donations approved in any one financial year;
- An equitable assessment of each application or request received;
- A standard process for applicants to follow when requesting donations or sponsorships from the Council.

SCOPE

This policy applies to community groups applying for a donation towards an activity, event or program with a charitable or community service oriented purpose and to sporting organisations and clubs on behalf of individuals aged 18 years of age or under who reside in the City of Wanneroo and have been selected to participate in State, National or International competitions. All funding will be allocated at the discretion of Council or the Chief Executive Officer (or nominee) and subject to budgetary constraints. No applicant is guaranteed funding support or that the full amount requested will be donated.

Each application for funding assistance is considered on its individual merits. The City of Wanneroo reserves the right to determine eligibility for financial assistance based on information provided in the funding application. Recipients of funding will be asked to assess their performance according to the following indicators:-

- Demonstrable achievement of outcome identified;
- The level of public awareness of their activity or project;
- Public attendance at events held;
- Involvement of volunteers; and
- Acknowledgement of the contribution made by the City of Wanneroo.

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Tangible evidence to support these performance indicators will be required such as photos, press clippings, copies of fliers, newsletters, documents produced, etc. Failure to satisfactorily complete the performance valuation requirements may disqualify recipients from future funding assistance from Council.

BACKGROUND

The Donations, Sponsorships and Waiver of Fees and Charges Policy was first implemented in July 2002 and has been reviewed on several occasions. The policy provides guidelines to support the provision of funding to residents and community groups of the City of Wanneroo.

CONSULTATION WITH STAKEHOLDERS

Key stakeholders include not-for-profit community organisations within and servicing Wanneroo as well as individual sports people 18 years of age or under or disabled sports people of any age, who have been selected to compete in State, National and International competitions and reside within the City of Wanneroo. Internal stakeholders include staff who implement the policy, such as Governance, Community Facilities and Finance as well as the decision makers, namely the Chief Executive Officer (or nominee) and Elected Members.

IMPLICATIONS (Financial, Human Resources)

The implementation of this policy is supported by funds allocated through the Annual Budget of Council each financial year. Council has demonstrated a long term commitment to the provision of donations to community groups and individual sports people through the implementation of this policy.

REPORTING PROCEDURES

A report noting donations and waivers of fees and charges approved by the Chief Executive Officer (or nominee) will be prepared and circulated to Elected Members through the Wanneroo Wrap.

Applications determined by Council under this policy shall become part of the public record, via Council minutes.

IMPLEMENTATION

1. Timeframe:

Applications (except for emergency assistance) must be submitted on the official form and must be received at least two weeks prior to the event. The Assessment process can take between four to six weeks from date of receipt of the application, therefore the sooner it is received the sooner it can be processed.



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2. Exclusions:

Council **will not** consider funding applications for donations, sponsorships or the waiver of fees and charges for:

- 2.1 Any activity, event or program that contravenes Council's existing policies;
- 2.2 The bond associated with the use of Council Facilities (only the waiver of fees for an activity, event or function will be considered);
- 2.3 Retrospective applications;
- 2.4 More than one application per financial year, including funding through the Community Funding Donation round;
- 2.5 Requests from non resident individuals or organisations which do not directly serve or represent the community of the City of Wanneroo;
- 2.6 Requests from commercial organisations unless they clearly relate to community or not-for-profit projects and/or events occurring in, and directly serving the community of the City of Wanneroo;
- 2.7 Requests that have the potential for income generation or profit or where an entry fee is being charged (excluding a gold coin donation);
- 2.8 Requests from organisations who have monies owing to the City.
- 2.9 Fund raising activities, for example, prizes for quiz nights, fetes and generic fundraising campaigns from individuals or National Charities, unless it can be demonstrated that the events aims and objectives are targeted primarily at the City's community as a whole.
- 2.10 State or Federal government organisations (unless substantial benefit to the City of Wanneroo community is established).

3. Standard conditions relating to funding agreements:

- 3.1 All applications must be on official form, otherwise not accepted. The form can be downloaded from the web site at www.wanneroo.wa.gov.au.
- 3.2 Funds should be expended in keeping with ethical conduct and practices;
- 3.3 The City to be acknowledged in associated publicity and promotional material, with the City's logo displayed appropriately;
- 3.4 Event organisers must liaise with the City's Communication and Events service unit before proceeding to use the City's logo or material;
- 3.5 Event organisers may be required to complete an Event Application Form or a "Casual Facility Hire Application" Form. For more information please contact

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the City's Communication and Events Service Unit or refer to the City's web site at www.wanneroo.wa.gov.au.

- 3.6 Successful organisations without an ABN must be prepared to sign a "Statement by a Supplier" Form in order to be funded.
- 3.7 Any funds not spent in the agreed time are to be returned to the City of Wanneroo;
- 3.8 Assistance is provided on a one-off basis with no commitment to future funding.

CATEGORIES AND CRITERIA

CRITERIA	SPONSORSHIPS	DONATIONS	WAIVER OF FEES AND CHARGES
Promotes City of Wanneroo's mission and objectives	√	√	√
Significant benefits to the City of Wanneroo community	√	√	√
Not-for-profit or Non-government organisations	√	√	√
75% of membership of groups requesting support must be City of Wanneroo residents		√	√
Requests from supporting clubs and organisations on behalf of young people who reside within the City of Wanneroo (18 years of age and under), who are performing or competing in State, National or International competitions, festivals or exhibitions	√		
Selection letter included	√		
Disabled athletes, regardless of age.	√		

All applications under the following categories must firstly adhere to the timeframe, standard conditions and exclusions section of this policy as set out in points 1. to 3. above.

4. Community Group Donations & Waiver of Fees and Charges

- 4.1 Not-for-profit or Non-government organisation that has a charitable or community service orientated purpose;
- 4.2 75% of membership of groups requesting support must be City of Wanneroo residents unless it can be demonstrated that the events' aims and objectives are targeted primarily at the City's community.



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- 4.3 Only 50% of the amount charged for a waiver of fees will be considered with the exception of State or Federal functions and visits by Parliamentarians held within the City;
- 4.4 Council at its own discretion may donate to disaster relief funds for humanitarian reasons.
- 4.5 Requests are required to adhere to the "Exclusions and Standard Conditions" criteria detailed in points 1. to 3. of this policy.

Additional Exclusions:

The City will not consider applications for community group donations or the waiver of fees and charges for:

- 4.6 Requests for continuous or ongoing waiver of fees and charges although a one-off 50% waiver of fees (covering one financial year) may be provided to not-for-profit groups hiring Council facilities. This will be available to groups as short-term support.

5. Sponsorships

- 5.1 Supporting groups and organisations (e.g sports clubs, dance academies etc) are required to apply for funding on behalf of young people who reside within the City of Wanneroo (up to and including 18 years of age), and who are performing, competing or taking part in State, National or International competitions, festivals and exhibitions. The group or organisation needs to include all children in the team who reside within the City of Wanneroo and who have been selected to the event.
- 5.2 Requests for funding will only be considered on the official form and signed by a club official. Forms submitted and signed by parents will not be considered.
- 5.3 Requests must be supported by a letter of selection from the state association or supporting agency and included with the application.
- 5.4 Selection of individuals by schools are subject to the following criteria:-

Funding will be to a maximum of \$2,000.00 per school, per financial year to support students attending events.
- 5.5 Donations approved by the City will be forwarded through to the supporting group who is then required to distribute the funds to the individuals identified on the supporting group's application.
- 5.6 Disabled athletes, regardless of age, who reside within the City of Wanneroo.
- 5.7 Requests are required to adhere to the "Exclusions and Standard Conditions" criteria detailed under points 1. to 3. of this policy.



