



BRIEFING PAPERS FOR ELECTED MEMBERS' BRIEFING SESSION

Draft Only

to be held in
the Council Chambers (Level 1), Civic Centre, 23 Dundobar Road, Wanneroo
on 05 November, 2019 commencing at 6.00PM

PROCEDURE FOR FULL COUNCIL BRIEFING

PRINCIPLES

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

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

PROCESS

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

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

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

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

AGENDA CONTENTS

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

AGENDA DISTRIBUTION

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

DEPUTATIONS

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

RECORD OF BRIEFING

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

LOCATION

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

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



Briefing Papers for Tuesday 5 November, 2019

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AGENDA

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

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Reports

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

Planning & Sustainability

Approval Services

3.1 Reconsideration of Development Application - Change of Use to Take-Away Food Outlet - 1/54 Langford Boulevard, Madeley

File Ref:	DA2019/465 – 19/363497
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	8

Issue

To reconsider a refusal of development application (DA2019/465) for a Take-Away Food Outlet at Lot 2006 (54) Langford Boulevard, Madeley (subject site).

Applicant	CF Town Planning and Development
Owner	Rocco Antonio Nardone Conpec Pty Ltd
Location	Lot 2006 (1/54) Langford Boulevard, Madeley
Site Area	2549m ²
DPS 2 Zoning	Urban Development
ASP 8 Zoning	Commercial

Background

The subject site is 2,549m² in area and is zoned Urban Development under the City's DPS 2 and Commercial under Agreed Structure Plan No. 8 – East Wanneroo Cell 6 (**ASP 8**). The site is bound by Russell Road to the north, Langford Boulevard to the west and residential development to the south and east. It is noted that the residential dwellings to the south have

been constructed on land zoned Commercial under ASP 8 as a Discretionary (D) land use. A location plan is included as **Attachment 1**.

At its meeting on 6 December 2016, Council approved a development application (DA2015/2276) for 11 Shops on the subject site. The development is still under construction, however it is nearing completion. The development includes a new dividing fence (which was required as a condition of planning approval) which is shown in photographs in **Attachment 2**.

On 10 April 2019, the City received a development application (DA2019/465) for a Change of Use to Take-Away Food Outlet for Unit 1. The proposal was considered on 2 July 2019 where Council refused the application (Resolution PS04-07/19). The original development plans are included as **Attachment 3**.

The application was refused for the following reason:

“a) Approval of the application would be contrary to the following matter to be considered by Council in exercising its discretion under Clause 67 of DPS 2:

- i. Clause 67(n), as the proposal is considered to detract from the amenity of the adjacent residential properties due to potential odour and noise impacts from the operation of the Take-Away Food Outlet.”*

SAT Proceedings

Following Council's decision the applicant chose to exercise their right of review at SAT. This resulted in mediation between the applicant and the City on 16 September 2019 and concluded on the basis that the applicant would prepare a revised proposal for reconsideration, which is discussed in further detail below.

Following mediation and with regard for the above, SAT issued the following orders:

1. By 11 October 2019 the applicant must file with the Tribunal and give to the respondent revised plans and supporting information for the proposed development.
2. Pursuant to section 31 of the *State Administration Act 2004 (WA)* the respondent is invited to reconsider its decision in light of the revised plans at the Ordinary Meeting of Council to be held on 12 November 2019.
3. The proceeding is adjourned to a directions hearing at 9:30am on 22 November 2019 at 565 Hay Street, Perth, Western Australia in order to await the reconsideration.
4. A copy of these orders is to be provided to Mr Brian Williams and Mr Peter Morellini.

As per the SAT orders the applicant submitted revised plans and supporting documentation on the 9 October 2019. The revised plans are included as **Attachment 4**.

Detail

The revised development application proposes the following modifications to the proposal refused by Council:

- Relocation of the exhaust and air-conditioning systems from the rear of the tenancy to the front. These fixtures will now also be located on the roof, behind the parapet;
- Modifying the floor plan to locate the primary noise sources, being the kitchen and preparation area, further from the adjoining residential properties; and
- Reduction in the seating provided from eight to six, reducing the previous car parking requirement by one bay.

The following additional information and technical documentation was also provided in support of the proposal:

- A Management Plan to assist with the ongoing management of noise, odour and use of the premises;
- Wind Rose plots demonstrating the predominant prevailing winds experienced at the subject site; and
- Assessment and recommendations from a technical consultant regarding the location and operation of the exhaust and air-conditioning systems.

A discussion of Council's reason for refusal and the modified plans is provided in the Comment section below.

Consultation

The original proposal was advertised by the City writing to the adjoining landowners in proximity to the subject site. Advertising was undertaken for a period of 27 days, commencing on 2 May 2019 and closing on 29 May 2019.

Six submissions were received during the advertising period, four objecting to the proposal, one in support and one raising concerns but not stating an overall position. The main concerns raised in the submissions were:

- The proposal will exacerbate existing traffic issues in the locality;
- Insufficient car parking is provided on-site;
- Amenity issues associated with the proposed use, such as odours, vermin and noise; and
- The proposed operating hours are unrealistic.

The revised plans and supporting documentation did not modify the proposal to the extent that readvertising was required. However, two residents who submitted an objection attended the on-site portion of mediation to explain their concerns with the proposal. All submitters have also been updated on the progress of the application in accordance with Local Planning Policy 4.17: SAT.

Notwithstanding this, the submissions received during the advertising period are relevant in considering the modified proposal. Therefore, the summary of submissions provided as part of Administration's previous report to Council is included as **Attachment 5**.

It is noted the applicant provided 25 letters of support to accompany the modified proposal, 23 of which were from Madeley residents, with one from Darch and one not stating their address.

Comment

Council refused the original application as they considered it did not satisfy clause 67 (n) of the Deemed Provisions of DPS 2 with respect to compatibility of the land use with surrounding residential development, relating to odour and noise.

The following discussion is an assessment of the application against Council's reason for refusal regarding the noise and odour impacts of the development and concerns raised during the advertising period.

Noise

As discussed in Administration's previous report to Council, it was determined that noise generated from the proposed development would be consistent with what is typically expected from a Local Centre and will be required to comply with the *Environmental Health (Noise) Regulations 1997*. However, in an effort to address Council's concerns the applicant has sought to make the following modifications regarding both operational noise and external fixtures.

Operational Noise

To mitigate noise impacting surrounding residents the floor plan has been modified to relocate the cooking area further from the southern boundary. The original layout proposed the cooking area in the south-eastern corner of the tenancy, adjacent to the rear door and nearest the adjoining residential development. The modified plan centralises the cooking area resulting in greater separation from the southern boundary, to reduce the transfer of operational noise to the surrounding properties.

In addition, a Management Plan outlining a number of operational requirements has been provided which is included as **Attachment 6**, and includes the following:

- The rear setback area (closest the adjoining residential properties) is not to be used for deliveries or staff lunch breaks. This is intended to minimise use of the area generally;
- The door to the rear of the development must remain closed when not in use, further preventing the transfer of noise to surrounding properties. Given the above restrictions the rear access will rarely be in use; and
- General staff operator hours have been specified, which limits staff to being on-site between 6:00am – 7:30pm. This is separate to the business' opening hours (7:00am to 7:00pm) and has been included to demonstrate that noise from activities such as food preparation or cleaning will not occur either late at night or early in the morning.

The modifications to the layout and additional operating requirements imposed through the Management Plan are considered to satisfactorily demonstrate the business will not impact the amenity of adjoining residents. Should Council be of a view to support the revised proposal Administration has recommended a condition of approval which requires Unit 1 to comply with the Management Plan, ensuring the proposed operational restrictions are implemented.

External Fixtures

The original layout positioned the exhaust system directly above the cooking area, in proximity to the adjoining residents. The applicant consulted with a specialist firm in the installation of refrigeration and air-conditioning systems, to investigate what improvements could be made to the design and location of the exhaust system, as well as the air-conditioning unit.

The revised proposal intends to position the exhaust system on the northernmost section of the roof at the front of the building. This is approximately 16 metres from the southern boundary of the subject site and 12 metres further away than originally proposed. The revised system would no longer be installed directly above the cooking area, typical of a standard ducting solution. Instead, the ducting will horizontally traverse the ceiling space allowing the roof mounted component to be as far as practicable from the surrounding properties.

Additionally, the exhaust system will be custom designed to be of a size and scale necessary to service the floor area of Unit 1 and will use a more efficient 'centrifugal' fan. The previous fan system proposed was an 'axial' design which operates at a higher sound level. Reducing the overall size allows the strength of the fan to be reduced, while the centrifugal fan itself will generate less noise. Ultimately, the custom designed exhaust system and location offers an improved outcome to address concerns raised by Council.

Similarly, it was originally intended that the air-conditioning unit would be installed at the rear of the subject site, nearest the adjoining residential development. It is noted this information was not provided as part of the original change of use proposal. The amended application now proposes to install the unit on the northernmost section of the roof, behind the existing parapet, also approximately 16 metres from the southern boundary. The air conditioning system has been assessed against the Department of Water and Environmental Regulation's (DWER) *Installers Guide to Air Conditioner Noise*. Included in **Attachment 7** is the assessment undertaken by the consultant which determined the setback required from the neighbouring properties to be 11 metres. The location of the air-conditioner therefore meets the required setbacks and any noise generated would be within acceptable limits.

All mechanical extraction and ventilation services must also be designed to comply with the *Health (Air Handling and Water Systems) Regulations 1994*, *Australian Standard 1668.2-2002* and *Australian Standard 3666*. Following installation, certification from a qualified Mechanical Services Engineer or Air Conditioner Installer is to be provided to the City's Health Services which verifies the installation is in accordance with the abovementioned standards.

It is therefore the view of Administration that the additional measures proposed by the applicant will minimise noise generated from the subject site. However, due to the concerns raised by Council a condition has been recommended which requires an acoustic report to be provided following installation of the external fixtures. A post installation report will allow for the most accurate assessment of noise generated from the subject site to confirm the development complies with the *Environmental Health (Noise) Regulations 1997*. Alternatively, should the report determine additional measures are required, all measures necessary can be implemented prior to occupancy to the satisfaction of the City.

Odour

In refusing the application against Clause 67(n) of the Deemed Provisions Council was of the view that the odour generated from the tenancy would similarly impact the amenity of the adjoining residents.

As discussed above, the cooking area and exhaust fan have been relocated. The modified layout will assist with mitigating any potential impact from the emission of odours, as the increased setback from adjoining properties and additional requirements imposed through the Management Plan will ensure odour is either contained or dispersed appropriately. Further to this, the applicant now proposes to use a more effective 'honeycomb' grease filter which, as advised by a specialist consultant, is more effective in capturing grease, which in turn limits the emission of odour via the exhaust system. The filters would require regular servicing to ensure they operate effectively, which has been included as a requirement within the Management Plan.

In considering the revised location of the exhaust system the applicant also provided a Wind Rose plot, which is included as **Attachment 8**, to demonstrate the typical prevailing winds experienced at the subject site. Wind Rose plots are used to summarise the wind speed and direction experienced in a particular location, with the most common wind direction indicated by the longest 'spoke' on the graph. When measuring wind direction it is based on where the wind is coming from and not going to. As shown in **Attachment 8** the most common wind

directions experienced at the subject site are south and south-westerly winds (sea breezes), as well as easterlies.

In light of this, should any odour be emitted from the subject site it will typically dissipate in a north and north-easterly direction across Russell Road and the front setback of the adjoining property (10 Russell Road). Given the dwelling on the adjoining property is located south of the subject site and the properties north of Russell Road are approximately 50 metres from the exhaust system, the Wind Rose demonstrates that should any odour be emitted, at most times it is unlikely to impact the adjoining residents when considering the typical prevailing winds.

The applicant has also sought to clarify the type of food intended to be prepared and sold from the premises. The tenant proposes to make Spanish-Italian cuisine such as casseroles, roasts and paellas, examples of which are included in **Attachment 8**. The preparation of this food will predominantly be via oven baking, with minimal deep frying or grilling required. Given the nature of the food being sold and the scale of the business, Administration considers that should any odour be emitted from the tenancy it would not cause a nuisance to surrounding residents. Further to this, all food businesses are still required to comply with the *Health (Miscellaneous Provisions) Act 1911* at all times, which includes ensuring any odours emanated are not offensive to the public or dangerous to health.

Concerns were also raised during advertising regarding vermin. As previously advised by Administration food Businesses are required to comply with the *Food Act 2008* and Australia New Zealand Food Standards Code requirements to ensure that pests and animals are not attracted to, or harboured on, the property at all times.

Administration is therefore satisfied that the additional information and modifications to the proposal have appropriately addressed both concerns raised during advertising and Council's reason for refusal regarding odour.

Traffic & Parking

As discussed in Administration's previous report to Council a Traffic Impact Statement (**TIS**) was provided as part of the original development application for the subject site in 2015 (DA2015/2276). The TIS identified that the proposed development would generate up to 366 vehicle trips per day, which could be accommodated within the existing road network. The City's Traffic Services have reviewed the change of use proposal and advised that the traffic generated would be comparable to the approved Shop use and no further traffic information was required.

Furthermore, the on-site car parking shortfall was originally proposed to increase by one bay. The applicant has since revised the number of seated patrons that can be accommodated at any one time from eight to six. This reduces the car parking requirement to 51 bays where 49 have been provided, which is as per the existing approval. This is considered to address the concerns raised during advertising regarding traffic and parking.

Location

In considering potential impacts on amenity, the Commercial zoning which applies to the subject site and to the properties to the south needs to be taken into consideration. The subject site was identified as part of a Neighbourhood Centre when ASP 8 was originally endorsed, and as such it has always been the intention for development to include a variety of land uses that service the local community. Due to the residential housing that has been built on the Commercial zoned land to the south, the subject site is now considered to function as a smaller Local Centre. A Local Centre typically includes businesses that prepare and sell food. Development of the lots to the south for residential purposes should not

undermine the viability or intent of the remainder of this Commercial centre, or the expectations of the wider Madeley community.

Although a Take-Away Food Outlet is a Discretionary land use in the Commercial zone, the land use covers a range of possible tenants, from small business owners to large franchises. The Discretionary classification allows any proposal to be assessed on its merits against the Objectives of the zone. In Administration's view the size and scale of this proposal is consistent with what is expected in a Local Centre and has demonstrated it meets the Objectives of the Commercial zone.

Conclusion

A Take-Away Food Outlet within the Commercial zone is a Discretionary (D) land use. A Discretionary use is not permitted unless Council chooses to exercise its discretion and grant development approval. In exercising its discretion, Council is to have due regard to clause 67 of the Deemed Provisions of DPS 2. Administration considers the revised plans have suitably addressed the concerns raised.

It remains at the discretion of Council to determine whether to support Administration's recommendation that the amended proposal be approved. If however, Council determines that the application has not suitably addressed the reason for refusal Council may reaffirm its previous decision for the same reason or any other relevant planning reasons.

In light of the above, the modified proposal for a Change of Use to Take-Away Food Outlet at 1/54 Langford Boulevard, Madeley is considered to meet the requirements of DPS 2. The amended plans and supporting documentation have adequately addressed Council's reason for refusal by demonstrating that noise and odour from the Take-Away Food Outlet will not have a detrimental impact on the amenity of the adjacent residential properties.

It is therefore recommended that Council approve the proposed Change of Use to Take-Away Food Outlet at 1/54 Langford Boulevard, Madeley.

Statutory Compliance

This application has been assessed in accordance with the City of Wanneroo's DPS 2.

Should Council refuse the application the matter will likely be listed for a hearing by the SAT at the Directions Hearing listed for 22 November 2019.

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

Risk Title	Risk Rating
ST-S12 Economic Growth	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-O19 Decision Making	Low
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

The application has been assessed against DPS 2 and ASP 8 which is the relevant risk management framework applicable to this proposal.

Policy Implications

If the matter proceeds to a Hearing by the SAT the matter will be dealt with in accordance with Local Planning Policy 4.17: SAT.

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 (DA2019/465), as shown in Attachment 4, for a Change of Use to Take-Away Food Outlet at Unit 1/54 Langford Boulevard, Madeley, subject to the following conditions:

- a) The approval only relates to the proposed Change of Use to Take-Away Food Outlet for Unit 1, Lot 2006 (54) Langford Boulevard, Madeley, as indicated on the approved plans. It does not relate to any other development on the site;
- b) The use of the approved premises shall conform to the District Planning Scheme No. 2 definition of Take-Away Food Outlet, which states:

“Take-Away Food Outlet: means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but excludes Drive Through Food Outlet.”

A change of use from that outlined above may require the approval of the City.

- c) The hours of operation of the Take-Away Food Outlet shall be restricted to 7:00am to 7:00pm, seven days per week;
- d) Following installation of all external fixtures the applicant is to engage a suitably qualified Acoustic Consultant to confirm that noise generated by the development will comply with the *Environmental Protection (Noise) Regulations 1997*. The report should include sound level measurements for all noise generated from the subject site and must clearly indicate what, if any, additional measures are needed to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*.

Should the Acoustic Report identify that additional noise mitigation measures are necessary they must be implemented prior to occupancy of Unit 1, to the satisfaction of the City;

- e) The Take-Away Food Outlet is to be operated in accordance with the Tenancy No. 1 Management Plan included as Attachment 6 dated 21 October 2019, to the satisfaction of the City.
- f) All external fixtures associated with the exhaust and air-conditioning systems shall be installed on the roof in locations shown on the approved plans, to the satisfaction of the City.
- g) A maximum of six seated customers may be accommodated in the Take-Away Food Outlet at any one time;
- h) The parking area and associated points of access as indicated on the approved plans shall not be used for purposes of storage or obstructed in any way at any time, without prior approval of the City; and

2. ADVISES the submitters of its decision.

Attachments:

1 	Attachment 1: Location Plan	19/394017	
2 	Attachment 2: Site Photos of Dividing Fence	19/400847	
3 	Attachment 3: Original Development Plans	19/394024	
4 	Attachment 4: Revised Development Plans	19/394031	Minuted
5 	Attachment 5: Summary of Submissions	19/394038	
6 	Attachment 6: Management Plan	19/409480	Minuted
7 	Attachment 7: EPGA Advice and Assessment	19/402917	
8 	Attachment 8: Wind Rose & Food Examples	19/402940	

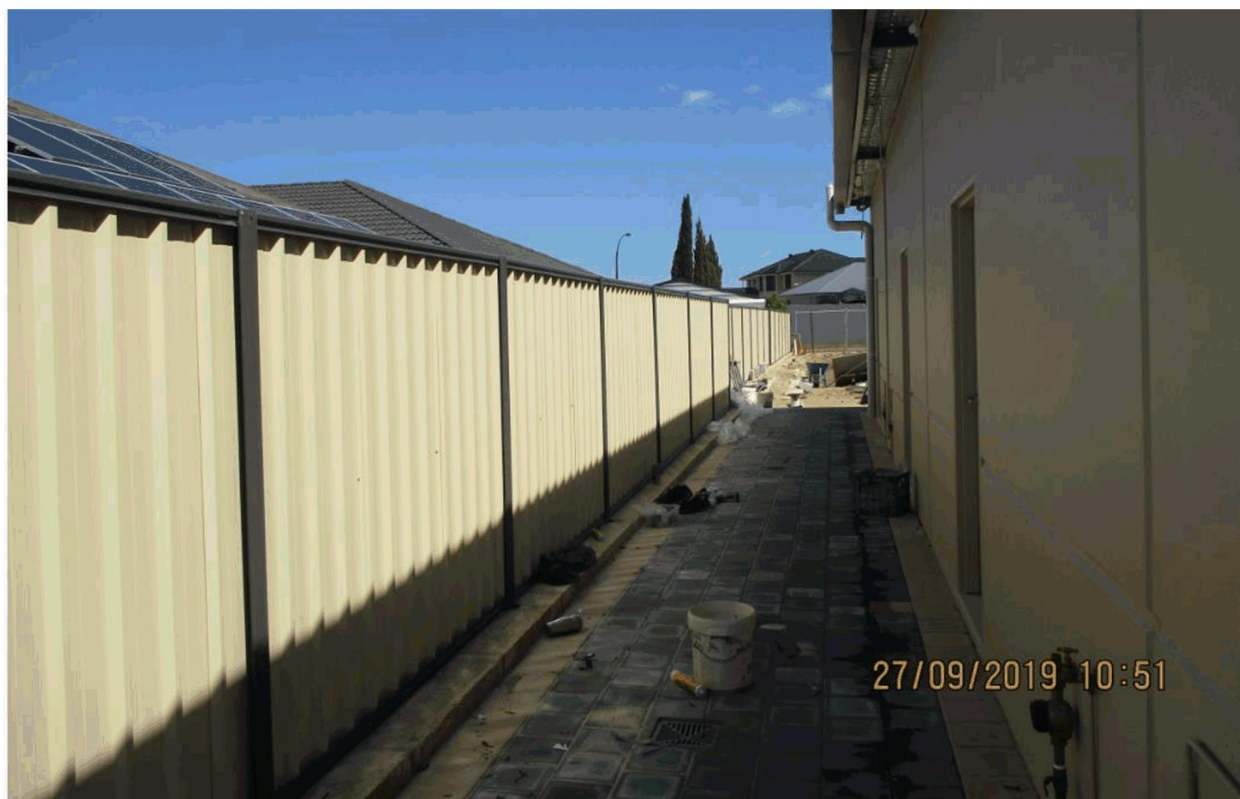
Attachment 1



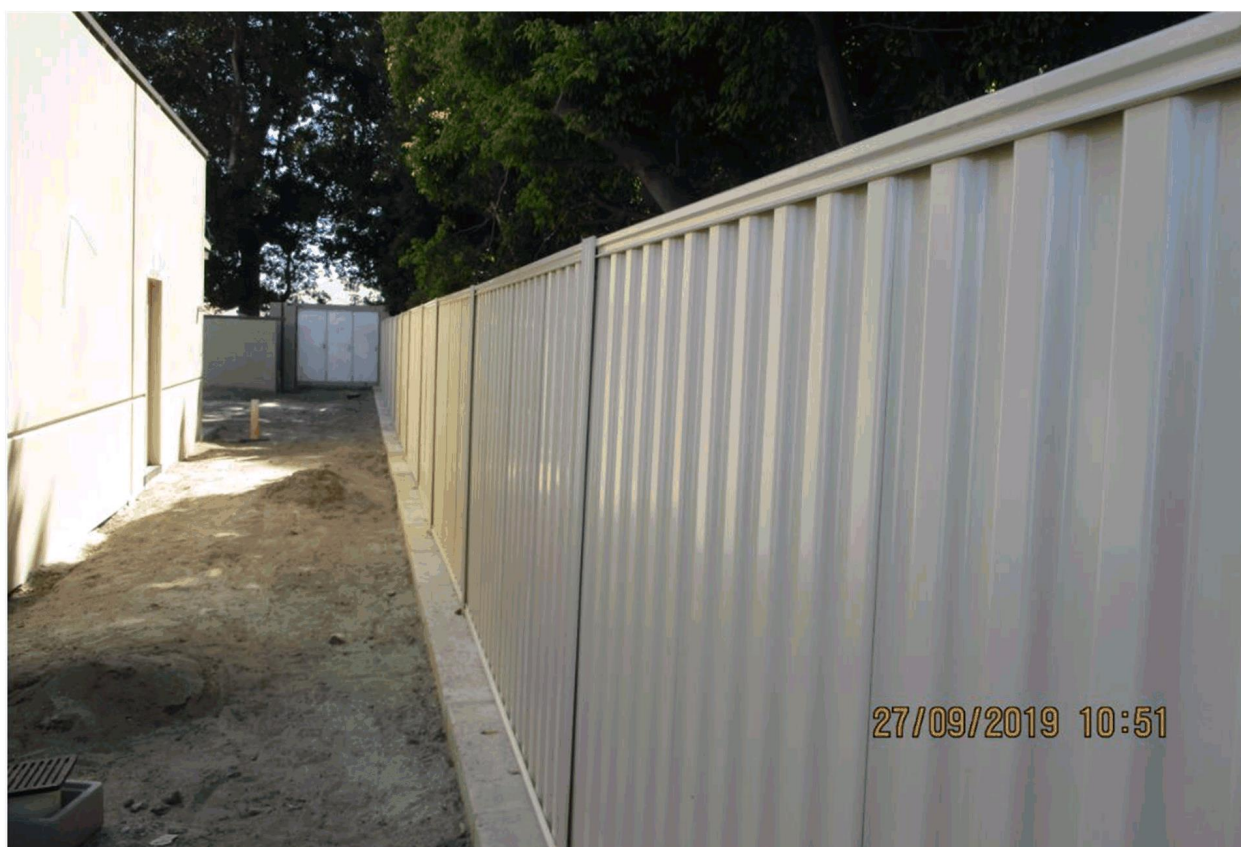
Location Plan: 54 Langford Boulevard, Madeley



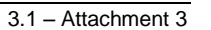
Attachment 2

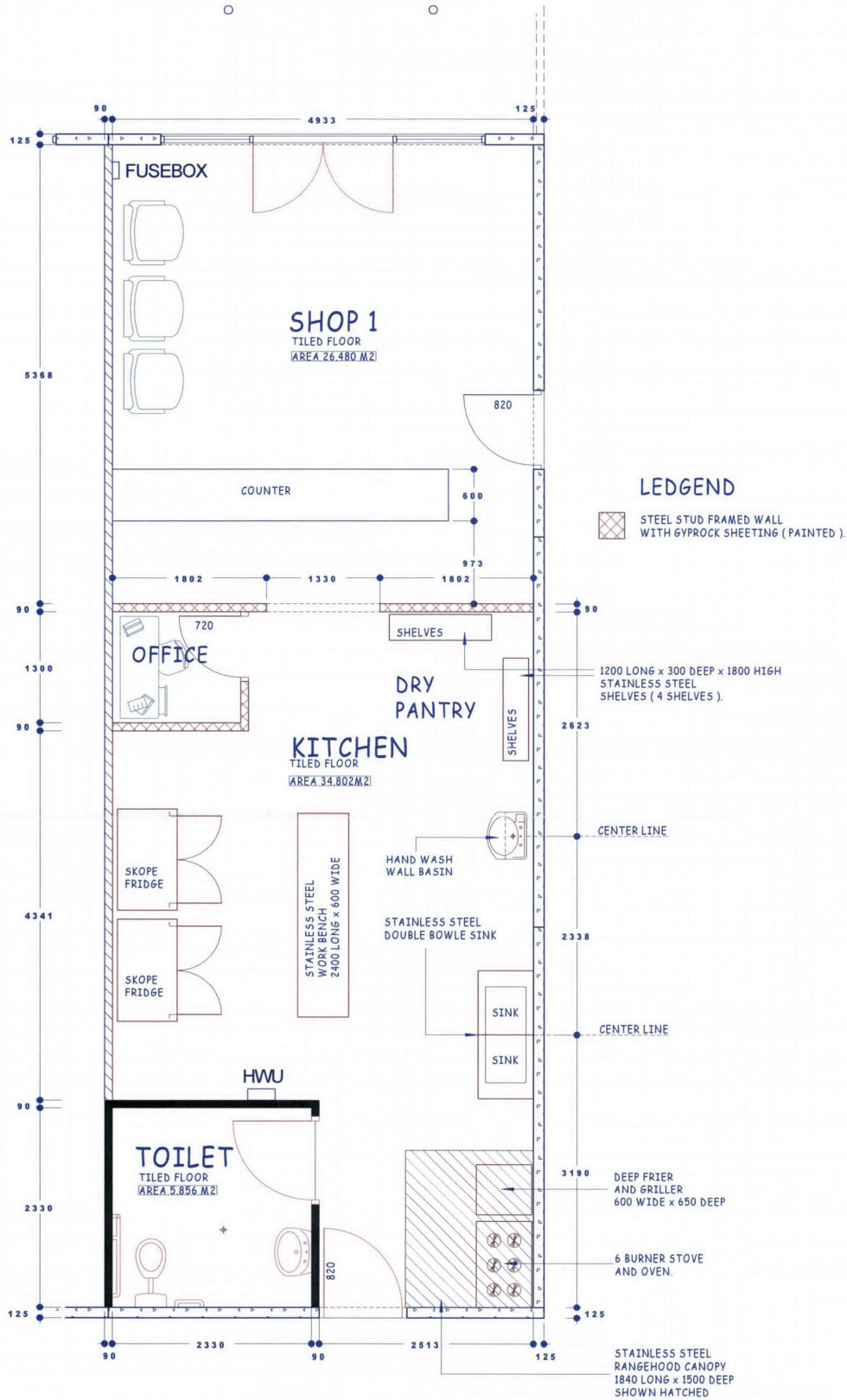


View of the southern boundary, looking west.



View of the eastern boundary, looking north.



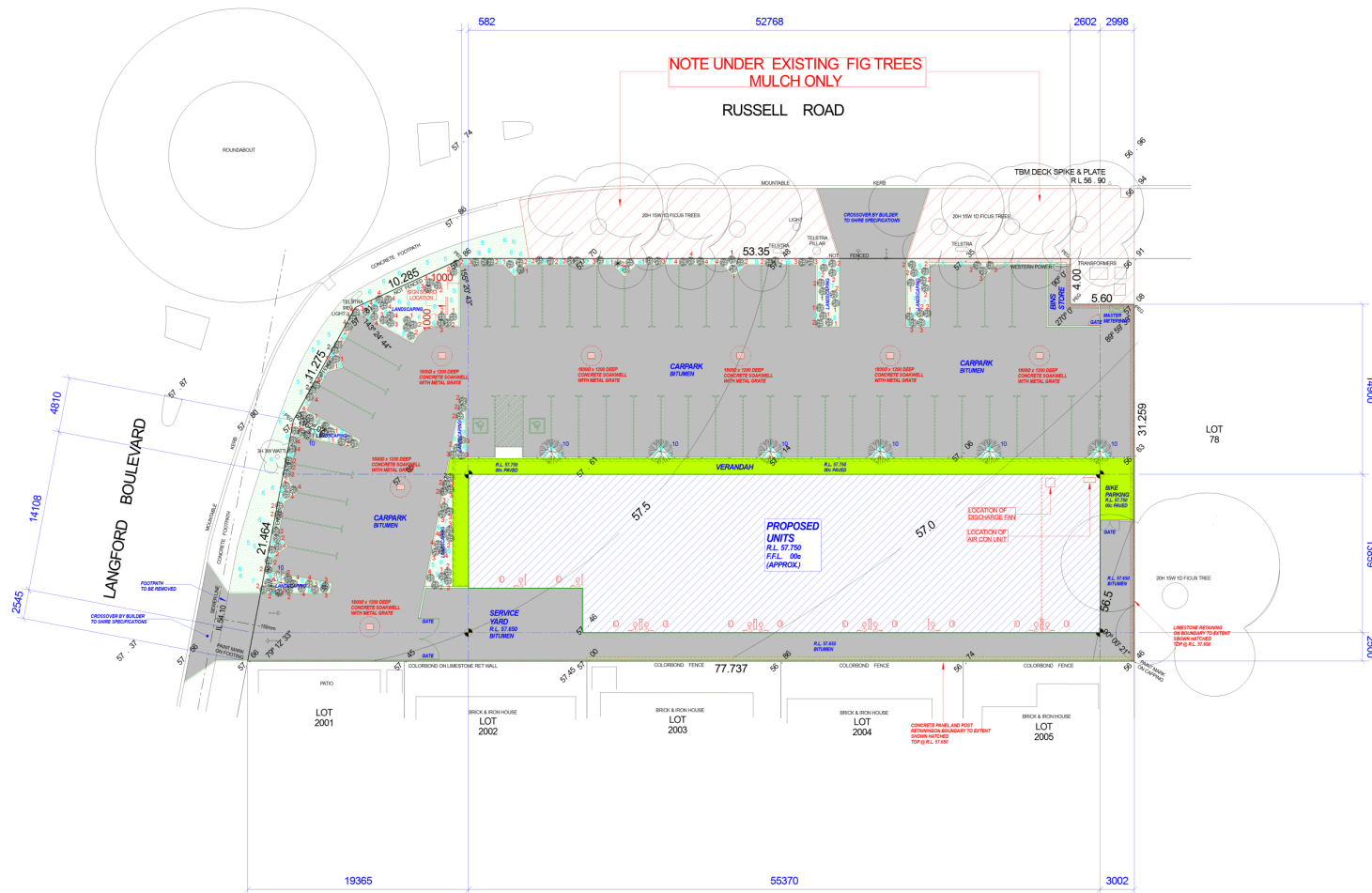


SHOP 1 (TAKE AWAY FOOD)
SCALE 1:50

		Peter Musuruca Designs Tel: 9275 2710 Fax: 9275 2710 Mobile: 0422 888 258 pmdrafting@iinet.net.au	© Copyright	SHOP 1 (TAKE AWAY FOOD)	DRAWN: P.J. Taylor	JOB No.
			CLIENT: COMPEC PTY LTD	ADDRESS: LOT 2006 CNR RUSSELL RD & LANGFORD BVD MADELEY	DATE: MARCH 2017	
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date	amendments					

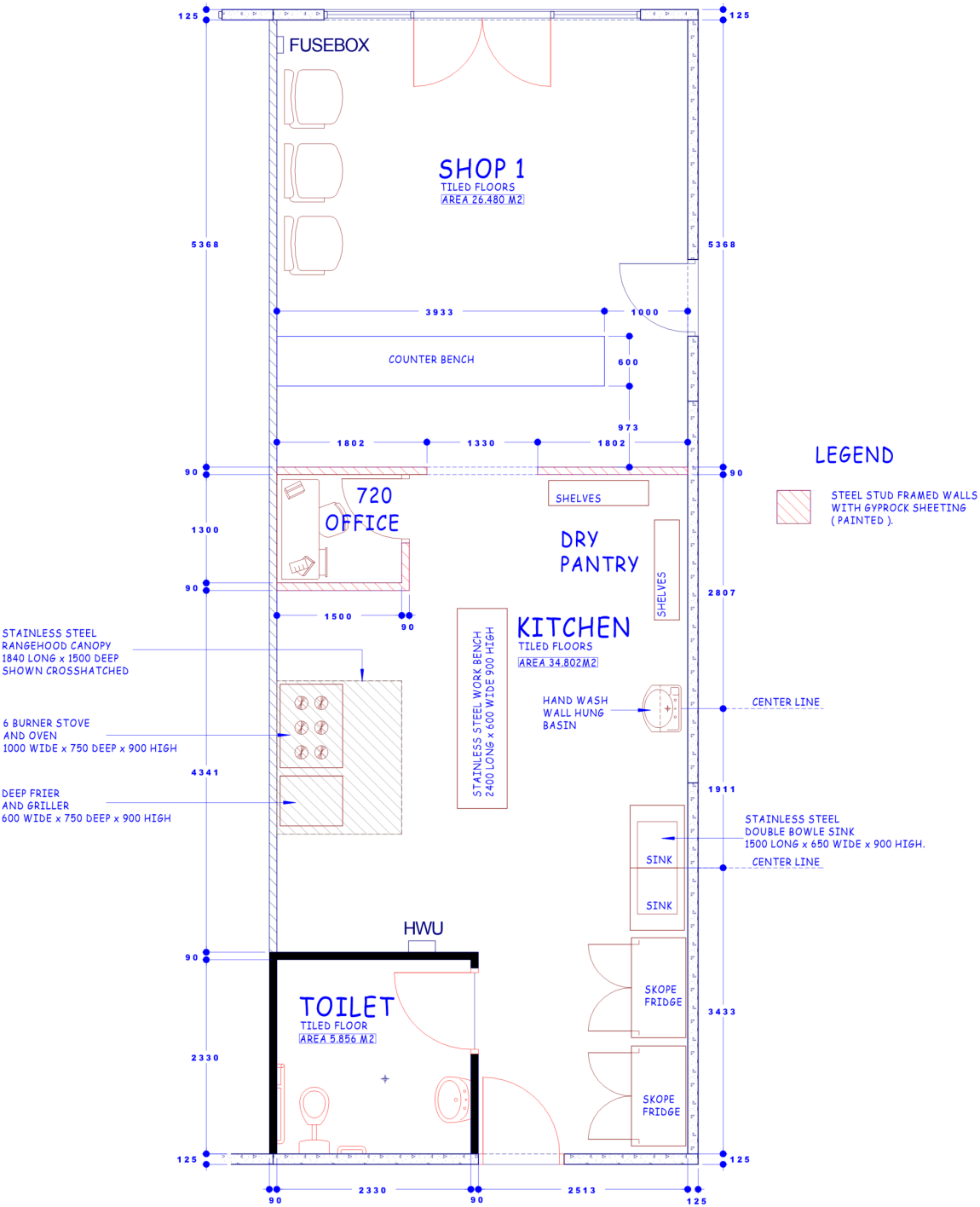
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<p>SITE SURVEY LOT 33 ON DP 51793</p>	<p>C. / T. VOL. 2642 FOL. 498 MEASUREMENTS FROM FENCES SUBJECT TO SURVEY SCALE 1:200 @A1 DATUM A. H. D.</p>	<p><small>Note: Check Certificates of Title for easements etc. This plan is a site contour only. Boundary peg positions and location of fences or walls in relation to the boundary, is not guaranteed. All dimensions should be reflected on site prior to commencement of any construction. Sewer information shown is from W.A. V. & A. plans. Check minimum clearances as no liability can be accepted. Earthworks set out dimensions may vary on site at builders discretion.</small></p>	<p>PREPARED BY NEALE SURVEYS 16 MARR STREET, MYAREE 6154 PH. (08) 9330 3680 MOB. 0412 655 599 FAX. (08) 9330 3776</p>
<p>LOT 2006 AREA: 2549m²</p>			<p>12056 24.10.12.</p>



BLOCK SIZE = 2548.781m ²
LANDSCAPING 8% = 203.902m ²
LANDSCAPING INSIDE LOT = 122.838m ²
VERGE LANDSCAPING = 387.150m ²

12119 AMENDED LANDSCAPE PLAN		<div> Copyright</div> <div>CLIENT: COMPEC PTY LTD</div>	<div>LANDSCAPING PLAN SCALE: 1:200</div> <div>ADDRESS: LOT 2006 CNR RUSSELL RD & LANGFORD BVD MADELEY</div>	<div>DRAWN: P.J. Taylor</div> <div>DATE: MARCH 2017</div> <div>SHEET AS SHOWN</div>	JOB NO.
date: amendments:					



SHOP 1 (TAKE AWAY FOOD)
SCALE 1:50

		Peter Musuruca Designs Tel: 9275 2710 Fax: 9275 2710 Mobile: 0422 888 258 pmdrafting@inet.net.au	© Copyright CLIENT: COMPEC PTY LTD	SHOP 1 (TAKE AWAY FOOD) ADDRESS: LOT 2006 CNR RUSSELL RD & LANGFORD BVD MADELEY	DRAWN: P.J.Taylor	JOB No:
					DATE: MARCH 2017	
					SCALE: AS SHOWN	
date	amendments					
						SHEET OF

Attachment 5

CITY OF WANNEROO
DA2019/465 – 54 LANGFORD BOULEVARD, MADELEY - CHANGE OF USE TO TAKE-AWAY FOOD OUTLET
(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.	4	Noted.	No modifications required.
1.2	Supportive of proposed development.	1	Noted.	No modifications required.
1.3	Does not state an overall position.	1	Noted	No modifications required.
2	Traffic and Parking			
2.1	There are already traffic issues associated with the locality due to the proximity to the Kingsway Regional Sporting Complex which regularly holds large-scale sporting events. The proposed use will further contribute to traffic issues in the area.	2	As discussed in the memo, the surrounding traffic network is sufficient to accommodate the proposed use. Traffic Services have also advised that, given the intermittent nature of congestion at the Kingsway Regional Sporting Complex (during sporting events only) and the distance between the development and the sporting complex, it is not considered that there will be significant interaction between the traffic generated for these two land uses.	No modifications required.
2.2	The proposed used will create further pressure on the parking area.	1	As discussed in the memo, the parking provision for the site is considered acceptable to accommodate the proposed change of use.	No modifications required.
3	Amenity impacts			
3.1	The Take-Away Food Outlet will involve the grilling of meats, which creates unsavoury odours, will leave residue on outdoor furniture and is dangerous to human health. The applicant should be required to	5	Food businesses are required to comply with the <i>Health (Miscellaneous Provisions) Act 1911</i> at all times. This includes ensuring that any chimney smoke is not permitted to be emanated in a manner that is offensive to the public, or is injurious or dangerous to health.	No modifications required.