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Applications for donations to athletes and performers will be determined by the Chief Executive Officer (or nominee) (up to and including \$500.00) or Council (over \$500.00) according to the following schedule:

Type of competition/exhibition/festival	Amount provided
State (Western Australia)	\$75.00 per individual (capped at \$600 per club)
National	\$200.00 per individual (capped at \$600 per team to a maximum of four teams per event).
International	\$500.00 per individual (capped at \$1,500 per team)

Additional Exclusions

The City will not consider applications for donations from athletes or performers if:

- 5.8 The athlete or performer receives payment of any kind for their participation in the event or activity; and
- 5.9 Individuals have selected themselves to participate in an event or activity.

6. Specific Donations

The City of Wanneroo will continue to honour its commitment to the following organisations/programs by ensuring an appropriate budget allocation is made in the annual budget to a value determined by the Chief Executive Officer (or nominee) (subject to a request for funding being received):

- 6.1 Cancer Council – Relay for Life (\$5,000 p.a.)
- 6.2 Lake Joondalup Village Choir
- 6.3 Challenge Brass Band
- 6.4 Jaguars Softball Club for Disabilities
- 6.5 Wanneroo Agricultural Society (perpetual trophy)
- 6.6 Twin Cities FM (\$5,000 p.a.)
- 6.7 Country Women's Association, Wanneroo Branch 100% waiver of fees for hire of the Gallery (WLCC) once a year to hold a morning tea to raise funds for Breast Cancer Care WA.

7. Applications with extenuating circumstances

If an application for a donation or sponsorship does not meet the evaluation criteria but is assessed by City Administration as a case warranting further consideration, it will be forwarded to Council for determination.

DETERMINATION PROCEDURES

Donation value/applicant	Determination Procedure
Applications up to and including the value of \$500.00 from City of Wanneroo based organisations or individuals	Determined by CEO (or nominee)

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Donation value/applicant	Determination Procedure
Applications over \$500.00 from City of Wanneroo based organisations and individuals	Council determination
Applications up to and including the value of \$500.00 from supporting groups on behalf of individuals to attend State, National or International events	Determined by CEO (or nominee)
Applications over the value of \$500.00 from supporting groups on behalf of individuals to attend State, National or International events	Council determination
Applications with extenuating circumstances	Council determination

ROLES AND RESPONSIBILITIES

The City's Governance Officer is responsible for monitoring compliance with this policy and will provide interpretations in the event of clarification being required.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Chief Executive Officer 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 employees. Elected Members. Members of the public.

EVALUATION AND REVIEW PROVISIONS

The success of this policy can be gauged by the number of applications received and the percentage that receive funding.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.	
Donation/s	Is a cash contribution to an individual, organisation or group for the purpose of supporting an activity, event or programme with a charitable, welfare, sporting or community service orientated purpose, and does not have an acquittal requirement.
Fees and Charges	Are stipulated monetary amounts levied by the City on an organisation or group for the use of a City owned facility or the staging of a particular event or activity.
In-kind Donation	Is the provision of services and/or resources where no cash is exchanged. In-kind requests include, but are not limited to, subsidised or waived venue hire fees, rubbish bins for events and various applications of employee time and other non-monetary resources.

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DEFINITIONS: Any definitions listed in the following table apply to this document only.

Not-for-profit Community Group or Organisation	Provides services that benefit the broader community. Any profit made goes back into the operation of the group or organisation to carry out its purposes and is not distributed to any of its members.
Council Facilities	Council facilities means all City owned and operated facilities and reserves across the City that are included as available for hire or use in the City's Annual Schedule of Fees and Charges.

REFERENCES

Community Funding Policy
Facility Hire and Use Policy

RESPONSIBILITY FOR IMPLEMENTATION

Council & Corporate Support

Version	Next Review	Record No:
11 October 2011 (CS04-10/11)	October 2013	10/67965
05 March 2013 (CS07-03/13)	October 2015	10/67965
26 April 2016 (CS14-04/16 – minor amendment)	October 2016	10/67965
23 July 2019 (minor review)	July 2020	10/67965V2

CITY OF WANNEROO DONATION REQUEST FORM

GROUP DETAILS

Name of Organisation or Group: <i>(Cheques will be made out to this name, please ensure an account is available)</i>			
Contact Person <i>(all mail will be addressed to this person)</i>			
Postal Address			
Phone No:		Email Address:	
Incorporated? Yes <input type="checkbox"/> No <input type="checkbox"/>	Year of Incorporation:	ABN: <i>(If not, please complete attached Statement by Supplier.)</i>	
Is your organisation registered for GST? Yes <input type="checkbox"/> No <input type="checkbox"/>	Basis of operation: <input type="checkbox"/> Commercial <input type="checkbox"/> Not For Profit <input type="checkbox"/> Registered Charity		

ABOUT YOUR ORGANISATION

Describe the role of your organisation:			
Where do you operate from and in what area? (eg. Suburbs)			
Membership:	No. of members: How many are residents of the City of Wanneroo?		

ABOUT THE PROJECT OR EVENT

Name of Project or Event:			
Date and Time:		Location and Venue:	
Who can attend?			
Purpose of project or event:			
If in the City of Wanneroo, has an Event Approval Form been submitted? <i>(Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there an entry fee <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how much is the fee?
What will the donation be used for specifically?:		Will income be generated as a result of event or project? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will this be used?
How will your organisation acknowledge City of Wanneroo support?		Is the event:	<input type="checkbox"/> One-off Event <input type="checkbox"/> Regular Event

PROJECT OR EVENT BUDGET SUMMARY

Total Cost of Project/Event:	\$
Amount contributed by your organisation:	\$
In kind contribution, (e.g. volunteer time):	\$
Amount from other sources, (e.g. other funding, sponsorship):	\$
Amount Requested from City of Wanneroo:	\$



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CITY OF WANNEROO SPONSORSHIP REQUEST FORM

Supporting Group on Behalf of Individuals

This form must be completed by the supporting group to ensure that all participants in the event are captured on the form.

GROUP DETAILS

Name of Supporting Group: (Cheques will be made out to this name, please ensure an account is available)			
Contact Person (all mail will be addressed to this person)			
Postal Address			
Phone No:		Fax No:	
Email Address:			
ABN No:			

EVENT DETAILS

Title of Event:			
Location and Venue:			
Date of the Event*:		State <input type="checkbox"/>	National <input type="checkbox"/> International <input type="checkbox"/>

*Applications received after the start of the event will not be eligible for sponsorship

DETAILS OF INDIVIDUALS ATTENDING EVENT

Name	Residential Address	Date of Birth	M/F

(Attach separate sheet if more names to be included)

SELECTION DETAILS

Who made the selection? (Selection letter/s must be attached for each individual)			
Will any payment be received by the individual/s for participating?	Yes <input type="checkbox"/> No <input type="checkbox"/>	What is the cost to each individual to participate in this event?	

ACKNOWLEDGEMENT OF CITY OF WANNEROO SUPPORT

If successful, how are you prepared to acknowledge the City's support? (eg. Display promotional items; provide brief report and photos)	
---	--

DECLARATION

I,, (print name) on behalf of (supporting organisation) certify that this request for support includes the details of all individuals 18 years or under who are participating in the stated event and reside within the City of Wanneroo.

Signed: Date: Position:

11/115124



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Donations, Sponsorships and Waiver of Fees and Charges Policy

Policy Owner:	Governance & Executive Services Council & Corporate Support
Contact Person:	Council Support Officer – Elected Members Manager Council & Corporate Support
Date of Approval:	CS07-03/13 – 05 March 2013 TBA

POLICY OBJECTIVE

To provide clear guidelines for the equitable assessment of requests for donations, sponsorship and waiver of fees and charges incorporating conditions and processes to ensure accountability for the funds expended and to meet Council's strategic objective of providing healthy, safe, vibrant and connected communities.

POLICY STATEMENT

Given that Council receives a large number of requests from community organisations throughout the year for donations, sponsorship and waiver of Council fees and charges, a procedure for the assessment of applications ensures:-

- Transparency and accountability to the community;
- An effective reporting mechanism to Council regarding the total value of donations approved in any one financial year;
- An equitable assessment of each application or request received;
- A standard process for applicants to follow when requesting donations or sponsorships from the Council.

SCOPE

This policy applies to community groups applying for a donation towards an activity, event or program with a charitable or community service oriented purpose and to sporting organisations and clubs on behalf of individuals aged 18 years of age or under who reside in the City of Wanneroo and have been selected to participate in State, National or International competitions. All funding will be allocated at the discretion of Council or the Chief Executive Officer ~~(under delegated authority)~~ (or nominee) and subject to budgetary constraints. No applicant is guaranteed funding support or that the full amount requested will be donated.

Each application for funding assistance is considered on its individual merits. The City of Wanneroo reserves the right to determine eligibility for financial assistance based on information provided in the funding application. Recipients of funding will be asked to assess their performance according to the following indicators:-

- Demonstrable achievement of outcome identified;
- The level of public awareness of their activity or project;
- Public attendance at events held;
- Involvement of volunteers; and
- Acknowledgement of the contribution made by the City of Wanneroo.

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Tangible evidence to support these performance indicators will be required such as photos, press clippings, copies of fliers, newsletters, documents produced, etc. Failure to satisfactorily complete the performance valuation requirements may disqualify recipients from future funding assistance from Council.

BACKGROUND

The Donations, Sponsorships and Waiver of Fees and Charges Policy was first implemented in July 2002 and has been reviewed on several occasions. The policy provides guidelines to support the provision of funding to residents and community groups of the City of Wanneroo.

CONSULTATION WITH STAKEHOLDERS

Key stakeholders include not-for-profit community organisations within and servicing Wanneroo as well as individual sports people 18 years of age or under or disabled sports people of any age, who have been selected to compete in State, National and International competitions and reside within the City of Wanneroo. Internal stakeholders include staff who implement the policy, such as Governance, Community Facilities and Finance as well as the decision makers, namely the Chief Executive Officer ([or nominee](#)) and Elected Members.

IMPLICATIONS (Financial, Human Resources)

The implementation of this policy is supported by funds allocated through the Annual Budget of Council each financial year. Council has demonstrated a long term commitment to the provision of donations to community groups and individual sports people through the implementation of this policy.

REPORTING PROCEDURES

~~A record of each application determined by the Chief Executive Officer and its assessment against evaluation criteria shall be maintained as part of the City's Delegated Authority Register.~~

A report noting donations and waivers of fees and charges approved ~~under delegated authority by the Chief Executive Officer (or nominee)~~ will be prepared and circulated to Elected Members through the ~~Members Clipboard Wanneroo Wrap~~[Publication](#).

Applications determined by Council under this policy shall become part of the public record, via Council minutes.

IMPLEMENTATION

1. Timeframe:

Applications (except for emergency assistance) must be submitted on the official form and must be received at least two weeks prior to the event. The Assessment process can take between four to six weeks from date of receipt of the application, therefore the sooner it is received the sooner it can be processed.



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2. Exclusions:

Council **will not** consider funding applications for donations, sponsorships or the waiver of fees and charges for:

- 2.1 Any activity, event or program that contravenes Council's existing policies;
- 2.2 The bond associated with the use of Council Facilities (only the waiver of fees for an activity, event or function will be considered);
- 2.3 Retrospective applications;
- 2.4 More than one application per financial year, including funding through the Community Funding Donation round;
- 2.5 Requests from non resident individuals or organisations which do not directly serve or represent the community of the City of Wanneroo;
- 2.6 Requests from commercial organisations unless they clearly relate to community or not-for-profit projects and/or events occurring in, and directly serving the community of the City of Wanneroo;
- 2.7 Requests that have the potential for income generation or profit or where an entry fee is being charged (excluding a gold coin donation);
- 2.8 Requests from organisations who have monies owing to the City.
- 2.9 Fund raising activities, for example, prizes for quiz nights, fetes and generic fundraising campaigns from individuals or National Charities, unless it can be demonstrated that the events aims and objectives are targeted primarily at the City's community as a whole.
- 2.10 State or Federal government organisations (unless substantial benefit to the City of Wanneroo community is established).

3. Standard conditions relating to funding agreements:

- 3.1 All applications must be on official form, otherwise not accepted. The form can be downloaded from the web site at www.wanneroo.wa.gov.au.
- 3.2 Funds should be expended in keeping with ethical conduct and practices;
- 3.3 The City to be acknowledged in associated publicity and promotional material, with the City's logo displayed appropriately;
- 3.4 Event organisers must liaise with the City's Communication and Events service unit before proceeding to use the City's logo or material;
- 3.5 Event organisers may be required to complete an Event Application Form or a "Casual Facility Hire Application" Form. For more information please contact

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the City's Communication and Events Service Unit or refer to the City's web site at www.wanneroo.wa.gov.au.

- 3.6 Successful organisations without an ABN must be prepared to sign a "Statement by a Supplier" Form in order to be funded.
- 3.7 Any funds not spent in the agreed time are to be returned to the City of Wanneroo;
- 3.8 Assistance is provided on a one-off basis with no commitment to future funding.

CATEGORIES AND CRITERIA

CRITERIA	SPONSORSHIPS	DONATIONS	WAIVER OF FEES AND CHARGES
Promotes City of Wanneroo's mission and objectives	√	√	√
Significant benefits to the City of Wanneroo community	√	√	√
Not-for-profit or Non-government organisations	√	√	√
75% of membership of groups requesting support must be City of Wanneroo residents		√	√
Requests from supporting clubs and organisations on behalf of young people who reside within the City of Wanneroo (18 years of age and under), who are performing or competing in State, National or International competitions, festivals or exhibitions	√		
Selection letter included	√		
Disabled athletes, regardless of age.	√		

All applications under the following categories must firstly adhere to the timeframe, standard conditions and exclusions section of this policy as set out in points 1. to 3. above.

4. Community Group Donations & Waiver of Fees and Charges

- 4.1 Not-for-profit or Non-government organisation that has a charitable or community service orientated purpose;
- 4.2 75% of membership of groups requesting support must be City of Wanneroo residents unless it can be demonstrated that the events' aims and objectives are targeted primarily at the City's community.



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- 4.3 Only 50% of the amount charged for a waiver of fees will be considered with the exception of State or Federal functions and visits by Parliamentarians held within the City;
- 4.4 Council at its own discretion may donate to disaster relief funds for humanitarian reasons.
- 4.5 Requests are required to adhere to the "Exclusions and Standard Conditions" criteria detailed in points 1. to 3. of this policy.

Additional Exclusions:

The City will not consider applications for community group donations or the waiver of fees and charges for:

- 4.6 Requests for continuous or ongoing waiver of fees and charges although a one-off 50% waiver of fees (covering one financial year) may be provided to not-for-profit groups hiring Council facilities. This will be available to groups as short-term support.