No.	Summary of Issues	Number of Submitters	Administration Comment	Recommendation
	install sophisticated air handling units for both the exhaust of the tenancy and for the surrounding residential properties.			
3.2	Air-conditioners, extractor fans, cooking processes and customer vehicles associated with the tenancy will create noise issues for surrounding residents.	2	The proposal will need to comply with the <i>Environmental Health (Noise) Regulations 1997</i> .	No modifications required.
3.3	The proposed use will attract vermin.	1	Food Businesses are required to comply with the <i>Food Act 2008</i> and Australia New Zealand Food Standards Code requirements to ensure that pests and animals are not attracted to, or harboured on, the property at all times.	No modifications required.
3.4	There have already been instances of people scaling the rear fence on the subject site into the residential properties to the south. The addition of a Take-Away Food Outlet will create further opportunity for people to illegally enter surrounding residential properties.	1	Anti-social behaviour or criminal activity is a matter for the Western Australian Police who can enforce and infringe where non-compliance with the law occurs.	No modifications required.
4	Other			
4.1	The proposed operating hours are unrealistic – the operators will likely be cleaning and cooking, or conducting different business outside of these times. Cooking should be restricted to between approved operating hours.	4	The use of the tenancy will need to comply with the approved use. The proposed operating hours of 7am to 7pm, seven days per week, will be conditioned as part of any development approval issued. Any incidental cooking or cleaning taking place outside of these hours will still need to comply with the relevant health regulations.	No modifications required.

No.	Summary of Issues	Number of Submitters	Administration Comment	Recommendation
4.2	The developer has disregarded the original approval for the use of the premises as Shop.	3	The proposed land use has not yet commenced, so no offence has occurred under the <i>Planning and Development Act 2005</i> .	No modifications required.
4.3	Residents were not made aware that the site would be a Take-Away Food Outlet when they moved in.	2	The East Wannon Cell 6 – Agreed Structure Plan No. 8 (ASP 8) was adopted by the Western Australian Planning Commission (WAPC) on 19 October 2004. ASP 8 zoned the subject site, and the southern adjoining lots, as Commercial. A Take-Away Food Outlet is a discretionary 'D' use in the Commercial zone.	No modifications required.
4.4	The proposed use will decrease property values of surrounding residential properties.	1	Property values are not a relevant planning consideration.	No modifications required.
4.9	The sale of fast food will contribute to obesity.	1	The health content of food being sold is not a relevant planning consideration.	No modifications required.
4.10	The subject tenancy is surrounded by other tenancies and tall trees, creating a fire risk. Does the proposal need approval from the Department of Fire and Emergency Services?	1	<p>The subject site is not located within a bushfire prone area. There is therefore no requirement for approval from, or referral to, the Department of Fire and Emergency Services.</p> <p>It is noted that a Building Permit will be required for the internal fitout of the tenancy. Compliance with the National Construction Code, including requirements for fire separation, will be considered at this stage.</p>	No modifications required.

Attachment 6

Management Plan

Tenancy No.1 No.54 Langford Boulevard, Madeley

Take-away Food Outlet (Spanish – Italian Cuisine) Management Plan

1.0 Introduction

This Management Plan seeks to manage the operation/conduct of the use of Tenancy 1 on lot 2006 (No.54) Langford Boulevard, Madeley for 'Take-Away Food Outlet' purposes. The Management Plan will establish acceptable standard of behaviour for staff and visitors to minimise any adverse impacts on the adjoining residential properties.

The Plan has been prepared at the request of the City of Wanneroo to assist with managing the use in the future.

2.0 Hours of Operation & Staff Numbers

The hours of operation for the 'take-away' use in Tenancy 1 are as follows:

- Hours of operation for the business will be 7am to 7pm, seven (7) days per week.
- The operator will typically attend the site at 6am daily for preparation work and will typically depart the premises before 7.30pm daily once cleaning is complete. Cleaning of the kitchen will commence at 5pm, once the dinner cooking is complete.
- There are two (2) staff members at any one given time (one is the owner of the business, which is the chef).

3.0 Types of Foods Prepared & Method of Cooking

The business operating from Tenancy 1 will prepare and sell Spanish and Italian cuisine with a majority of the food being prepared using the ovens, stove and electric rice cookers. Only a very small portion will include deep frying (small side serving of chips on request only). The business will also sell coffee and pre-packaged drinks.

The 'take-away' business in Tenancy 1 will not undertake large scale deep frying, smoking of meats and/or flame grilling.

4.0 Cooking Times & Methods

The following is an overview of the cooking times associated with the 'take-away' business operating from Tenancy 1 on the subject land:

- Cooking times vary depending on the period of the day. Actual cooking times will be as follows:
Breakfast period – 6am to 7am
Lunch period – 10.30am to 11.30am
Dinner period – 4pm to 5pm.
- All other times outside of the above will be serving customers, putting together orders from the various products already cooked (this will include re-heating of dishes once assembled) and preparing for the next meal session (i.e. cutting vegetables, washing/cleaning etc.). All foods are cooked fresh every day.

Management Plan

Tenancy No.1 No.54 Langford Boulevard, Madeley

5.0 Change of Discharge Filters

The exhaust fans for the premises will include new honeycomb grease filters, which will be regularly serviced (the filters play a crucial role in collecting grease and preventing it from going into the exhaust system). These filters will be regularly serviced/replaced every two to three weeks by a private contractor.

6.0 Staff Access to Rear

- No customer or staff parking or deliveries are possible to the rear or side of the premises.
- No mechanical infrastructure or equipment will be located to the rear of the premises.
- Staff will not be allowed to congregate or remain at the rear of the premises during break periods. All staff 'time-out' will be to the front of the premises (i.e. under the front verandah or under the large trees within the verge area).
- The rear door to the premises is to remain closed during the operation of the business to prevent the transfer of internal noise of the tenancy to the adjoining rear properties.

7.0 Waste Management/Access

- All bins are to be placed and remain within the purpose built bin storage area at the front of the shopping centre.
- Waste will be removed by private contractor.
- Deliveries to the tenancy are to be undertaken through the front door of the premises (via the main front entry door and front car parking area).
- Rear pedestrian thoroughfare for the development (i.e. paved setback area) is primarily a fire escape route and is to remain free of obstructions at all times.

8.0 Security

- All fencing to the rear of the property will comprise a minimum height of 1.8 metres and will be solid.
- Access to the rear paved areas of the shopping centre will be restricted, with any gates to remain closed after business hours.
- Security cameras will be installed and will monitor the shopping centre.

Prepared 21 October 2019



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Thursday, 8 August 2019

Conpec PTY LTD Shop 1
54 Langford BLVD
Madeley WA
E: nchomes@iinet.net.au
T: 0418917678

Dear Tony,

1) I have reviewed the information found in **An Installers Guide to Air conditioner Noise** as referenced in the **City of Wanneroo** 'Noise Information' page, which includes methodology to calculate the minimum distance required between an Outdoor Air Conditioning unit and the neighbouring property.

2) I performed the calculations using the specifications of the proposed 8kW Fujitsu air conditioning outdoor unit model - AOTG24KMCA. (See **Appendix C**)

3) There was some challenges in the interpretation of the Installers guide, therefore I made two calculations based on two different sets of assumptions.

4) **Assumption set A (See Appendix A1-A4)**

This approach assumes that the Air Conditioner will be installed on the roof, and therefore use the 'roof' values as indicated in the note references with regards to:

- the Barrier input = 0; and
- the Reflection input = 0

The result of approach A is that the outdoor unit should be installed on the roof, approximately 25metres away from the neighbour's property.

Given that this exceeds the maximum distance of the roof itself, then the roof **is not** a viable location to install based on this approach.



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5) Assumption set B (See Appendix B1-B4)

This approach assumes that the Air Conditioner will be installed on the roof as well, however, the 'roof' is on a commercial premise and based on the worded definitions of the installation guide the more practical and appropriate inputs are:

- the Barrier input = 10; and
- the Reflection input = 3

The result of approach B is that the outdoor unit should be installed on the roof, approximately 11metres away from the neighbour's property.

There is plenty of room to install the outdoor unit on the roof, towards the front of the property.

6) Under both sets of assumptions, it was assumed that the air conditioning unit was not 'tonal' as this information was not readily available. A unit that is tonal would have resulted in greater distances in metres under both approaches.

7) Conclusion:

Based on these findings EGPA recommends:

- The assumptions in set B before confirmed before proceeding with the installation of the units on to the roof of each shop; OR
- If the assumptions cannot be confirmed then alternatively, a quieter unit can be sought which will most likely be less than < 8kW, but would fit within the guidelines under the 'most stringent' assumptions

Kind Regards,

Eriko Paduga

Procedure Two – Determining Distance to Boundary Appendix A1

Determining the distance to the boundary for a known air conditioner is also simple. This time the known values are Sound Power Level (from the unit), Barrier Factor, and reflection factor.

The value for Box 1 is determined as follows:

BOX 1		BOX 3		Box 2
Distance Factor	=	Sound Power	–	Barrier Factor
70		70	+	Reflection Factor
				0

This value for Box 1 is marked in column 3 of the diagram on page 4. Draw a straight line through this mark and a similar mark in column 2 representing the noise level allowed in the area (typically 35dB(A) at night, or 30 dB(A) if the noise is tonal).

This straight line is extended through column 1 to give the minimum distance in metres that the unit should be set back from the nearest boundary.

It may be possible to locate the unit closer to the boundary if an appropriately designed acoustic enclosure is built around it. This should only be considered under the advice of a suitably qualified person otherwise damage to the unit or a fire hazard may result.

For commercial projects or if you have any doubts about the suitability of an installation you may need to get an acoustic consultants report. See “Acoustical Consultants” in the Yellow Pages.

Appendix A2

Barrier Factor

A fence/barrier can reduce the level of air conditioner noise heard in neighbouring premises. To do this a fence/barrier will need to be continuous and solid. It should contain very few gaps, particularly where the fence meets the ground. The fence/barrier must also prevent the air conditioner being seen from noise sensitive locations on neighbouring premises. Noise sensitive locations include windows of bedrooms and living rooms (including those of multi storey dwellings) and outdoor entertaining/relaxing areas.

What to do

Carefully read through the fence/barrier descriptions below. Select a value that corresponds to the fence/ barrier description applicable to your situation. Put this value in Box 2 on the front page.

	Description	Value for Box 2
1	The fence/barrier does not prevent the air conditioner being seen from between the air conditioner and noise sensitive locations on the neighbouring premises.	0
2	<p>The fence/barrier blocks the "line of sight" but it is made of material having large gaps, such as a standard picket fence or a brick fence with fancy iron inserts.</p> <p>e.g. Hedges/bushes/trees Tea tree/brush Picket Fence Fence in disrepair with holes or missing planks Cyclone fence Masonry fence with decorative open inserts.</p>	0
3	<p>The fence/barrier blocks "line of sight" of the air conditioner from noise sensitive locations.</p> <ul style="list-style-type: none"> • Typical paling fence Gaps between palings due to warping etc. • Solid fence with no gaps and flush to the ground e.g. "Colorbond" fencing Fibre cement sheeting ("Hardifence", asbestos) Timber planking with overlap Concrete block/masonry/brick 	<p>5</p> <p>10</p>

Note:

- If in doubt about your fence type, select a low value.
- For roof mounted refrigerated or evaporative units place "0" in Box 2 – barrier factor

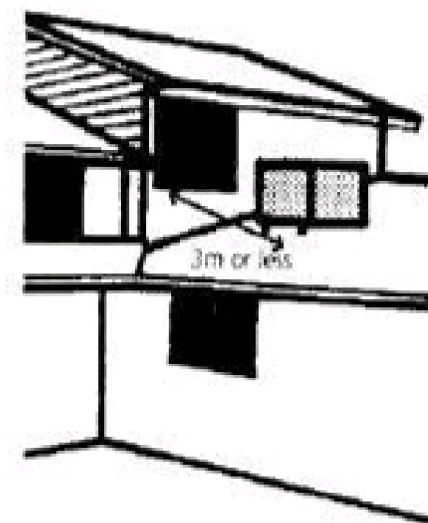
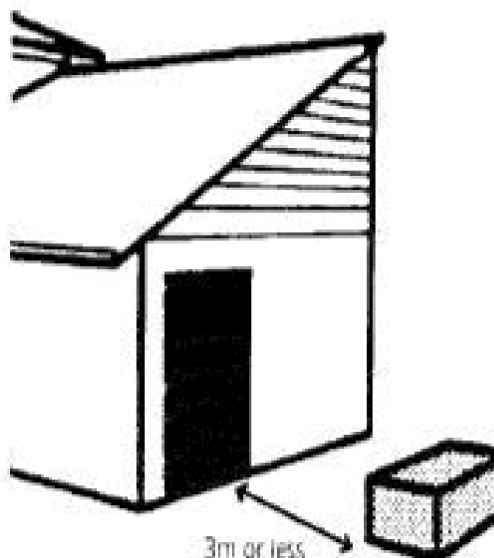
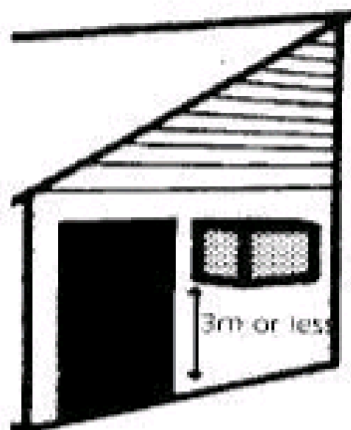
Appendix A3

Instructions for Box 3 – Reflection Factor

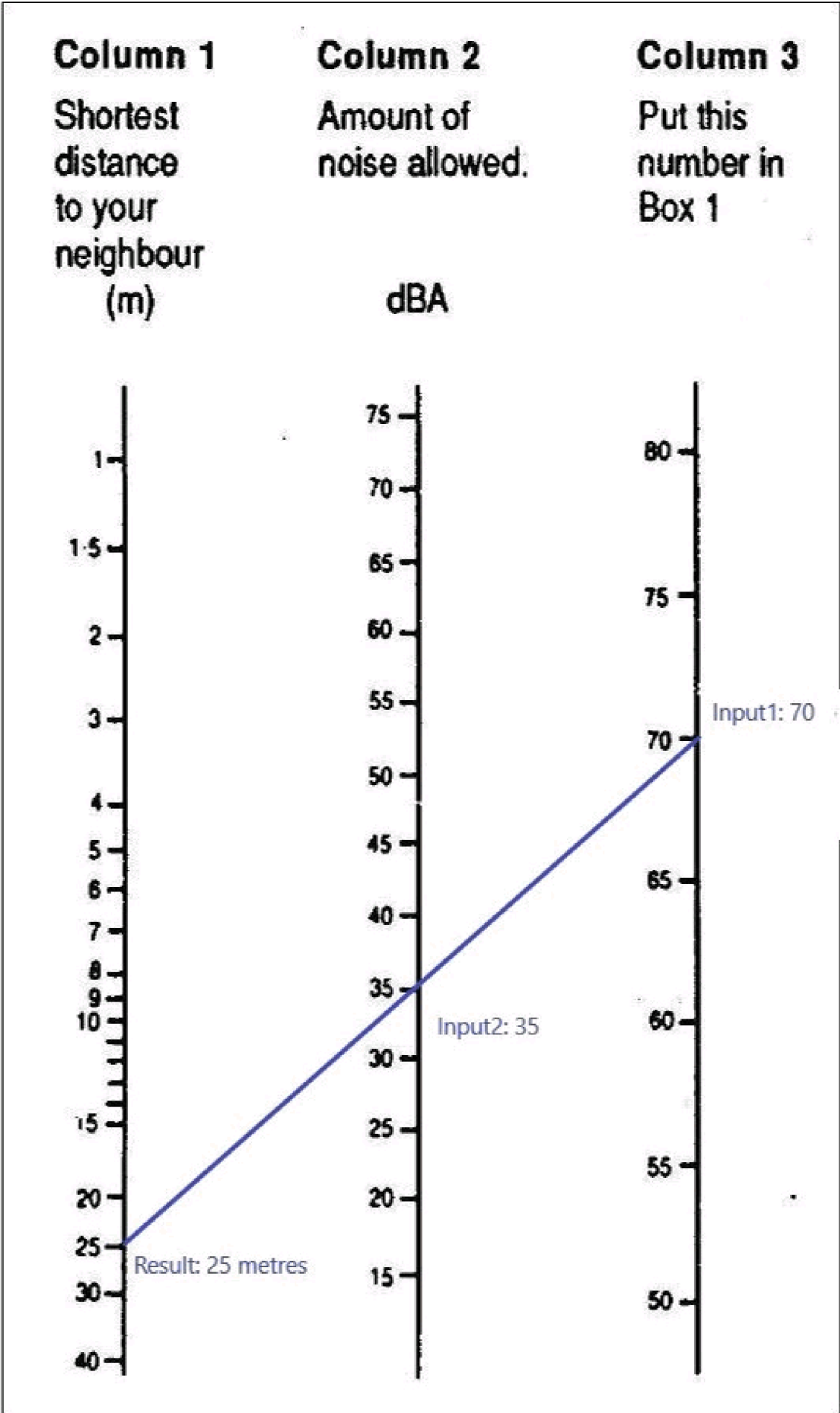
Just as light reflects from mirrored surfaces, sound will reflect from walls, carports, roofs and the like. Find a diagram below which best corresponds to the placement of the air conditioner. Put the corresponding value in Box 3 and go to STEP 4.

Note: For roof mounted refrigerated or evaporative units place "0" in Box 3 – Reflection Factor

One Reflective Surface - Value for Box 3 = 3



Appendix A4



Procedure Two – Determining Distance to Boundary **Appendix B1**

Determining the distance to the boundary for a known air conditioner is also simple. This time the known values are Sound Power Level (from the unit), Barrier Factor, and reflection factor.

The value for Box 1 is determined as follows:

BOX 1		BOX 3		Box 2
<div style="border: 1px solid black; padding: 5px; display: inline-block;">Distance Factor</div>	=	<div style="border: 1px solid black; padding: 5px; display: inline-block;">Sound Power</div>	–	<div style="border: 1px solid black; padding: 5px; display: inline-block;">Barrier Factor</div>
				<div style="border: 1px solid black; padding: 5px; display: inline-block;">+ Reflection Factor</div>
63		70		10
				3

This value for Box 1 is marked in column 3 of the diagram on page 4. Draw a straight line through this mark and a similar mark in column 2 representing the noise level allowed in the area (typically 35dB(A) at night, or 30 dB(A) if the noise is tonal).

This straight line is extended through column 1 to give the minimum distance in metres that the unit should be set back from the nearest boundary.

It may be possible to locate the unit closer to the boundary if an appropriately designed acoustic enclosure is built around it. This should only be considered under the advice of a suitably qualified person otherwise damage to the unit or a fire hazard may result.

For commercial projects or if you have any doubts about the suitability of an installation you may need to get an acoustic consultants report. See “Acoustical Consultants” in the Yellow Pages.

Appendix B2

Barrier Factor

A fence/barrier can reduce the level of air conditioner noise heard in neighbouring premises. To do this a fence/barrier will need to be continuous and solid. It should contain very few gaps, particularly where the fence meets the ground. The fence/barrier must also prevent the air conditioner being seen from noise sensitive locations on neighbouring premises. Noise sensitive locations include windows of bedrooms and living rooms (including those of multi storey dwellings) and outdoor entertaining/relaxing areas.

What to do

Carefully read through the fence/barrier descriptions below. Select a value that corresponds to the fence/ barrier description applicable to your situation. Put this value in Box 2 on the front page.

	Description	Value for Box 2
1	The fence/barrier does not prevent the air conditioner being seen from between the air conditioner and noise sensitive locations on the neighbouring premises.	0
2	<p>The fence/barrier blocks the "line of sight" but it is made of material having large gaps, such as a standard picket fence or a brick fence with fancy iron inserts.</p> <p>e.g. Hedges/bushes/trees Tea tree/brush Picket Fence Fence in disrepair with holes or missing planks Cyclone fence Masonry fence with decorative open inserts.</p>	0
3	<p>The fence/barrier blocks "line of sight" of the air conditioner from noise sensitive locations.</p> <ul style="list-style-type: none"> Typical paling fence Gaps between palings due to warping etc. Solid fence with no gaps and flush to the ground e.g. "Colorbond" fencing Fibre cement sheeting ("Hardifence", asbestos) Timber planking with overlap Concrete block/masonry/brick 	<p>5</p> <p>10</p>

Note:

- If in doubt about your fence type, select a low value.
- For roof mounted refrigerated or evaporative units place "0" in Box 2 – barrier factor

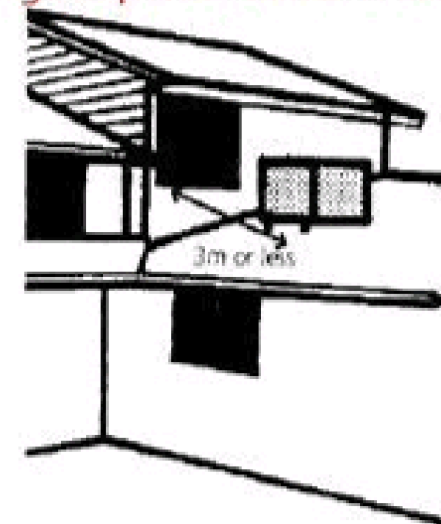
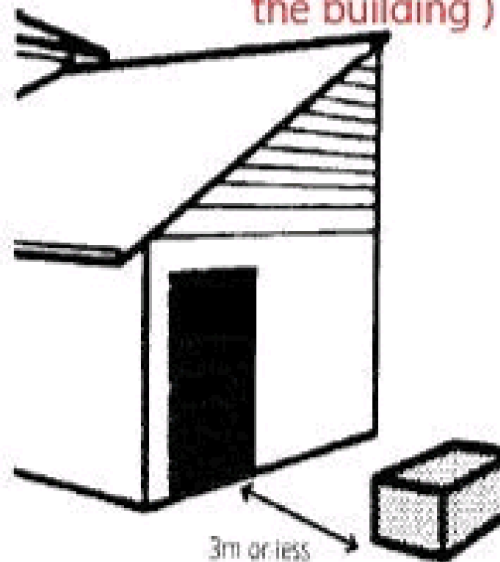
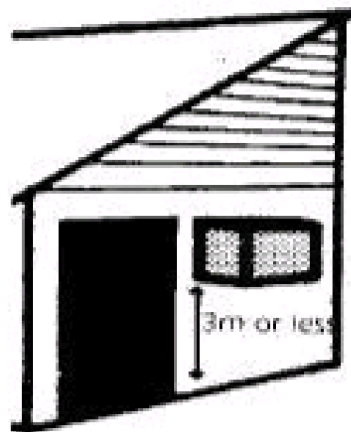
Appendix B3

Instructions for Box 3 – Reflection Factor

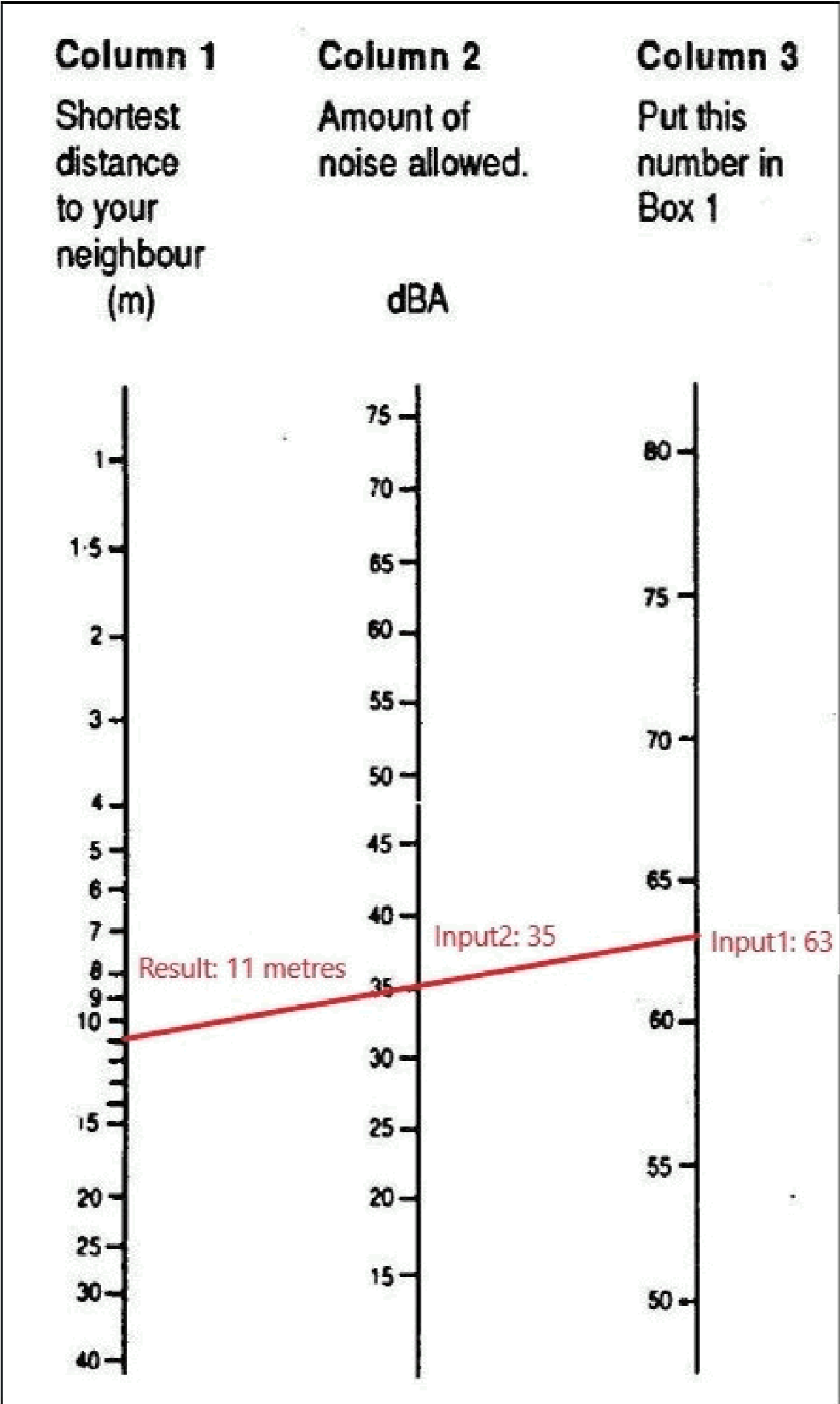
Just as light reflects from mirrored surfaces, sound will reflect from walls, carports, roofs and the like. Find a diagram below which best corresponds to the placement of the air conditioner. Put the corresponding value in Box 3 and go to STEP 4.

Note: For roof mounted refrigerated or evaporative units place "0" in Box 3 – Reflection Factor

One Reflective Surface - Value for Box 3 = 3 (The reflective surface is the opposite side of the wall where the shop sign is placed at the front of the building)



Appendix B4



FEATURES		SPECIFICATIONS	ITEMS INCLUDED WITH YOUR PURCHASE	Appendix C
Model No. - Indoor	ASTG24KMCA	Moisture Removal (l/hr)	2.7	
Model No. - Outdoor	AOTG24KMCA	Star Rating - Cooling	2.5	
Reverse Cycle System	Yes	Star Rating - Heating	3	
Capacity Class		Fan Speed	4	
Cooling Capacity (Watts)	7,100	Air Circulation (Cooling/Heating) (l/s)	311	
Cooling Capacity (BTU/h)	24,200	Compressor Type	DC Rotary	
Range (Watts)	1,100-8,300	Dimensions - Indoor Unit (HxWxD mm)	295x940x270	
Range (BTU/h)	3,800-28,300	Weight - Indoor Unit (kg)	14	
Heating Capacity (Watts)	8,000	Dimensions - Outdoor Unit (HxWxD mm)	620x790x290	
Heating Capacity (BTU/h)	27,300	Weight - Outdoor Unit (kg)	40	
Range (Watts)	1,100-10,600	I.U. Sound Pressure Level Cooling (High/Quiet) (dBA@1mtr)	49	
Range (BTU/h)	3,800-36,100	I.U. Sound Pressure Level Heating (High/Quiet) (dBA@1mtr)		
Power Source (V/Ph/HZ)	240	O.U. Sound Pressure Level (Cooling/Heating) (dBA@1mtr)	52	
Power Supply Attachment	Outdoor	O.U. Sound Power Level (dBA)	70	
Plug Size (If Applicable)		Refrigerant Type	R32	
Running Current, Cooling (Amps)	8.5	Connection Pipe Sizes, Gas (mm)	12.70	
Running Current, Heating (Amps)	9.0	Connection Pipe Sizes, Liquid (mm)	6.35	
Running Current, Range (Amps)	Max 16.0	Pre Charged Length (Metre)	20	
Running Current, Range (Amps)	Max 13.0	Minimum Pipe Length (Metre)	3	
Input, Cooling (Watts)	2,010	Maximum Pipe Length (Metre)	30	
Input, Range (Watts)	210-2,900	Maximum Pipe Height (Metre)	20	
Input, Heating (Watts)	2,120	Pipe Connection Methods	Flareless (Indoor) / Flare (Outdoor)	
Input, Range (Watts)	210-2,900	Outdoor Operating Temp, Cooling Degrees C	-10 to 46	
E.E.R. - Cooling	3.53	Outdoor Operating Temp, Heating Degrees C	-15 to 24	
C.O.P. - Heating	3.77			



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Friday, 20 September 2019

Conpec PTY LTD Shop 1
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Dear Rocco,

RE: Shop1 canopy, extractors, and filter queries

For the canopy system in Shop1, it was necessary to custom design and build a new canopy system in order to address the concerns of the adjoining neighbours, regarding sound levels and fumes.

This is because a custom-designed system has the following benefits compared to a standard system.

1) Canopy

A larger canopy requires a stronger fan to extract the vapours, however this also means the fan would be louder.

- The standard canopy dimensions are of 2.4metres long x 2.4metres wide.
- In comparison, the new proposed canopy dimensions are smaller because it takes into consideration the floor layout of Shop1 and is only as large as necessary.

Therefore, the new custom-size canopy reduces the sound levels by lowering the required strength of the fan.

2) Filters

Filters play a crucial role in collecting grease and preventing it from going into the exhaust system, however they need to be regularly serviced weekly to remain effective and some filter types are more effective than others.

- The basic filters on a standard system have reduced effectiveness to collect grease and fumes.
- The new honeycomb grease filters are more effective because they are an improved design and they can be kept at optimal condition through regular service.

Therefore, the new filter types are also more effective in addressing the sound-level concerns.



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3) Exhaust ducting

The distance of the extractor fan from the neighbouring property plays a significant role in addressing the sound level and fume concerns.

- A standard ducting solution is typically shaped to go 'straight-up' through the roof and does not bend or go sideways along the roof.
- A standard ducting solution would have resulted in the extractor fan located approximately 10metres from the neighbouring property.
- In comparison, the new system is custom designed and considers the dimensions of the Shop1 building itself.

The new ducting system will result in the extractor fan being on the opposite end of the building, approximately 16metres away from the neighbouring property and is therefore significantly better in addressing the concerns.

4) Extractor fan

The fan has the crucial role of extracting vapours from the kitchen and they should perform this function at the lowest sound level possible.

- The basic fan model was rated to operate at a higher sound level decibel rating compared to the new fan.
- This is because the new fan is a 'centrifugal' design which is an improved design over the basic model.

The centrifugal design is more efficient, and the fan can operate at a lower sound level whilst extracting the same volume of fumes. In combination with the custom-designed ducting, the height of the fan will be 5.5m from ground level, and therefore is effective at addressing the sound level and fume concerns.

Kind Regards,

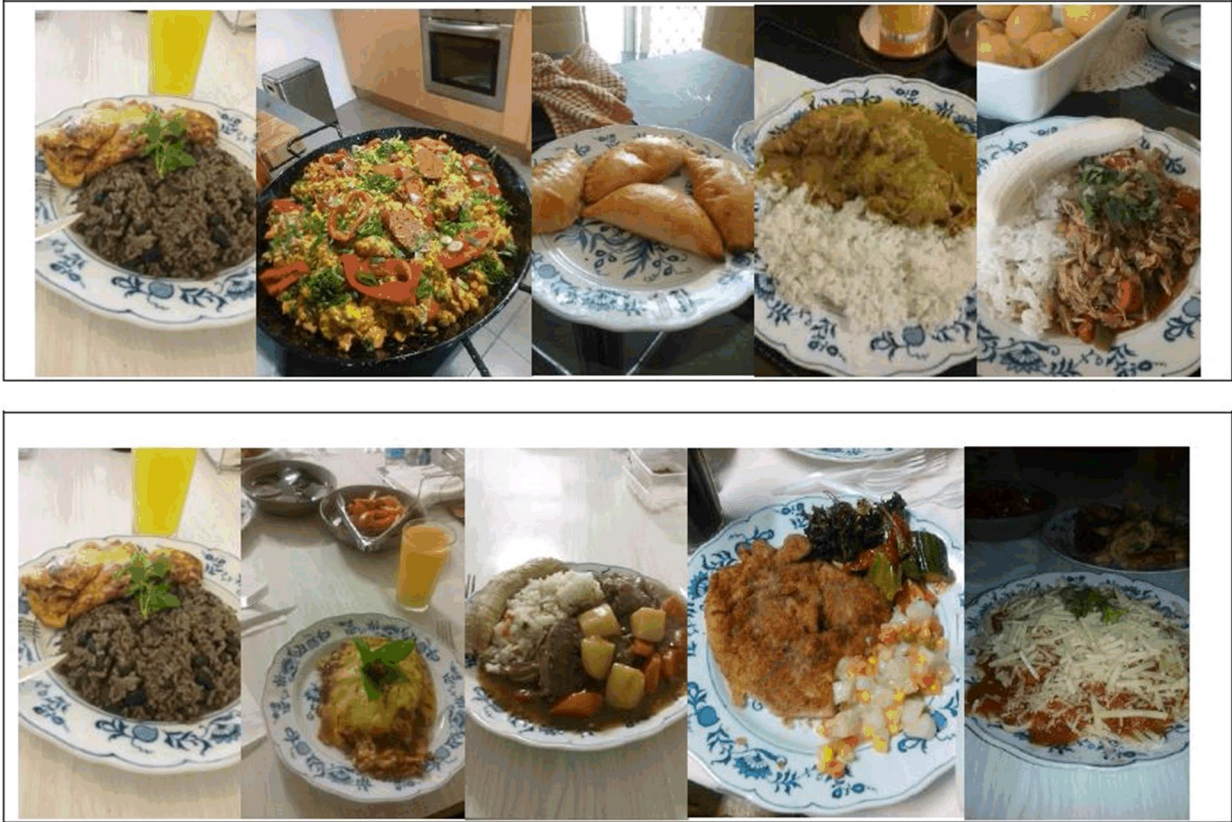
Eriko Paduga

Attachment 8

Wind rose plot for Madeley



Example of food intended to be sold from Unit 1



3.2 Consideration of Development Application - Change of Use to Take-Away Food Outlet - 6/54 Langford Boulevard, Madeley

File Ref: DA2019/739 – 19/366322
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 7

Issue

To consider a development application (DA2019/739) for a Take-Away Food Outlet at Lot 2006 (54) Langford Boulevard, Madeley (subject site).