5. Sponsorships

- 5.1 Supporting groups and organisations (e.g sports clubs, dance academies etc) are required to apply for funding on behalf of young people who reside within the City of Wanneroo (up to and including 18 years of age), and who are performing, competing or taking part in State, National or International competitions, festivals and exhibitions. The group or organisation needs to include all children in the team who reside within the City of Wanneroo and who have been selected to the event.
- 5.2 Requests for funding will only be considered on the official form and signed by a club official. Forms submitted and signed by parents will not be considered.
- 5.3 Requests must be supported by a letter of selection from the state association or supporting agency and included with the application.
- 5.4 Selection of individuals by schools are subject to the following criteria:-

Funding will be to a maximum of \$2,000.00 per school, per financial year to support students attending events.
- 5.5 Donations approved by the City will be forwarded through to the supporting group who is then required to distribute the funds to the individuals identified on the supporting group's application.
- 5.6 Disabled athletes, regardless of age, who reside within the City of Wanneroo.
- 5.7 Requests are required to adhere to the "Exclusions and Standard Conditions" criteria detailed under points 1. to 3. of this policy.



Policy Manual

Applications for donations to athletes and performers will be determined ~~under delegated authority~~ by the Chief Executive Officer (or nominee) (up to and including \$500.00) or Council (over \$500.00) according to the following schedule:

Type of competition/exhibition/festival	Amount provided
State (Western Australia)	\$75.00 per individual (capped at \$600 per club)
National	\$200.00 per individual (capped at \$600 per team to a maximum of four teams per event).
International	\$500.00 per individual (capped at \$1,500 per team)

Additional Exclusions

The City will not consider applications for donations from athletes or performers if:

- 5.8 The athlete or performer receives payment of any kind for their participation in the event or activity; and
- 5.9 Individuals have selected themselves to participate in an event or activity.

6. Specific Donations

The City of Wanneroo will continue to honour its commitment to the following organisations/programs by ensuring an appropriate budget allocation is made in the annual budget to a value determined by the Chief Executive Officer (or nominee) (subject to a request for funding being received):

- 6.1 Cancer Council – Relay for Life (\$5,000 p.a.)
- 6.2 Lake Joondalup Village Choir
- 6.3 Challenge Brass Band
- 6.4 Jaguars Softball Club for Disabilities
- 6.5 Wanneroo Agricultural Society (perpetual trophy)
- 6.6 Twin Cities FM (\$5,000 p.a.)
- 6.7 Country Women's Association, Wanneroo Branch 100% waiver of fees for hire of the Gallery (WLCC) once a year to hold a morning tea to raise funds for Breast Cancer Care WA.

7. Applications with extenuating circumstances

If an application for a donation or sponsorship does not meet the evaluation criteria but is assessed by City Administration as a case warranting further consideration, it will be forwarded to Council for determination.

DETERMINATION PROCEDURES

Donation value/applicant	Determination Procedure
Applications up to and including the value of \$500.00 from City of Wanneroo based organisations or individuals	Determined by CEO <u>(or nominee)</u> under delegated authority

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Donation value/applicant	Determination Procedure
Applications over \$500.00 from City of Wanneroo based organisations and individuals	Council determination
Applications up to and including the value of \$500.00 from supporting groups on behalf of individuals to attend State, National or International events	Determined by CEO <u>(or nominee) under delegated authority</u>
Applications over the value of \$500.00 from supporting groups on behalf of individuals to attend State, National or International events	Council determination
Applications with extenuating circumstances	Council determination

ROLES AND RESPONSIBILITIES

The City's Governance Officer is responsible for monitoring compliance with this policy and will provide interpretations in the event of clarification being required.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Chief Executive Officer 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 employees. Elected Members. Members of the public.

EVALUATION AND REVIEW PROVISIONS

The success of this policy can be gauged by the number of applications received and the percentage that receive funding.

DEFINITIONS

DEFINITIONS: Any definitions listed in the following table apply to this document only.	
Delegated Authority	Is when the CEO is delegated responsibility for the application, management and implementation of this policy in accordance with the City's Delegated Authority Register.
Donation/s	Is a cash contribution to an individual, organisation or group for the purpose of supporting an activity, event or programme with a charitable, welfare, sporting or community service orientated purpose, and does not have an acquittal requirement.
Fees and Charges	Are stipulated monetary amounts levied by the City on an organisation or group for the use of a City owned facility or the staging of a particular event or activity.



Policy Manual

DEFINITIONS: Any definitions listed in the following table apply to this document only.

In-kind Donation	Is the provision of services and/or resources where no cash is exchanged. In-kind requests include, but are not limited to, subsidised or waived venue hire fees, rubbish bins for events and various applications of employee time and other non-monetary resources.
Not-for-profit Community Group or Organisation	Provides services that benefit the broader community. Any profit made goes back into the operation of the group or organisation to carry out its purposes and is not distributed to any of its members.
Council Facilities	Council facilities means all City owned and operated facilities and reserves across the City that are included as available for hire or use in the City's Annual Schedule of Fees and Charges.

RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS
[Chief Executive Officer Delegation No.10.2](#)

REFERENCES

Community Funding Policy
 Facility Hire and Use Policy

RESPONSIBILITY FOR IMPLEMENTATION

[Governance Council & Corporate Support](#)

Version	Next Review	Record No:
11 October 2011 (CS04-10/11)	October 2013	10/67965
05 March 2013 (CS07-03/13)	October 2015	10/67965
26 April 2016 (CS14-04/16 – minor amendment)	October 2016	10/67965
23 July 2019 (minor review)	July 2020	TBA

CITY OF WANNEROO DONATION REQUEST FORM

GROUP DETAILS

Name of Organisation or Group: <i>(Cheques will be made out to this name, please ensure an account is available)</i>			
Contact Person <i>(all mail will be addressed to this person)</i>			
Postal Address			
Phone No:		Email Address:	
Incorporated? Yes <input type="checkbox"/> No <input type="checkbox"/>	Year of Incorporation:	ABN: <i>(If not, please complete attached Statement by Supplier.)</i>	
Is your organisation registered for GST? Yes <input type="checkbox"/> No <input type="checkbox"/>	Basis of operation: <input type="checkbox"/> Commercial <input type="checkbox"/> Not For Profit <input type="checkbox"/> Registered Charity		

ABOUT YOUR ORGANISATION

Describe the role of your organisation:			
Where do you operate from and in what area? (eg. Suburbs)			
Membership:	No. of members:	How many are residents of the City of Wanneroo?	

ABOUT THE PROJECT OR EVENT

Name of Project or Event:			
Date and Time:		Location and Venue:	
Who can attend?			
Purpose of project or event:			
If in the City of Wanneroo, has an Event Approval Form been submitted? <i>(Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there an entry fee <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how much is the fee?
What will the donation be used for specifically?:		Will income be generated as a result of event or project? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will this be used?
How will your organisation acknowledge City of Wanneroo support?		Is the event:	<input type="checkbox"/> One-off Event <input type="checkbox"/> Regular Event

PROJECT OR EVENT BUDGET SUMMARY

Total Cost of Project/Event:	\$
Amount contributed by your organisation:	\$
In kind contribution, (e.g. volunteer time):	\$
Amount from other sources, (e.g. other funding, sponsorship):	\$
Amount Requested from City of Wanneroo:	\$



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CITY OF WANNEROO SPONSORSHIP REQUEST FORM

Supporting Group on Behalf of Individuals

This form must be completed by the supporting group to ensure that all participants in the event are captured on the form.

GROUP DETAILS

Name of Supporting Group: (Cheques will be made out to this name, please ensure an account is available)			
Contact Person (all mail will be addressed to this person)			
Postal Address			
Phone No:		Fax No:	
Email Address:			
ABN No:			

EVENT DETAILS

Title of Event:			
Location and Venue:			
Date of the Event*:		State <input type="checkbox"/>	National <input type="checkbox"/> International <input type="checkbox"/>

*Applications received after the start of the event will not be eligible for sponsorship

DETAILS OF INDIVIDUALS ATTENDING EVENT

Name	Residential Address	Date of Birth	M/F

(Attach separate sheet if more names to be included)

SELECTION DETAILS

Who made the selection? (Selection letter/s must be attached for each individual)			
Will any payment be received by the individual/s for participating?	Yes <input type="checkbox"/> No <input type="checkbox"/>	What is the cost to each individual to participate in this event?	

ACKNOWLEDGEMENT OF CITY OF WANNEROO SUPPORT

If successful, how are you prepared to acknowledge the City's support? (eg. Display promotional items; provide brief report and photos)	
---	--

DECLARATION

I,, (print name) on behalf of (supporting organisation) certify that this request for support includes the details of all individuals 18 years or under who are participating in the stated event and reside within the City of Wanneroo.

Signed: Date: Position:

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Donations, Sponsorships and Waiver of Fees and Charges Policy

Policy Owner:	Governance & Executive Services
Contact Person:	Council Support Officer – Elected Members
Date of Approval:	CS07-03/13 – 05 March 2013

POLICY OBJECTIVE

To provide clear guidelines for the equitable assessment of requests for donations, sponsorship and waiver of fees and charges incorporating conditions and processes to ensure accountability for the funds expended and to meet Council's strategic objective of providing healthy, safe, vibrant and connected communities.

POLICY STATEMENT

Given that Council receives a large number of requests from community organisations throughout the year for donations, sponsorship and waiver of Council fees and charges, a procedure for the assessment of applications ensures:-

- Transparency and accountability to the community;
- An effective reporting mechanism to Council regarding the total value of donations approved in any one financial year;
- An equitable assessment of each application or request received;
- A standard process for applicants to follow when requesting donations or sponsorships from the Council.

SCOPE

This policy applies to community groups applying for a donation towards an activity, event or program with a charitable or community service oriented purpose and to sporting organisations and clubs on behalf of individuals aged 18 years of age or under who reside in the City of Wanneroo and have been selected to participate in State, National or International competitions. All funding will be allocated at the discretion of Council or the Chief Executive Officer (under delegated authority) and subject to budgetary constraints. No applicant is guaranteed funding support or that the full amount requested will be donated.

Each application for funding assistance is considered on its individual merits. The City of Wanneroo reserves the right to determine eligibility for financial assistance based on information provided in the funding application. Recipients of funding will be asked to assess their performance according to the following indicators:-

- Demonstrable achievement of outcome identified;
- The level of public awareness of their activity or project;
- Public attendance at events held;
- Involvement of volunteers; and
- Acknowledgement of the contribution made by the City of Wanneroo.

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Tangible evidence to support these performance indicators will be required such as photos, press clippings, copies of fliers, newsletters, documents produced, etc. Failure to satisfactorily complete the performance valuation requirements may disqualify recipients from future funding assistance from Council.

BACKGROUND

The Donations, Sponsorships and Waiver of Fees and Charges Policy was first implemented in July 2002 and has been reviewed on several occasions. The policy provides guidelines to support the provision of funding to residents and community groups of the City of Wanneroo.

CONSULTATION WITH STAKEHOLDERS

Key stakeholders include not-for-profit community organisations within and servicing Wanneroo as well as individual sports people 18 years of age or under or disabled sports people of any age, who have been selected to compete in State, National and International competitions and reside within the City of Wanneroo. Internal stakeholders include staff who implement the policy, such as Governance, Community Facilities and Finance as well as the decision makers, namely the Chief Executive Officer and Elected Members.

IMPLICATIONS (Financial, Human Resources)

The implementation of this policy is supported by funds allocated through the Annual Budget of Council each financial year. Council has demonstrated a long term commitment to the provision of donations to community groups and individual sports people through the implementation of this policy.

REPORTING PROCEDURES

A record of each application determined by the Chief Executive Officer and its assessment against evaluation criteria shall be maintained as part of the City's Delegated Authority Register.

A report noting donations and waivers of fees and charges approved under delegated authority will be prepared and circulated to Elected Members through the Members Clipboard Publication.

Applications determined by Council under this policy shall become part of the public record, via Council minutes.

IMPLEMENTATION

1. Timeframe:

Applications (except for emergency assistance) must be submitted on the official form and must be received at least two weeks prior to the event. The Assessment process can take between four to six weeks from date of receipt of the application, therefore the sooner it is received the sooner it can be processed.



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2. Exclusions:

Council **will not** consider funding applications for donations, sponsorships or the waiver of fees and charges for:

- 2.1 Any activity, event or program that contravenes Council's existing policies;
- 2.2 The bond associated with the use of Council Facilities (only the waiver of fees for an activity, event or function will be considered);
- 2.3 Retrospective applications;
- 2.4 More than one application per financial year, including funding through the Community Funding Donation round;
- 2.5 Requests from non resident individuals or organisations which do not directly serve or represent the community of the City of Wanneroo;
- 2.6 Requests from commercial organisations unless they clearly relate to community or not-for-profit projects and/or events occurring in, and directly serving the community of the City of Wanneroo;
- 2.7 Requests that have the potential for income generation or profit or where an entry fee is being charged (excluding a gold coin donation);
- 2.8 Requests from organisations who have monies owing to the City.
- 2.9 Fund raising activities, for example, prizes for quiz nights, fetes and generic fundraising campaigns from individuals or National Charities, unless it can be demonstrated that the events aims and objectives are targeted primarily at the City's community as a whole.
- 2.10 State or Federal government organisations (unless substantial benefit to the City of Wanneroo community is established).

3. Standard conditions relating to funding agreements:

- 3.1 All applications must be on official form, otherwise not accepted. The form can be downloaded from the web site at www.wanneroo.wa.gov.au.
- 3.2 Funds should be expended in keeping with ethical conduct and practices;
- 3.3 The City to be acknowledged in associated publicity and promotional material, with the City's logo displayed appropriately;
- 3.4 Event organisers must liaise with the City's Communication and Events service unit before proceeding to use the City's logo or material;
- 3.5 Event organisers may be required to complete an Event Application Form or a "Casual Facility Hire Application" Form. For more information please contact

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the City's Communication and Events Service Unit or refer to the City's web site at www.wanneroo.wa.gov.au.

- 3.6 Successful organisations without an ABN must be prepared to sign a "Statement by a Supplier" Form in order to be funded.
- 3.7 Any funds not spent in the agreed time are to be returned to the City of Wanneroo;
- 3.8 Assistance is provided on a one-off basis with no commitment to future funding.

CATEGORIES AND CRITERIA

CRITERIA	SPONSORSHIPS	DONATIONS	WAIVER OF FEES AND CHARGES
Promotes City of Wanneroo's mission and objectives	√	√	√
Significant benefits to the City of Wanneroo community	√	√	√
Not-for-profit or Non-government organisations	√	√	√
75% of membership of groups requesting support must be City of Wanneroo residents		√	√
Requests from supporting clubs and organisations on behalf of young people who reside within the City of Wanneroo (18 years of age and under), who are performing or competing in State, National or International competitions, festivals or exhibitions	√		
Selection letter included	√		
Disabled athletes, regardless of age.	√		

All applications under the following categories must firstly adhere to the timeframe, standard conditions and exclusions section of this policy as set out in points 1. to 3. above.

4. Community Group Donations & Waiver of Fees and Charges

- 4.1 Not-for-profit or Non-government organisation that has a charitable or community service orientated purpose;
- 4.2 75% of membership of groups requesting support must be City of Wanneroo residents unless it can be demonstrated that the events' aims and objectives are targeted primarily at the City's community.

- 4.3 Only 50% of the amount charged for a waiver of fees will be considered with the exception of State or Federal functions and visits by Parliamentarians held within the City;
- 4.4 Council at its own discretion may donate to disaster relief funds for humanitarian reasons.
- 4.5 Requests are required to adhere to the “Exclusions and Standard Conditions” criteria detailed in points 1. to 3. of this policy.