Applicant	CF Town Planning & Development
Owner	Rocco Antonio Nardone
Location	Unit 6, Lot 2006 (54) Langford Boulevard, Madeley
Site Area	2549m ²
DPS 2 Zoning	Urban Development
ASP 8 Zoning	Commercial

Background

The subject site is 2,549m² in area and is zoned Urban Development under the City's DPS 2 and Commercial under Agreed Structure Plan No. 8 – East Wanneroo Cell 6 (**ASP 8**). The site is bound by Russell Road to the north, Langford Boulevard to the west and residential development to the south and east. It is noted that the residential dwellings to the south have been constructed on land zoned Commercial under ASP 8 as a Discretionary (D) land use. A location plan is included as **Attachment 1**.

At its meeting on 6 December 2016, Council approved a development application (DA2015/2276) for 11 Shops on the subject site. The development is still under construction, however it is nearing completion. The development includes a new dividing fence (which was required as a condition of planning approval) which is shown in photographs in **Attachment 2**.

On 10 April 2019, the City received a development application (DA2019/465) for a Change of Use to Take-Away Food Outlet for Unit 1 on the subject site. The proposal was considered on 7 May 2019 where Council refused the application (Resolution PS04-07/19). This application is currently subject to reconsideration by Council in accordance with section 31 of the *State Administration Act 2004 (WA)* and will be reconsidered on 12 November 2019.

On 5 June 2019, the City received a development application (DA2019/739) for a Change of Use to Take-Away Food Outlet for Unit 6 on the subject site, which is the subject of this report. The number of tenancies on the subject site has been reduced from 11 to 10, as this is considered internal modifications only no planning approval is required.

Detail

The application proposes a Change of Use to Unit 6 from Shop to Take-Away Food Outlet, which is a Discretionary (D) use in the Commercial zone and comprises the following:

- A pizza shop and Turkish bakery, primarily for consumption off the premises;
- Proposed operating hours of 10:00am to 10:00pm;
- There will be a maximum of two staff on-site at any one time;
- All external fixtures will be located on the north side of the roof, behind the parapet; and
- A maximum of four seated patrons can be accommodated within the premises.

The development plans are included as **Attachment 3**.

Consultation

Advertising of the proposal was undertaken by the City writing to adjoining landowners surrounding the subject site. All residents that were invited to comment on the Take-Away Food Outlet for Unit 1 (DA2019/465) were also invited to comment on this proposal. Advertising was undertaken for a period of 21 days, commencing on 16 July 2019 and concluding on 6 August 2019.

51 submissions were received during the advertising period, 40 in support and 11 objecting to the proposal. The main issues raised during the advertising period were:

- Amenity issues from prolonged exposure to odour and fumes being emitted from the tenancy;
- Noise being generated from the tenancy impacting surrounding residents;
- The proposal will generate traffic that will impact the surrounding road network; and
- The land use is not appropriate in this location.

The main comments received in support of the proposal were:

- The Madeley area is currently lacking services such as shops and cafés;
- The development is what Madeley needs and will promote a neighbourhood friendly community, providing a place that surrounding residents can access by walking;
- Residents were aware that the commercial development would be likely to include tenants that sell food; and
- Developing this site should be supported as it will provide local job opportunities.

A summary of submissions has been included as **Attachment 4**.

Comment

Administration has conducted an assessment of the proposal against the provisions of DPS 2. Comment on the issues raised during advertising is provided below.

Noise

A number of submitters raised concern about the potential impact of noise on surrounding residential properties. Notwithstanding the proposal will be required to comply at all times with the *Environmental Health (Noise) Regulations 1997*, the applicant has proposed the following to address issues related to both operational noise and external fixtures.

Operational Noise

The floor plan of Unit 6 has been designed with a centralised cooking area to provide separation from the southern boundary, reducing the transfer of operational noise to the properties to the south. In addition, a Management Plan outlining a number of operational requirements has been provided which is included as **Attachment 5**, and includes the following:

- The rear setback area (closest the adjoining residential properties) is not to be used for deliveries or staff lunch breaks. This is intended to minimise use of the area generally;
- The door to the rear of the development must remain closed when not in use, further preventing the transfer of noise to surrounding properties. Given the above restrictions the rear access will rarely be in use; and
- General staff operator hours have been specified, which limits staff to being on-site between 9:00am to 10:00pm. This is separate to the business' opening hours (10:00am to 10:00pm) and has been included to demonstrate that noise from activities such as food preparation or cleaning will not occur either late at night or early in the morning.

The layout of the tenancy and additional operating requirements imposed through the Management Plan are considered to satisfactorily demonstrate the operation of the business will not affect surrounding residents. The proposed operating hours will not generate any noise either early in the morning or late at night, with 10:00pm an acceptable closing time for a tenancy within a Local Centre.

Should Council choose to support the proposal Administration has recommended a condition of approval which requires Unit 6 to comply with the Management Plan at all times, to ensure the proposed operational restrictions are implemented.

External Fixtures

The applicant consulted with a firm who specialises in the installation of refrigeration and air-conditioning systems, to investigate how noise generated from external fixtures could be minimised through location and design. The applicant proposes to position all external fixtures on the northernmost section of the roof approximately 16 metres from the southern boundary, to maximise separation from the adjoining properties.

Additionally, the exhaust system will be custom designed to be of a size and scale necessary to service the floor area of Unit 6 and will use a 'centrifugal' fan. This is more efficient than the 'axial' design typically used on commercial sites which operates at a higher sound level. Using a custom exhaust will reduce the overall exhaust size and allows the strength of the fan to be reduced, while the centrifugal fan itself will generate less noise. These measures are considered to address the noise concerns raised during advertising from the exhaust system.

The air conditioning system was also assessed against the Department of Water and Environmental Regulation's (**DWER**) *Installers Guide to Air Conditioner Noise*. Included in **Attachment 6** is the assessment undertaken by the specialist consultant which determined the setback required from the neighbouring properties to be 11 metres. The location of the air-conditioner therefore meets the required setbacks and any noise generated will be within acceptable limits.

In relation to noise generated from external fixtures they are also required to comply with the *Environmental Health (Noise) Regulations 1997* at all times. Additionally, mechanical extraction and ventilation services must be designed to comply with the *Health (Air Handling and Water Systems) Regulations 1994*, *Australian Standard 1668.2-2002* and *Australian Standard 3666*. Following installation, certification from a qualified Mechanical Services Engineer or Air Conditioner Installer is to be provided to the City's Health Services which verifies the installation is in accordance with the abovementioned standards.

It is, therefore; the view of Administration that the measures proposed by the applicant will minimise noise generated from the subject site. However, due to concerns raised during advertising and the proximity to existing residential development a condition has been recommended which requires the preparation of an Acoustic Report following installation of the external fixtures. A post installation report will allow for the most accurate assessment of noise generated from the subject site to confirm the development complies with the

Environmental Protection (Noise) Regulations 1997. The report would need to consider noise generated from both external fixtures and the business' operations. Should it be determined additional measures are required, all measures necessary can be implemented prior to occupancy to the satisfaction of the City.

Odour

A number of potential amenity issues were raised during consultation, with the main concerns being odour, fumes and vermin.

As discussed above, the cooking area has been centralised within Unit 6 and the exhaust fan located as far as practicable from the adjoining properties. The layout provides appropriate separation from the adjoining properties while the additional requirements imposed through the Management Plan will ensure odour is either contained or dispersed appropriately. Further to this, the applicant proposes to use a 'honeycomb' grease filter which, as advised by a specialist consultant, is more effective in capturing grease than a standard filter system, which in turn limits the emission of odour via the exhaust. The filters require regular servicing to ensure they operate effectively, which has been included as a requirement within the Management Plan.

The applicant also provided a Wind Rose plot, which is included as **Attachment 7**, to demonstrate the typical prevailing winds experienced at the subject site. Wind Rose plots are used to summarise the wind speed and direction experienced in a particular location, with the most common wind direction indicated by the longest 'spoke' on the graph. When measuring wind direction it is based on where the wind is coming from and not going to. As shown in **Attachment 7** the most common wind directions experienced at the subject site are south and south-westerly winds (sea breezes), as well as easterlies.

In light of this, should any odour be emitted from Unit 6 it will typically dissipate in a north and north-easterly direction across Russell Road. Given the properties north of Russell Road are over 50 metres from the exhaust system, the Wind Rose demonstrates that should any odour be emitted, at most times it is unlikely to impact the adjoining residents when considering the typical prevailing winds.

The applicant has also sought to clarify the type of food intended to be sold from the premises. The tenant will primarily prepare and sell foods such as pizza, turkish bread, kebabs and salads. The preparation of this food will predominantly be via pizza oven, stoves and electric warmers, with minimal amounts of deep frying. Given the nature of the food being sold and the scale of the business, Administration considers that should any odour be emitted from the tenancy it would not cause a nuisance to surrounding residents. Further to this, all Food Businesses are required to comply with the *Health (Miscellaneous Provisions) Act 1911* at all times, which includes ensuring any odours emanated are not offensive to the public or dangerous to health.

In relation to vermin, food Businesses are required to comply with the *Food Act 2008* and Australia New Zealand Food Standards Code requirements to ensure that pests and animals are not attracted to, or harboured on, the property at all times.

Administration is therefore satisfied that the concerns raised during advertising relating to odour, fumes and vermin have been sufficiently addressed.

Traffic

A Traffic Impact Statement (**TIS**) was provided with the original development application for the subject site (DA2015/2276). The TIS identified that the proposed development would generate up to 366 vehicle trips per day, which could be sufficiently accommodated within the existing road network.

Traffic Services has reviewed the proposed change of use to a Take-Away Food Outlet and advised that such a use is considered to have comparable traffic volumes to a Shop, and requesting an amended TIS is not required. Therefore, the development will not generate any traffic concerns.

Car Parking

The application proposes to increase the existing car parking shortfall by one bay, with 52 bays required and 49 bays provided. It is noted that a condition of the original development approval (DA2015/2276) required the bin store to be relocated which resulted in the loss of one parking bay. The below table summarises the car parking requirement for the subject site.

Unit	Land use	DPS 2 Parking standard	Required bays
1	Shop	7 car parking bays per 100m ² of NLA.	4.88
2	Shop		4.88
3	Shop		4.88
4	Shop		4.88
5	Shop		4.88
6	Take-Away Food Outlet	1 per 4 guests in indoor and outdoor seated areas plus 7 per 100m ² of non-seated areas	Max 4 patrons (1 bay) + 86m ² non seating area (6.1 bays) = 7.1 bays
7	Shop	7 car parking bays per 100m ² of NLA.	7.9
8	Shop		4.88
9	Shop		3.5
10	Shop		3.5
Total Bays Required			51.3 (52) bays

**Should Unit 1 be approved as a Take-Away Food Outlet the car parking requirement would be 4.9 bays, resulting in no change to the overall number of bays required.*

The shortfall has been assessed by Administration with regard for the following:

- The subject site is surrounded by residential development which will encourage customers to visit the premises via alternate modes of transport (walking, cycling). This was noted in a number of submissions in support of the proposal;
- The business specialises in take-away food which will reduce the length of time customers will occupy a parking bay;
- The business is not open during the AM peak (7:00am to 9:00am), with car parking demand typically highest during peak periods;
- There will be a maximum of two staff on site at any one time which minimises long term use of the parking bays;
- The site is serviced by the 352 bus route which operates from Whitfords train station;
- Given all other tenancies are approved as Shop there is likely to be a level of car parking reciprocity between future tenants;
- A car parking bay was removed from the approved layout (DA2015/2276) to facilitate the relocation of the bin store; and
- At the time of writing this report Unit 1 is approved as a Shop. Should the approved use of Unit 1 be changed to a Take-Away Food Outlet the car parking requirement would be 4.9 bays, which does not modify the car parking requirement for the subject site.

In considering the points above Administration is of the view that the subject site provides a sufficient amount of car parking to support the proposed change of use. Therefore, the shortfall should be supported.

Land Use

In considering the appropriateness of the land use, the Commercial zoning which applies to the subject site and to the properties to the south needs to be taken into consideration. The subject site was identified as part of a Neighbourhood Centre when ASP 8 was originally endorsed, and as such it has been the planned intention for development to include a variety of land uses that service the local community. Due to the residential housing that has been built on the Commercial zoned land to the south, the subject site is now considered to function as a smaller Local Centre. A Local Centre typically includes businesses that prepare and sell food. Development of the lots to the south for residential purposes should not undermine the viability or intent of the remainder of this Commercial centre, or the expectations of the wider Madeley community.

Although a Take-Away Food Outlet is a Discretionary land use in the Commercial zone, the land use covers a range of possible tenants, from small business owners to large franchises. The Discretionary classification allows any proposal to be assessed on its merits against the Objectives of the zone. In Administration's view the size and scale of this proposal is consistent with what is expected in a Local Centre and has demonstrated it meets the Objectives of the Commercial zone.

Conclusion

In light of the above, the proposal for a Change of Use to Take-Away Food Outlet at 6/54 Langford Boulevard, Madeley is considered to satisfactorily meet the requirements of DPS 2 and ASP 8. The plans and supporting documentation have adequately addressed the concerns raised during the advertising period and has demonstrated consistency with the Objectives of the Commercial zone.

It is therefore recommended that Council approve the proposed Change of Use to Take-Away Food Outlet at 6/54 Langford Boulevard, Madeley.

Statutory Compliance

This application has been assessed in accordance with the City's DPS 2.

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

Risk Title	Risk Rating
ST-S12 Economic Growth	Moderate
Accountability	Action Planning Option
Chief Executive Officer	Manage

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

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

The application has been assessed against DPS 2 and ASP 8 which is the relevant risk management framework applicable to this proposal.

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 (DA2019/739), as shown in Attachment 3, for a Change of Use to Take-Away Food Outlet at Unit 6/54 Langford Boulevard, Madeley, subject to the following conditions:

- a) The approval only relates to the proposed Change of Use to Take-Away Food Outlet for Unit 6, Lot 2006 (54) Langford Boulevard, Madeley, as indicated on the approved plans. It does not relate to any other development on the site;
- b) The use of the approved premises shall conform to the District Planning Scheme No. 2 definition of Take-Away Food Outlet, which states:

“Take-Away Food Outlet: means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but excludes Drive Through Food Outlet.”

A change of use from that outlined above may require the approval of the City;

- c) The hours of operation of the Take-Away Food Outlet shall be restricted to 10:00am to 10:00pm, seven days per week;
- d) Following installation of all external fixtures the applicant is to engage a suitably qualified Acoustic Consultant to confirm that noise generated by the development will comply with the *Environmental Protection (Noise) Regulations 1997*. The report should include sound level measurements for all noise generated from the subject site and must clearly indicate what, if any, additional measures are needed to ensure compliance with the *Environmental Protection (Noise) Regulations 1997*.

Should the Acoustic Report identify that additional noise mitigation measures are necessary they must be implemented prior to occupancy of Unit 6, to the satisfaction of the City;

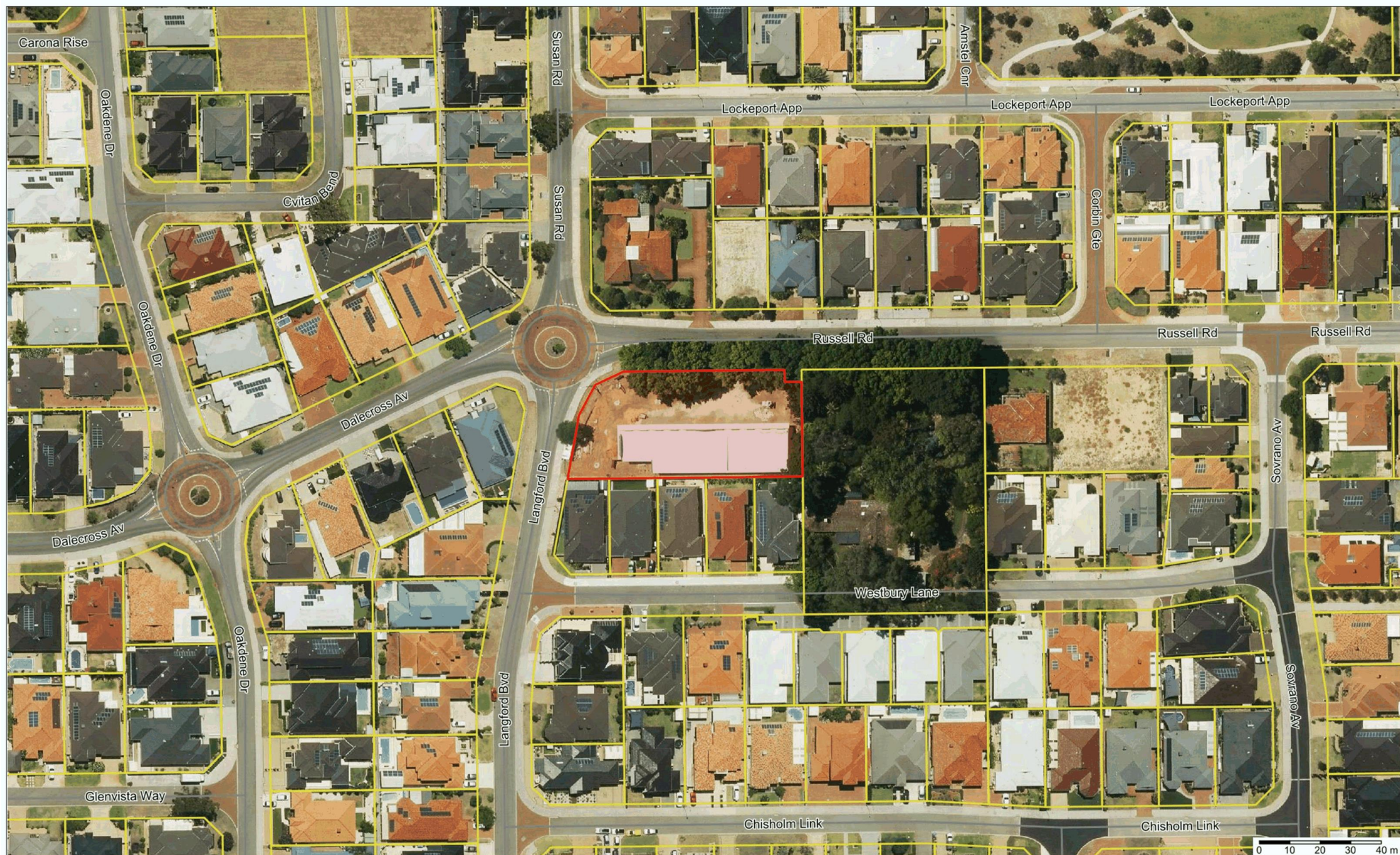
- e) The Take-Away Food Outlet is to be operated in accordance with the Tenancy No. 6 Management Plan included as Attachment 5 dated 21 October 2019, to the satisfaction of the City.**
- f) All external fixtures associated with the exhaust, air-conditioning and cool room systems shall be installed on the roof as per the locations shown on the approved plans, to the satisfaction of the City.**
- g) A maximum of four seated customers may be accommodated in the Take-Away Food Outlet at any one time;**
- h) The parking area and associated points of access as indicated on the approved plans shall not be used for purposes of storage or obstructed in any way at any time, without prior approval of the City; and**

2. ADVISES the submitters of its decision.

Attachments:

<u>1</u>	<i>Attachment 1: Location Plan</i>	<i>19/409523</i>	
<u>2</u>	<i>Attachment 2: Site Photos of Dividing Fence</i>	<i>19/400847</i>	
<u>3</u>	<i>Attachment 3: Development Plans</i>	<i>19/409527</i>	<i>Minuted</i>
<u>4</u>	<i>Attachment 4: Schedule of Submissions</i>	<i>19/411198</i>	
<u>5</u>	<i>Attachment 5: Management Plan</i>	<i>19/411213</i>	<i>Minuted</i>
<u>6</u>	<i>Attachment 6: Air Conditioner Advice and Assessment</i>	<i>19/411220</i>	
<u>7</u>	<i>Attachment 7: Wind Rose for Madeley</i>	<i>19/411229</i>	

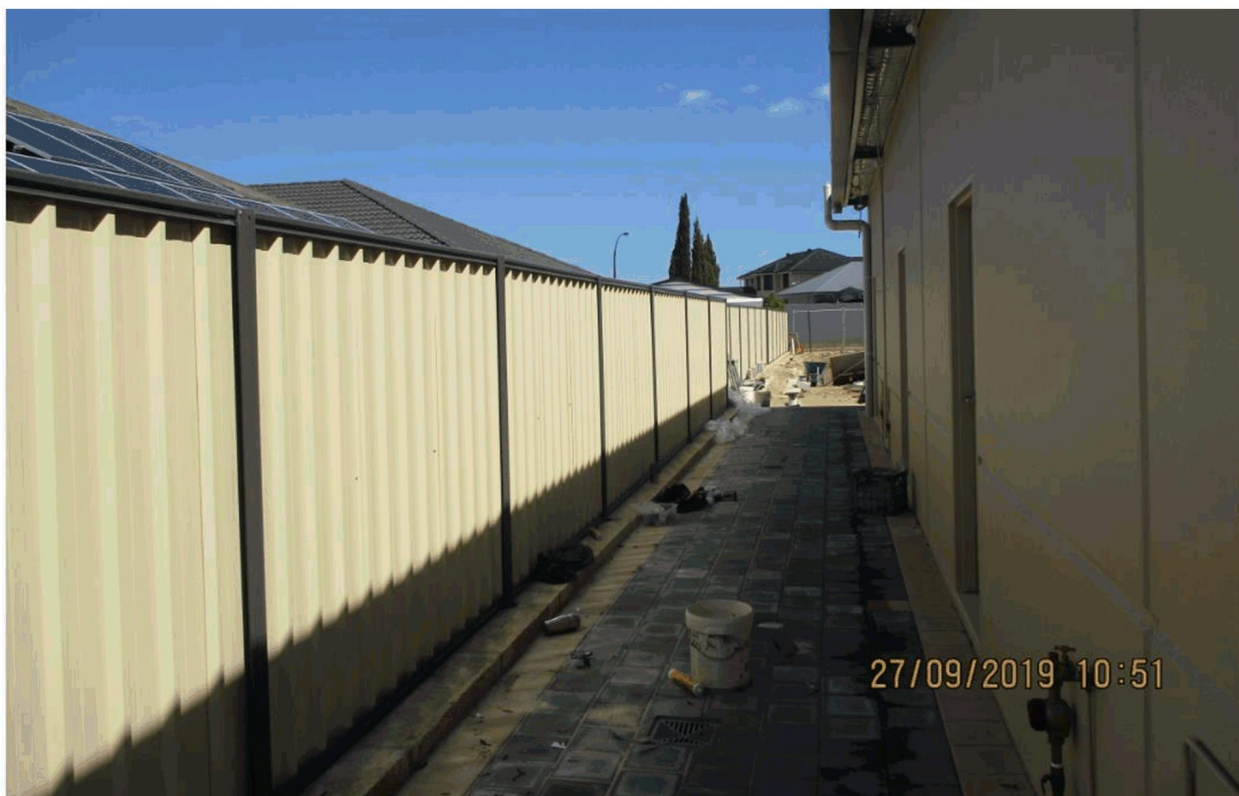
Attachment 1



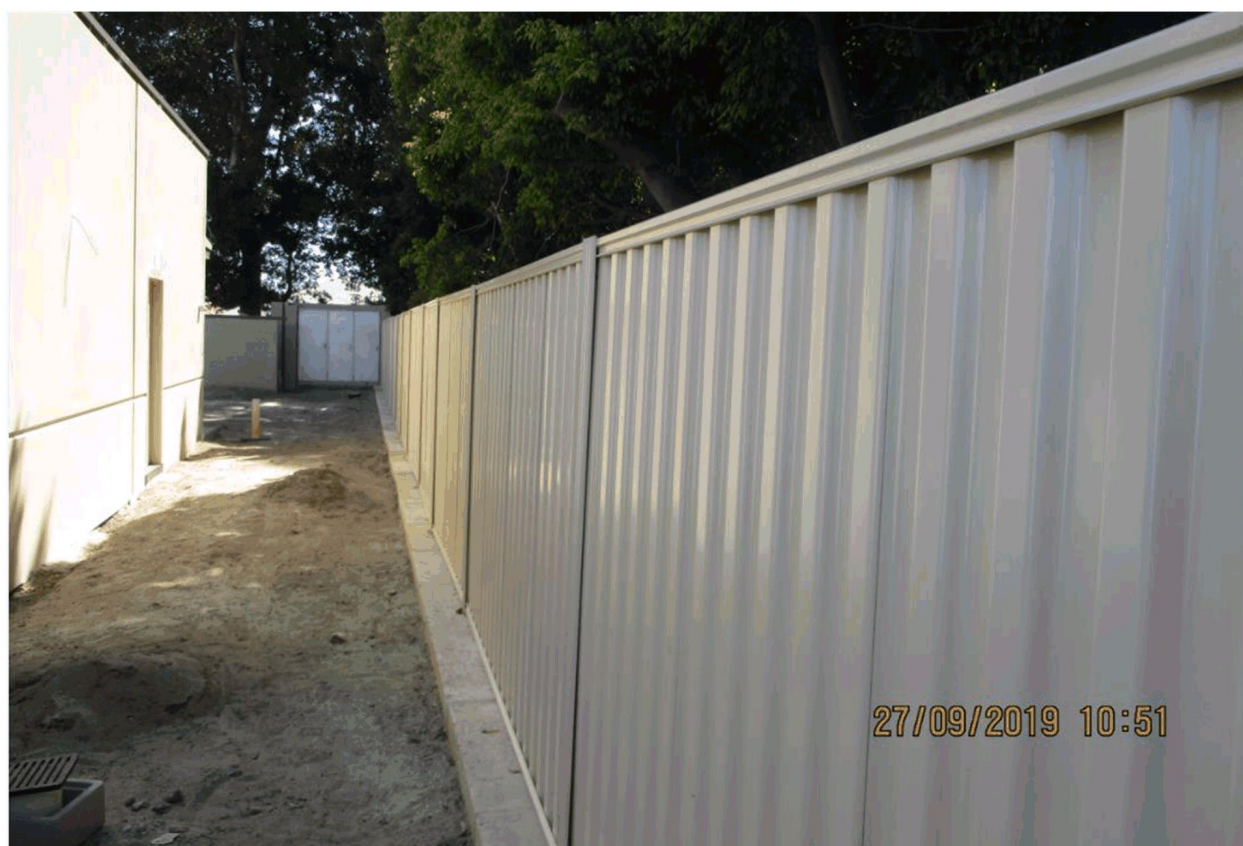
Location Plan: 54 Langford Boulevard, Madeley



Attachment 2

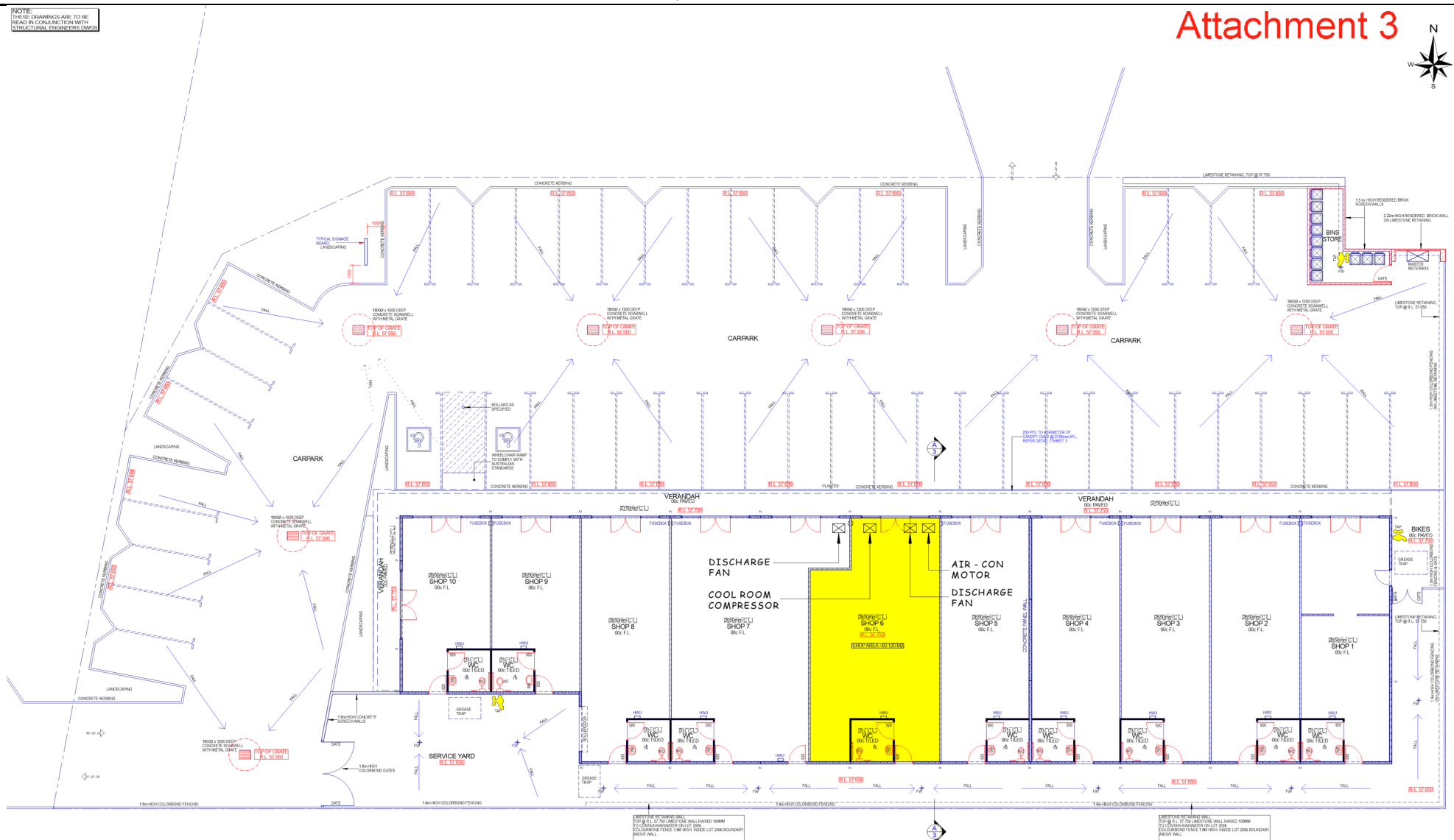


View of the southern boundary, looking west.



View of the eastern boundary, looking north.

Attachment 3



AREAS	
building:	728.373m ²
verandah:	93.248m ²
Total:	821.619m ²
per:	138.458m

		Peter Musurua Designs	 Copyright	FLOOR PLAN SCALE 1:100	DRAWN: P.J. Taylor	DATE: MARCH 2017	SCALE: AS SHOWN	SHEET 2 OF 5
		Tel: 0275 2710 Tel: 0275 2710 Mobile: 0422 886 256 peter@musurua.com.au	CLIENT: MEMIK PIRBUKAD	ADDRESS: LOT 2006 CNR RUSSELL RD & LANGFORD BVD MANELEX				
date:	revision/changes		SHOP 6 8772/4 KEBARAU AND TUMBUK BARSEY					

Attachment 4

**CITY OF WANNEROO
DA2019/739 CHANGE OF USE FROM SHOP TO TAKEAWAY FOOD OUTLET
6/54 LANGFORD BOULEVARD, MADELEY
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**

(Advertising Closed 6 August 2019)

No.	Number of Submitters	Summary of Submission	Administration Comment	Recommendation
1.	Overall position on the proposal			
1.1	40	Supports the proposal.	Noted.	No modification required.
1.2	11	Objects to the proposal.	Noted.	No modification required.
2.	Summary of Comments in Support of Proposal			
2.1	7	The local community would also like to see other food based outlets, in particular a café.	Noted.	No modification required.
2.2	7	Developments like this should be supported as they provide local and small business opportunities which create local jobs and benefit the local economy.	Noted.	No modification required.
2.3	3	It is necessary to incorporate food outlets within this complex.	Noted.	No modification required.
2.4	17	The Madeley area is lacking services such as shops and cafes. It would be great to have a place within walking distance that could be accessed by surrounding residents.	Noted.	No modification required.
2.5	5	No concerns raised regarding the proposal including traffic, noise or emissions and believe it will be a welcome addition to the local community. We were fully aware of this commercial development being built and that it was likely to include tenants selling food.	Noted.	No modification required.
2.6	1	I am surprised residential buildings were ever allowed	Noted.	No modification

No.	Number of Submitters	Summary of Submission	Administration Comment	Recommendation
		on land zoned for Commercial uses.		required.
2.7	15	This is exactly what the community needs as it will promote a neighbourhood friendly community by encouraging people to walk to and meet at the site.	Noted.	No modification required.
2.8	1	This type of use fosters a greater feeling of community than a use such as a Medical Centre or something similar would offer.	Noted.	No modification required.
2.9	3	The proposed hours of operation are acceptable.	Noted.	No modification required.
2.10	5	Madeley residents currently have to travel inconvenient distances such as to Kingsway Shopping Centre for food options, which mostly offers large franchise businesses. This is a convenient location for a food outlet for Madeley residents.	Noted.	No modification required.
2.11	4	These businesses will provide job opportunities to local residents, particular younger adults and teenagers who won't need to rely on having their own transport.	Noted.	No modification required.
2.12	3	This type of precinct is the one thing that Madeley is lacking.	Noted.	No modification required.
2.13	1	I have no concern with traffic increasing in the area.	Noted.	No modification required.
2.14	2	The site is centrally located which is ideal and makes it accessible to all the residents of Madeley.	Noted.	No modification required.
2.15	1	The layout provides plenty of parking minimising any disruption to surrounding residents.	Noted.	No modification required.
2.16	1	It is far better to have these stores filled than vacant and becoming run down.	Noted.	No modification required.
2.17	1	Promoting businesses that people can access by walking is aligned with the City's 'Your move' initiative, which seeks to get people out and about.	Noted.	No modification required.
2.18	2	I was disappointed to hear there was no local	The application was advertised to adjoining	No modification

No.	Number of Submitters	Summary of Submission	Administration Comment	Recommendation
		consultation about submissions for the proposal. We have received no communication and were surprised to hear on social media that the Council rejected the previous development application at Unit 1 (DA2019/465) on the basis of limited opposition that does not reflect the views of the majority of residents.	landowners for a period of 21 days, commencing 16 July 2019 and concluding on 6 August 2019. The plans were also made publically available on the City's website.	required.
3.	Summary of Comments Objecting to Proposal			
3.1	Health Related Comments			
3.1.1	8	A number of submitters objected to odour and fumes being emitted from the tenancy from cooking, stating that there are medical consequences from prolonged exposure to such fumes.	The emission of odours has been discussed in the body of the report and will be required to comply with the <i>Health (Miscellaneous Provisions) Act 1911</i> at all times to ensure odour does not cause a nuisance to surrounding residents.	No modification required.
3.1.2	3	A number of submitters objected to noise being generated from the tenancy impacting surrounding residential dwellings, including the air conditioning unit, extraction fan, refrigeration compressor and noise associated with food preparation.	Administration has consulted with the applicant to ensure all external fixtures are installed on the northern side of the development and will be required to comply at all times with the <i>Environmental Noise (Health) Regulations 1997</i> . A Management Plan has also been prepared to manage operational noise.	Condition of approval recommended that an Acoustic Report is provided after installation.
3.1.3	1	Under the <i>Environmental Health (Noise) Regulations 1997</i> any continuous noise above 40-45 decibels is sufficient to cause complaints and 55db can cause both health and hearing problems.	As discussed in point 3.1.2 above the external fixtures will be located as far as practicable from surrounding properties and will be required to comply at all times with the <i>Environmental Health (Noise) Regulations 1997</i> .	See 3.1.2 above.
3.1.4	1	Noise generated from this development will disturb the birds in the tree canopy.	Noted.	No modification required.
3.1.5	1	This type of cooking produces carcinogens and other obnoxious pollutants that will cause a health risk to the nearby residents.	See response to 3.1.1 above.	No modification required.