Additional Exclusions:

The City will not consider applications for community group donations or the waiver of fees and charges for:

- 4.6 Requests for continuous or ongoing waiver of fees and charges although a one-off 50% waiver of fees (covering one financial year) may be provided to not-for-profit groups hiring Council facilities. This will be available to groups as short-term support.

5. Sponsorships

- 5.1 Supporting groups and organisations (e.g sports clubs, dance academies etc) are required to apply for funding on behalf of young people who reside within the City of Wanneroo (up to and including 18 years of age), and who are performing, competing or taking part in State, National or International competitions, festivals and exhibitions. The group or organisation needs to include all children in the team who reside within the City of Wanneroo and who have been selected to the event.
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- 5.4 Selection of individuals by schools are subject to the following criteria:-

Funding will be to a maximum of \$2,000.00 per school, per financial year to support students attending events.
- 5.5 Donations approved by the City will be forwarded through to the supporting group who is then required to distribute the funds to the individuals identified on the supporting group’s application.
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Applications for donations to athletes and performers will be determined under delegated authority by the Chief Executive Officer (up to and including \$500.00) or Council (over \$500.00) according to the following schedule:

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The City of Wanneroo will continue to honour its commitment to the following organisations/programs by ensuring an appropriate budget allocation is made in the annual budget to a value determined by the Chief Executive Officer (subject to a request for funding being received):

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7. Applications with extenuating circumstances

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DETERMINATION PROCEDURES

Donation value/applicant	Determination Procedure
Applications up to and including the value of \$500.00 from City of Wanneroo based organisations or individuals	Determined by CEO under delegated authority

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Donation value/applicant	Determination Procedure
Applications over \$500.00 from City of Wanneroo based organisations and individuals	Council determination
Applications up to and including the value of \$500.00 from supporting groups on behalf of individuals to attend State, National or International events	Determined by CEO under delegated authority
Applications over the value of \$500.00 from supporting groups on behalf of individuals to attend State, National or International events	Council determination
Applications with extenuating circumstances	Council determination

ROLES AND RESPONSIBILITIES

The City's Governance Officer is responsible for monitoring compliance with this policy and will provide interpretations in the event of clarification being required.

DISPUTE RESOLUTION

All disputes in regard to this policy will be referred to the Chief Executive Officer 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 employees. Elected Members. Members of the public.

EVALUATION AND REVIEW PROVISIONS

The success of this policy can be gauged by the number of applications received and the percentage that receive funding.

DEFINITIONS

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RELEVANT POLICIES/MANAGEMENT PROCEDURES/DOCUMENTS OR DELEGATIONS

Chief Executive Officer Delegation No.10.2

REFERENCES

Community Funding Policy

Facility Hire and Use Policy

RESPONSIBILITY FOR IMPLEMENTATION

Governance

Version	Next Review	Record No:
11 October 2011 (CS04-10/11)	October 2013	10/67965
05 March 2013 (CS07-03/13)	October 2015	10/67965
26 April 2016 (CS14-04/16 – minor amendment)	October 2016	10/67965

CITY OF WANNEROO DONATION REQUEST FORM

GROUP DETAILS

Name of Organisation or Group: <i>(Cheques will be made out to this name, please ensure an account is available)</i>			
Contact Person <i>(all mail will be addressed to this person)</i>			
Postal Address			
Phone No:		Email Address:	
Incorporated? Yes <input type="checkbox"/> No <input type="checkbox"/>	Year of Incorporation:	ABN: <i>(If not, please complete attached Statement by Supplier.)</i>	
Is your organisation registered for GST? Yes <input type="checkbox"/> No <input type="checkbox"/>	Basis of operation: <input type="checkbox"/> Commercial <input type="checkbox"/> Not For Profit <input type="checkbox"/> Registered Charity		

ABOUT YOUR ORGANISATION

Describe the role of your organisation:			
Where do you operate from and in what area? (eg. Suburbs)			
Membership:	No. of members: How many are residents of the City of Wanneroo?		

ABOUT THE PROJECT OR EVENT

Name of Project or Event:			
Date and Time:		Location and Venue:	
Who can attend?			
Purpose of project or event:			
If in the City of Wanneroo, has an Event Approval Form been submitted? <i>(Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is there an entry fee <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how much is the fee?
What will the donation be used for specifically?:		Will income be generated as a result of event or project? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how will this be used?
How will your organisation acknowledge City of Wanneroo support?		Is the event:	<input type="checkbox"/> One-off Event <input type="checkbox"/> Regular Event

PROJECT OR EVENT BUDGET SUMMARY

Total Cost of Project/Event:	\$
Amount contributed by your organisation:	\$
In kind contribution, (e.g. volunteer time):	\$
Amount from other sources, (e.g. other funding, sponsorship):	\$
Amount Requested from City of Wanneroo:	\$



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CITY OF WANNEROO SPONSORSHIP REQUEST FORM

Supporting Group on Behalf of Individuals

This form must be completed by the supporting group to ensure that all participants in the event are captured on the form.

GROUP DETAILS

Name of Supporting Group: (Cheques will be made out to this name, please ensure an account is available)			
Contact Person (all mail will be addressed to this person)			
Postal Address			
Phone No:		Fax No:	
Email Address:			
ABN No:			

EVENT DETAILS

Title of Event:			
Location and Venue:			
Date of the Event*:		State <input type="checkbox"/>	National <input type="checkbox"/> International <input type="checkbox"/>

*Applications received after the start of the event will not be eligible for sponsorship

DETAILS OF INDIVIDUALS ATTENDING EVENT

Name	Residential Address	Date of Birth	M/F

(Attach separate sheet if more names to be included)

SELECTION DETAILS

Who made the selection? (Selection letter/s must be attached for each individual)			
Will any payment be received by the individual/s for participating?	Yes <input type="checkbox"/> No <input type="checkbox"/>	What is the cost to each individual to participate in this event?	

ACKNOWLEDGEMENT OF CITY OF WANNEROO SUPPORT

If successful, how are you prepared to acknowledge the City's support? (eg. Display promotional items; provide brief report and photos)	
---	--

DECLARATION

I,, (print name) on behalf of (supporting organisation) certify that this request for support includes the details of all individuals 18 years or under who are participating in the stated event and reside within the City of Wanneroo.

Signed: Date: Position:

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Item 9 Motions on Notice

MN01-08/19 Cr Dot Newton – Wanneroo Showgrounds Fencing Renewal

File Ref: 31857 – 19/302529
Author: Cr Dot Newton
Action Officer: Cr
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider renewing and upgrading the Wanneroo Showground fencing during 2019/2020 as a priority.

Background

The Wanneroo Showground (**the Showground**) is a key facility within the City and is used by a number of sporting clubs and users groups. The Showground provides a significant resource for active and passive leisure opportunities within the Wanneroo area.

The City hosts the annual Australia Day Citizenship Ceremony and large events/concerts at the Showground.

Portions of the Showground are also regularly hired by community and sporting groups under hire agreements administered by the City.

The Wanneroo Show (**the Show**), an annual event organised by the Wanneroo Agricultural Society, is held at the Showground, showcasing agricultural, horticultural and other associated industries from the Wanneroo area.

The Showground has a perimeter fence requiring replacement/upgrade; this motion considers the need to undertake the necessary fencing work during 2019/2020.

Detail

A staged proposal to replace and upgrade the Wanneroo Showground perimeter fencing has been included in the City's 2019/2020 Capital Works Program and LTFP as summarised below:

- Stage 1 – north east section along Wanneroo Road, Leach Road and Noonan Road. This section was included in 2019/2020 Capital Works Program and the works were completed in July 2019;
- Stage 2 – southern section fronting Ariti Avenue and skatepark - \$90,000 is listed for allocation in 2020/2021; and
- Stage 3 – section fronting Frederick Street - \$100,000 is listed for allocation in 2021/2022.