No.	Number of Submitters	Summary of Submission	Administration Comment	Recommendation
3.1.6	1	Should the application be approved, we reserve our right to demand sophisticated air handling units for the exhaust fan to eliminate/reduce harmful emissions.	See response to 3.1.1 above.	No modification required.
3.1.7	3	This proposal creates an increased fire hazard to the adjoining properties which poses a safety risk.	The subject site is not located within a bushfire prone area and as such there are no planning considerations relating to the assessment or management of potential fire hazards. A Building Permit will be required for the internal fitout of the tenancy which will require compliance with the National Construction Code, including requirements for fire separation.	No modification required.
3.1.8	4	The noise and smell will affect the use, enjoyment and ambience of the backyards adjoining this development proposal.	See responses to 3.1.1 and 3.1.2 above.	No modification required.
3.1.9	2	The junk food and sugary drinks sold by fast food and take-away outlets make an important contribution to the epidemic of obesity and diabetes in our community. It seems very reasonable the City of Wanneroo be strongly encouraged to take a health and medical stance by not allowing another take-away.	Not a relevant planning consideration.	No modification required.
3.1.10	1	The bin store may attract vermin and cockroaches.	The bin store location was a requirement of the original planning approval (DA2015/2276) and is not being modified through this proposal. Food businesses are still required to comply with the <i>Food Act 2008</i> at all times which controls the management of vermin and pests.	No modification required.
3.2	Traffic			
3.2.1	2	Concerns were raised relating to traffic generated from the proposed development as traffic volumes on Russell Road are already a concern, particularly when	As discussed in the body of the report, the surrounding traffic network is sufficient to accommodate the proposed use. Traffic	No modification required.

No.	Number of Submitters	Summary of Submission	Administration Comment	Recommendation
		Kingsway Sporting Complex is being used.	Services have also advised that given the intermittent nature of congestion at the Kingsway Regional Sporting Complex (during sporting events only) and the distance between the development and the sporting complex, there will be limited interaction between the traffic generated for these two land uses.	
3.2.2	1	The location of the access is considered dangerous.	No modifications to the approved access locations are proposed.	No modification required.
3.3	Land Uses			
3.3.1	2	There are already Take-Away food outlets in Kingsway, Darch and Woodvale.	Noted.	No modification required.
3.3.2	3	When the site was approved as Shops the trading hours were 7:00am to 7:00pm. The hours proposed for this tenancy are not considered appropriate in the middle of a residential area.	No trading hours were conditioned on Council's approval of the application for 11 Shops (DA2015/2276). The proposed hours of operation are considered acceptable and consistent with what is typically expected at a Local Centre.	No modification required.
3.3.3	1	Land uses such as a coffee shop, day spa, beauty centre or Hairdresser would be better suited in the area.	Noted.	No modification required.
3.3.4	1	It is inappropriate to have a Take-Away Food Outlet so close to homes.	Noted.	No modification required.
3.3.5	1	When we bought our house back in 2013 we were told this site was going to be low level retail	Noted.	No modification required.
3.3.6	1	This proposal will create commercial competition for existing Take-Away Food outlets in Darch, Kingsway and Woodvale that may affect their financial viability.	Not a planning consideration.	No modification required.
3.3.7	4	We are not opposed to the development provided they operate within the approved definition of Shop and believe the City has a duty of care to the adjoining residents to ensure this is the case.	Unit 6 already has approval for a Shop. The purpose of the application is to consider changing the approved land use to Take-Away Food Outlet.	No modification required.

No.	Number of Submitters	Summary of Submission	Administration Comment	Recommendation
3.3.8	1	Should the application be approved, we request that the operating times be clearly defined in the approval and that no cooking or cleaning activities be allowed outside of the operating hours.	The hours of operation (10:00am – 10:00pm) have been recommended as a condition of approval. The Management Plan has further outlined the general business operating hours, being 9:00am – 10:00pm which is also recommended as a condition of approval.	Conditions that restrict the operating hours have been recommended.
3.3.9	1	It would appear the developer is looking for take-away tenants to fill the retail space as other tenants that meet the planning criteria are hard to find, which is not the Council's or the local communities concern. I'm under the impression the stipulation of not having a Take-Away Food Outlet at this location was for a reason and should remain as such.	The approved application was for 11 shops, which is consistent with what was lodged with the City for consideration. There is no requirement under the planning framework preventing a Take-Away Food outlet in this location. As a Discretionary land use it is capable of approval if it meets the Objectives of the Commercial zone.	No modification required.
3.4	Other			
3.4.1	4	The development will decrease the value of my property.	Perceived impacts on property values are not a planning consideration.	No modification required.
3.4.2	3	The proposed operating hours encourage anti-social behaviour which is already an issue in this location.	A perception that the development will encourage anti-social behaviour is not a planning consideration.	No modification required.

Management Plan

Tenancy No.6 No.54 Langford Boulevard, Madeley

**Take-away Food Outlet (Turkish Bakery, Pizza & Kebab)
Management Plan****1.0 Introduction**

This Management Plan seeks to manage the operation/conduct of the use of Tenancy 6 on lot 2006 (No.54) Langford Boulevard, Madeley for 'Take-Away Food Outlet' purposes. The Management Plan will establish acceptable standard of behaviour for staff and visitors to minimise any adverse impacts on the adjoining residential properties.

The Plan has been prepared at the request of the City of Wanneroo to assist with managing the use in the future.

2.0 Hours of Operation & Staff Numbers

The hours of operation for the 'take-away' use in Tenancy 6 are as follows:

- Hours of operation for the business will be 10am to 10pm, seven (7) days per week.
- The operator will attend site typically at 9am every day for preparation work and will typically depart the premises at 10pm daily once cleaning is complete. Cleaning of the kitchen will commence at 9pm, once the dinner cooking is complete.
- There are two (2) staff members at any one given time (one is the owner of the business, which is the chef and the second is the partner).

3.0 Types of Foods Prepared & Method of Cooking

The business operating from Tenancy 6 will generally prepare and sell kebabs, pizza and Turkish bakery products (Turkish bread). A majority of the food being prepared using the pizza ovens, stove and electric warmers (Kebab meat). Only a very small portion will include deep frying (chips). The business will also sell pre-packaged drinks.

The 'take-away' business in Tenancy 6 will not undertake large scale deep frying and smoking of meats.

4.0 Cooking Times & Methods

The following is an overview of the cooking times associated with the 'take-away' business operating from Tenancy 1 on the subject land:

- Cooking times vary depending on the period of the day. Actual cooking times will be as follows:
Day period – 10am to 3pm
Evening period – 5pm to 9pm
- All other times outside of the above will be serving customers, putting together orders from the various products already cooked (this will include re-heating of dishes once assembled) and preparing for the next meal session (i.e. cutting vegetables, washing/cleaning etc.). All foods are cooked fresh every day.

5.0 Change of Discharge Filters

The exhaust fans for the premises will include new honeycomb grease filters, which will be regularly serviced (the filters play a crucial role in collecting grease and preventing it from going into the exhaust system). These filters will be regularly serviced/replaced every two to three weeks by a private contractor.

Management Plan

Tenancy No.6 No.54 Langford Boulevard, Madeley

6.0 Staff Access to Rear

- No customer or staff parking or deliveries are possible to the rear or side of the premises.
- No mechanical infrastructure or equipment will be located to the rear of the premises.
- Staff will not be allowed to congregate or remain at the rear of the premises during break periods. All staff 'time-out' will be to the front of the premises (i.e. under the front verandah or under the large trees within the verge area).
- The rear door to the premises is to remain closed during the operation of the business to prevent the transfer of internal noise of the tenancy to the adjoining rear properties.

7.0 Waste Management/Access

- All bins are to be placed and remain within the purpose built bin storage area at the front of the shopping centre.
- Waste will be removed by private contractor.
- Deliveries to the tenancy are to be undertaken through the front door of the premises (via the main front entry door and front car parking area).
- Rear pedestrian thoroughfare for the development (i.e. paved setback area) is primarily a fire escape route and is to remain free of obstructions at all times.

8.0 Security

- All fencing to the rear of the property will comprise a minimum height of 1.8 metres and will be solid.
- Access to the rear paved areas of the shopping centre will be restricted, with any gates to remain closed after business hours.
- Security cameras will be installed and will monitor the shopping centre.

Prepared 21 October 2019



Attachment 6

ABN: 51217754195
U10/105 President St
Welshpool 6106
admin@egpa.com.au

Tuesday, 10 September 2019

Conpec PTY LTD
Shop 1 to Shop 11
54 Langford BLVD
Madeley WA
E: nchomes@iinet.net.au
T: 0418917678

Dear Tony,

- 1) I have reviewed the information found in **An Installers Guide to Air conditioner Noise** as referenced in the **City of Wanneroo** 'Noise Information' page, which includes methodology to calculate the minimum distance required between an Outdoor Air Conditioning unit and the neighbouring property.
- 2) The calculations were performed using the specifications of the proposed 8kW Fujitsu air conditioning outdoor unit model - AOTG24KMCA. (See **Appendix C**)
- 3) There were challenges in the interpretation of the Installers guide because there was more than one possible interpretation, therefore I made two calculations based on two different sets of assumptions.
 - Based on my experience the most relevant interpretation is assumption set B.

4) Assumption set A (See Appendix A1-A4)

This approach assumes that the Air Conditioner will be installed on the roof, and therefore use the 'roof' values as indicated in the note references with regards to:

- the Barrier input = 0; and
- the Reflection input = 0

The result of approach A is that the outdoor unit should be installed at a minimum distance of 25 metres away from the neighbour's property.

Given that this exceeds the maximum length of the roof itself, then the roof is not a viable location to install based on this set of assumptions.



ABN: 51217754195
U10/105 President St
Welshpool 6106
admin@egpa.com.au

5) Assumption set B (See Appendix B1-B4)

This approach also assumes that the Air Conditioner will be installed on the roof, however it takes into consideration that the roof is on a 'commercial premise' and not on a residential roof.

This is significant because the worded definitions of the installation guide make heavy references to 'line-of-sight' barriers. Given the shape of the commercial roof the air conditioning unit would be completely blocked from line-of-sight from the neighbouring properties. In comparison a residential roof is typically sloped and the roof tiles and anything installed on top are easily seen, which is likely the basis for the note references.

Therefore, the more appropriate inputs based on the wording of the installers guide are:

- the Barrier input = 10; and
- the Reflection input = 3

The result of approach B is that the outdoor unit should be installed on the roof, at a minimum distance of 11 metres away from the neighbour's property.

I have marked out the proposed location for each of the outdoor units for each of the eleven shops based on approach B (See **Appendix D**). In all cases the units are approximately 16 metres away from the neighbouring property, which is further away than the minimum required distance.

6) Under both sets of assumptions, it was assumed that the air conditioning unit was not 'tonal'. The manufacturer Fujitsu was contacted for information regarding tonality however there was no specific information available (See **Appendix E1**).

Tonality is described in the Installers guide as a characteristic whine or drone. Based on my experience the sound produced from this unit does not fit this description, and therefore is not tonal.

The manufacturer Fujitsu also commented on the proposed distance of 16 metres and confirmed this would significantly reduce the sound level (See **Appendix E2**).

7) Conclusion:

Based on these findings EGPA recommends the installation of the units onto the roof as marked in **Appendix D**, based on **An Installers Guide to Air conditioner Noise** and the interpretations in approach **set B**.

Kind Regards,
Eriko Paduga

Procedure Two – Determining Distance to Boundary Appendix A1

Determining the distance to the boundary for a known air conditioner is also simple. This time the known values are Sound Power Level (from the unit), Barrier Factor, and reflection factor.

The value for Box 1 is determined as follows:

BOX 1		BOX 3		Box 2
Distance Factor	=	Sound Power	–	Barrier Factor
70		70		+ Reflection Factor
		0		0

This value for Box 1 is marked in column 3 of the diagram on page 4. Draw a straight line through this mark and a similar mark in column 2 representing the noise level allowed in the area (typically 35dB(A) at night, or 30 dB(A) if the noise is tonal).

This straight line is extended through column 1 to give the minimum distance in metres that the unit should be set back from the nearest boundary.

It may be possible to locate the unit closer to the boundary if an appropriately designed acoustic enclosure is built around it. This should only be considered under the advice of a suitably qualified person otherwise damage to the unit or a fire hazard may result.

For commercial projects or if you have any doubts about the suitability of an installation you may need to get an acoustic consultants report. See “Acoustical Consultants” in the Yellow Pages.

Appendix A2

Barrier Factor

A fence/barrier can reduce the level of air conditioner noise heard in neighbouring premises. To do this a fence/barrier will need to be continuous and solid. It should contain very few gaps, particularly where the fence meets the ground. The fence/barrier must also prevent the air conditioner being seen from noise sensitive locations on neighbouring premises. Noise sensitive locations include windows of bedrooms and living rooms (including those of multi storey dwellings) and outdoor entertaining/relaxing areas.

What to do

Carefully read through the fence/barrier descriptions below. Select a value that corresponds to the fence/ barrier description applicable to your situation. Put this value in Box 2 on the front page.

	Description	Value for Box 2
1	The fence/barrier does not prevent the air conditioner being seen from between the air conditioner and noise sensitive locations on the neighbouring premises.	0
2	<p>The fence/barrier blocks the "line of sight" but it is made of material having large gaps, such as a standard picket fence or a brick fence with fancy iron inserts.</p> <p>e.g. Hedges/bushes/trees Tea tree/brush Picket Fence Fence in disrepair with holes or missing planks Cyclone fence Masonry fence with decorative open inserts.</p>	0
3	<p>The fence/barrier blocks "line of sight" of the air conditioner from noise sensitive locations.</p> <ul style="list-style-type: none"> • Typical paling fence Gaps between palings due to warping etc. • Solid fence with no gaps and flush to the ground e.g. "Colorbond" fencing Fibre cement sheeting ("Hardifence", asbestos) Timber planking with overlap Concrete block/masonry/brick 	<p>5</p> <p>10</p>

Note:

- If in doubt about your fence type, select a low value.
- For roof mounted refrigerated or evaporative units place "0" in Box 2 – barrier factor

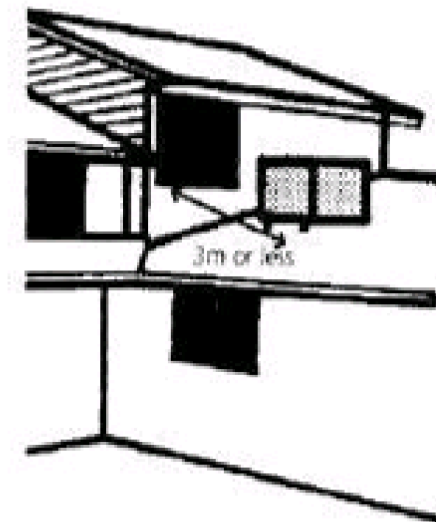
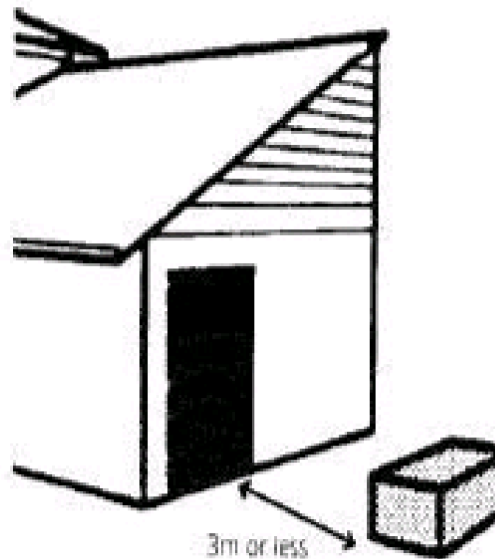
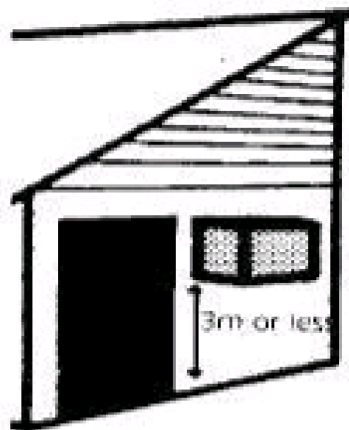
Appendix A3

Instructions for Box 3 – Reflection Factor

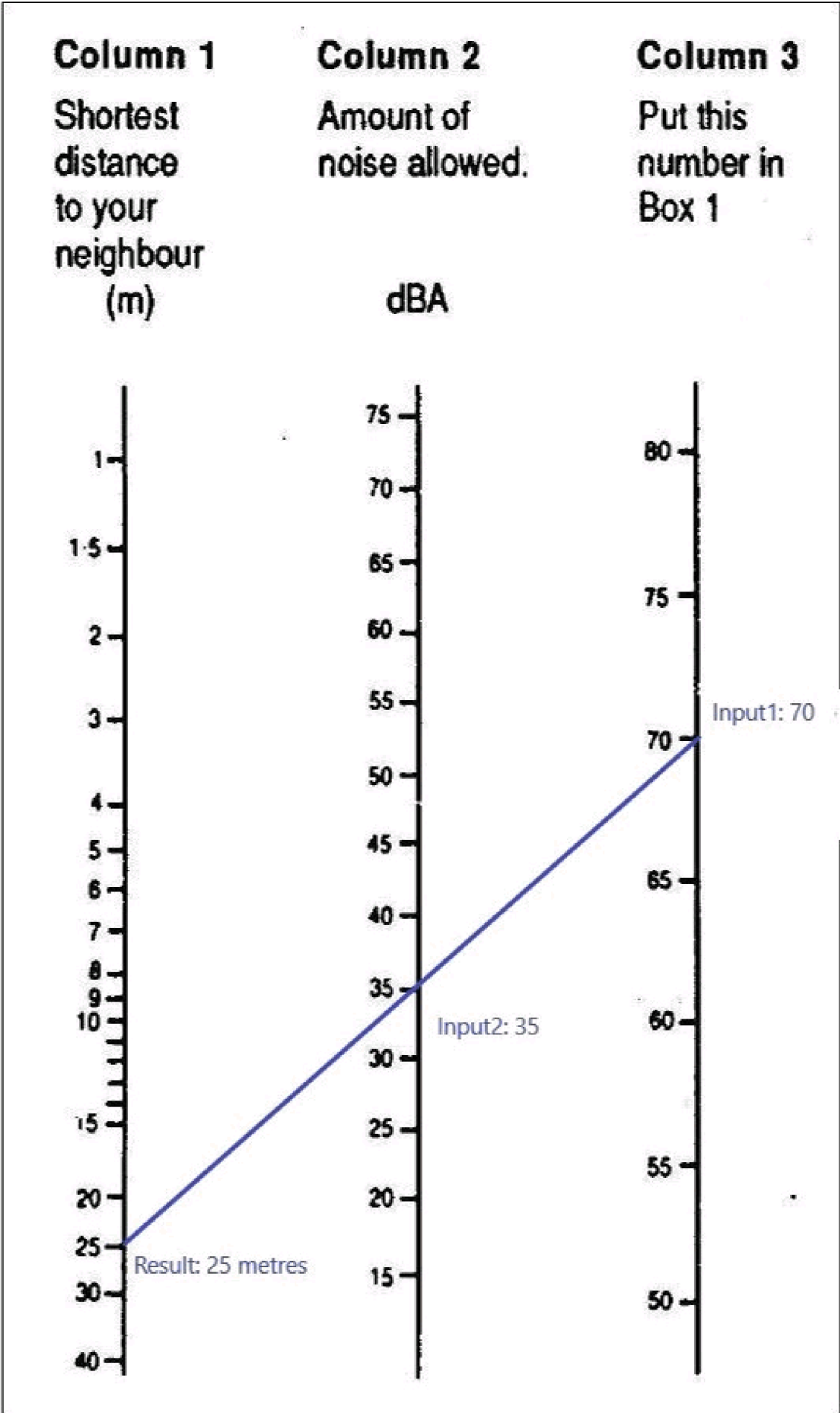
Just as light reflects from mirrored surfaces, sound will reflect from walls, carports, roofs and the like. Find a diagram below which best corresponds to the placement of the air conditioner. Put the corresponding value in Box 3 and go to STEP 4.

Note: For roof mounted refrigerated or evaporative units place "0" in Box 3 – Reflection Factor

One Reflective Surface - Value for Box 3 = 3



Appendix A4



Procedure Two – Determining Distance to Boundary Appendix B1

Determining the distance to the boundary for a known air conditioner is also simple. This time the known values are Sound Power Level (from the unit), Barrier Factor, and reflection factor.

The value for Box 1 is determined as follows:

BOX 1		BOX 3		Box 2
Distance Factor	=	Sound Power	–	Barrier Factor
63		70		10
			+	Reflection Factor
				3

This value for Box 1 is marked in column 3 of the diagram on page 4. Draw a straight line through this mark and a similar mark in column 2 representing the noise level allowed in the area (typically 35dB(A) at night, or 30 dB(A) if the noise is tonal).

This straight line is extended through column 1 to give the minimum distance in metres that the unit should be set back from the nearest boundary.

It may be possible to locate the unit closer to the boundary if an appropriately designed acoustic enclosure is built around it. This should only be considered under the advice of a suitably qualified person otherwise damage to the unit or a fire hazard may result.

For commercial projects or if you have any doubts about the suitability of an installation you may need to get an acoustic consultants report. See “Acoustical Consultants” in the Yellow Pages.

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Barrier Factor

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What to do

Carefully read through the fence/barrier descriptions below. Select a value that corresponds to the fence/ barrier description applicable to your situation. Put this value in Box 2 on the front page.

	Description	Value for Box 2
1	The fence/barrier does not prevent the air conditioner being seen from between the air conditioner and noise sensitive locations on the neighbouring premises.	0
2	<p>The fence/barrier blocks the "line of sight" but it is made of material having large gaps, such as a standard picket fence or a brick fence with fancy iron inserts.</p> <p>e.g. Hedges/bushes/trees Tea tree/brush Picket Fence Fence in disrepair with holes or missing planks Cyclone fence Masonry fence with decorative open inserts.</p>	0
3	<p>The fence/barrier blocks "line of sight" of the air conditioner from noise sensitive locations.</p> <ul style="list-style-type: none"> • Typical paling fence Gaps between palings due to warping etc. • Solid fence with no gaps and flush to the ground e.g. "Colorbond" fencing Fibre cement sheeting ("Hardifence", asbestos) Timber planking with overlap Concrete block/masonry/brick 	<p>5</p> <p>10</p>

Note:

- If in doubt about your fence type, select a low value.
- For roof mounted refrigerated or evaporative units place "0" in Box 2 – barrier factor

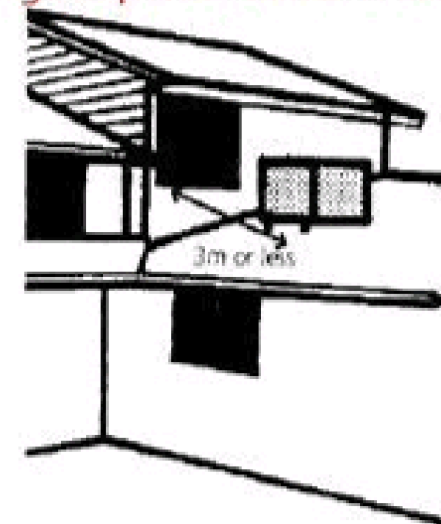
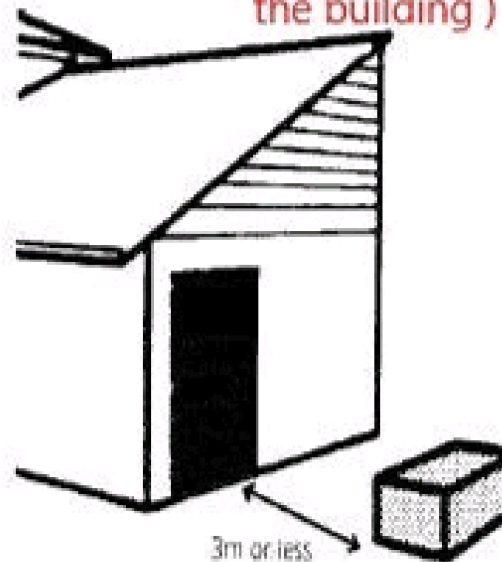
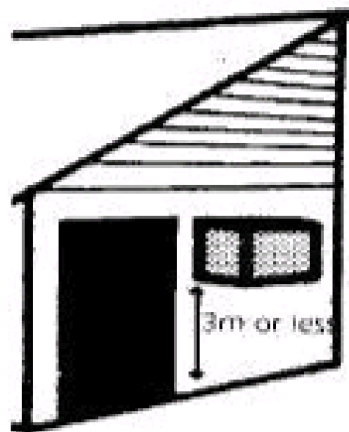
Appendix B3

Instructions for Box 3 – Reflection Factor

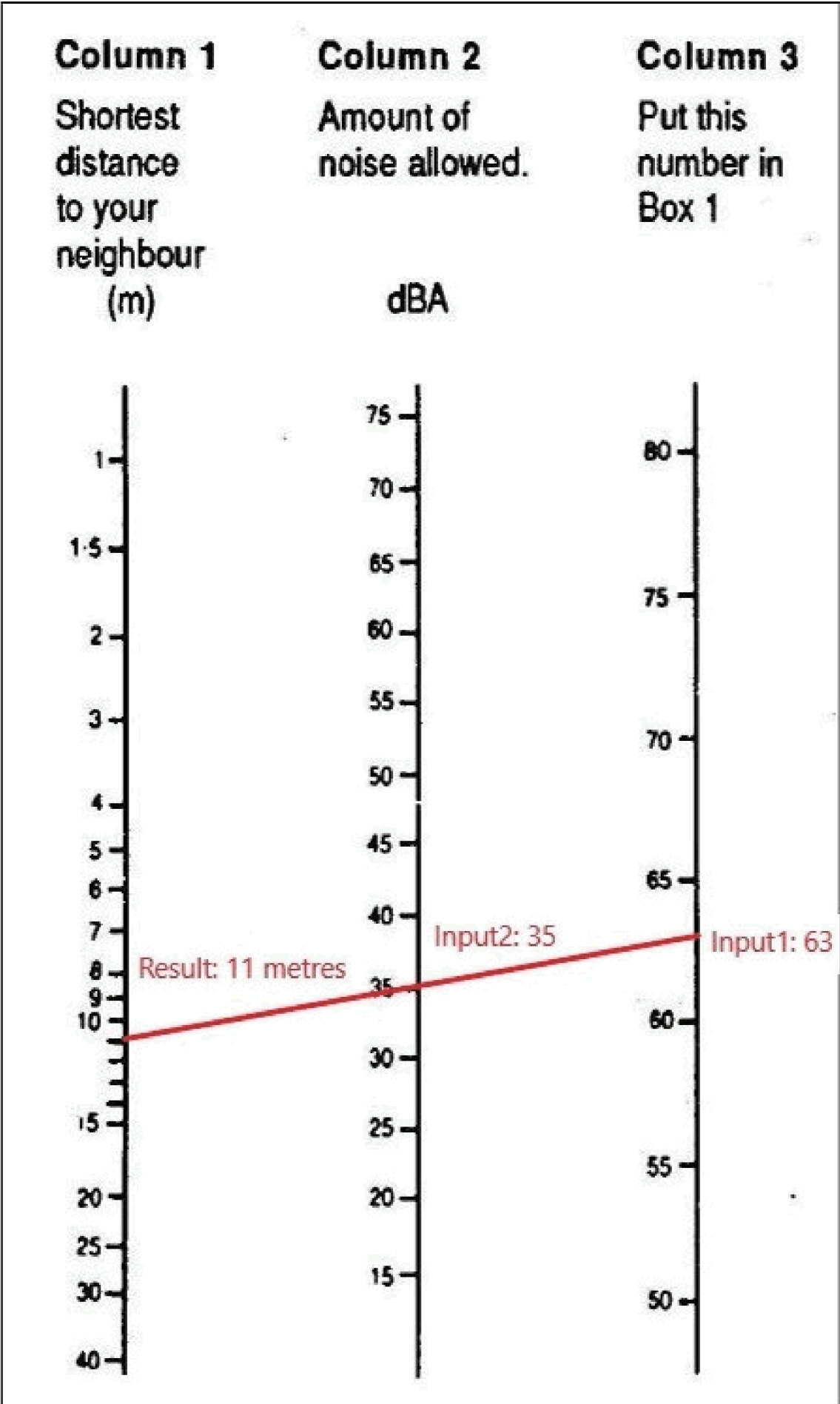
Just as light reflects from mirrored surfaces, sound will reflect from walls, carports, roofs and the like. Find a diagram below which best corresponds to the placement of the air conditioner. Put the corresponding value in Box 3 and go to STEP 4.

Note: For roof mounted refrigerated or evaporative units place "0" in Box 3 – Reflection Factor

One Reflective Surface - Value for Box 3 = 3 (The reflective surface is the opposite side of the wall where the shop sign is placed at the front of the building)



Appendix B4



Attachment 7

Wind rose plot for Madeley



3.3 Petition PT01-09/19 - Request to Review Scale of Approved Child Care Care Centre at 103 Greenvale Place, Banksia Grove (Formerly 10 Harbour Elbow)

File Ref:	DA2018/736-02 – 19/385348
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider petition PT01-09/19 requesting the City to review the scale of the approved Child Care Centre at 103 Greenvale Place, Banksia Grove (formerly 10 Harbour Elbow) (subject site).

Background

Council received petition PT01-09/19 at its meeting of 24 September 2019, which contains 203 signatures. The petition was supported by a covering letter, a summary of which read as follows:

"We, the undersigned, do formally request Council's consideration: - To review the SCALE of the Child Care Centre which has been approved for development at Lot 400 (10) Harbour Elbow, Banksia Grove (now named in the City's communications as 103 Greenvale Place, Mariginiup). The scale of this development does not comply with the Special Provisions in the District Planning Scheme No. 2 relating to the above named lot."

A copy of the covering letter in its entirety is included as **Attachment 1** and a location plan of the subject site included as **Attachment 2**.

This report responds to the request raised in the petition for the Child Care Centre approval to be reviewed, with consideration for the scale of the development and interpretation of Schedule 11 of DPS 2. A response is also provided to the individual points raised within the petition.

Detail

On 15 June 2018 the City received a development application for a Child Care Centre at the subject site. The proposal was considered at the 16 October 2018 Council meeting, whereby Council resolved to refuse the application (Resolution PS04-10/18). The proposal was refused for reasons relating to the compatibility of the development in the Special Residential zone, impact on existing vegetation and departures from Local Planning Policy 2.3: Child Care Centres (**LPP 2.3**).

Following Council's decision the applicant chose to exercise their right of review at the State Administrative Tribunal (**SAT**). This resulted in mediation being held between the applicant and the City on 30 January 2019. This in turn resulted in Council being invited by the SAT to reconsider its decision subject to a modified proposal being provided. The modifications included reducing the number of children and staff, reducing the size of the car park, improving the visual character of the building and provision of technical reports to demonstrate the proposal would comply with DPS 2, LPP 2.3 and other applicable legislation.

The proposal was reconsidered at the 7 May 2019 Council meeting, whereby the revised proposal was considered to adequately address the reasons for refusal and was approved by Council, subject to a number of conditions (Resolution PS02-05/19). The approved plans are included as **Attachment 3**.

Consultation

Consultation was undertaken on two occasions as part of Administration's assessment of the application in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. In preparing this report, City officers met with the Submitter on 2 October 2019 to discuss the issues raised within the petition.

Comment

The petition requests a review of the approval granted for a Child Care Centre at the subject site. However, in accordance with the *Planning and Development Regulations 2015* an approval once issued is valid for a period of two years, during which time the proposal must be substantially commenced. Whilst there is a valid approval in place there is no ability for the City to alter the determination. In responding to the petitioner's request for a review of the scale of development, Administration would like to outline the following which was considered in the determination process:

The subject site is contained within Special Residential zone No.2 (**SRes2**), which sets out the following Special Provision in Schedule 11 of DPS 2:

"Subdivision is restricted to a minimum lot size of 5000m² in accordance with the Development Guide Plans for this zone and that all development shall be contained within the building envelopes as specified on these plans."

The petition states that the scale of the development does not comply with the above provision, as the car park will be constructed outside the building envelope. In its assessment of the proposal Administration considered the following definitions in Schedule 1 of DPS 2:

"Building Envelope: *An area of land within a lot marked on a plan approved by the responsible authority within which all buildings (not including boundary fences) and effluent disposal facilities on the lot must be contained.*

Building: *Any structure or appurtenance thereto whether fixed or moveable, temporary or permanent, and without limiting the generality of the foregoing includes a shed, stall, fence, wall, barrier, hoarding, outbuilding, tent, caravan or swimming pool."*

Upon consideration it was determined that the car park did not meet the definition of a building and as such there was no requirement for the car park to be contained within the building envelope specified on the Development Guide Plan.

In the petition it is argued that the provision in Schedule 11 requires all *development* to be contained within the building envelope and not all buildings. Development is defined within the *Planning and Development Act 2005* as follows:

"Development: *means the development or use of any land, including –*

- (a) *Any demolition, erection, construction, alteration of or addition to any building or structure on the land; and*
- (b) *The carrying out on the land of any excavation or other works."*

It is open to interpretation that any works, clearing or other use of the land outside of the building envelope land could constitute development. Administration's view is that to apply such an interpretation was never the intention as it would unreasonably limit development on these lots, and prohibit the provision of essential amenities, such as a driveway or clearing of land for any purpose.

This application was supported by development plans and technical documentation that demonstrated the building would be located wholly within the building envelope and the proposal would comply with the Objectives of the Special Residential zone. The proposal was ultimately considered to be of a size and scale that was capable of approval in the SRes2 zone, and therefore Administration recommended that Council approve the development. As the application has been determined there is no ability to modify the terms of the approval once granted.

The petition also raised the following points asserting that inadvertent administrative errors were made in the approval of the scale of the Child Care Centre. Each point is listed below along with Administration's response.

1. *"In an ordinary Council meeting 30/7/2019, the City's Administration prepared a recommendation for approval, Amendment No. 180, Items 1 to 6, admitting administrative errors that have inadvertently been made in DPS 2."*

Response

The report presented to Council (PS07-07/19) made no reference to administrative errors made in considering the Child Care Centre proposal at the subject site. Although the impact of an individual non-residential land use can be managed through proper design and conditions of approval, a cumulative impact of multiple non-residential land uses in close proximity could compromise the low density residential landscape of the Special Residential zone. Amendment No. 180 has therefore been initiated to provide Council the option of reducing the extent of non-residential land uses that can be established in the Special Residential zone in future.

2. *"Schedule 11 of DPS 2 specifies 103 Greenvale Place (formerly 10 Harbour Elbow) as Special Residential and that all development must be contained within the building envelope. No mention of this schedule or the following clauses is evident in the reconsideration report of the above development."*

Response

Administration's 7 May 2019 reconsideration report to Council (Report PS02-05/19) only sought to address Council's original reasons for refusal and any new issues raised during advertising of the revised proposal. No concerns were raised regarding Schedule 11 and therefore this was not included for discussion in the reconsideration report.

3. *"Clause 3.19.4 of DPS 2 states 'Special Provisions relating to individual Special Residential zones are set out in Schedule 11. In the case of any conflict the Special Provisions shall prevail over the general provisions of the Scheme.'"*

Response

Noted, this reference is consistent with DPS 2.

4. *"Clause 3.19.5 of DPS 2 states 'Notwithstanding any other provision of the Scheme, in the case of any conflict between the Special Provisions relating to individual Special Residential zones and Table 1, the Special Provision shall prevail.'"*

Response

Administration agrees with this statement, which is consistent with DPS 2. The Special Provisions contained within Schedule 11 of DPS 2 prevail if there is an inconsistency with the General Provisions contained within Part 3.19 of DPS 2 or Table 1. With respect to the Child Care Centre development there is no conflict between the provisions contained within Schedule 11 or Table 1, with the provisions for SRes2 making no reference to land use permissibility.

5. *"In the above approval, only the building has been contained within the building envelope and not the hardstand car park, which is considerably larger than the building."*

Response

The approved building is approximately 836m² and the car park approximately 687m². As discussed above, Administration in its assessment determined that the car park did not meet the definition of a building under DPS 2 and as such was not required to be contained within the building envelope. This position was formed with regard for the definition of both a 'building envelope' and a 'building' under Schedule 1 of DPS 2.

6. *"The hardstand car park is an integral part of the Child Care Land Use (as described by Administration) and neither can exist without the other. Therefore, both the building and the carpark are the development and should be included in the building envelope."*

Response

Please refer to Administration's response to Point 4 above.

7. *"The City of Wannon now refers to the abovementioned lot as 103 Greenvale Place, Mariginiup with the entrance on Greenvale Place. This was always the intention of the developer with the approval of Administration. This is not in keeping with other properties on Harbour Elbow or properties in the same Special Residential zone that are specified in Schedule 11. Properties with a Greenvale Place, Mariginiup address are zoned as Special Rural. There is no Child Care Centre Discretionary use on the Zoning Table 1 for Special Rural and no apparent consideration was made for Special Rural Equestrian uses of Greenvale Place which has access to planned bridle trails."*

Response

The application proposed access via Greenvale Place to reduce traffic on Harbour Elbow, which was supported by Administration. The change of address was a condition of development approval to avoid confusion for customers which would create unnecessary traffic movements in the area. There is no requirement for a property on Harbour Elbow to provide vehicle access via Harbour Elbow.

Equestrian activities in the area were addressed in the Schedule of Submissions compiled by Administration for both the original report to Council (PS04-10/18) and the reconsideration report (PS02-05/19). It has been acknowledged by Administration that equestrian activities occur in the area, however if an owner chooses to exercise their horse on the road it is the responsibility of the owner to ensure the safety of the animal.

Conclusion

In light of the ongoing concerns which have been raised by the Submitter since Council's determination on 7 May 2019, Administration sought independent advice regarding the relevant interpretations within DPS 2. This advice has confirmed the approach taken by the Administration was correct, and proper consideration was given to the provisions and interpretations contained within DPS 2, including Schedule 11.

A Child Care Centre is a Discretionary land use in the Special Residential zone and is therefore capable of being approved. As noted previously, the application was considered to meet the Objectives of the Special Residential zone and Administration therefore recommended Council approve the proposal, subject to conditions.

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
CO-O01 Relationship Management	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance and Director Community & Place	Manage

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

The above risks relating to the issues contained within this report have been identified and considered within the City's Corporate Risk Register. The process and timeline for this development is articulated within this report and as the development application has been determined no further public consultation will be undertaken.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** Petition PT01-09/19, tabled at the 24 September 2019 Ordinary Council Meeting;
2. **NOTES** the development application for 103 Greenvale Place, Banksia Grove (formerly 10 Harbour Elbow) has been determined in accordance with District Planning Scheme No. 2 and a review is not warranted; and
3. **REQUESTS** Administration to advise the Submitter of Council's decision.

Attachments:

1. [!\[\]\(49aa2e1da5fe39294864e9598c593810_img.jpg\)](#) Attachment 1: Petition Covering Letter 19/389637
2. [!\[\]\(7d0a8d8b1031f74abe67b09fcf4a2322_img.jpg\)](#) Attachment 2: Location Plan 19/389617
3. [!\[\]\(6557fa7496e6a507d2326ea0bef061ee_img.jpg\)](#) Attachment 3: Development Plans 19/389658

Attachment 1

PETITION TO THE CITY OF WANNEROO

To the Mayor and/or CEO of the City of Wanneroo.

WE, the undersigned, do formally request Council's consideration:-To review the SCALE of the Child Care Centre which has been approved for development at Lot 400 (10) Harbour Elbow, Banksia Grove (now named in the City's communication as 103 Greenvale Place, Mariginiup). The scale of this development does not comply with the Special Provisions in the District Planning Scheme No. 2 relating to the above named Lot.

In an ordinary Council meeting 30/07/2019, the City's Administration prepared a Recommendation for Approval, Amendment No.180, Items 1 to 6, admitting administrative errors that have inadvertently been made in the District Planning Scheme No.2.

We submit that Administration has also made administrative errors in the approval of the SCALE of the development at the above mentioned address for the following reasons:

1. Schedule 11 of the DPS2 specifies 10 Harbour Elbow as Special Residential and that **all development** must be contained within the building envelope. No mention of this Schedule or the following clauses are evident in the Reconsideration of the above Development.
2. Clause 3.19.4 of the DPS2 states "Special Provisions relating to individual Special Residential Zones are set out in Schedule 11. In the case of any conflict the Special Provisions shall prevail over the general provisions of the Scheme."
3. Clause 3.19.5 of the DPS2 states "Notwithstanding any other provision of the Scheme, in the case of any conflict between the Special Provisions relating to individual Special Residential Zones and Table 1, the Special Provisions shall prevail."
4. In the above approval, **only** the building has been contained within the building envelope and not the hardstand car park, which is considerably larger than the building.
5. The hardstand car park is an integral part of the Child Care Land Use (as described by Administration) and neither can exist without the other. Therefore both the building and the carpark are **the development** and should be included in the building envelope.
6. The City of Wanneroo now refers to the above-mentioned lot as 103 Greenvale Place, Mariginiup with the entrance on Greenvale Place. This was always the intention of the developer with the approval of Administration. This is not in keeping with other properties on Harbour Elbow or properties in the same Special Residential Zone that are specified in Schedule 11. Properties with a Greenvale Place, Mariginiup address are zoned as Special Rural. There is no child care centre discretionary use on the Zoning Table 1 for Special Rural and no apparent consideration was made for Special Rural Equestrian uses of Greenvale Place which has access to planned bridle trails.

We reiterate our call for review in order to restore our confidence in the planning and decision process employed by the City of Wanneroo.

Name, address and contact details of the person to which correspondence in respect of this petition should be addressed (the **Submitter**).

Ms. C. O'Brien, 88 Lee-Steere Drive, Mariginiup, W.A. 6078

The names and addresses of the petitioners are as follows overleaf:

Attachment 2



Location Plan: 103 Greenvale Place, Banksia Grove



An architectural rendering of a modern, single-story building with a flat roof and large windows. The building is surrounded by mature trees and a clear blue sky. The rendering is presented in a wide, horizontal format.





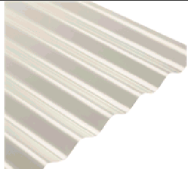

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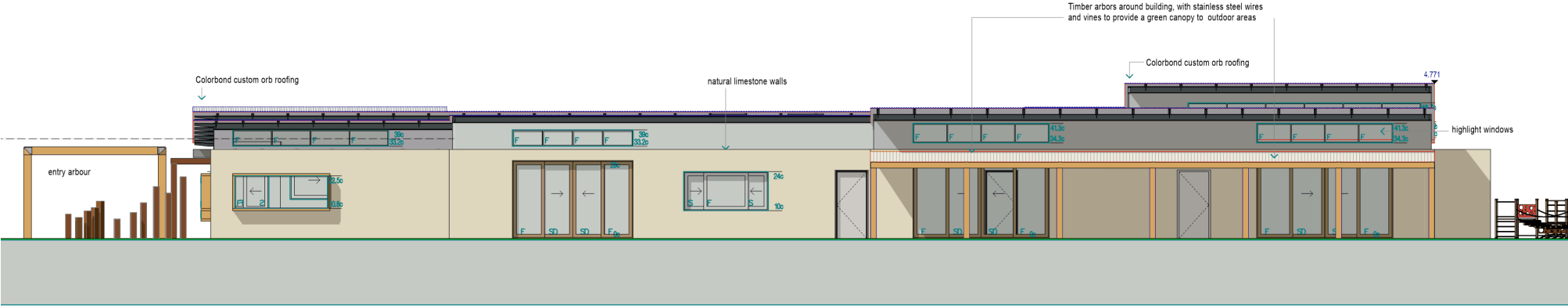


3.3 – Attachment 3



 john chisholm design BUILDING DESIGN & VISUALISATION E 9388 2010 • M 0481 834 789 john@chisholm.com.au • www.chisholm.com.au	 NATIONAL PLANNING COMMISSION OFFICE OF WESTERN AUSTRALIA INC.	Project Childcare Centre 10 Harbour Espl. Banksia Grove	Drawing Proposed Floor Plan	<table><tr><td>A issued for planning</td><td>14/05/2018</td><td></td></tr><tr><td>A issued for planning</td><td>18/05/2018</td><td>C issued for information 19/03/2019</td></tr><tr><td>A issued for planning</td><td>16/05/2018</td><td>C issued for information 15/03/2019</td></tr><tr><td>A issued for information</td><td>20/05/2018</td><td>C issued for information 15/03/2019</td></tr><tr><td>A issued for information</td><td>20/04/2018</td><td>C issued for information 15/03/2019</td></tr></table>	A issued for planning	14/05/2018		A issued for planning	18/05/2018	C issued for information 19/03/2019	A issued for planning	16/05/2018	C issued for information 15/03/2019	A issued for information	20/05/2018	C issued for information 15/03/2019	A issued for information	20/04/2018	C issued for information 15/03/2019	Date 19/03/2019 Drawn by JC Scale A201 Noted: must verify dimensions on site
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CAR PARK PAVING	EXTERNAL WALLS	Window Frames, Veranda and Roof Beams	Infill Gables	Roof Sheeting and Fascia	Exposed Roof Beams
BROWN ASPHALT	CRÈME LIMESTONE	Natural Timber – LVL beams with clear sealer	CFC Sheeting - Painted Finish	Colorbond - Surfmist	Timber/ Steel – Painted Finish
					







NORTH ELEVATION

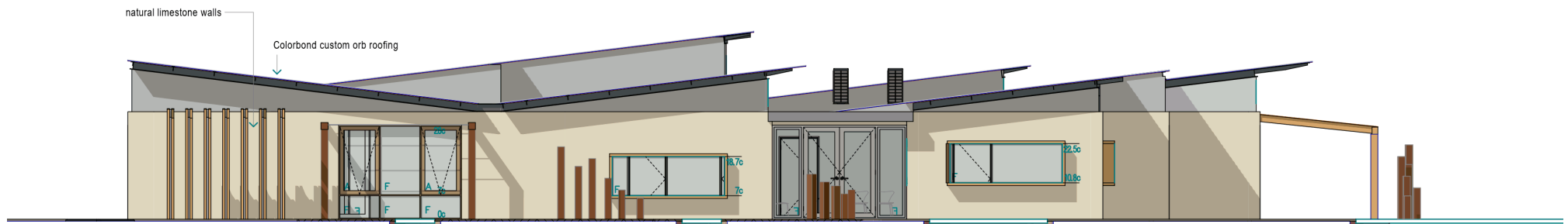


E2
@ A4



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CAR PARK PAVING	EXTERNAL WALLS	Window Frames, Veranda and Roof Beams	Infill Gables	Roof Sheeting and Fascia	Exposed Roof Beams
BROWN ASPHALT	CRÈME LESTONE	Natural Timber – LVL beams with clear sealer	CFC Sheeting - Painted Finish	Colorbond - Surfmist	Timber/ Steel – Painted Finish
					




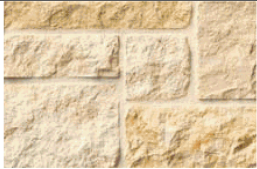

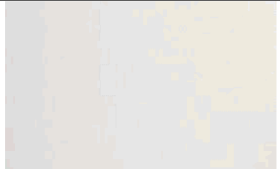
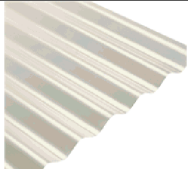

EAST ELEVATION

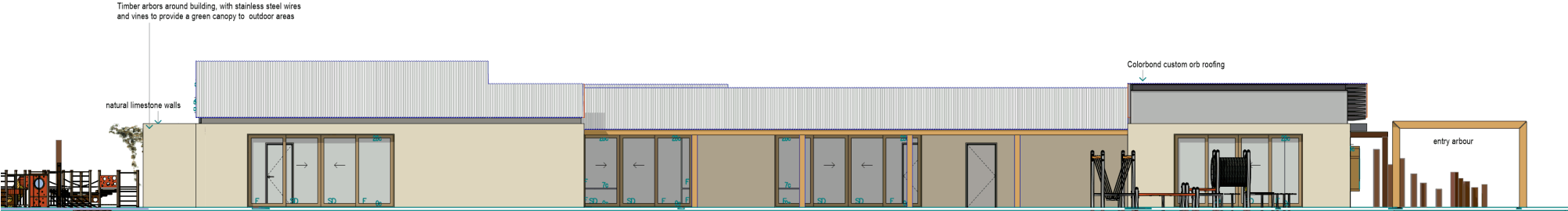


E1
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CAR PARK PAVING	EXTERNAL WALLS	Window Frames, Veranda and Roof Beams	Infill Gables	Roof Sheeting and Fascia	Exposed Roof Beams
BROWN ASPHALT	CRÈME LESTONE	Natural Timber – LVL beams with clear sealer	CFC Sheeting - Painted Finish	Colorbond - Surfmist	Timber/ Steel – Painted Finish
					



SOUTH ELEVATION



E3
@ A4



Colorbond custom orb roofing

natural limestone walls

Timber arbors around building, with stainless steel wires and vines to provide a green canopy to outdoor areas



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3.4 Consideration and Recommendation of Eglinton Activity Centre Plan No.104

File Ref:	36999 – 19/381033
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	6

Issue

To consider submissions on the proposed Eglinton Activity Centre No.104 (**ACP 104**). To determine the modifications required and its acceptability before forwarding to the WAPC for determination.

Applicant	Urbis Pty Ltd
Owner	Eglinton Estates Pty Ltd
Location	Lot 800 (301) Pipidinny Road, Eglinton Part Lot 802 (251) Pipidinny Road, Eglinton Lot 803 (201) Pipidinny Road, Eglinton
Site Area	54.5 hectares
MRS Zoning	Urban and Railway Reserves
DPS 2 Zoning	Urban Development

Background

Urbis, on behalf of Eglinton Estates Pty Ltd, has submitted a proposed ACP 104 for the Eglinton District Centre (**EDC**). The ACP 104 area is zoned 'Urban Development' in DPS2 and is identified as a District Centre in the broader Eglinton Local Structure Plan No.82 (**LSP 82**) and Alkimos-Eglinton District Structure Plan No.18 (**DSP 18**).

The proposed ACP 104 is bound by Pipidinny Road to the north, future Eglinton Drive to the south, Marmion Avenue to the west and the future Railway reserve to the east, incorporating one portion of the land to the east of the railway reserve. It is noted the 'Centre' zone boundary in LSP 82 extends further to the east and south-east adjoining the Mitchell Freeway reserve. This portion of land is currently not included within ACP 104 and will be subject to further planning at a later date, and this is discussed in the body of the report.

The site is currently vacant undeveloped land with the closest existing residential development being approximately 600m to the north and south. A Location Plan is included at **Attachment 1**. A copy of LSP 82 map, identifying the proposed ACP 104 boundary, is included at **Attachment 2**.

The EDC will provide the focal point for the Eglinton community and is centred upon the Eglinton train station that has been planned by the Metronet team as part of the Yanchep rail line extension. The planning and development of the EDC has been expedited to accommodate this train station and railway line which is scheduled to be operational late 2021. The location and form of the train station and associated public transport infrastructure (bus interchange/transfer station, kiss and ride facility and park and ride car parking) has been subject to extensive design by the Metronet team. As a result, there is limited ability to recommend modifications on the location and design of this public transport infrastructure.

There is currently a Planning Control Area (PCA) located over the entire 'Centre' zoned land that is identified in LSP 82, which means all development within this area is required to be determined by the WAPC instead of the City.

The proposed ACP 104 was presented to the City's Design Review Panel (DRP) on 22 August 2019. The DRP provided comments specifically on the urban built form of the Centre which is discussed in further detail within the body of the report.

Detail

ACP 104 will establish the planning framework for the future subdivision and development of the Eglinton District Centre. Generally ACP 104 will provide for the following:

- A new passenger rail train station and associated public transport infrastructure including a bus interchange and commuter 'park and ride' car parking areas;
- Shop/retail floor space of approximately 27,000m², accommodating supermarkets, discount department stores and other speciality retail;
- A pedestrian focused main street connected to the train station, with active uses accommodating retail, food and beverage and commercial;
- Residential density target of between 243-365 dwellings, with a density coding of R100 for the Commercial zone and R30-R80 for the Residential Precinct; and
- A Kindergarten to Year 12 private school located on the south-eastern side of the railway line.

A copy of the Part 1 report, including the Structure Plan Map, is included at **Attachment 3**.

ACP 104 proposes the following precincts, which correlate to specific zones within DPS 2 for the purpose of determining land use permissibility. A plan showing the different precincts are included within the Part 1 document. The precincts are summarised below:

- Main Street Precinct (Commercial Zone) – main retail and community hub including a station square and main street and provides for majority of shop-retail activity;
- Shopping Precinct (Commercial Zone) – mix of retail and commercial land uses in a shopping centre environment;
- Business Precinct (Business Zone) - mix of car-based retail uses and non-retail commercial, within the 'high speed' environment of Eglinton Drive;
- Residential Precinct (Residential Zone) – with a density range of R30-R80 this precinct will accommodate a mix of single and grouped dwellings; and
- Education Precinct (Private Clubs and Recreation Zone) – precinct for the Kindergarten to Year 12 private school.

Consultation

ACP 104 was advertised for public comment for a period of 28 days by way of a notice in the Wanneroo Times, display on the City's website, letters sent to affected landowners and placement of a sign on site.

Consultation commenced on 8 August 2019 and concluded on 5 September 2019. A total of thirteen submissions were received, with nine submissions received from State Departments or Service Agencies providing technical comments on ACP 104. Four submissions were received from developers within the locality, whom raised concerns with the following:

- The ACP 104 boundary, residential densities and built form provisions;
- The economic impact ACP 104 will have on other centres within the region and employment targets; and
- The interface and connection of the Centre with the adjoining land.

A summary of submissions received and Administration's responses are shown in **Attachment 4** and are also discussed in the body of the report.

Comment

ACP 104 Boundary

The ACP boundary does not align with the intended Centre zoned boundary in LSP 82 which extends further to the east and south-east adjoining the Mitchell Freeway reserve (refer **Attachment 2**). The ACP 104 boundary is proposed to be Pipidinny Road to the north, future Eglinton Drive to the south, Marmion Avenue to the west and the future Railway reserve to the east, incorporating one portion of the land to the east of the railway reserve (private school site).

The applicant contends that the proposed smaller ACP 104 boundary will achieve a greater focus for the centre around the train station and can still accommodate both retail land uses and a mix of other land uses, such as bulky goods and education uses. The applicant has advised, as included in Part 2 of ACP 104, that the remaining Centre zoned land within LSP 82 will likely cater for residential development. To this effect the applicant has indicated they intend to lodge amendments to LSP 82 and DSP 18 to rezone and redesignate the remaining Centre land to Residential and Urban respectively in the future. To date no amendments have been received, however the applicant has agreed to remove all reference to the land being rezoned to Residential within ACP 104 and this will be assessed on its merits at a later date.

It is acknowledged that development of the rail line and train station is underway and therefore, a suitable planning framework needs to be in place to guide development adjacent to the station. For this reason, Administration accepts the proposed boundary of ACP 104 in order to accommodate the initial stages of development within the Centre.

In light of the above, the planning for the remaining Centre zoned land will occur at a later date. It is unknown if this will involve amendments to LSP 82 and DSP 18, however ACP 104 should not prejudice the future planning of this area. On this basis, is recommended ACP 104 is modified to acknowledge further planning of this area is required and all references to rezoning this land to Residential are subsequently removed.

Urban Form (Including Structure Plan Map)

The Structure Plan map identifies zones, residential densities, road and pedestrian network, frontage types, station square and PTA infrastructure. The Commercial zone is centralised near the train station and Main Street. The Business zone is located along Eglinton Drive, the Residential zone along Marmion Avenue and Education Precinct (Private clubs/ Recreation zone) is located to the west of the train line. A Stage 1 Master Plan is included as **Attachment 5** which demonstrates how the initial stages of ACP 104 could be developed.

A number of comments were provided by the City's DRP in relation to the urban form, specifically the Stage 1 Master Plan (**Attachment 5**). Administration also raised concerns with some aspects of the urban form and the proposed layout of the Structure Plan map, which are discussed in further detail.

Residential Development

There is a lack of residential, mixed use zoned land or planned residential development within the 400 metre walkable catchment of the train station. State Planning Policy 4.2 - Activity centres for Perth and Peel (**SPP 4.2**) requires residential development within the walkable catchment of the centre and close to train stations in order to build a sense of community, stimulate pedestrian activity and encouraging passive surveillance over streets, specifically outside normal business hours.

It is acknowledged that the Shopping and Main Street Precincts can cater for residential development, however the objectives of these precincts only focus on accommodating retail development for these areas. Furthermore, there are no objectives or provisions allowing for residential development with the Business or Education Precincts.

For these reasons, ACP 104 does not sufficiently facilitate residential development within the 400 metre walkable catchment of the train station. Administration recommends the zonings and precinct objectives are reviewed in order to increase the amount of residential development within this walkable catchment.

Residential Densities

LSP 82 identifies the centre zone land as having a residential density coding of R160 to introduce high density development within the 400 metre walkable catchment of the train station. This is consistent with DSP 18 which acknowledges that pockets of higher density areas coded R40, R60 and up to R160 are envisaged near the railway stations and within the Eglinton District Centre.

ACP 104 proposes a density of R100 for the Commercial zoned land within the 400 metre walkable catchment of the train station in lieu of R160. ACP 104 also proposes a residential density range of R30-R80 for the Residential zone located along Marmion Avenue and within the 800 metre walkable catchment, whereby LSP 82 identifies R160 within this area.

The applicant contends the residential densities are suitable for the following reasons:

- The proposed densities will still achieve the desirable density target of 30 residential dwellings per gross hectare (365 dwellings) for a District Centre as per SPP 4.2. It is estimated that between 341 – 406 dwellings will be provided within the Centre;
- The residential density targets were directly informed by the outcomes of a residential market analysis which specifically noted that town/house terrace product will be limited within the next five years and apartments will be limited over a 15 year period; and
- R160 (intended for high density apartment development) will inhibit the vibrancy of the centre and R100 would provide the best form of development to create a vibrant District Centre in conjunction with the train station.

Administration provides the following comments in response to the applicant's justification:

- Densities are expressed as a maximum, not minimum, and therefore it is expected that not all development within R160 coded land will be developed to the maximum potential yield (thus resulting in fewer dwellings);
- Part 2 of LSP 82 states the requirement for higher residential densities (R60-R160) and mixed use developments within the 400 to 800 metre walkable catchments of the railway station to facilitate public transit oriented development. Under LSP 82, an R160 coding applies to all of the Centre zoned land west of the railway line, up to Marmion Avenue. The proposed R30-R80 and R100 densities are inconsistent with the overall development intent for the EDC. The provision of low-medium density housing across the EDC will limit the ability to develop at higher densities within the walkable catchments of the railway station;
- LSP 82 requires R100 development for the area east of the railway station however, a significant portion of the 10 hectare private school site will be situated within the 400 metre walkable catchment of the railway station. As such, ACP 104 proposes no residential development east of the railway station in lieu of R100 residential development;
- As per SPP 4.2, the residential target of 30 dwellings per gross site hectare specifically relates to the 400 metre walkable catchment. The applicant's estimate of 365 dwellings relies on dwellings being provided within the Residential zone which is predominately

- located between the 400 to 800 metre walkable catchment and not within the commercial or business zoned areas;
- Although the applicant asserts that apartment development may be limited within the next 15 years, the planning framework should not restrict the ability to develop to these densities within or beyond this notional timeframe;
 - Administration has reviewed the residential densities for other nearby Centres located on the Yanchep Rail line. It is noted that the Butler District Centre contains residential densities of R60 and R160 with other higher order centres in the corridor (Alkimos and Yanchep) proposing R-AC density surrounding their respective train stations.

Given the above, a blanket R160 density for the entire ACP 104 allows for all sites to reach a suitable density close to the railway station. The R160 coding within the 400 metre walkable catchment from the train station should be retained in order to accommodate high density transit orientated development to satisfy the required density targets of SPP 4.2.

Furthermore, the ACP 104 proposes a very wide density range (R30 to R80) within the Residential zone, however does not provide locational criteria to inform where the higher or lower densities should be provided.

In light of the above, it is recommended as a modification to ACP 104 that all densities within the EDC are reviewed and increased as necessary, and that locational criteria is provided in Part 1 to guide where the lower and higher densities in this range should be provided for.

Train Station and Associated Facilities

The Eglinton Train Station is a METRONET project that is scheduled to be constructed and operational by 2021. The location and detailed design of the train station and associated public transport infrastructure (bus interchange/transfer station, kiss and ride facility and park and ride car parking) have already been prepared by the PTA in conjunction with METRONET.

Allara Estates, the developers of North Eglinton Agreed Structure Plan No. 93 (**ASP 93**) submitted a letter of objection to ACP 104, raising concerns with the interface of the Pipidiny Road PTA car parking area facing their estate. The submission notes this design will result in a lack of pedestrian and vehicle permeability between the structure plan areas and an inconsistent land use interface, as ASP 93 proposes high density residential with direct frontage to Pipidiny Road. The location of this PTA car park is also not considered ideal as it will funnel commuters from the train station directly away from the Main Street and Shopping Precinct, reducing the pedestrian traffic and therefore the activation of the centre.

As mentioned above, there is limited ability to modify the location and design of PTA infrastructure, including the northern car park. Notwithstanding this, it is considered the applicant could further investigate and demonstrate how the interface and in particular how the key pedestrian link will be provided through the PTA car parking area to the Allara Estate. Modifications to Part 2 of ACP 104 have been included to this effect.

Private School Location

The private school site (primary and high school) was identified south of the Centre zoned land in LSP 82 and therefore, outside the activity centre. The private school site (10 hectares) is now proposed within the Education Precinct of ACP 104 on the eastern side of the train station with the 400 metre walkable catchment. The Stage One Concept Plan (**Attachment 5**) identifies the primary school as being located on the north-west corner of the Education precinct as the applicant has advised this will be developed before the High School by 2030.

Liveable Neighbourhoods advises that private schools and high schools should be located marginally outside the 400 metre walkable catchment from a train station. The main reason is due to the size of schools taking up large masses of land within this core walkable catchment, which are intended to accommodate more intensive commercial and residential land uses. On this basis, Administration considers that a primary school is not an appropriate land use within the 400 metre walkable catchment of the train station. Rather, commercial and residential land uses should be in this location, particularly given the lack of residential development proposed within the catchment.

The applicant has contended the school site will provide some activation and vibrancy during the earlier stages of the centre given there will be limited residential development provided. Notwithstanding this, the location of the school site will negatively impact on the total residential yields within the 400 metre walkable catchment. Furthermore, the reduction of residential development due to the proposed lower residential densities will further exacerbate the impacts. In light of this, Administration recommends the location of the school site is reconsidered, having regard to the residential densities across ACP 104.

There is also a specific concern with the primary school location as per Stage One Master Plan. Liveable Neighbourhoods specifically notes primary schools should be located between suburbs. Furthermore, school sites generate high numbers of vehicle movements and the traffic report provided as part of ACP 104 does not specifically address how school traffic will affect the vehicular movement network of the Activity Centre. Alternatively, a high school, with the bus focused toward the station would be better placed in close proximity to the train station as high school students are more likely to utilise public transport.

In light of the above, Administration recommends the location of the school site, specifically the primary school site, and impact on the school on the transport network of the activity centre be reviewed by the WAPC with a view ensuring the most appropriate form of development occurs within 400 metres of the railway station.

Insufficient Detail

As detailed above, SPP 4.2 allows for built form provisions to be incorporated in a District Centre structure plan. These built form provisions help to inform the desired development outcomes for each precinct. Although there are built form provisions contained within ACP 104, these provisions are limited in detail and do not provide guidance on built typologies. Furthermore, ACP 104 is text focussed and does not contain any visual or diagrammatic details. In particular, there is a lack of any detail design information for the Station Square.

In light of the above, Administration has recommended modifications to ACP 104 are made to Part 1 to provide greater guidance for development (images, diagrams, cross-sections) and introduce specific building / housing typologies with objectives and locational criteria.

Retail

LSP 82 and DSP 18 identify a shop-retail Net Lettable Area (**NLA**) of 15,000m² for the Eglinton Centre. However, ACP 104 proposes a maximum shop-retail NLA of 27,000m² within the EDC, which is an additional 12,000m² NLA. The applicant has provided a Retail Sustainability Needs Assessment (RSNA) in support of the proposed additional shop-retail NLA.

Submissions were received during the advertising period objecting to the proposed increase in shop-retail NLA and how the increase will impact on the other planned higher order Centres in the northern growth corridor, specifically the extent of likely impact on the viability of the Alkimos Secondary Centre and Yanchep Strategic Metropolitan Centres.

The applicant contends that the increase in shop-retail NLA to 27,000m² is acceptable for the following reasons:

- The shop-retail NLA is in line with SPP 4.2 and will accommodate a retail-led centre of 10,600m² in the initial stages (in 2026) and growing to the ultimate 27,000m² by full development (2041); and
- The proposed development staging and timing of the district centre was assessed in the context of the balance of demand available to other activity centres in the region, such as Alkimos and Yanchep.

The City has undertaken its own independent RSNA to determine the acceptable amount of shop-retail NLA for the EDC and any possible impacts on the other Activity Centres if the shop-retail NLA within the EDC was to exceed 15,000m² NLA. The RSNA determines that the increase in shop-retail NLA of the EDC to 27,000m² by 2041 is acceptable and unlikely to impact on the other Activity Centres (mainly Alkimos and Yanchep) based on the following:

- The City's RSNA has identified the total shop-retail NLA in each commercial centre within the City of Wanneroo jurisdiction at various stages (i.e. 2026, 2031, 2041 and 2070 at full development). The EDC is projected to reach 11,000m² shop-retail NLA by 2026, 17,100m² by 2031 and full development at 27,000m² by 2041. Administration notes the proposed staging approach of the EDC is consistent with the findings of the City's RSNA. Notwithstanding, the development of the EDC at the early stages should not exceed the abovementioned projections to ensure growth of the Alkimos and Yanchep Activity Centres is maintained; and
- The RSNA projects the anticipated shop-retail NLA for the Alkimos and Yanchep Activity Centres for at ultimate development (by 2070) would be 67,000m² and 72,000m² respectively. These Centres are expected to continue their growth beyond 2041, after full development of the EDC; and

In light of the above, Administration considers the increase of shop-retail NLA to 27,000m² within the EDC can be supported, subject to a staged development approach.

Additional Modifications Requested by Administration

Administration is recommending a number of other minor modifications to ACP 104 including:

- The removal of any requirements for Local Development Plans;
- Introduction of Residential Medium-Density Housing codes;
- Consideration of the use of community use site(s) within ACP 104 for community benefit;
- Minor text modifications to Parts 1 and 2; and
- Review of technical appendices including the Transport Assessment and Local Water Management Strategy.

The details of all proposed changes to ACP 104 and Administrations' comments to each modification are included at **Attachment 6**.

Statutory Compliance

The Activity Centre Plan will follow the statutory process outlined in the *Planning and Development (Local Planning Scheme) Regulations 2015* (Part 5 – Activity Centre Plans of the deemed provisions of DPS 2)

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
Chief Executive Officer	Manage

Risk Title	Risk Rating
CO-O03 Strategic Land	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage

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

The above risks relating to the issues contained within this report have been identified and considered within the City's Strategic and Corporate risk registers. The proposed ACP 104 has been considered against the relevant provisions of SPP 4.2, DPS 2, DSP 18 and LSP 82 as outlined in the report context.

Policy Implications

The proposal has been assessed against the relevant provisions of the following:

- State Planning Policy 4.2 – Activity Centres for Perth and Peel;
- District Planning Scheme No 2;
- Alkimos-Eglinton District Structure Plan No.18;
- Local Structure Plan No. 82 – Eglinton; and
- Local Structure Plan No. 93 – North Eglinton.

Financial Implications

Nil

Voting Requirements







Simple Majority

Recommendation

That Council:-

1. Pursuant to subclause 36(2)(e) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. RECOMMENDS to the Western Australian Planning Commission that the proposed Eglinton Activity Centre Plan No. 104 be APPROVED subject to the modifications listed in Attachment 6 to this report.
2. FORWARDS a copy of the report on the proposed Eglinton Activity Centre Plan No. 104 to the Western Australian Planning Commission; and
3. ADVISES the submitters of its decision.

Attachments:

1 	Attachment 1 - Location Plan - Eglinton Activity Centre Plan No. 104	19/400989
2 	Attachment 2 - LSP 82 Structure Plan Map identifying proposed ACP 104 boundaries.	19/317327
3 	Attachment 3 - Eglinton Activity Centre No. 104 - Part 1 (split for website - refer 19/247231 for complete document)	19/316033
4 	Attachment 4 - Submission Schedule - Eglinton District Centre - Activity Centre Plan No. 104	19/420245
5 	Attachment 5 - Stage One Master Plan	19/286333
6 	Attachment 6 - List of Modifications ACP 104	19/420251 Minuted

Lot 800 (301), Lot 802 (251) & Lot 803 (201) Pipidinny Road
Eglinton

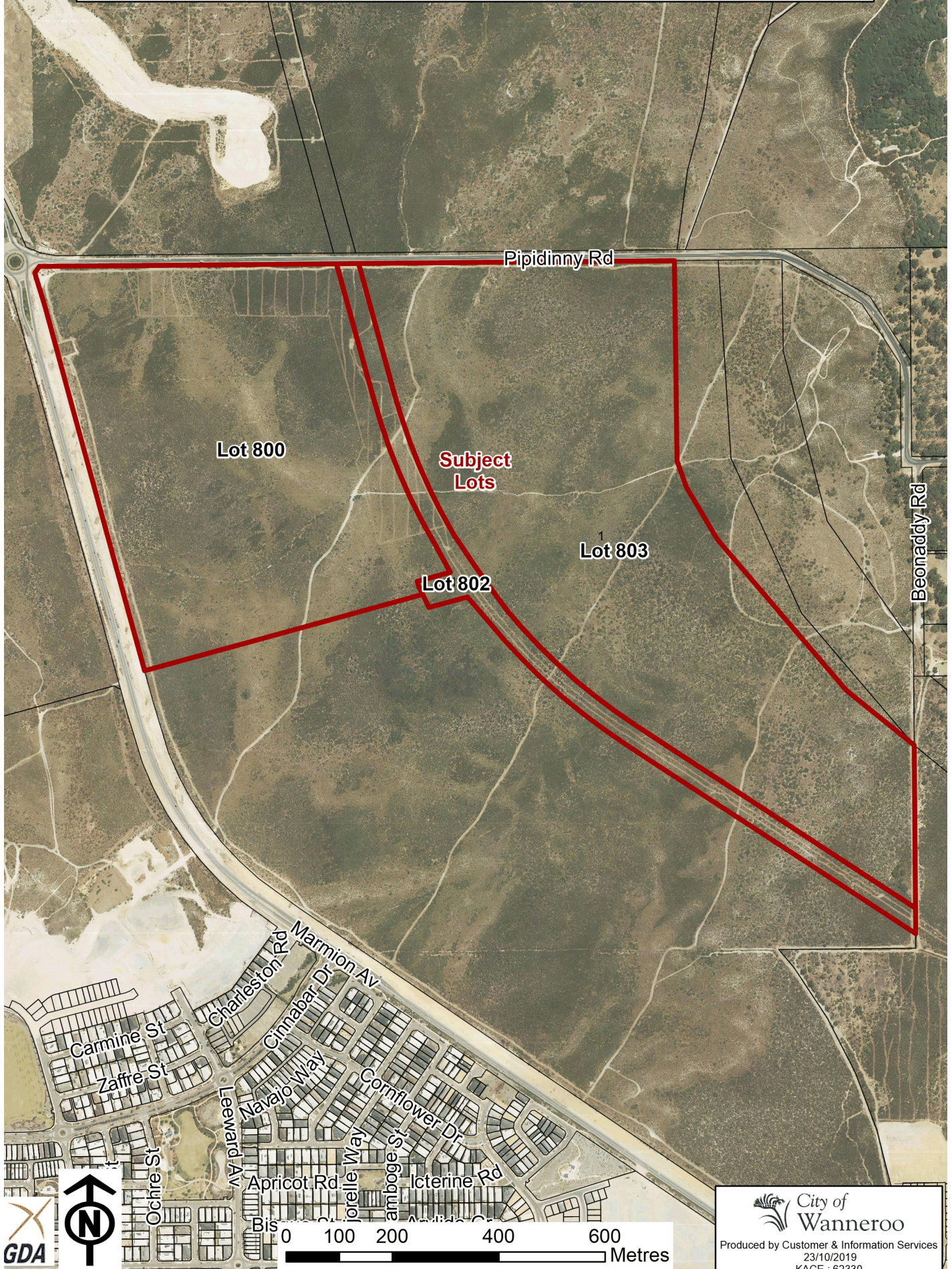




FIG 11 - AGREED STRUCTURE PLAN NO.82 MAP
EGLINTON DISTRICT CENTRE ACTIVITY CENTRE PLAN

DATE: 15.03.2019
JOB NO: ND1523
DWG NO: 009
REV: -

URBIS

EGLINTON

DISTRICT CENTRE ACTIVITY CENTRE PLAN

PREPARED FOR

**WOODSOME MANAGEMENT,
ON BEHALF OF
EGLINTON ESTATES PTY LTD**

JUNE 2019

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Karen Wright
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Project Code	PA1523
Report Number	21 June 2019 – Updated – CoW Comments



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ENDORSEMENT PAGE

This activity centre plan is prepared under the provisions of the City of Wanneroo Town Planning Scheme No.2.

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

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

Witness

Date

Date of Expiry

TABLE OF AMENDMENTS

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

EXECUTIVE SUMMARY

The Eglinton district centre Activity Centre Plan (ACP) will facilitate the development of a district centre for the growing and anticipated Eglinton community and surrounding suburbs. The new Eglinton passenger train station proposed within the ACP will provide a critical catalyst for development of the town centre in the short term.

Bound by Pipidinn Road to the north, the future Eglinton Drive to the south, future Mitchell Freeway extension to the east and Marmion Avenue to the west (excluding a portion of land north-east of the railway line), the centre has been contemplated in a range of planning instruments including State Planning Policy No.4.2 – Activity Centres for Perth and Peel (as an 'emerging centre'), the Alkimos Eglinton District Structure Plan No.18 (DSP 18) and Eglinton Agreed Structure Plan No.82 (ASP 82).

This ACP is made pursuant to the City of Wanneroo Town Planning Scheme No.2 (TPS 2), including the deemed provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the deemed provisions).

The planning for this activity centre has been led by Woodsome Management, representing Eglinton Estates Pty Ltd as the landowner, in consultation with the Department of Planning, Lands and Heritage/WA Planning Commission (DPLH/WAPC), METRONET/Public Transport Authority (PTA) and the City of Wanneroo (the City).