The local community and Showground users have complimented the City in completing the Stage 1 fencing works immediately following the approval of 2019/2020 Budget. They have now requested that the City considers Stage 2 and 3 fencing works as soon as possible, rather than undertaking the project over the next two financial years.

The City also manages 22 Crisafulli Avenue, Wanneroo where the Wanneroo Sports and Social Club building is located. This property has an older style fence along its western boundary fronting Frederick Street which will compromise Frederick Street's aesthetics when

the older style showground fencing along its western boundary fronting Frederick Street is upgraded. It is therefore proposed that, to maintain uniformity and appeal, the City should continue the fencing upgrade to include the replacement of the old fencing along the western boundary of 22 Crisafulli Avenue. This will also include extending the fencing around a small portion fronting 22 Crisafulli Avenue, Wanneroo which will add an extra total 150m to the project at an estimated cost of \$40,000 to be undertaken at the same time when the Showgrounds fencing is replaced.

Consultation

No formal consultation has been undertaken for this proposal, however the local community and the users of Showground have requested that the City undertake all fencing renewal and upgrade works as soon as possible.

Comment

The Showground is an important and a significant asset in the City which is very well utilised by a number of community groups, sports clubs and the Wanneroo Agricultural Society. The new garrison fencing will assist greatly in reducing vandalism related damage to the fencing; hence a reduction in maintenance costs. The City has already acknowledged the need to replace the fencing but in a staged manner and has listed the required funding in its LTFP. As expressed by the user groups, I consider that the fencing upgrade should be undertaken as soon as possible rather than awaiting for the next two financial years. Similarly, I consider that the Showground fencing upgrades should also include the additional 150m of fencing upgrade along the western boundary of 22 Crisafulli Avenue.

It is therefore recommended that the Showground fencing renewal and upgrade, including the additional fencing at 22 Crisafulli Avenue, be considered for funding allocation as part of the 2019/2020 mid-year budget review.

In view of the visual impact on the residential properties along Frederick Street, I also propose that Stage 3 – section fronting Frederick Street be undertaken before the planned Stage 2 – southern section along Ariti Avenue and skatepark.

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 and Performance	Manage

Risk Title	Risk Rating
CO-023 Safety of Community	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

The above risks relating to the issues contained within this report have been identified and considered within the City's Strategic/ Corporate risk register.

Policy Implications

Nil

Financial Implications

The funding requirements for the Showground fencing renewal and upgrade have been listed in the City's LTFP as summarised below:

- 2020/2021 – PR-4124 - \$90,000; and
- 2021/2022 – PR-4124 - \$100,000

The funding of \$40,000 for the additional 150m of fencing upgrade along the western boundary and a small portion along the northern boundary of 22 Crisafulli Avenue has not been included in the above listings.

Should Council support the recommendations made in this Motion, a total \$230,000 would need to be identified during the 2019/2020 mid-year budget review from savings in other projects for allocation toward the Showground fencing renewal and upgrade.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **AGREES** to include the additional 150m of fencing upgrade along the western boundary and a small portion along the northern boundary of 22 Crisafulli Avenue in the Wanneroo Showgrounds Fencing Renewal and Upgrade project;
2. **REQUESTS** Administration to schedule the replacement of Showground fencing along the western boundary fronting Frederick Street ahead of the southern section fronting Ariti Avenue and skatepark; and
3. **CONSIDERS** the listing of the Wanneroo Showground Fencing Renewal and Upgrade project as part of the 2019/2020 mid-year budget review.

Administration Comment

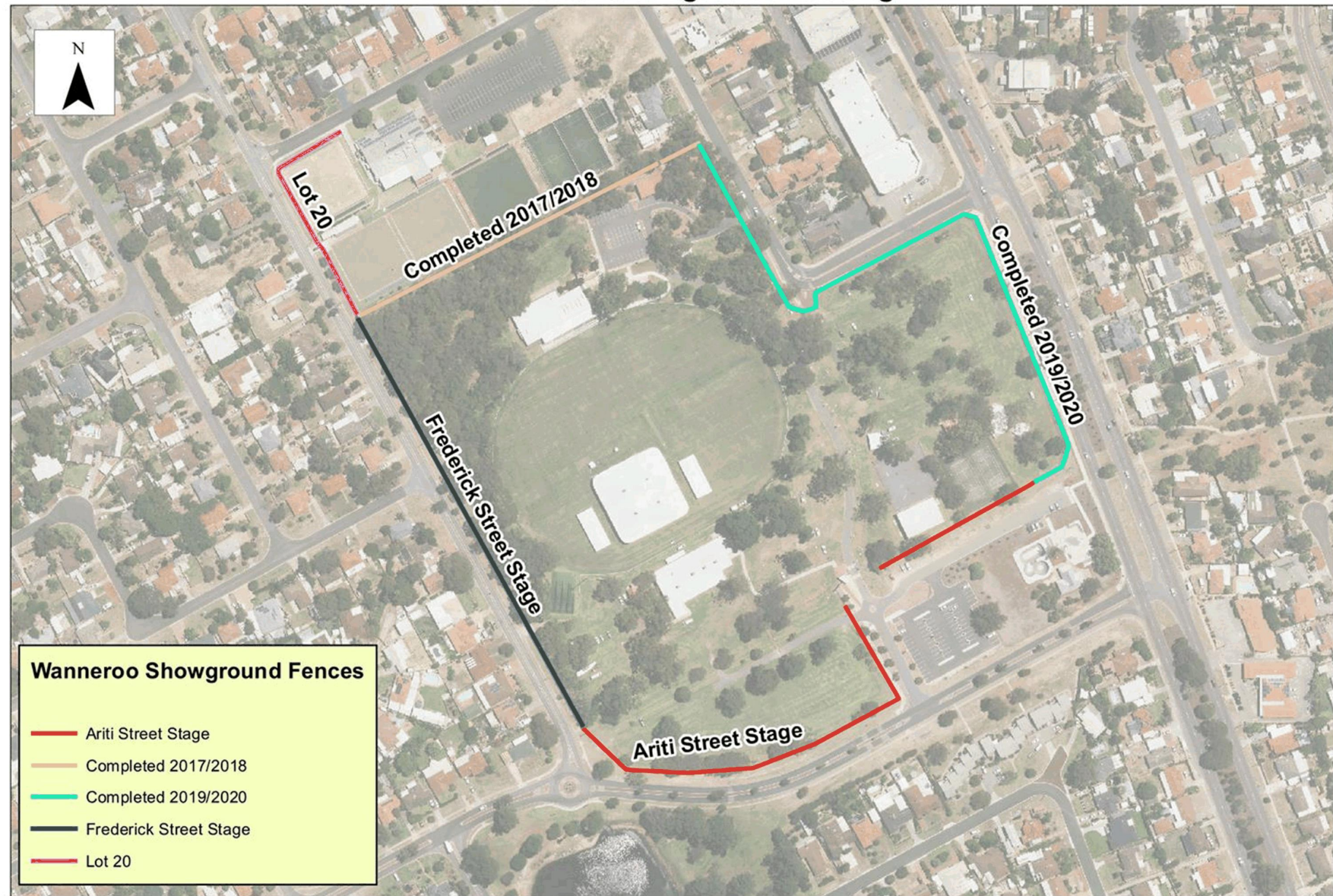
The Showground Fencing Renewal and Upgrade has been identified as a required project in the Long Term Capital Works Program.

The Showground Fencing Renewal and Upgrade was listed to be undertaken as a staged project for funding management purposes. Should Council allocate savings from other projects to this project during the 2019/2020 mid-year budget review, Administration will be able to schedule and undertake these works during the last quarter of 2019/2020.