The ACP provides for:

- A new passenger rail train station and associated public transport infrastructure including a bus interchange and commuter 'park and ride' carparking areas.
- A shopping centre that could ultimately grow to approximately 27,000sq.m shop/retail floorspace accommodating supermarkets and a discount department store, with associated speciality stores and mini majors. Other uses envisaged include a bulky goods precinct and a range of entertainment and community uses.
- Consolidated carparking areas, with flexibility to change configuration over time as demand for retail and other space increases.
- A pedestrian focused main street connected to the train station, with highly active uses accommodating retail, food and beverage and commercial.
- A diversity of residential development, including provision for townhouse and apartment product closer to the railway station and main street.
- Highly legible, well-designed pedestrian linkages to connect all parts of the activity centre, as well as with surrounding residential areas both within the activity centre and beyond.
- A Kindergarten to Year 12 private school to the east of the railway line to cater for the surrounding growing community.
- Suitable provisions to allow flexibility for the centre to transition over time, as well as to surrounding residential areas.

The applicable district structure plan and agreed local structure plan have already planned for the delivery of relevant services, infrastructure and roads that will support the activity centre and broader area.

The activity centre will be developed over a number of stages, with Stage 1 to occur within two to five years of the opening of the Eglinton train station in late-2021, and further development taking place according to market demand.

An overview of the key characteristics of the ACP is provided in **Table 1**.

Table 1 – Activity Centre Plan Overview

Item	Data
Activity centre plan area	54.5ha
Area of each land use proposed	<ul style="list-style-type: none"> Residential – 8.9ha Commercial – 11.7ha Business (bulky goods) – 3.2ha Education – 10ha Public Transport Authority infrastructure – 8.9ha POS and drainage – 1.1ha
Total estimated lot yield	Approximately 205 lots, comprising 201 green title lots, 1 retirement lot, 1 mixed-use lot and 2x multiple unit lots
Target residential dwellings	243 (minimum) to 365 (desirable) dwellings
Estimated residential site density	341 – 406 dwellings
Estimated population	680 – 1140 people, based on 2.8 average household
Number of high schools	1
Number of primary schools	1
Estimated commercial floor space	55,100 sq.m NLA, including 27,100sq.m NLA of shop/retail, 8,000sq.m NLA of bulky goods and 20,000sq.m NLA of non-retail floorspace.
Estimated area and percentage of public open space	1.12ha public open space and drainage



PART 1

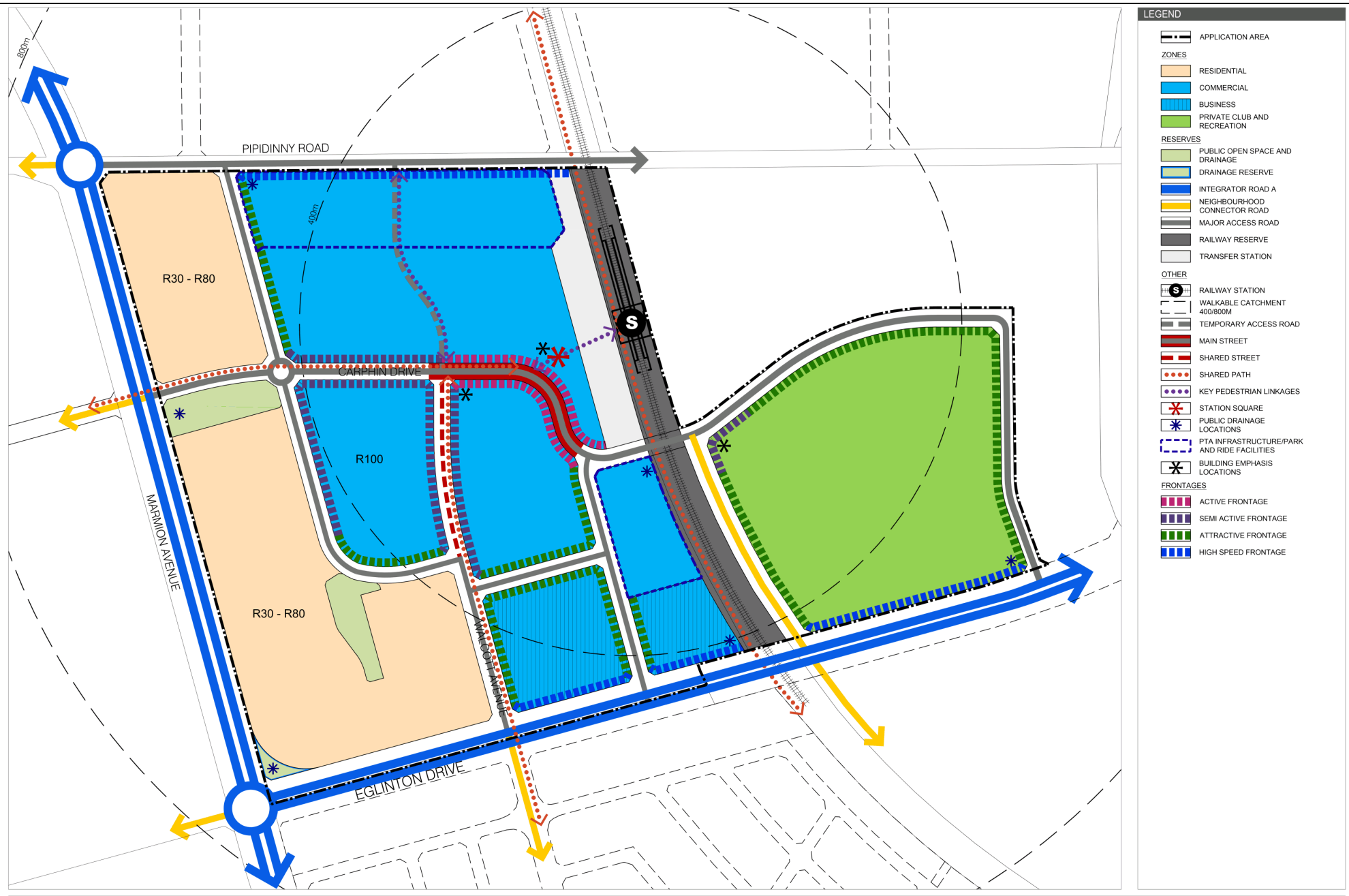
IMPLEMENTATION

1. IMPLEMENTATION

1.1. ACTIVITY CENTRE PLAN

This Activity Centre Plan (ACP) applies to the Eglinton activity centre, bounded by Pipidinny Road to the north, future Eglinton Drive to the south, Mitchell Freeway to the east and Marmion Avenue to the west, in Eglinton, Western Australia. The ACP excludes a portion of land north-east of the railway line.

The ACP applies to all areas within the boundary identified on the ACP map (**Figure 1**).



Eglinton District Centre Activity Centre Structure Plan

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DATA SOURCE
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MGA Zone 50

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1.2. OPERATION

This ACP comes into effect on the day it is approved by the WA Planning Commission, the date of which is outlined on the endorsement page. As per the deemed provisions, from the date of endorsement this ACP is to have effect for a period of 10 years, unless otherwise determined by the WA Planning Commission.

Unless otherwise specified, the words and expressions used in this ACP shall have the respective meanings given to them in the City of Wanneroo Town Planning Scheme No.2 (TPS 2).

Nothing in this ACP is to be interpreted as limiting clause 4.2 of TPS 2 which allows for variations to site and development standards and requirements. Nothing in this ACP is to be interpreted as limiting clause 43 of the deemed provisions that outlines that a decision-maker for an application for development approval or subdivision approval in an area that is covered by an ACP is to have due regard to, but is not bound by, the ACP, when determining the application.

1.3. ACTIVITY CENTRE VISION AND OBJECTIVES

The vision for the Eglinton town centre is as follows:

'The Eglinton town centre is a coastal urban community which is convenient, connected and provides diversity in both people and housing choices. The Eglinton train station facilitates a central core of activity that will flow through to a vibrant high street and shopping centre catering for a variety of needs, together with high quality parks, plazas and other meeting places and amenities.

It is the largest and most vibrant centre in Eglinton and the main focus of community life during the day time and extending into the evening. It contributes to a strong sense of community and identity that is uniquely Eglinton'.

The development of this ACP will be supported by a new passenger rail station located centrally within the ACP which forms part of the broader Yanchep Rail Extension with stations also proposed at Alkimos and Yanchep. This significant public transport infrastructure proposal, led by METRONET, will provide a critical catalyst for development of the town centre in the short term.

Development in the ACP area shall align with the following objectives:

- The district centre will be a distinctive town centre that is uniquely Eglinton reflected through land use, built form and public realm, setting itself apart from other centres in the corridor.
- To provide an activated focal point and mix of uses leveraging the Eglinton train station as a key entry point.
- To deliver a main street along Carphin Drive between the train station and mid-way to Marmion Avenue. It will be the focus of activity in the centre and will be treated with high quality landscaping and activated frontages.
- To deliver a functional shopping centre which provides for the convenience needs of the local and visiting population.
- To promote inclusiveness through the creation of a centre that facilitates diversity in people, spaces and housing choice.
- To promote active and alternative forms of transport while providing a convenient centre.
- To promote activation of the centre both in the day and evening through an inviting dining precinct and community meeting spaces.
- To ensure appropriate staging of centre development and provide for flexibility and responsive design and commercial outcomes.
- To promote local employment opportunities in a diversity of sectors.



1.4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

1.4.1. Precincts and Objectives

The ACP is divided into precincts as shown in **Figure 2** below. In addition to the overall ACP objectives identified in Section 1.3, land use and development in each of the precincts should respond to the precinct vision statement and objectives in **Table 2**.

Figure 2 – ACP Precincts



Table 2 – Precinct Vision and Objectives Table

	Main Street Precinct	Shopping Precinct	Business Precinct	Residential Precinct	Education Precinct
Vision statement	This precinct will comprise the main retail and community hub including Station Square. It will accommodate the majority of shop-retail activity, with a mix of commercial and hospitality buildings fronting both sides of the main street on Carphin Drive, as identified on the ACP map.	This precinct will accommodate a mix of retail and commercial land uses in a shopping centre environment – enclosed and unenclosed, and a consolidated area for car parking in the southern and western portion of the precinct.	This precinct will predominantly accommodate a mix of car-based retail uses and carparking, drawing such uses away from the main street environment. The built form will provide appropriate presentation to the 'high speed' environment of Eglinton Drive. Some non-retail commercial uses may also be accommodated in this precinct.	This precinct will be primarily for residential purposes, with a mix of single and grouped dwellings. The built form will present an appropriate interface to Marmion Avenue and Eglinton Drive, considering acoustic treatment and will overlook public open space to increase amenity and passive surveillance.	This precinct comprises a 10ha Kindergarten to Year 12 school (K-6 in the initial stage) in the south-eastern portion of the ACP area. The school will be designed to give prominence to its north-west corner (closest to the train station) as part of the initial stage to ensure integration with the town centre.
Objectives	<ul style="list-style-type: none"> • Provide for development that activates the street • Focus high intensity and active uses adjoining Station Square • Provide for convenient, safe and pleasant access between the train station and other parts of the district centre • Provide safe and pleasant connections to residential areas • Provide an amenable interface to surrounding development, both in the short and long term 	<ul style="list-style-type: none"> • Provide a convenient district shopping centre environment • Provide for development which activates the main street • Provide safe and pleasant connections to the Business and Residential precincts 	<ul style="list-style-type: none"> • Provide for car-based uses away from the main street • Provide development that is attractive to Eglinton Drive • Provide for development that is also accessible for pedestrians and linked to the Shopping Precinct 	<ul style="list-style-type: none"> • Provide for a diverse range of residential development, designed in accordance with the Residential Design Codes, DesignWA, and the City of Wanneroo LPP4.19 – Medium Density Housing 	<ul style="list-style-type: none"> • Provide an educational use to the local community • Provide an attractive entrance to the district centre, east of the railway line • Concentrate buildings and activity north-west of the precinct, in proximity to the train station and town centre

1.4.2. Land Use Permissibility

The land use permissibility for ACP zones is as per Table 3. Where precincts are allocated a zone as defined in TPS 2, then that precinct shall have the same land use permissibility as that zone, unless a variation to that land use permissibility is outlined in the land use permissibility table.

Permissibility symbols in **Table 3** have the same meaning as specified in TPS 2.

Table 3 – Land Use Permissibility Table

	Main Street Precinct	Shopping Precinct	Business Precinct	Residential Precinct	Education Precinct
Land use permissibility as per TPS 2 zone	• Commercial	• Commercial	• Business	• Residential	• Private Clubs/Recreation
Variations to land use permissibility	• Nil	• Nil	• Nil	• Nil	• Nil
Limitations on uses	• Residential land uses are not permitted on ground floor when directly fronting the main street	• Residential land uses are not permitted on ground floor when directly fronting the main street	• Nil	• Nil	• Nil

1.4.3. Built Form Controls

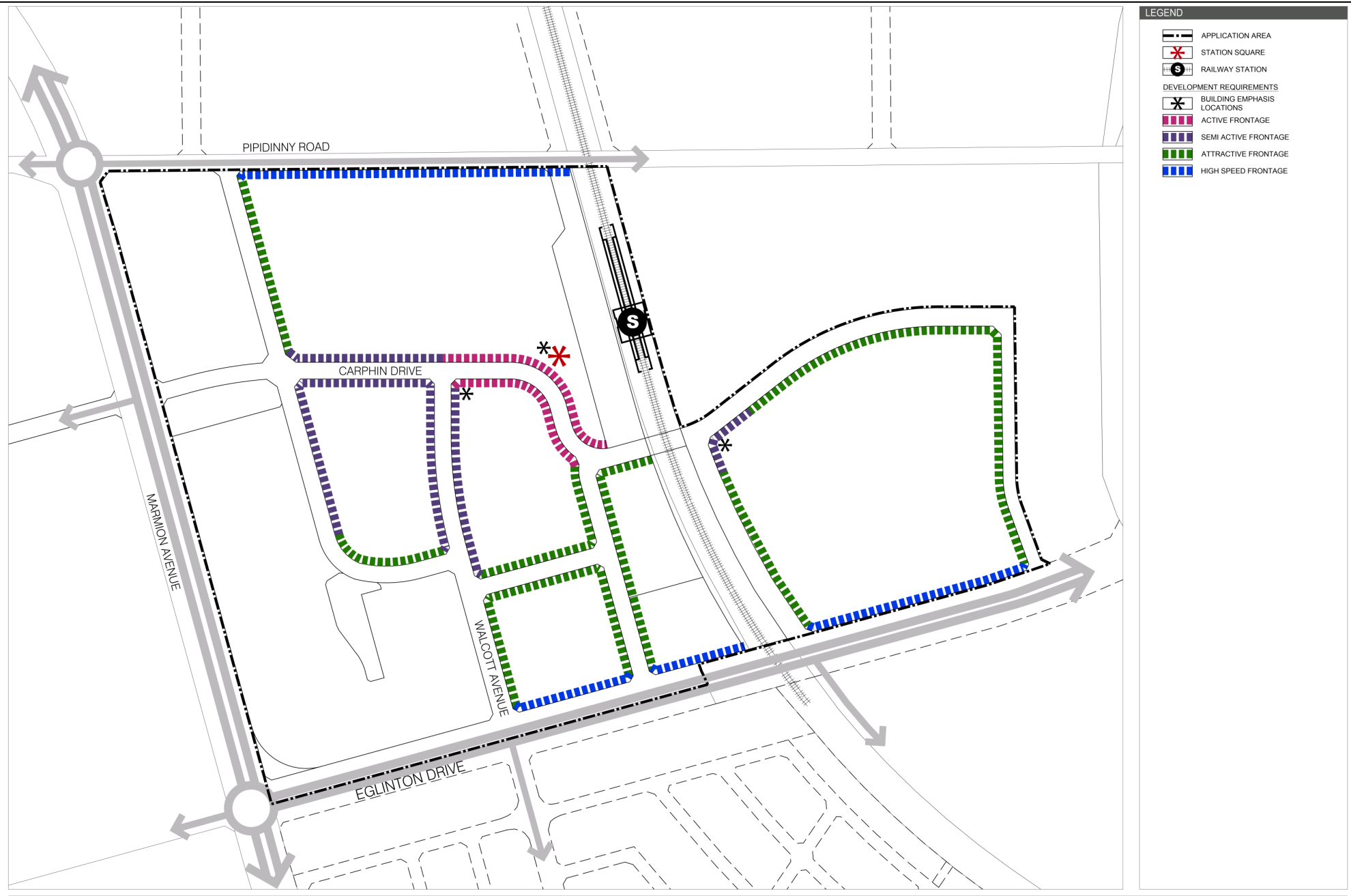
The built form controls outlined in **Table 4** apply to development within the ACP.

Table 4 – Built Form Controls

Element	Controls
Frontages (refer Figure 3 – Development Requirement Plan)	<ul style="list-style-type: none"> • A frontage type has been allocated for street frontages on the ACP (Part 1) map. • These frontage types, each with their own development standards, are to ensure that activity and built form is scaled and designed to respond to the relevant street context and foster the desired experience for users of the street. • Development to street boundaries shall be in accordance with the standards for the allocated frontage type. • The standards are to be interpreted as minimums and therefore frontages can be developed at a higher activation level if desired. For example, an allocated semi-active frontage may be developed as an active frontage. • The frontage types, in order from highest to lowest activation are: <ul style="list-style-type: none"> – Active – Semi-Active – Attractive – High-Speed • Where a site is developed for solely residential purposes, then the applicable R-code provisions apply to the street interface of that development. As development in the Residential zone is planned to be exclusively residential, no frontage types have been allocated to this area.

Element	Controls
Active Frontages	<p>This frontage type is concentrated around the main street, where a high level of activation and clear visual engagement with pedestrians is promoted. Built form along the active frontage shall be in accordance with the following:</p> <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Default nil building street setback. Building setbacks may be supported where desirable to provide alfresco dining or similar activities that promote interaction between the internal use and public realm. <p><u>Building Heights</u></p> <ul style="list-style-type: none"> • Minimum ground floor to ceiling height of 3.6 metres. Minimum façade height of 5.2 metres to create a sense of enclosure for the pedestrian environment. • Maximum building height of two storeys at the street interface. Additional storeys may be supported where setback further to create a clear separation of building forms and to not detract from pedestrian scaled street environment, solar access and view lines <p><u>Building Mass and Form</u></p> <ul style="list-style-type: none"> • Building façades to maximise building articulation, including 70% glazing (with at least 50% of glazed area unobscured) at ground floor and entrances directly accessible and visible from the street or public realm. • Narrow, continuous building frontages to maximise tenancy opportunities and mix of uses • Awnings provided along at least 80% of each building frontage. Awnings to have minimum 3m under clearance and be wide enough to provide shelter to pedestrians without impeding surveillance.
Semi Active Frontages	<p>This frontage type relates to areas intended to reflect an urban character but do not necessarily accommodate highly active functions. Built form along the semi-active frontage shall be in accordance with the following:</p> <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Default nil building street setback. Building setbacks may be supported to allow activities, landscaping and similar uses that create interest and surveillance between the building and public realm. <p><u>Building Heights</u></p> <ul style="list-style-type: none"> • Minimum and maximum building heights as per active frontages. <p><u>Building Mass and Form</u></p> <ul style="list-style-type: none"> • Building façades to maximise building articulation, including 50% glazing at ground floor and windows and entrances accessible or visible from the street or public realm. • Building frontages to be continuous where possible. Exceptions include where desirable to provide for access, parking or other public spaces and facilities. • Awnings provided in accordance with active frontages where practicable to provide shelter to pedestrians.
Attractive Frontages	<p>This frontage type is intended to ensure good design outcomes for areas where design limitations associated with 'big box' retail and commercial environments and service areas may occur, such as loading areas and inactive walls. Built form along the attractive frontage shall be in accordance with the following:</p> <p><u>Setbacks</u></p> <ul style="list-style-type: none"> • Nil building street/reserve setback is permitted. Vehicle access and parking may be sited between the street and built form where adequately screened from view, or landscaped, so as to complement the amenities of adjacent streets and surrounding development. <p><u>Building Mass and Form</u></p> <ul style="list-style-type: none"> • Building façades to incorporate variations in depth, height, colour, texture and/or materials as well as openings (windows and doors) where practicable to create interest and surveillance and avoid visual monotony and blank walls to the public realm.

Element	Controls
High Speed Frontages	<p>This frontage type reflects built form that is primarily experienced from passing vehicles travelling at speed, and not located in core pedestrian areas. This frontage will typically not consist of continuous built form. High-speed frontages should be designed generally in accordance with the following:</p> <p><u>Setbacks</u></p> <ul style="list-style-type: none"> Building setbacks up to 10 metres are permitted for the purposes of providing landscaping, vehicle access, circulation and queuing areas, but not vehicle parking. Vehicle access, queuing and parking areas shall otherwise be sleeved behind buildings and designed so as not to visually dominate street frontages or other public spaces. <p><u>Building Heights</u></p> <ul style="list-style-type: none"> Maximum building heights to achieve visibility from passing trade on integrator roads while maintaining a human scale, solar access, and view lines that do not detract from the amenities of surrounding development. <p><u>Building Mass and Form</u></p> <ul style="list-style-type: none"> Building façades, including entries, glazing and signage, to incorporate building articulation and be oriented toward and clearly visible from the street where practicable to create interest and surveillance and avoid blank walls and inactivity to the public realm.
Building Emphasis Locations (refer Figure 3 – Development Requirement Plan)	<ul style="list-style-type: none"> Entryways to the centre and other key wayfinding locations as indicated on the ACP map are to be highly visible and easily recognisable from street level and from a distance. Built form should generally incorporate the following to emphasise the 'landmark' role of these locations: Second storeys and/or prominent parapet heights and/or more pronounced facades at key points. Distinct architectural features, materials and textures such as detailed panels, vertical and horizontal lines, and glazing. Facades, glazing and entrances that address both street frontages and/or the public realm Landscaped treatments.
Gateways/Building Emphasis	<ul style="list-style-type: none"> A gateway treatment or emphasis should be applied at the entrance to the main street (Carphin Drive) from the train station, the corner of Carphin Drive and Walcott Avenue on the main street and on the corner of the school site. This may be in the form of a landmark structure, public art, built form articulation, landscaped edge or landscaped plaza. Development and landscaping of the area near the train station and town square should maximise passive surveillance, and access between the train station and adjacent precincts.



Eglinton District Centre Activity Centre Structure Plan

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DATA SOURCE
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PA1523
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1.4.4. Other Controls - General

The development standards outlined in **Table 5** apply to development within the ACP.

Table 5 – Other Controls Table

Element	Controls
R-Code	<ul style="list-style-type: none"> • Main Street Precinct – R100 • Shopping Precinct – R100 • Business Precinct – N/A • Residential Precinct – R30-R80 • Education Precinct – N/A
Retail Floorspace	In accordance with the Retail Sustainability Assessment (RSA) (refer Appendix A), shop-retail floorspace of approximately 27,100sq.m NLA is envisaged within the Commercial zone of the ACP (at 2040, when the trade area population capacity is expected to be reached).
Other Floorspace	Up to 20,000sq.m NLA of other non-retail uses is also envisaged within the Commercial and Business zones of the ACP. This includes approximately 8,000sq.m NLA of bulky goods floorspace which is envisaged in the Business zone of the ACP.
Land Use (other than Residential)	<p>Shops and hospitality uses are preferred along the main street and at the interface with the Station Square.</p> <p>Uses developed on the balance of the Commercial zone will include showroom, shops, hardware store, medical centre and pharmacy (or other permissible or discretionary uses within the Commercial zone of TPS 2).</p> <p>An appropriate interface shall be provided between commercial land uses and any residential or other sensitive uses (such as childcare) on the site. This may involve the orientation of openings and open space areas, the positioning of windows, or the location of walls or fencing between uses.</p>
R-Code	R30-R80 in the Residential zone and up to R100 in the Commercial zone
Residential development	<ul style="list-style-type: none"> • Residential density and development standards shall be in accordance with the allocated R-Code. • The provisions of this ACP shall prevail over the R-Codes where they are in conflict. • Multiple dwellings shall be in accordance with State Planning Policy No.7.3 – Volume 2 (Apartments). • Residential development should be oriented externally to the site to provide passive surveillance to street edges. • Residential development adjacent to open space shall be oriented to provide passive surveillance. <p>Vehicle access to residential development should be consolidated wherever possible.</p> <ul style="list-style-type: none"> • Vehicle access to residential development should be clearly delineated from other internal accessways through change of materials or similar treatment. • Bin storage shall be contained and screened to minimise visual impact on adjacent properties and internal streets. • All fencing to internal streets should be at least 50% permeable to enable passive surveillance. Exceptions may be made where significant headlight penetration from passing vehicles may be encountered. • Detailed Acoustic Assessments shall be undertaken for any residential development fronting Marmion Avenue at the development application stage (consistent with the Acoustic Assessment at Appendix

Element	Controls
	F), and the determination conditioned accordingly. This may include quiet house design, noise walls or noise bunding.
Maximum Overall Building Height	<ul style="list-style-type: none"> Building height shall be at the discretion of the Council. Heights shall be subject to considerations such as overshadowing, landmark or gateway status and the impact on important views and view corridors and based on the frontage types as per the provisions above.
Vehicle Access	<ul style="list-style-type: none"> Major vehicle access points should be in the general location and function as outlined on the ACP map. Access within the site should maximise connectivity, legibility, a slow and safe traffic environment and a comfortable, convenient and safe pedestrian environment. All major site access arrangements are subject to a Transport Impact Assessment at the development application stage.
Pedestrian Paths	<ul style="list-style-type: none"> All road verges (except laneways) shall be provided with a pedestrian path with a minimum width of 2 metres. Pedestrian paths in road verges shall connect with major building entries. Dual use paths shall be designed to give priority to pedestrians and cyclists at vehicle access points to the activity centre.
Pedestrian Linkages	<p>Pedestrian linkages through the ACP area are to be provided generally where indicated on the ACP map. Routes identified on the ACP map should be considered indicative and demonstrate one possible way of providing for a pedestrian connection through the activity centre.</p> <p>Designated pedestrian linkages are to provide direct connections through the activity centre plan area, and should be designed generally in accordance with the following:</p> <ol style="list-style-type: none"> Be continuously sheltered and/or tree-lined. Be of a typical minimum width of 3 metres. Be of a grade and treatment so that they are able to be utilised by all sectors of the community. Provide wayfinding signage at appropriate points to direct users of the town centre. Be well lit and provide seating at appropriate intervals. Connect with major building entries. Where the linkage passes through a building (for example a shopping centre), appropriate arrangements are to be put in place to allow for pedestrian passage at reasonable hours.
Open Space	For multiple dwelling residential development, the minimum open space (% of site) is 20%.
Landscaping	All landscaped areas, including car parking areas, pedestrian links, and the main street, should demonstrate the implementation of high-water efficiency design, including though the use of waterwise plans and trees as identified by the Water Corporation Plants Directory, and be protected from damage by vehicles.
Car Parking	<p>Car parking for all non-residential land uses shall be provided at a rate of 5 car spaces per 100sq.m of NLA, with the exception of office and showroom which shall be provided at a rate of 2 car spaces per 100sq.m of NLA. Car parking for the centre is to be supplied in the form of off-street reciprocal and shared parking facilities and on-street or other public parking wherever possible.</p> <p>On-street parking opportunities shall be concentrated in the main street and within both sides of the Carphin Drive road reserve as well as other convenient locations appropriate to different users and modes.</p> <ol style="list-style-type: none"> Bays are to be designed to the Australian Standard. Car parking for all residential uses is to be provided as per the R-Codes. Small car bays (to the specifications of AS2890.1) are permitted off-street to a maximum of 25% of the non-residential off-street car parking provided.

Element	Controls
	<ul style="list-style-type: none"> d. At-grade car parking shall include a minimum 2 metre landscaping strip in the lot along all street boundaries. e. At-grade car parking shall be provided with one tree for every 6 car parking bays. f. Non-residential car parking requirements are encouraged to be provided and/or shared across different sites within the activity centre boundary, subject to appropriate agreements being put in place. g. Off-street car parking for the activity centre is to be concentrated in, but not limited to, the primary car parking area as indicated on the activity centre plan map. Off-street car parking shall be located either to the rear or side of buildings, and not within the street setback area except where permitted, so as not to visually dominate or disrupt the continuity of building frontages.
Bicycle Parking and End of Trip Facilities	<ul style="list-style-type: none"> a. Residential development: in accordance with the R-codes. b. Non-residential development less than 500sq.m NLA: Minimum 2 bicycle parking rack spaces for occupants or visitors. c. For building occupants: <ul style="list-style-type: none"> - Secure bicycle storage bays at a rate of 1 bay per 500sq.m NLA. - End of trip facilities are required where 10 or more secure bicycle bays are required, with a minimum of 1 locker per bay, and a minimum of 2 showers (1 male, 1 female) for each block of 10 bays, to a maximum of 10 total showers. - End of trip facilities are to be secure and conveniently located. d. For visitors: <ul style="list-style-type: none"> - Bicycle parking rack spaces are to be provided at a rate of 1 per 750sq.m NLA and shall be located near building entrances.
Screening of Services	<p>External fixtures (eg. utilities, plant, equipment, infrastructure) are to be a similar colour to the building to which they are affixed and adequately screened so as not to be visually obtrusive when viewed from the road reserve or public realm.</p> <p>Service areas, including refuse and storage areas and loading docks, shall not front or face the street or public spaces unless these areas are fully integrated with the design of the centre so as to be 'sleeved' behind other externally-oriented buildings, and/or adequately screened from view of the public realm; and segregated to allow service vehicles to enter the public road in forward gear and avoid conflict with users of customer parking areas and pedestrian movement linkages.</p>
Signage	Signage is to be designed in accordance with the City's Signs Local Planning Policy (LPP 4.6). A signage strategy will be required at the DA stage.
Main Street	<p>The main street, as identified on the ACP map, is to be provided along Carphin Drive located within the Main Street Precinct.</p> <p>The main street shall:</p> <ul style="list-style-type: none"> a. Have a minimum width of 20 metres, and a maximum width of 25 metres. b. Be appropriately designed and treated to slow vehicle speeds and prioritise pedestrian movement. c. Be designed and landscaped to the satisfaction of the City of Wanneroo. d. Be designed and landscaped to a high standard that is reflective of its position as a main feature and gathering place for the surrounding community, and broader catchment. <p>The main street may be retained under private ownership providing that legal instruments are put in place to allow for City and public access at all times, with allowances for temporary, short-term closures for events.</p>

1.4.5. Public Transport Authority Infrastructure

The ACP designates an area to be set aside for public transport infrastructure associated with the Eglinton train station. Specifically, the area includes:

- A bus interchange orientated north-south, located directly adjoining the train station.
- A kiss and ride facility.
- Park and ride facilities – with 400 bays provided as part of the initial stage (located to the north of the ACP) and an additional 600 bays, totalling 1,000, as part of the ultimate stage, located to the south adjoining the Railway reserve.

The area shown on the ACP for PTA infrastructure reflects the detailed plan PTA has prepared in conjunction with METRONET.

1.5. LOCAL DEVELOPMENT PLANS

A local development plan (LDP) is required:

- Prior to the development of any grouped or multiple dwellings in the ACP area.

The LDP(s) shall:

- Provide for R-code variations that reflect the desired urban character of the locality.
- Ensure that the potential visual and amenity impact of garages, bin storage and other service facilities is minimised.
- Ensure that dwellings are appropriately protected from potential amenity impacts of non-residential development.
- Seek to minimise crossovers.

1.6. OTHER REQUIREMENTS

The provision of services and infrastructure is to be in accordance with the development contribution scheme prepared for DSP 18 (for Alkimos Eglinton) enforced through the powers of TPS 2.

1.7. ADDITIONAL INFORMATION

The table below outlines additional information required to be prepared in addition to the lodgement requirements of TPS 2.

Table 6 – Additional Information Requirements

Additional Information	Purpose	Approval Stage	Consultation Required
1. Landscape and Public Open Space Management Plan	To detail the ongoing management and maintenance arrangements of landscaping and public open space areas. It shall include details of the main street, town square and any pedestrian linkages and landscaped edges.	Prior to development approval of Stage 1 in the Main Street Precinct	City of Wanneroo
2. Transport Impact Assessments	To undertake the traffic analysis associated with individual development proposals	Development application	City of Wanneroo, Main Roads WA (where abutting Marmion Av or Eglinton Drive)
3. Traffic Management Plan	To provide technical specifications relating to the subdivision and development of the land, and construction management arrangements.	Lodged prior to building permit stage as a condition of subdivision/development approval.	City of Wanneroo
4. Bushfire Management Plan	To demonstrate Emergency Evacuation Plan and Risk Management Plan, prepared in accordance with State Planning Policy 3.7.	Development Application stage for vulnerable and high-risk land uses.	City of Wanneroo
5. Parking and Servicing Strategy	To establish the access and layout of off-street carparking, provision for on-street parking and service vehicle access.	Development application	City of Wanneroo
6. Acoustic/Vibration Report	To demonstrate compliance with SPP 5.4	Development application	City of Wanneroo
7. Geotechnical Report	Detailing the specific design and construction recommendations and requirements.	Lodged prior to development application or building permit stage (whichever comes first), managed as a condition of subdivision approval	City of Wanneroo
8. Signage Strategy	To demonstrate compliance with City of Wanneroo Signage Policy (Local Planning Policy 4.6)	Development application	City of Wanneroo
9. Drainage Strategy	Detailing the specific drainage requirements for future development	Development application	City of Wanneroo

CITY OF WANNEROO
EGLINTON ACTIVITY CENTRE STRUCTURE PLAN NO.104 (ACP 104)
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 5 September 2019)

No.	Summary of Submission	Comment	Recommendation
1.	ATCO Gas Australia (ATCO)		
1.1	ATCO does not have any objection to the proposed Activity Centre Plan and our network is consistent with the information included in Section 2.5.14 Utilities, Gas	Noted.	No modification required.
1.2	<p>ATCO operates high pressure (DN225PE HP 700kPa) gas mains within the Marmion Avenue road reserve immediately within the area of the proposed Activity Centre Plan.</p> <p>Gas would be available however there may be some additional infrastructure required to connect in to the gas main at this location to service the Eglinton District, east of Marmion Avenue. It is recommended the developer consults with A TCO as early as possible to identify any additional requirements for gas to be available.</p>	<p>Noted.</p> <p>The applicant has been advised of the infrastructure available within the Centre. This does not impact on Part 1, 2 or the ACP 104 Structure Plan Map.</p>	No modification required.
1.3	<p>ATCO has no objection the proposed Activity Centre Plan subject to the following requirements;</p> <ul style="list-style-type: none"> • Anyone proposing to carry out development, construction or excavation works must contact 'Dial Before You Dig' to determine the location of buried gas infrastructure. • Any proposed sensitive land use such as Child Care Centre, Aged Care Facility and Primary Schools are located outside of the trigger distance of 67metres for the Gas Pipeline. • The ATCO document 'Additional Information for Working Around Gas Infrastructure AGA-O&M-PR24' is considered prior to any preliminary works or design being finalised. 	<p>Noted.</p> <p>The applicant has been advised of ATCO's comments. This does not impact on. Part 1, 2 or the ACP 104 Structure Plan Map.</p>	No modification required.

No.	Summary of Submission	Comment	Recommendation
2.	Water Corporation		
2.1	Water - The Area can be served with the extension of a DN700mm steel distribution main that currently terminates at the corner of Marmion Avenue & Cinnibar Drive. The extension of this main is on the Water Corporation's capital works project it has been funded and has recently been activated and should be commenced in the near future.	Noted. The applicant has been advised of Water Corporation's comments. This does not impact on Part 1, 2 or the ACP 104 Structure Plan Map.	No modification required.
2.2	Wastewater - The proposed development of this District Activity Centre can be served by developer constructed gravity sewer mains terminating with a connection to the DN1370mm gravity sewer in the Amberton Estate development.	Noted. As per point 2.1 above.	No modification required.
2.3	General Comment - The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Water Corporation may also require land being ceded free of cost for works.	Noted. As per point 2.1 above.	No modification required.
3.	Department of Transport		
3.1	The Department of Transport (DoT) would suggest: <ul style="list-style-type: none"> • The word maximum is added for the car parking rates in Table 5 of Part 1 (page 13). • The word minimum is added for the bicycle parking rates in Table 5 of Part 1 (page 14). • That parking in the activity centre be managed. • That a cap on parking for the activity centre is set, particularly since the Transport Assessment in Appendix B suggests that the road network may experience capacity issues by 2031. 	Noted. These recommendations from DoT have not been included within Administration's list of recommended modifications as car parking rates and caps are dictated by the PTA and METRONET facilities for the train station.	No modification required.
4.	Department of Fire and Emergency Services (DFES) - UXO Response		
4.1	Lot 800 and Part Lots 802 and 803 Pipidinny Road Eglinton is located in an area where the UXO category is 'Substantial' which means the area has a history of	Noted. The applicant has been advised of DFES' comments. To note, this does not impact on Part 1, 2 or the ACP	No modification required.