Attachments:

1 [!\[\]\(0aff635c4179ba9e710b00f4b01d3b20_img.jpg\)](#). Wanneroo_Showground_Fencing_- Site Plan 19/315522

Wanneroo Showground Fencing



Map Prepared by Strategic Asset Management 2019

Scale 1:2,000

MN02-08/19 Cr Brett Treby – Speed Zoning Review and implementation of Traffic Management Scheme in Landsdale Road (Mirrabooka Avenue to Alexander Drive)

File Ref: 3120V03 – 19/315664
Author: Cr Brett Treby
Action Officer: Director Assets
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider a reduction of the speed limit to 50km/h and the implementation of Traffic Management Scheme on Landsdale Road from Mirrabooka Avenue to Alexander Drive.

Background

Landsdale Road between Mirrabooka Avenue to Alexander Drive is listed as a Local Distributor Road in accordance with the City's Functional Road Hierarchy with a current posted speed limit of 60km/h.

The community has expressed concerns regarding traffic speeds, traffic volumes and pedestrian safety along this section of Landsdale Road.

Refer **Attachment 1** for location plan and **Attachment 2** for aerial plan.

Detail

Landsdale Road is an east-west road connecting Hartman Drive with Mirrabooka Avenue and Alexander Drive. Landsdale Road has been upgraded over the years as part of land development in Landsdale.

A Traffic Management Scheme was implemented in the western section of Landsdale Road between Hartman Drive and Mirrabooka Avenue in January 2017 which resulted in a lower speed limit of 50km/h approved by MRWA.

Land development in the eastern section of Landsdale Road between Mirrabooka Avenue and Alexander Drive is now almost complete and currently a speed limit of 60km/h applies. Residents have reported vehicles speeding in this section of Landsdale Road and expressed concerns regarding pedestrian and vehicle safety. Residents have also advised that with the opening of a new primary school in Landsdale, the pedestrian movements in the Landsdale area in the vicinity of Landsdale Road have increased and the installation of pedestrian crossings have been suggested as a way of improving pedestrian safety.

Crash data available from Main Roads WA for this section of Landsdale Road indicates that there have been 13 crashes over a five year period (January 2014 to December 2019). Of the 13 crashes, three were medical severity, six were property damage major and four were property damage minor crashes.

Traffic data collected by Administration on Landsdale Road indicates an 85th percentile speed of 71km/h which was recorded in December 2017 when traffic counters were positioned at the bottom of the hill to the east of Pomodora Avenue.

Residents have requested that consideration be given to reduce the speed limit to 50Km/h and that the City consider the implementation of a Traffic Management Scheme on Landsdale Road between Mirrabooka Avenue to Alexander Drive to assist in regulating through traffic speeds in the future.

Consultation

No formal consultation has been undertaken on this matter. Subject to Council's decision on this matter, further consultation with the residents and other stakeholders as determined through feasibility assessment may be required.

Comment

In view of the concerns expressed by the community, it is appropriate that the City formally writes to MRWA seeking the implementation of a 50km/h speed limit on Landsdale Road between Mirrabooka Avenue and Alexander Drive, as this road already meets the speed zone requirements for 50km/h in accordance with MRWA's criteria for 'built-up' areas.

The City's Local Area Traffic Management (**LATM**) Policy provides Administration with guidance on assessing the requests for Traffic Management Schemes and generally schemes with scores more than 60 are listed in the City's Capital Works Budget for allocation of funds.

In this instance, it is considered that in order to address the community's concerns, the City should develop a suitable traffic management scheme for implementation in this section of Landsdale Road. This is considered an acceptable approach given the implementation of a traffic management scheme in the western section of Landsdale Road has been successful in providing a safe traffic environment.

The development of a traffic management scheme should consider the existing road environment, pedestrian and traffic safety concerns, identification of suitable traffic management devices and their location in Landsdale Road; and associated costs.

Statutory Compliance

Nil

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

Risk Title	Risk Rating
CO-023 Safety of Community	Moderate
Accountability	Action Planning Option
Director Community and Place	Manage

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure and Utility Planning	Moderate
Accountability	Action Planning Option
Executive Leadership team	Manage

The above risks relating to the issues contained within this report have been identified and considered within the City's Strategic/Corporate risk register.

Policy Implications

The City's LATM Policy is applicable in assessing this matter.

Financial Implications

The development of a traffic management scheme and the process involved in approaching MRWA for a review of the speed limit from 60km/h to 50km/h can be completed within current operational budgets as part of the City's routine operations.

The estimated cost of the implementation of a traffic management scheme for this section of Landsdale Road is not known at this stage as it is dependent on identification of suitable traffic management measures and their locations.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. REQUESTS Administration to write to Main Roads Western Australia seeking the implementation of 50km/h speed limit in Landsdale Road between Mirrabooka Avenue and Alexander Drive as it is now within a built-up area; and**
- 2. REQUESTS Administration to develop a suitable traffic management scheme for implementation in Landsdale Road between Mirrabooka Avenue and Alexander Drive; and list it for consideration as part of the 2020/2021 budget process for inclusion in the Long Term Capital Works Program.**

Administration Comment

MRWA generally require the local authorities to implement traffic management measures to effectively lower the prevailing traffic speeds first before giving consideration to a lower posted speed limit. The section of Landsdale Road between Mirrabooka Avenue and Alexander Drive has previously been assessed as per the criteria set out in the LATM Policy. At this time, the section didn't qualify for the implementation of a traffic management scheme. It is noted that the assessment was based on the posted speed limit of 60 km/h and recent traffic data. This has created a situation where the City hasn't prioritised the implementation of a traffic management scheme in Landsdale Road as it didn't meet the warrant of the Local Area Traffic Management Policy and MRWA hasn't considered a lower speed limit of 50Kph as the prevailing 85th percentile speed in this road is 71km/h.

Administration does however, consider that there is an opportunity for MRWA to consider a lower speed limit in Landsdale Road as the majority of the properties adjoining Landsdale Road have already been built; and it should be treated as a *Built-up Area Local Distributor Road* and therefore qualifying for a 50 km/h speed limit.

Should the speed limit be lowered to 50 km/h and the traffic patterns remain the same, this section of Landsdale Road may qualify for a traffic management scheme. It is therefore considered appropriate to develop a suitable concept plan and cost estimate for a traffic management scheme for Council's consideration. This would allow Council to make an

informed final determination based on the impact of a reduced speed limit (if approved by MRWA) and any potential impacts the proposed traffic management scheme may have on the surrounding community.

It is noted that this matter was discussed at the City's Roadwise Working Group's meeting held on 21 August 2019. The Group supports both recommendations made in this Motion.

Attachments:

- 1 [!\[\]\(8c4dca64662d21542001ca0ed7eeb688_img.jpg\)](#). *Landsdale Road - Speed Limit Review Report - Locality Plan* 19/311076
- 2 [!\[\]\(3de35c640e7147a3fb61ee393128d2ae_img.jpg\)](#). *Landsdale Road - aerial map* 19/317104

LANDSDALE ROAD, LANDSDALE - MIRRABOOKA AVENUE TO ALEXANDER DRIVE (A3)



JOINS BELOW



JOINS ABOVE

Item 10 Urgent Business**Item 11 Confidential**

Nil

Item 12 Date of Next Meeting

The next Elected Members' Briefing Session has been scheduled for 6:00pm on 17 September 2019, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 13 Closure



COUNCIL CHAMBERS SEATING DIAGRAM

SCREEN

Mayor
Tracey Roberts
JP

Daniel Simms
CEO

Mustafa Yildiz
Executive Manager
Governance & Legal