No.	Summary of Submission	Comment	Recommendation
	numerous UXO finds or heavy residual fragmentation.	104 Structure Plan Map.	
4.2	The Department of Defence has established the Defence Environment and Heritage Panel, which includes contractors for UXO and derelict explosive ordnance assessment and management who will be able to advise of the survey and remediation works required.	Noted. As per point 4.1 above.	No modification required.
5.	DFES – Bushfire Management Plan (BMP) Response		
5.1	DFES advises that the BMP has adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved at subsequent planning stages.	Noted. As per point 4.1 above.	No modification required.
6	Roberts Day (on behalf of Satterley Property Group and Landcorp)		
6.1	Inconsistency with approved District and Local Structure Planning, specifically the exclusion of key areas from the ACP boundary, lowering of minimum residential densities and indeterminate contribution to employment targets.	Agreed. Administration acknowledges the ACP boundary does not align with the intended Centre zoned boundary in LSP 82 which extends further to the east and south-east adjoining the Mitchell Freeway reserve (refer Attachment 2). Notwithstanding, Administration accepts the proposed boundary of ACP 104 in order to accommodate the initial stages of development within the Centre however, futures amendments to LSP 82 and DSP 18 will be required to address future planning of this area. Administration has recommended modifications are made to ACP 104 to reconsider the residential densities within the 400 metre walkable catchment.	Recommends modifications to ACP 104 to reconsider residential densities.
6.2	Lack of regional movement network connectivity, specifically extension of the Allara Neighbourhood Connector and Pedestrian Shared Path through the EAC to Eglinton Boulevard.	Agreed. Administration has recommended modifications are made to ACP 104 to reconsider the regional movement network and how this aligns with LSP93.	Recommends modifications to ACP 104 to reconsider regional movement network and relationship with LSP 93.

No.	Summary of Submission	Comment	Recommendation
6.3	Incompatible land use interface with Allara, with the positioning of 'Park and Ride' infrastructure and lack of common street connections being inconsistent with ASP 93 and resulting in an unacceptable development outcome.	Agreed. Administration has recommended modifications are made to ACP 104 to reconsider the interface of the northern car park area with the future residential of LSP 93.	Recommends modifications to ACP 104 to reconsider interface of northern car parking area.
6.4	A lack of appropriate development controls or explanation of intended built form and urban design outcomes including unfavourable land use changes such as relocation of the Private School site.	Agreed. Administration has recommended modifications are made to ACP 104 to review the development controls and include further information (e.g. visual and diagrammatic details) to inform urban design outcomes.	Recommends modifications to ACP 104 to reconsider development controls and built form provisions.
7	Rowe Group on behalf of Ocean Keys Shopping Centre		
7.1	Notes the shopping centre is part of the retail core of the Clarkson Secondary Centre identified by State Planning Policy No. 4.2 – Activity Centres for Perth and Peel (SPP 4.2).	Noted. No action required.	No modification required.
7.2	<i>Lack of Impact Assessment to Support the Proposal</i> <ul style="list-style-type: none"> As per SPP 4.2 a Retail Sustainability Needs Assessment (RSA) is required to be submitted. The RSNA submitted is insufficient as it does not contain turnover impact analysis of other centres within the areas. The applicant has not demonstrated that the proposal will not have a detrimental impact on the current level of service provided to the surrounding communities at other existing centres, as required by Clauses 6 (2) and (3) of SPP 4.2. The proposal should not be supported until such a time as an accurate RSNA is prepared, which demonstrates a lack of any undue impact on surrounding centres. 	Noted. The City has undertaken its own independent RSNA to determine the acceptable amount of shop-retail NLA for the EDC and any possible impacts on the other Activity Centres if the shop-retail NLA within the EDC was to exceed 15,000m ² NLA. The RSNA determines that the increase in shop-retail NLA of the EDC to 27,000m ² by 2041 is acceptable and unlikely to impact on the other Activity Centres (mainly Alkimos and Yanchep). The details of the RSNA is further discussed within the body of the report.	No modification required.
7.3	<i>Impact on Yanchep Strategic Metropolitan Centre</i> <ul style="list-style-type: none"> The proposal is likely to have a significant impact on the growth of the Yanchep Strategic Metropolitan Centre 	Noted. As per point 7.2 above.	No modification required.

No.	Summary of Submission	Comment	Recommendation
	<p>delaying any future expansion / development.</p> <ul style="list-style-type: none"> • However, acknowledge any development of the ACP 104 will be staged as the demand for retail floorspace in the region increases. • Strategic employment (non-retail land uses servicing more than the local community) are more likely to occur at higher order centres with established retail presence. • Additional retail development at ACP 104 will prevent any future retail development at the Yanchep Strategic Metropolitan Centre, thereby delaying the establishment of strategic employment uses at the centre. By doing so, this will delay Yanchep from establishing itself as a Strategic Metropolitan Centre, the highest order centre within the City of Wanneroo. 		
7.4	<p><i>Impact on the Established Centres in the Corridor</i></p> <ul style="list-style-type: none"> • High vacancy rates within existing Centres within the corridor: <ul style="list-style-type: none"> Clarkson (Secondary) – 13% Yanchep (District) – 35% Butler (District) – 17% • ACP 104 will exacerbate these vacancy rates for these existing centres and likely delay the future development at Yanchep Strategic Metropolitan Centre and Alkimos Secondary Centre, both of which are higher order centres. • 27,100m² shop-retail floorspace at ACP 104 will take away existing & prospective tenants from other centres. No demand for existing retail tenants within the corridor • Also consider the wider context, being Lakeside Joondalup Strategic Metropolitan Centre which is currently being expanded 	<p>Noted. As per point 7.2 above.</p>	<p>No modification required.</p>
7.5	<p><i>Additional Smaller Centres would enable better Planning Outcomes</i></p>	<p>Noted. The comments raised regarding additional smaller</p>	<p>No modification required.</p>

No.	Summary of Submission	Comment	Recommendation
	<ul style="list-style-type: none"> Commercially, District Centres are becoming less attractive for comparison goods shopping. From a planning perspective there would be benefit in having a larger number of smaller centres rather than just concentrating the retail and commercial floorspace around one centre. Enable greater opportunities for higher density residential sites which would improve the mix of building types in this area. A number of smaller centres would increase the number of walkable catchments, increasing the likelihood of customers/residents walking to their local centre, rather than driving. 	centres contrasts to the requirements of SPP 4.2 which focuses on concentrating high activity land uses within strategic centres across the Perth Metropolitan area. These comments do not relate to the outcome of ACP 104 and do not impact on Part 1, 2 or the ACP 104 Structure Plan Map.	
7.6	<p><i>Staging Requirement</i></p> <ul style="list-style-type: none"> ACP 104 does not contain any staging requirements to ensure the delivery of higher density residential development or non-retail floorspace. Recent Centre Plans (Butler, Banksia Grove & Melville) have included some sort of staging requirement; whether this is to ensure the delivery of density targets or the ratio of shop-retail and non-retail floorspace. Recommend same approach. 	<p>Disagree.</p> <p>The applicants have provided a staging plan of the Eglinton District Centre which is included in Attachment 5. As detailed within the report, the applicant's proposed staging approach of the EDC is consistent with the findings of the City's RSNA and can be supported.</p>	No modification required.
8	PEET		
8.1	Notes that PEET owns Lot 5001 Pipidinny Road Eglinton, located adjacent to the proposed Activity Centre.	<p>Noted.</p> <p>No action required.</p>	No modification required.
8.2	PEET notes its support of the Plan and encourages the City to facilitate the benefits to the local precinct from activation of the area abutting Eglinton Station.	<p>Noted.</p> <p>No action required.</p>	No modification required.
8.3	In particular, PEET supports the prioritising of pedestrians and cyclists at vehicle access points to the activity centre and the focus on pedestrian linkages connecting the activity centre to surrounding residential areas outside of the Plan.	<p>Noted.</p> <p>No action required.</p>	No modification required.
9	Landcorp		

No.	Summary of Submission	Comment	Recommendation
9.1	Supports the draft ACP 104 for providing a framework to guide the future subdivision and development of the Eglinton District Centre.	Noted. No action required.	No modification required.
9.2	Acknowledged that the draft ACP's proposed land uses and estimated quantum of floor spaces (particularly shop-retail) is in accordance with SPP4.2's characteristics and function for a District Centre.	Noted. No action required.	No modification required.
9.3	<p>Notes Department Store is a 'D' use in the Commercial Zone under DPS 2. It is important to emphasize and reinforce the activity centre hierarchy to ensure higher order retail uses such as Department Stores are located within Secondary (Alkimos) and Strategic (Yanchep) activity centres rather than a District Centre.</p> <p>Recommended this should be acknowledged in the vision statement and objectives for the precincts in Table 2 of Part 1 to emphasize the types of shop-retail that are appropriate for the Shopping and Main Street Precincts.</p>	Noted. The land use permissibility for all zones within ACP 104 is aligned with the City's DPS2. Administration does not consider a review of the Department Store land use or modifications to ACP 104 are required.	No modification required.
9.4	Wide range of uses permitted by DPS2 in the Business and Commercial Zone, it is critical that the land use intent for each precinct is clearly defined through the vision and objectives of the ACP.	Agreed. Administration notes the comment raised is in respect to the Business and Commercial zone. Administration recommends that a review of all of the precinct objectives be undertaken to introduce residential development within the 400 metre walkable catchment.	Recommends modifications to ACP 104 to review precinct objectives.
9.5	Agreed that the Alkimos-Eglinton District Structure Plan (DSP 18) employment self-sufficiency (ESS) target of 60% may be ambitious however adequacy of the draft ACP's employment estimate of 2,161 jobs at 2040 (a contribution of 13.5%) is questioned, given the other centres being Alkimos Secondary centre and the 'village centres' would need to achieve the remaining ESS target. It is considered, on balance, the ACP does not deliver its share of the ESS intended by the DSP.	Noted. DSP 18 requires a minimum ESS target of 40% and that the 60% is a desirable target. Notwithstanding this, a review of DSP 18 including ESS and economic statistics for the Alkimos and Eglinton areas has not yet been undertaken. There have been significant changes since the adoption of DSP 18 including the removal of the railway stations between the Alkimos and Eglinton Activity Centres and some of the designated Service Commercial areas being developed for residential	No modification required.

No.	Summary of Submission	Comment	Recommendation
		purposes. In lieu of a full detailed review of DSP 18 being completed, it is likely these factors have adversely impacted on achieving the intended ESS targets for the entire DSP area. In this regard, the ACP's job estimates are assessed on its merits and is considered to possibility contribute towards the overall employment within the DSP 18 area.	
9.6	<p>Recommend modifications to Table 2 of Part 1 to include the following additional text:</p> <p><i>Vision Statements</i></p> <ul style="list-style-type: none"> • Main Street Precinct - Larger scale retail uses such as discount department stores, supermarkets and the like are preferred within the Shopping Precinct unless they can demonstrate the main street environment will not be compromised by achieving the objectives of the precinct; • Shopping Precinct - Larger scale retail uses will be limited to discount department stores, supermarket, mini majors and the like to support land uses are appropriate to a District Centre scale; and • Business Precinct - Some non-retail commercial uses may also be accommodated in this precinct of a scale consistent with a District Centre as described in State Planning Policy 4.2 - Activity Centres for Perth and Peel. <p><i>Objectives Statements</i></p> <ul style="list-style-type: none"> • Shopping Precinct - Provide a convenient district shopping centre reflecting uses compatible with the type and scale of a District Centre as described in State Planning Policy 4.2 - Activity Centres for Perth and Peel. 	<p>Noted.</p> <p>Administration acknowledges the recommended modifications from Landcorp however, as per pint 9.4, a review of the vision statements and precinct objectives to ACP 104 is recommended.</p>	<p>Recommends modifications to ACP 104 to review vision statements and precinct objectives.</p>
10	Department of Water and Environmental Regulation (DWER)		
10.1	Notes that a Local Water Management Strategy (LWMS) associated with the Eglinton Local Structure Plan was assessed and approved in 2011, and an addendum to the	<p>Noted.</p> <p>The applicant has been advised of the infrastructure available within the Centre. This does not impact on</p>	No modification required.

No.	Summary of Submission	Comment	Recommendation
	LWMS has been prepared to support the proposed Eglinton Activity Centre Plan. As a considerable amount of time has passed, the LWMS addendum will need to be submitted separately for assessment by DWER. Once the LWMS addendum has been reviewed and approved, in conjunction with the City of Wanneroo, the DWER can provide support for the proposed Activity Centre Plan.	Part 1, 2 or the ACP 104 Structure Plan Map.	
11	Department of Education (DoE)		
11.1	Alkimos-Eglinton locality is high growth area & its essential appropriate number & location of public schools	Noted. No action required.	No modification required.
11.2	Preliminary analysis that unplanned residential growth and increased density has led to severe student accommodation pressure on existing and planning public schools	Noted. The applicant has been advised of DoE's comments. To note, this does not impact on Part 1, 2 or the ACP 104 Structure Plan Map.	No modification required.
11.3	ACP anticipates 365 dwellings which impacts the overall assessment / distribution of student enrolments within Alkimos - Eglinton	Noted. As per point 11.2 above.	No modification required.
11.4	Private school within ACP does not have gazetted student local intake area boundary to provide students within the area to access a public school & does not relinquish the necessity of providing sufficient public schools in the district	Noted. As per point 11.2 above.	No modification required.
11.5	DoE & DPLH currently reviewing educational needs in Alkimos Eglinton locality. Need to consider all residential development & the impact on public school enrolments. Requests ACP is deferred until this review is finalised.	Disagree. Administration does not recommend ACP 104 be deferred given the METRONET project commitments for Eglinton Station to be operational by 2021. Any delays may impact on the project timeline for METRONET. Furthermore, Administration considers the issues pertaining to ACP 104 raised during consultation can be addressed via modifications and therefore, deferral is not recommended.	No modification required.
12	Department of Planning, Lands and Heritage (DPLH)		
12.1	ACP Boundary – SPP 4.2 requires Activity Centre to encompass whole centre boundaries to allow comprehensive planning to occur in stages.	Agreed. As per point 6.1 above.	Recommends modifications to ACP 104 to reconsider

No.	Summary of Submission	Comment	Recommendation
			residential densities.
12.2	<p><i>Land Use</i></p> <ul style="list-style-type: none"> • ACP rigid zones which separate commercial & residential with no provisions for vertical integration of land-uses within 400m of walkable catchment from the station • Contemplate mixing of uses for activation & long term viability • Business zone should be out of the walkable catchment • Campus facilities, such as the school site, could be considered in walkable catchment 	<p>Agreed. Administration has included a review of the land use distribution including an increase in residential development within the walkable catchment (in lieu of business zoning) as a modification to ACP 104.</p>	Recommends modifications to ACP 104 to reconsider zonings within 400 metres of walkable catchment of railway station.
12.3	<p><i>Employment</i> - ACP excludes Alkimos-Eglinton DSP Service Commercial Corridor. Changes to this land should be first considered in the context of district and local structure plan reviews</p>	<p>Agreed. As per point 9.5 above.</p>	No modification required.
12.4	<p><i>Residential Density</i></p> <ul style="list-style-type: none"> • ACP residential development outside the centre catchment does not meet density targets (a minimum of 30 dwellings per hectare within the 400 metre walkable catchment); and • ACP should define density targets & demonstrate how targets can be progressively met. 	<p>Noted. As per point 6.2 above.</p>	Recommends modifications to ACP 104 to reconsider residential densities within 400 metres of walkable catchment of train station.
12.5	<p><i>Urban Form and Built form</i></p> <ul style="list-style-type: none"> • ACP limit single residential lots and demonstrate how urban structure can support mixed use and/or housing density, flexibility; • Visual design guidance in the form of development, streetscape and open space concepts required; • Built form linked to specific R-Codings per street block/location, not achieved with the use of R-Code range; • Max height 2 storeys not appropriate. Further activation of Main street & station square; and 	<p>Agreed. Administration has recommended modifications to ACP 104 include further information pertaining to urban and built form provisions. This includes building/housing typologies, further perspective images and cross section details (i.e. for Station Square) and development controls/criteria detailing density requirements.</p>	Recommends modifications to ACP 104 to reconsider urban and built form provisions and introduce building / housing typologies.

No.	Summary of Submission	Comment	Recommendation
	<ul style="list-style-type: none"> Enclosed shopping mall should be reconsidered. 		
12.6	<p><i>Movement</i></p> <ul style="list-style-type: none"> ACP to demonstrate how pedestrians & cycle movement is prioritised & linking through station & surrounding areas; Revise boundary to provide integrated movement network; and Linkages as per Eglinton LSP 82. 	<p>Noted. As per point 6.2 above.</p>	<p>Recommends modifications to ACP 104 to reconsider regional movement network and relationship with LSPs 82 and 93.</p>
12.7	<p><i>Street Interface</i></p> <p>ACP include indicative station layout, including facilities for kiss N Ride, park N Ride and bus interchange & development interface to these facilities</p>	<p>Noted. No action required.</p>	<p>No modification required.</p>
12.8	<p><i>Local Development Plans</i> – do not support LDPs varying R-Code provisions.</p>	<p>Agreed. Modifications to ACP 104 are recommended to remove Clause 1.5 Local Development Plans from Part 1 given that separate residential built form provisions will exist in Part 1.</p>	<p>Recommends modifications to ACP 104 to remove Clause 1.5 Local Development Plan.</p>
13.	Main Roads Western Australia MRWA)		
13.1	<p>Does not support the proposed Eglinton ACP 104 based on the traffic modelling details and latest MRWA traffic volumes used within the applicant's Traffic Impact Assessment (TIA).</p>	<p>Noted. The applicant has been advised of the comments raised by MRWA. Administration notes that any modifications to the TIA will not impact on Part 1, 2 or the ACP 104 Structure Plan Map. Notwithstanding this, Administration considers the TIA can be revised, in consultation with MRWA to use appropriate traffic modelling and traffic volumes statistics.</p>	<p>Recommends the TIA is revised using appropriate traffic modelling and latest MRWA traffic volumes statistics.</p>
13.2	<p>Recommends that all activity centre proposals be forwarded to Department of Transport for their review and comment.</p>	<p>Noted. Administration notes that DoT was consulted during advertising of ACP 104. DoT has submitted comments to the City (refer submission No.3) which have been documented within the report and schedule of submissions.</p>	<p>No modification required.</p>



Eglinton District Centre Staging Plan

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DATA SOURCE
Landgate & MNG
PROJECTION
MGA Zone 50

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CLIENT
Woodsome

1:2,000 @ A1
1:4,000 @ A3
0 10 20 50 100m



PROJECT NO.
PA1523
DRAWING NO.
10

DATE
21.03.19
REVISION
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Source: Urbis



FIG 21 - STAGING PLAN EGLINTON DISTRICT CENTRE ACTIVITY CENTRE PLAN

DATE: 25.03.2019
JOB NO: PA1523
DWG NO: 0014
REV: -



EGLINTON DISTRICT CENTRE
ILLUSTRATIVE MASTER PLAN - STAGE 1

Source: Urbis



FIG 14 - ILLUSTRATIVE CONCEPT PLAN
EGLINTON DISTRICT CENTRE ACTIVITY CENTRE PLAN

DATE: 15.04.19
JOB NO: PA1523
DWG NO: 01
REV: B

1:4000 @ A3

DATE: 16.04.2019
JOB NO: PA1523
DWG NO: 0011
REV: -

**CITY OF WANNEROO
EGLINTON ACTIVITY CENTRE PLAN NO.104
ATTACHMENT 6: SCHEDULE OF MODIFICATIONS**

Item No.	Recommended Modification	Administration Comment
Structure Plan Map		
1.	Reconsider zonings within 400m walkable catchment of the train station to facilitate mixed use and residential development.	The areas identified within the 400m walkable catchment do not encourage mixed use and residential development as required by SPP 4.2. Administration recommends the zoning of land within the walkable catchment is reviewed to facilitate mixed use and residential development.
2.	Reconsider residential densities.	The residential densities proposed within ACP 104 (R30-R80 and R100) are inconsistent with the R160 density coding identified within LSP 82. Administration recommends these densities are reviewed in order to satisfy the density requirements of SPP 4.2 for District Centres.
Part 1		
1.	Reconsider precincts and related objectives to promote residential and mixed use development within the 400 metre walkable catchment of the train station.	The Shopping and Main Street Precincts can cater for residential development; however these precinct objectives only focus on accommodating retail development. The Business or Education Precincts are both situated within the 400 metre walkable catchment and these precincts do not have any objectives or development provisions for residential development. It is recommended these precincts and objectives are reviewed to focus delivery of residential and mixed use development within the 400 metre walkable catchment of the train station.
2.	Locational criteria for Residential Densities.	ACP 104 does not detail the locational criteria for R30-R80 development to inform where or how higher densities should be provided. It is recommended that a set of locational criteria and built form typologies is provided in Part 1 to guide residential development at medium and high densities.
3.	Review of Built Form Controls and Other Controls – General provisions are required specifically to consider: <ul style="list-style-type: none"> Visual guidance for development, streetscape, open space and public realm (images, diagrams, cross-sections) 	The Built Form Controls and Other Controls – General provisions within Part 1 of ACP 104 is lacking in diagrams that will inform the desired development outcome for each precinct. Furthermore, there are no specific building/housing typologies to guide residential development within the Centre. It is recommended a review of these controls is required to incorporate visual diagrammatic images demonstrating the desired built form outcomes for each of the precincts.

Item No.	Recommended Modification	Administration Comment
	<ul style="list-style-type: none"> Introduce specific building / housing typologies. 	
4.	<p>Reformatting to improve legibility of document, addressing:</p> <ul style="list-style-type: none"> Better numbering system Additional images (too text heavy) Remove repetitive information and consolidate provisions (i.e. two R-Code sections in 1.4.4 Other Controls - General & 1.4.2 Land Use Permissibility can be consolidated) Refer correct legislation (DPS 2, not TPS 2). 	<p>The format of Parts 1 and 2 is text heavy and does not provide a sufficient numbering system (e.g. 1.4.3 Built Form Controls contains a series of bullet points for each element). The use of a numbering system will help to easily identify built form controls for each precinct rather than bullet points.</p> <p>Administration considers Parts 1 and 2 can be reviewed to reduce text and repetitive information. In addition, these parts can be reviewed to address the correct documents such as DPS2 in lieu of TPS2.</p>
5.	Remove Local Development Plan (LDP) provisions.	Clause 1.5 Local Development Plans details when a LDP is required including variations to the Residential Design Codes (R-Codes) and general development provisions for grouped and multiple dwellings. All development provisions including built form outcomes should be contained within the ACP.
6.	Include development provision to allow for Medium Density Housing (R-MD).	This is required as there are no development provision contained within ACP to allow for the development of Medium Density Housing for lots coded R25-R60. All lots coded R80 and above are subject to the provisions of State Planning Policy 7.3 Residential Design Codes Volumes 1 and 2 (whichever may apply).
7.	<p>Update Clause 1.7 Additional Information as follows:</p> <ul style="list-style-type: none"> Transport Assessment – to be in accordance with WAPC guidelines Bushfire Management Plan – also required at subdivision stage Parking & Serving Plan – may be required at a high level than DA stage if it affects multiple lots Acoustic / Vibration Report – required at subdivision stage for lots next to rail & road (i.e. Marmion Ave) 	The purpose of this modification is to include additional text and clarify the purpose for each technical document required through various approval stages.

Item No.	Recommended Modification	Administration Comment
	<ul style="list-style-type: none"> Urban Water Management Plan to be included. 	
Part 2		
1.	<p>Modification of Stage One Master Plan to address the following:</p> <ul style="list-style-type: none"> Relocation of the primary school outside of the 400 metre walkable catchment from the railway station (the City considers that a Private High school campus could be acceptable within the 400 metre area); Removal of pedestrian mall for supermarket / retail development; Redesign of station square; and Reconsideration of the amount of at grade car parking. 	The City's Design Review Panel (DRP) provided comments on the urban built form of the Centre including the lack of residential development within the 400 metre walkable catchment of the train station and the design of the station square as a major pedestrian hub.
2.	<p>Modification to the Station Square and Stage 1 Master Plan to:</p> <ul style="list-style-type: none"> Reconsider the design of the Station Square and include additional information (concept plans); Review the location of the Kiss N Ride, Park N Ride and bus interchange facilities to improve pedestrian traffic and activation of the Centre; and Introduce built form provisions for these facilities. 	<p>Part 2 does not provide any concept drawings or illustrations of how the station square will be designed. Additional information is recommended to help guide the desired built form outcome of the Station Square.</p> <p>Administration considers there is still scope to review the location and detailed design of the train station and associated public transport infrastructure (bus interchange/transfer station, kiss and ride facility and park and ride car parking) to focus on improving pedestrian traffic and activation within the Centre.</p>
3.	<p>Consideration of the transition and interface between commercial and residential development to ensure the amenity of all residential development adjacent commercial properties are not negatively impacted.</p>	Part 2 lacks detail and information on buffer and transition from the commercial zoned land with the residential zoned land. Administration recommends further consideration and development controls are to be included in ACP 104 to protect the amenity of the residential properties.

Item No.	Recommended Modification	Administration Comment
4.	Introduce building / housing typologies for each precinct (mainly for residential development) including visual diagrammatic details to provide desired built form outcomes.	There are no specific building/housing typologies to guide residential development within the Centre. It is recommended a review of these controls is required to incorporate visual diagrammatic images demonstrating the desired built form outcomes for each precinct.
5.	Inclusion of images, cross-sections, diagrams or any form of visual guidance for development, streetscape, open space and public realm (especially Main Street cross-section).	As detailed above, Part 2 does not contain any perspective images or cross section details for any of the key elements of the ACP. The use of these images and perspective diagrams will assist in understanding the desired built form.
6.	Remove any reference regarding the remaining Centre zoned land under LSP 82 being rezoned to Residential.	Part 2 of ACP 104 states that the remaining Centre zoned land within LSP 82 will likely cater for residential development (largely detached housing). The applicant has previously indicated they intend to lodge amendments to LSP 82 and DSP 18 to rezone and redesignate the remaining Centre land to Residential and Urban respectively. To date no amendments have been received, and therefore, all references to this portion of land being rezoned to Residential within ACP 104 are to be removed.
7.	Additional detail and information relating to Landscaping and Public Open Space, to be in accordance with City's LPP 4.3: <ul style="list-style-type: none"> Public Open Space Schedule Detailed Landscaping Concept Plan Sufficient shade trees. 	ACP 104 did not align with the types or functions of POS outlined in Local Planning Policy LPP 4.3 Public Open Space (LPP 4.3). It is recommended this section is updated to reflect the modification to the POS schedule and to align with the applicable POS types and functions of LPP 4.3 and to ensure consistency with any other provision of LPP 4.3, including drainage.
8.	Consideration of provision of community use site(s) within the ACP 104 to: <ul style="list-style-type: none"> Accommodate public utility sites and services; and Introduce alternative and secondary purposes for public reserves (i.e. community gardens). 	The purpose of this modification is to consider if any secondary use public reserves or community sites could be incorporated into the Centre. This allows for flexibility of community based land uses and alternative uses for public reserves in future planning of the Centre.
9.	Consideration of the interface between ACP 104 with and the adjoining land, specifically LSP 93 to the north to ensure the proposed development within ACP 104 does not negatively impact on the future residential development to the north.	The northern car parking area on Pipidinny Road should be revisited to ensure the interface of the car park is in keeping with the desired future residential character to the north.

Item No.	Recommended Modification	Administration Comment
Part 3 – Technical Appendices		
1.	Revise Appendix B Transport Assessment.	<p>The Transport Assessment should be updated to consider the following:</p> <ul style="list-style-type: none"> • Inclusion of street cross sections; • Consideration of private school vehicle and pedestrian movements, including safe pedestrian crossings at Marmion Avenue; • Further consideration of how the social / cycle / pedestrian link will be provided to LSP 93 through the northern PTA car park; • Reconsideration of modelling used in the Transport Assessment to refer to the latest Main Road WA traffic volumes; • The consideration of how Marmion Avenue road network as it shows early signs of capacity (The Mitchell Freeway data may assist in reducing vehicle demand of Marmion Avenue); • Consideration of turning pockets along Pipidinny Road to access the centre, specifically train station; • Additional information in the Parking Traffic Management section to address: <ul style="list-style-type: none"> ○ Consideration of the City's role in the provision and management of off street public parking; ○ Requiring developers to provide adaptable parking structures should the need for on site parking reduce in future; ○ Introduction of time restricted pay public parking along the local streets network; ○ Consideration of street management and resident parking policies for new developments; ○ Consideration should be given for the provision of dedicated taxi zone and the provision of pick up and set down areas to cater for the uptake of ride share services; and ○ Provision or enhancement of End of Trip (EOT) and bicycle parking facilities.
2.	Revise Appendix E Local Water Management Strategy Addendum.	<ul style="list-style-type: none"> • Reconsider POS sites (BRA04 and BRA05) to consider the City's LPP 4.3; and • Substantiate / confirm the use of the 6 metres a day infiltration rate.

3.5 Consideration of Local Planning Policy 2.3 Child Care Centres following Advertising

File Ref: 4082 – 19/334838
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: 4

Issue

To consider adopting the revised Local Planning Policy 2.3: Child Care Centres (**LPP 2.3**) following public advertising.

Background

LPP 2.3 was prepared in 2011 to provide guidance on the design, location and development of Child Care Centres. LPP 2.3 specifically relates to Child Care Centres and not Family Day Care Centres.

On 16 October 2018, Council considered a report on a number of Local Planning Policies due for review. The review of LPP 2.3 was required to commence in 2018/19.

Following review by Administration, Council at its meeting of 4 June 2019 considered draft LPP 2.3 and resolved as follows (refer item PS04-06/19):

“That Council:-

1. *Pursuant to Clause 4(1) and 4(2) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2 ADOPTS draft Local Planning Policy 2.3: Child Care Centres, as contained within Attachment 4, for the purpose of advertising, and ADVERTISES it for public comment for a period of 42 days by way of:*
 - a) *Advertisement in all local newspapers circulating within the City of Wanneroo for two consecutive editions; and*
 - b) *Display at the City’s Administration Centre Building and on the City’s website.”*

Detail

The main issues identified in the assessment of applications for Child Care Centres relate to their location, traffic impacts, availability of parking and noise. The draft LPP 2.3 addresses these issues and has simplified a number of provisions in the existing policy which are considered to lack clarity or be open to interpretation.

A copy of the advertised draft LPP 2.3 is provided as **Attachment 1**. A table detailing matters considered in the review of LPP 2.3 is provided as **Attachment 2**.

Consultation

The draft policy was advertised for public comment for a period of 42 days from 18 June 2019 to 30 July 2019 by way of:

- Advertisements placed in the local newspaper for two consecutive weeks on 28 June 2019 and 20 June 2019; and
- Display at the City's Administration Centre and on the City's website.

The City received three submissions, one of which is a late submission. The key concerns raised during the advertising period include the following:

- The objective in the current LPP 2.3 makes reference to 'maintaining a high level of amenity in residential areas'. This has been removed from the draft LPP 2.3.;
- The use of the word 'ideally' in Clause 1.1, Clause 2.3.1 and Clause 5.1 is too ambiguous and provides broad discretion on the location of Child Care Centres; and
- The consultation provision has been removed, however residents affected by these developments need to be informed.

A summary of submissions and Administration's comments is provided below with a more detailed summary included as **Attachment 3**.

Comment

Modifications to Objectives

Concerns were raised relating to the removal of the objective in the existing LPP 2.3 which made reference to 'maintaining a high level of amenity in residential areas'.

The above objective does not clearly outline the intended outcome of Child Care Centres. The objectives proposed in draft LPP 2.3 expands on the intent of maintaining amenity in surrounding areas. Objective two requires Child Care Centres to be integrated with its context and to be in keeping with the character of the locality and objective three requires visual and acoustic privacy to be maintained. In addition, in considering a development application, the City is to give due regard to the matters outlined in Clause 67 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The provisions require due regard to be given to the impact on the amenity of the locality. The objective to maintain a high level of amenity in residential areas is therefore not required as it is either covered by the proposed objectives or Clause 67 of the Deemed Provisions.

Wording in Clause 1.1, 2.3.1 and 5.1

Concern was raised in one submission relating to the use of the word 'ideally' within Clause 1.1, Clause 2.3.1 and Clause 5.1 of draft LPP 2.3.

Clause 1.1, Clause 2.3.1 and Clause 5.1 of the draft LPP 2.3 identify the preferred location of Child Care Centres and their associated outdoor play areas. LPP 2.3 must be read in conjunction with the City's DPS 2 which prescribes land use permissibility. It is the role of the policy to describe where it is preferable that Child Care Centres be located abutting or adjacent to non-residential uses as outlined in draft LPP 2.3, however where this does not occur, applications will be assessed against the objectives of the policy. Therefore, the use of the word 'ideally' is considered to appropriately signal Council's preference of the use being established in these locations or in a particular form.

Removal of the Consultation Provision

The draft policy proposes to remove Clause 10 'Consultation' on the basis that it is a duplication of Clause 64 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, which addresses the consultation requirements and

process for development applications. Removal of this provision from LPP 2.3 will not affect the City's ability to undertake public consultation. The removal of this provision within LPP 2.3 will ensure applications are assessed in accordance with the Deemed Provisions and that there is not a duplication of standards in the planning framework.

Proposed Modifications to Draft LPP 2.3

Following advertising of the proposed amendments to LPP 2.3 the following further modifications are recommended in response to the submissions received during advertising:

- Correction of grammar and typographical errors; and
- Updating the LPP template and formatting to be aligned with the corporate policy template.

The final version of draft LPP 2.3, which incorporates these modifications is included in **Attachment 4**.

Clause 4(3) of the Deemed Provisions of DPS 2 states:

"After the expiry of the period within which submissions may be made, the local government must:

- a) *Review the proposed policy in light of the any submissions made; and*
- b) *Resolve to –*
 - i. *Proceed with the policy without modification;*
 - ii. *Proceed with the policy with modification; or*
 - iii. *Not to proceed with the policy."*

The Deemed Provisions of DPS 2 do not outline whether further advertising of LPP 2.3 is required for these additional minor modifications. It is considered that these modifications do not alter the intent or purpose of the policy and therefore readvertising is not required. Therefore, in accordance with Clause 4(3) of the Deemed Provisions of DPS 2:

- a) LPP 2.3 has been reviewed in light of submissions made, as outlined; and
- b) Administration recommends that Council proceed with LPP 2.3 with the proposed modifications incorporated into the final version, which is included as **Attachment 4**.

The proposed changes do not alter land use permissibility which is prescribed under DPS 2. It is noted that at the Ordinary Council Meeting held on 30 July 2019, Council recommended initiating a scheme amendment to modify the land use permissibility of Child Care Centres in the Special Residential zone. This is a separate matter and does not affect the content or operation of the current or proposed policies.

Statutory Compliance

LPP 2.3 has been prepared and processed in accordance with Clause 4 of the Deemed Provisions of DPS 2. In accordance with Clause 4(3), Council must:

- a) *Formally consider the submissions received; and*
- b) *Resolve to either:*
 - i) *Proceed with the policy without modification;*
 - ii) *Proceed with the policy with modification; or*
 - iii) *Not to proceed with the policy."*

Administration recommends that Council proceeds with LPP 2.3 with modifications, in accordance with Clause 4(3)(b)(ii) of the Deemed Provisions of DPS 2.

Strategic Implications

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

“4 Civic Leadership

4.2 Good Governance

4.2.2 Provide responsible resource and planning management which recognises our significant future growth”

Risk Management Considerations

Risk Title	Risk Rating
CO-C01 Compliance Framework	Moderate
Accountability	Action Planning Option
Executive Manager Governance and Legal	Manage

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

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

The review of this policy 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 adoption of the amended LPP 2.3 will provide guidance on how development applications for Child Care Centres are assessed and considered by Administration and Council.

Financial Implications

Nil

Voting Requirements





Simple Majority

Recommendation

That Council:-

1. Pursuant to Clause 4(3)(b)(ii) of the Deemed Provisions of City of Wanneroo's District Planning Scheme No. 2 **PROCEEDS** with Local Planning Policy 2.3: Child Care Centre, included as Attachment 4;
2. Pursuant to Clause 4(4) of the Deemed Provisions of District Planning Scheme No. 2 **PUBLISHES** notice of its adoption of Local Planning Policy 2.3: Child Care Centres in a local newspaper and **FORWARDS** a copy of the adopted policy to the Department of Planning, Lands and Heritage for information; and
3. **NOTES** the submissions received as summarised in Attachment 2 in respect to Local Planning Policy 2.3: Child Care Centres, **ENDORSES** Administration's responses to these submissions, and **ADVISES** submitter's of its decision.

Attachments:

1 	Attachment 1 - Advertised - Draft Local Planning Policy 2.3: Child Care Centres	19/177402	
2 	Attachment 2 - Matters Considered in the Review of Local Planning Policy 2.3 Child Care Centres	19/180475	Minuted
3 	Attachment 3 - Schedule of submissions with Administration Comments ~ draft Local Planning Policy 2.3 Child Care Centres	19/344054	
4 	Attachment 4 - Final copy for adoption - Draft Local Planning Policy 2.3: Child Care Centres	19/344055	Minuted

Planning and Sustainability
Local Planning Policy No. 2.3
Child Care Centres



OWNER	Planning and Sustainability
IMPLEMENTATION	June 2019
REVIEW	June 2023

PART 1 – POLICY OPERATION

Policy Development and Purpose

This policy has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

The purpose of this policy is to provide a framework for the design, location and development of Child Care Centres within the City.

Objectives

1. To ensure Child Care Centres are located in an accessible and convenient location where it will not have a detrimental impact on the function and safety of the surrounding road network, minimises potential land use conflict, and will not result in the proliferation of on-street parking;
2. To ensure the development of Child Care Centres is site-responsive, integrates with its context and is in keeping with the character of the locality; and
3. To ensure that Child Care Centres are sited and designed to maintain visual and acoustic privacy.

PART 2 – GENERAL POLICY PROVISIONS

WHERE DEVELOPMENT DOES NOT MEET THE POLICY PROVISIONS, THEY WILL BE ASSESSED AGAINST THE POLICY OBJECTIVES.

General Development Standards

1. **Location**
 - 1.1. Child Care Centres should ideally be located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community purpose buildings.
2. **Design**
 - 2.1. Building setbacks are set out in Clause 4.7 of DPS 2.

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Local Planning Policy No. 2.3
Child Care Centres



- 2.2. Raised outdoor play areas and windows to activity rooms with a finished floor level greater than 0.5 metres above natural ground level are to be setback in accordance with Clause 5.4.1 Visual Privacy of State Planning Policy 3.1 Residential Design Codes, where the Child Care Centre is located abutting land which may accommodate residential development.
- 2.3. Child Care Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses:
 - 2.3.1 Outdoor play areas should ideally be located away from any adjoining residential development;
 - 2.3.2 Where 2.3.1 cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries;
 - 2.3.3 Windows to activity rooms should be oriented away from any adjoining residential development.

3. Landscaping

- 3.1. Landscaping requirements are set out in Clauses 4.7 and 4.17 of DPS 2.
- 3.2. All adjacent verges are to be landscaped, reticulated and maintained for the duration of the development to discourage parking. Paving or sealing the verge is not permitted.

4. Street Walls and Fencing

- 4.1. Fences within the front setback area on land where the R-Codes apply should be in accordance with Clause 5.2.4 Street Walls and Fences of the R-Codes.

5. Traffic, Access and Parking

- 5.1. Child Care Centres should ideally be located on Neighbourhood Connector roads.
- 5.2. Parking areas should be located in front of buildings or easily visible from the entrance to the site.
- 5.3. Disabled parking bays should be located in close proximity to the pedestrian entrance to the site
- 5.4. Parking is to be provided on site at a rate of one parking bay for each staff member, in addition to the required number of bays as outlined in the table below.

Children	Bays Required
<25	5
26-30	6

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31-38	7
39-46	8
47-54	9
>54	9 bays, plus 1 per 8 children accommodated in excess of 54

- 5.5. Pedestrian access within the site is to be provided from the parking area to the entrance of the building and link into existing or future neighborhood pedestrian or cycle networks.

6. Information to be submitted with applications

- 6.1. An acoustic report is to be provided where the Child Care Centre is proposed within a residential zone, or where the City considers it has the potential to generate noise impacts which will affect the surrounding properties, or where the noise generated from surrounding land uses may affect the Child Care Centre. A noise management plan will also be required where identified by the acoustic report.
- 6.2. A traffic impact statement is to be provided for all Child Care Centre applications unless a traffic impact assessment is required with the WAPC's Traffic Impact Assessment Guidelines
- 6.3. A landscaping plan is to be provided detailing the plant species, planting densities, location (including verges) and the area of landscaping provided on site.
- 6.4. Written statement outlining the number of children proposed, age group breakdown, days and hours of operation, number of staff and suitability of the proposed site for a Child Care Centre.

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Local Planning Policy No. 2.3
Child Care Centres



Schedule 1

CHECKLIST FOR CHILD CARE CENTRE

Child Care Centre Development Application Check List Requirements	Applicant Use Only
All applications for Child Care Centres shall consist of the following:	
A written statement that outlines the number of children proposed, age group breakdown, days and hours of operation, required staff numbers and any other supporting information;	<input type="checkbox"/>
A location plan depicting surrounding lots and road layout;	<input type="checkbox"/>
A site contour survey plan prepared by a licensed practicing land surveyor, including location of buildings on adjacent sites;	<input type="checkbox"/>
A site plan (to a minimum scale of 1:100 or 1:200) depicting the location of all proposed built structures, car parking, landscaping, bin store location, pedestrian and vehicle access ways, crossover location/s, verge area, adjacent roads and any associated road infrastructure (eg. light poles, drainage pits, traffic islands etc). Setbacks to buildings are required to be clearly depicted on the plan;	<input type="checkbox"/>
Floor plans (to a minimum scale of 1:100)	<input type="checkbox"/>
Elevations to all sides of the building (to a minimum scale of 1:100);	<input type="checkbox"/>
A landscaping plan (to a minimum scale of 1:100) detailing the plant species, planting densities, location (including verges), and the area of landscaping provided on site;	<input type="checkbox"/>
Traffic Impact Statement or Traffic Impact Assessment prepared by a suitable qualified Traffic Consultant and in accordance with the WAPC's Traffic Impact Assessment Guidelines, if located within a residential area or where the City considers that the Centre traffic may adversely impact on the surrounding area;	<input type="checkbox"/>
An acoustic report which should demonstrate compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> or any noise mitigation measures that will need to be implemented to reach compliant; and	<input type="checkbox"/>
Other matters considered necessary by the City	<input type="checkbox"/>

Matters Considered in the Review of Local Planning Policy 2.3 Child Care Centres

Corresponding sections of draft amendment to LPP 2.3	Issues identified from review of LPP 2.3	Actions and Matters considered in the draft amendment to LPP 2.3
Part 1	The objectives are inadequate and do not outline the intended outcome of Child Care Centres.	Incorporate objectives which outline the desired outcomes that are achieved through policy provisions.
Part 1 Objectives	Provision 9.1 'Residential Areas' has a good intent but is not an enforceable provision.	Remove Provision 9.1 'Residential Areas' and reword it into an objective, as it sets out a desirable outcome rather than a policy provision.
Part 2, General Statement	The policy provisions make references to variations and desirable outcomes, which results in the repetition of objectives within policy provisions.	A general statement is included to clearly note that where development does not meet the policy provisions, they will be assessed against the policy objectives.
Part 2, Provision 2.2	Two storey Child Care Centres or raised outdoor play areas and the potential impacts of privacy to nearby residential properties is not considered.	Include a provision for visual privacy setbacks in accordance with the Residential Design Codes being required for any windows to activity rooms or outdoor play areas that are located 0.5 metres above natural ground level.
Part 2, Provision 2.3.2	Lack of separation of outdoor play areas to adjoining residential properties as most Child Care Centres in residential areas convert their existing backyard into outdoor play areas.	Include a provision for a 1 metre wide buffer for outdoor play areas that are located along common boundaries to residential properties. This increases the setback of the outdoor play area to adjoining residential properties and the landscaping also serves as a noise buffer.
Part 2, Provision 5.1	The road hierarchy provision is lengthy and uses outdated terminology.	Relocate and reword Provision 1.1 'Road Hierarchy' to Provision 5.1, to include terminology in accordance with Liveable Neighbourhoods.
Part 2, Provision 5.4	Unclear reasoning and random ratio to the parking bay ratio requirement for the number of children.	Relocate Provision 3.3 'Number of Parking Bays Required' to Provision 5.4 and amend the parking bay ratio requirement for the number of children accommodated on site is updated to have 1 bay per 5 children for up to 30 children, thereon after, 1 bay is required for every 8 children.
Part 2, Provision 6	Multiple policy provisions that required information to be submitted throughout the policy.	Relocate and reword those provisions under one provision to ensure that what is required to be submitted with applications is clear and concise.
Schedule 1	Schedule 1 which sets out the required supporting information to be provided with Development	Update Schedule 1 to become a checklist and updated the required information to be provided.

	Applications is outdated.	
Removed	Provision 2.1 'Front Setback' and 2.2 'Side and Rear Setbacks' specify variations to setbacks for residential areas which is not required.	Remove Provision 2.1 'Front Setback' and 2.2 'Side and Rear', as the general statement proposed in the draft policy will clearly note that any variations will be considered against the policy objectives.
Removed	Unnecessary parking types detailed in the policy.	Remove Provision 3.2 'Design' and Figure 1 to allow for flexibility and avoid confusion. Parking design should be considered on a case by case basis. A Traffic Impact Statement or Assessment will also be required which can demonstrate whether the proposed design impacts on the surrounding road network.
Removed	Provision 5 'Soil Contamination' is captured in other legislation.	Remove Provision 5 'Soil Contamination' which requires the provision of the status of contaminated sites. The consideration of contaminated sites is already captured when the Child Care Centre operator is required to seek approval to operate a Child Care Centre from the Department of Communities Education and Care Regulatory Unit, as required under the <i>Education and Care Services National Regulations 2012</i> .
Removed	Portion of Provision 8 'Fencing' that requires a landscaping strip in front of fences along the secondary street of residential areas is unnecessary.	Remove portion of Provision 8 'Fencing' relating to secondary street fencing. A Child Care Centre having a secondary street fence in a residential area is no different to a residential property which has a fence to their secondary street. As such, it is unlikely that this element would have any further impact to the residential streetscape.
Removed	Provision 10 'Consultation' is an unnecessary provision as it is already addressed in legislation.	Remove Provision 10 'Consultation' as it is already addressed under Clause 64 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .

CITY OF WANNEROO
DRAFT LOCAL PLANNING POLICY 2.3: CHILD CARE CENTRES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Advertising Closed 30 July 2019)

No.	Summary of Submission	Administration Comment	Recommendation
1.			
1.1	Policy lacks depth and depends on the assumption that everyone can understand the City's Local Planning Policies.	The policy is intended to be brief and to the point so that it is easy to understand and provides the information necessary to assist in the preparation of applications.	No modification required.
1.2	Concerned that the Objectives which stated 'maintaining a high level of amenity in residential areas' has been removed.	The current LPP 2.3 contains one objective which does not clearly outline the intended outcome of Child Care Centres. Objective 2 of draft LPP 2.3 is proposed to ensure development of Child Care Centres is integrated with its context and is in keeping with the character of the locality with the intent to maintain the amenity of its surrounding areas. Furthermore, in considering a development application, the City is to give due regard to the matters outlined in Clause 67 of the Deemed Provisions. Clause 67(n) of the Deemed Provisions requires due regard to be given to the amenity of the locality. As such, all development applications for Child Care Centres will be assessed with consideration to impacts to amenity.	No modification required.
1.3	The word 'ideally' used in Location requirements and Traffic requirements is open to interpretation.	Clause 1.1 and 5.1 of the draft LPP 2.3 identifies the preferred location for Child Care Centres. However LPP 2.3 must be read in conjunction with the City's District Planning Scheme No. 2 which prescribes land use permissibility. It is preferable that Child Care Centres are located abutting or adjacent to non-residential uses as outlined in draft LPP 2.3, however where this does not occur, applications will be assessed against the objectives of the policy. Therefore, the use of the word 'ideally' is considered acceptable.	No modification required.
1.4	The 'Consultation' section which requires development of a Child Care Centre in residential	The draft policy proposes to remove Provision 10 'Consultation' included within the current LPP 2.3. This provision is considered a	No modification required.

No.	Summary of Submission	Administration Comment	Recommendation
	areas has been removed. Residents affected by these developments need to be informed.	duplication of Clause 64 of the Deemed Provisions of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , which addresses the consultation requirements and process for development applications. As such, the removal of this provision from the current LPP 2.3 will not impact upon the City's ability to advertise an application for public consultation.	
2.			
2.1	The revised policy removes the requirement for public consultation. Under the <i>Local Government Act 1995</i> , local government should be required to engage with the community in circumstances of planning matters or matters that may impact the community. This provision should be reinstated within the revised policy.	See response to 1.4 above.	No modification required.
2.2	The current policy is specific and detailed regarding the Traffic and Locational requirements. In comparison, the revised policy uses the word 'ideally' within Provision 1.1, 2.3.1 and 5.1 which is ambiguous, offers no constraints on the location of child care centres and provides broad discretion to the City. This could leave the City open to challenges of the decisions it makes on development applications.	See response to 1.3 above.	No modification required.
2.3	At the Ordinary Council Meeting held on 30 July 2019, the preparation of Amendment No. 180 to District Planning Scheme No. 2 which includes modifying the land use permissibility of a Child Care Centre from 'D' (discretionary) to 'X' (not permitted) within the Special Residential zone, was carried unanimously by Council. Should the planning policies be more tightly worded, the above action would not be required.	Noted. As discussed in the response to 1.3 above, land use permissibility is set out in DPS 2, not planning policies. Amendment No. 180 to DPS 2 relates to amending the land use permissibility and is a separate matter to the draft LPP 2.3.	No modification required.
3.	Late submission		
3.1	The application should include how the facility	Impacts to water pressure levels are not a relevant planning	No modification

No.	Summary of Submission	Administration Comment	Recommendation
	would impact the water pressure levels of nearby residential properties. This should be monitored before and after development to see if there is an impact and how this issue would be rectified.	consideration. Water Corporation should be consulted if there is any change in water pressure levels.	required.
3.2	The traffic report should include consultation with local schools and site visits should be undertaken during peak and non-peak times rather than a desktop study.	Transport impact statements and assessments are to be prepared in accordance with the Transport Impact Assessment Guidelines prepared by the Department of Planning, Lands and Heritage. Traffic generated by nearby land uses (including nearby schools if applicable) are required to be considered within the traffic report.	No modification required.
3.3	The application should include details on buses for before and after school care.	Noted. It is expected that this information is provided with the application where proposed.	No modification required.
3.4	The application should include details on how parking will be managed on open days and special events, including notifying the immediate neighbouring properties on these events.	Where open days or special events are proposed, the operator is required to comply with the relevant planning controls.	No modification required.
3.5	The application should include a list of all similar business within a 10km radius and include their capacity and operating hours. The City should call these businesses confidentially to determine whether they are at capacity or if they have waitlists and take this into consideration as part of the determination.	This is not a relevant planning consideration and the number of Child Care Centres within any given area is driven by market demand.	No modification required.

Planning and Sustainability
Local Planning Policy 2.3
Child Care Centres



PART 1 - POLICY OPERATION

Owner	Planning and Sustainability
Implementation	October 2019
Next Review	October 2023

Policy Development and Purpose

This policy has been prepared under Schedule 2, Part 2 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

The purpose of this policy is to provide a framework for the design, location and development of Child Care Centres within the City.

Objectives

1. To ensure Child Care Centres are located in an accessible and convenient location where it will not have a detrimental impact on the function and safety of the surrounding road network, minimises potential land use conflict, and will not result in the proliferation of on-street parking;
2. To ensure the development of Child Care Centres is site-responsive, integrates with its context and is in keeping with the character of the locality; and
3. To ensure that Child Care Centres are sited and designed to maintain visual and acoustic privacy.

PART 2 - GENERAL POLICY PROVISIONS

WHERE DEVELOPMENT DOES NOT MEET THE POLICY PROVISIONS, THEY WILL BE ASSESSED AGAINST THE POLICY OBJECTIVES.

General Development Standards

1. **Location**
 - 1.1 Child Care Centres should ideally be located abutting and/or adjacent to non-residential uses such as shopping centres, medical centres, schools, parks and community purpose buildings.
2. **Design**
 - 2.1 Building setbacks are set out in Clause 4.7 of DPS 2.
 - 2.2 Raised outdoor play areas and windows to activity rooms with a finished floor level greater than 0.5 metres above natural ground level are to be setback in accordance with Clause 5.4.1 Visual Privacy of State Planning Policy 3.1 Residential Design Codes, where the Child Care Centre is located abutting land which may accommodate residential development.

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Child Care Centres



- 2.3 Child Care Centres should meet the following requirements to minimise any potential noise impacts on adjoining uses:
- 2.3.1 Outdoor play areas should ideally be located away from any adjoining residential development;
 - 2.3.2 Where 2.3.1 cannot be met, the outdoor play areas are to have a one metre buffer along all common boundaries; and
 - 2.3.3 Windows to activity rooms should be oriented away from any adjoining residential development.
3. **Landscaping**
- 3.1 Landscaping requirements are set out in Clauses 4.7 and 4.17 of DPS 2.
 - 3.2 All adjacent verges are to be landscaped, reticulated and maintained for the duration of the development to discourage parking. Paving or sealing the verge is not permitted.
4. **Street Walls and Fencing**
- 4.1 Fences within the front setback area on land where the R-Codes apply should be in accordance with Clause 5.2.4 Street Walls and Fences of the Residential Design Codes.
5. **Traffic, Access and Parking**
- 5.1 Child Care Centres should ideally be located on Neighbourhood Connector roads.
 - 5.2 Parking areas should be located in front of buildings or easily visible from the entrance to the site.
 - 5.3 Disabled parking bays should be located in close proximity to the pedestrian entrance to the site.
 - 5.4 Parking is to be provided on site at a rate of one parking bay for each staff member, in addition to the required number of bays as outlined in the table below.

Children	Car bays required	
25 or less	5	
26-30	6	
31-38	7	
39-46	8	
47-54	9	
55 or more	9 bays plus 1 per 8 children accommodated in excess of 54	

- 5.5 Pedestrian access within the site is to be provided from the parking area to the entrance of the building and link into existing or future neighbourhood pedestrian or cycle networks.

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6. Information to be submitted with applications
 - 6.1 An acoustic report is to be provided where the Child Care Centre is proposed within a residential zone, or where the City considers it has the potential to generate noise impacts which will affect the surrounding properties, or where the noise generated from surrounding land uses may affect the Child Care Centre. A noise management plan will also be required where identified by the acoustic report.
 - 6.2 A traffic impact statement is to be provided for all Child Care Centre applications unless a traffic impact assessment is required in accordance with the WAPC's Traffic Impact Assessment Guidelines.
 - 6.3 A landscaping plan is to be provided detailing the plant species, planting densities, location (including verges) and the area of landscaping provided on site.
 - 6.4 Written statement outlining the number of children proposed, age group breakdown, days and hours of operation, number of staff and suitability of the proposed site for a Child Care Centre.

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Checklist for Child Care Centre

Child Care Centre Development Application Check List Requirements All applications for Child Care Centres shall consist of the following:	Applicant use only
A written statement that outlines the number of children proposed, age group breakdown, days and hours of operation, required staff numbers and any other supporting information;	<input type="radio"/>
A location plan depicting surrounding lots and road layout;	<input type="radio"/>
A site contour survey plan prepared by a licensed practicing land surveyor, including location of buildings on adjacent sites;	<input type="radio"/>
A site plan (to a minimum scale of 1:100 or 1:200) depicting the location of all proposed built structures, car parking, landscaping, bin store location, pedestrian and vehicle access ways, crossover location/s, verge area, adjacent roads and any associated road infrastructure (eg. light poles, drainage pits, traffic islands etc). Setbacks to buildings are required to be clearly depicted on the plan;	<input type="radio"/>
Floor plans (to a minimum scale of 1:100);	<input type="radio"/>
Elevations to all sides of the building (to a minimum scale of 1:100);	<input type="radio"/>
A landscaping plan (to a minimum scale of 1:100) detailing the plant species, planting densities, location (including verges), and the area of landscaping provided on site;	<input type="radio"/>
Traffic Impact Statement or Traffic Impact Assessment prepared by a suitable qualified Traffic Consultant and in accordance with the WAPC's Traffic Impact Assessment Guidelines, if located within a residential area or where the City considers that the Centre traffic may adversely impact on the surrounding area;	<input type="radio"/>
An acoustic report which should demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 or any noise mitigation measures that will need to be implemented to achieve compliance; and	<input type="radio"/>
Other matters considered necessary by the City.	<input type="radio"/>

3.6 Consideration of Local Planning Policy 2.4: Site Works and Retaining for Residential Development following Advertising

File Ref:	4084 – 19/391357
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider proceeding with (adopting) amendments to Local Planning Policy 2.4: Site Works and Retaining for Residential Development (**LPP 2.4**), following public advertising.

Background

At its 25 July 2017 meeting (PS03-07/17), Council resolved to adopt the existing LPP 2.4, as included in **Attachment 1**.

Administration has commenced a review of the existing LPP 2.4, as a review of LPP 2.4 was scheduled to be conducted two years from its adoption. Council previously resolved to advertise draft amendments to LPP 2.4 at its 27 August 2019 meeting (PS06-08/19). Draft amendments to LPP 2.4, provided as **Attachment 2**, have since been advertised.

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 topography and 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 or early in 2020.

Detail

The draft amendments to LPP 2.4 have been prepared to apply to all lots where State Planning Policy 7.3: Residential Design Codes Volume 1 (**R-Codes**) applies. The R-Codes Volume 1 relates to the development of Single Houses, Grouped Dwellings and Multiple Dwellings on lots coded less than R40.

The draft amendments to LPP 2.4 provide the following:

- An outline of the policy's objectives, application and purpose;
- Provisions that 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; and
- Clarification to assist in the interpretation of design principles contained in the R-Codes, relevant to site works and retaining.

Consultation

The draft amendments to LPP 2.4 were advertised for public comment between 5 September 2019 and 18 October 2019 by way of:

- An advertisement published in the 5 September 2019 edition of the Wanneroo Times newspaper;
- Display at the City's Civic Centre, libraries and on the City's website; and
- Correspondence to the Department of Planning, Lands and Heritage and other relevant stakeholders.

No submissions were received during the consultation period.

Comment

Extent of Proposed Amendments to LPP 2.4

A track changes version of LPP 2.4, which demonstrates the extent the advertised amended version of LPP 2.4 varies from the existing LPP 2.4, is provided in **Attachment 3**.

Key amendments to LPP 2.4, proposed and advertised through the review, 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 amendments to LPP 2.4, as advertised, have been made based on sound planning principles, whilst addressing operational considerations in the assessment of development applications for site works and retaining walls for residential development. Amendments made are intended to improve the legibility and clarity of LPP 2.4, and will ensure the planning framework sets appropriate controls for these types of developments.

Proposed Modification to Draft Amendments to LPP 2.4 Following Advertising

Administration is proposing a modification to the amended LPP 2.4 that was advertised, only as it relates to the following:

- Reformatting of the local planning policy document to align with the corporate policy template; and
- The inclusion of implementation and review dates, as these dates are now known.

No modification is proposed to the provisions contained within the amended LPP 2.4 as advertised.

The final version of draft LPP 2.4, which incorporates the modifications outlined above is included in **Attachment 4**.

Clause 4(3) of the Deemed Provisions of DPS 2 states:

“After the expiry of the period within which submissions may be made, the local government must:

- a) Review the proposed policy in light of the any submissions made; and*
- b) Resolve to –*
 - i. Proceed with the policy without modification;*
 - ii. Proceed with the policy with modification; or*
 - iii. Not to proceed with the policy.”*

The Deemed Provisions of DPS 2 do not outline whether further advertising of LPP 2.4 is required for these additional minor modifications. It is considered that these modifications do not alter the content, intent or purpose of the policy and therefore readvertising is not required. Therefore, in accordance with Clause 4(3) of the Deemed Provisions of DPS 2, Administration recommends that Council proceed with LPP 2.4 with modification as discussed above.

Statutory Compliance

Amendments to LPP 2.4 are required to be prepared and processed in accordance with Clause 4 and Clause 5 of the Deemed Provisions of DPS 2.

Strategic Implications

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

“3 Environment (Built)

3.4 Activated Places

3.4.4 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 local planning policies 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 cost of undertaking the necessary actions for Council to proceed with amendments to LPP 2.4 can be met from existing operational budgets.

Voting Requirements





Simple Majority

Recommendation

That Council:-

1. **NOTES** that there were no submissions received in respect to the advertised amendments to Local Planning Policy 2.4: Site Works and Retaining for Residential Development;
2. Pursuant to Clause 4(3)(b)(ii) of the Deemed Provisions of City of Wanneroo's District Planning Scheme No. 2 **PROCEEDS** with amendments to Local Planning Policy 2.4: Site Works and Retaining for Residential Development, as included in Attachment 4;
3. Pursuant to Clause 4(4) of the Deemed Provisions of District Planning Scheme No. 2 **PUBLISHES** notice in a local newspaper of its decision to proceed with amendments to Local Planning Policy 2.4: Site Works and Retaining for Residential Development; and
4. **FORWARDS** a copy of Local Planning Policy 2.4: Site Works and Retaining for Residential Development, as included in Attachment 4, to the Department of Planning, Lands and Heritage for information.

Attachments:

- | | | |
|---|---|-------------------|
| 1  | Attachment 1 - LPP 2.4 Adopted by Council in June 2017 | 17/159345 |
| 2  | Attachment 2 - Amendments to LPP 2.4 - As Advertised | 19/306446 |
| 3  | Attachment 3 - Tracked Changes - Review of LPP 2.4 - August 2019 | 19/306447 |
| 4  | Attachment 4 - Reformatted LPP 2.4 - For Final Adoption - November 2019 | 19/400194 Minuted |

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)

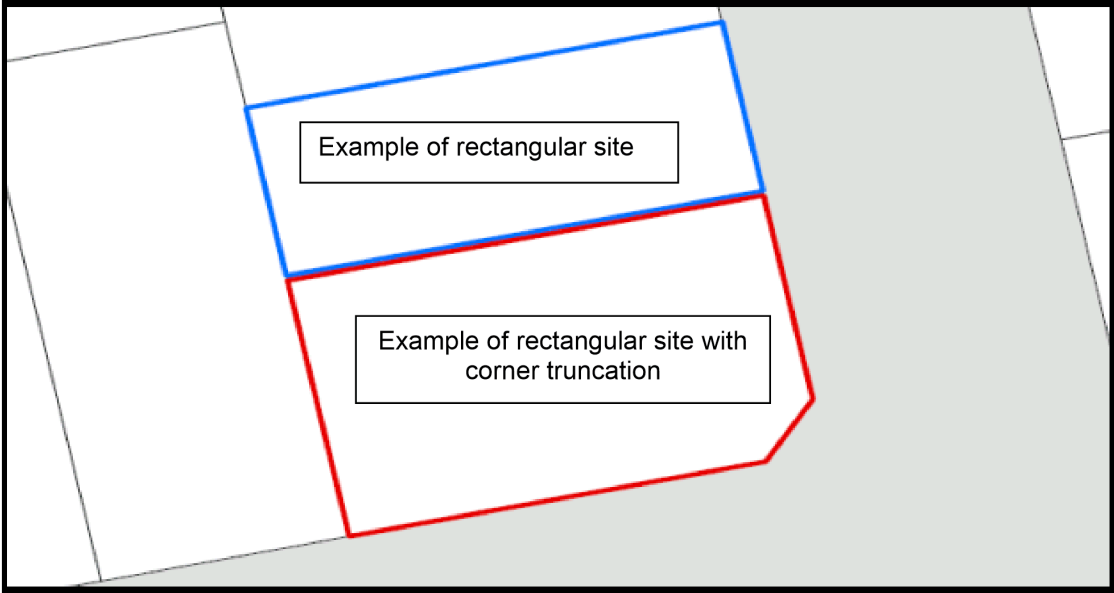
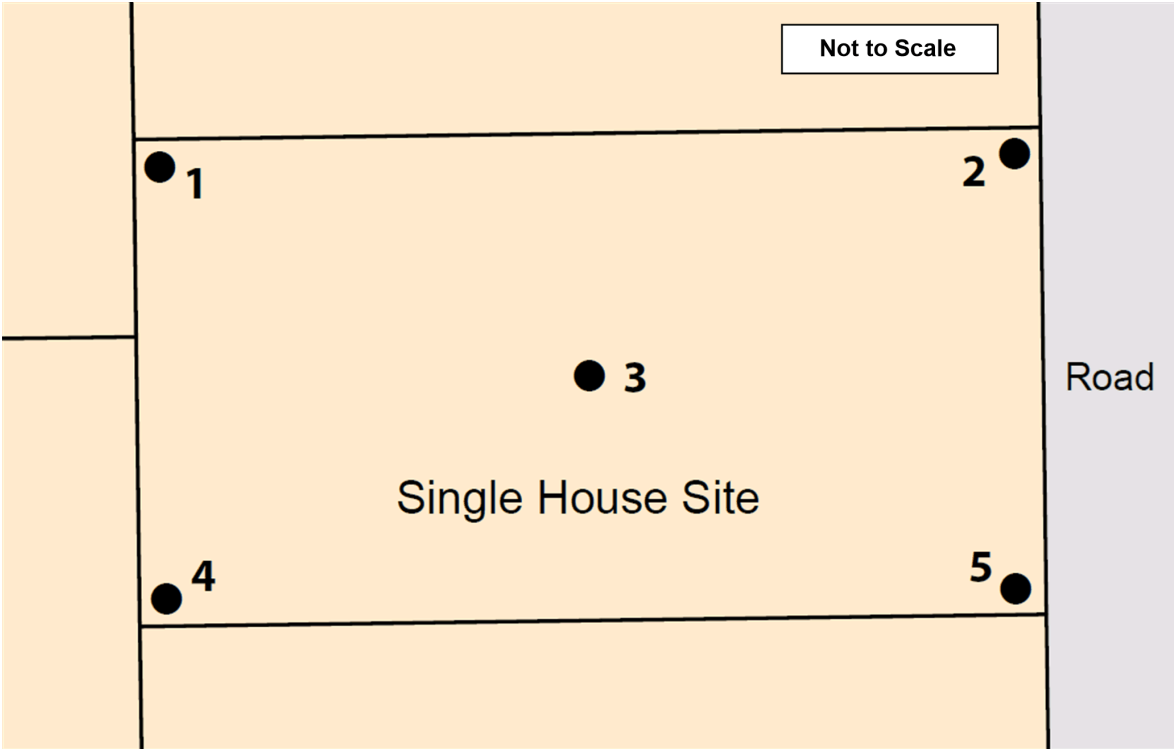


Figure 2a: Calculation of average natural ground level and determination of appropriate building pad height
Example for Single House sites

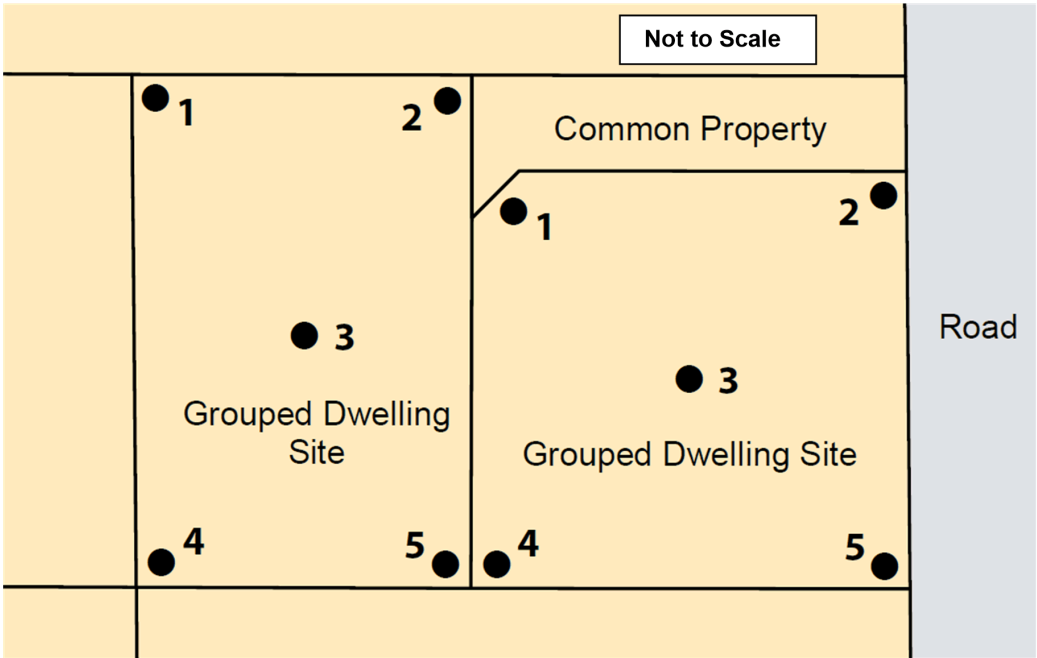


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

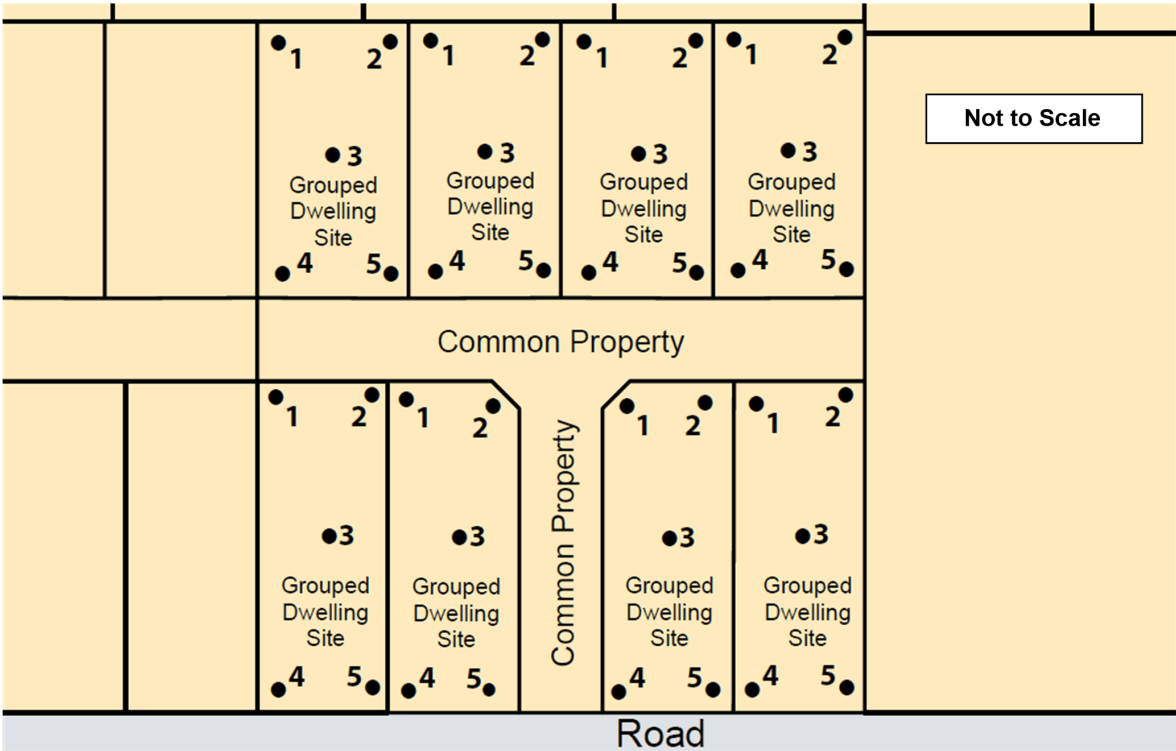


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

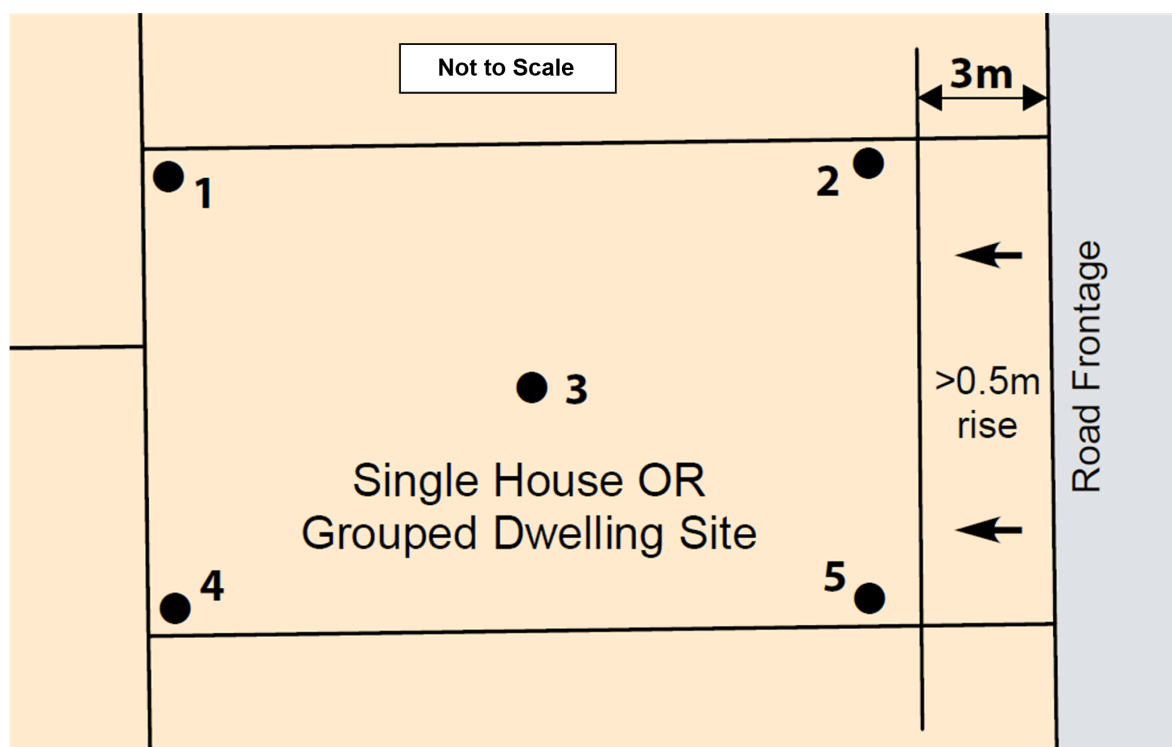


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

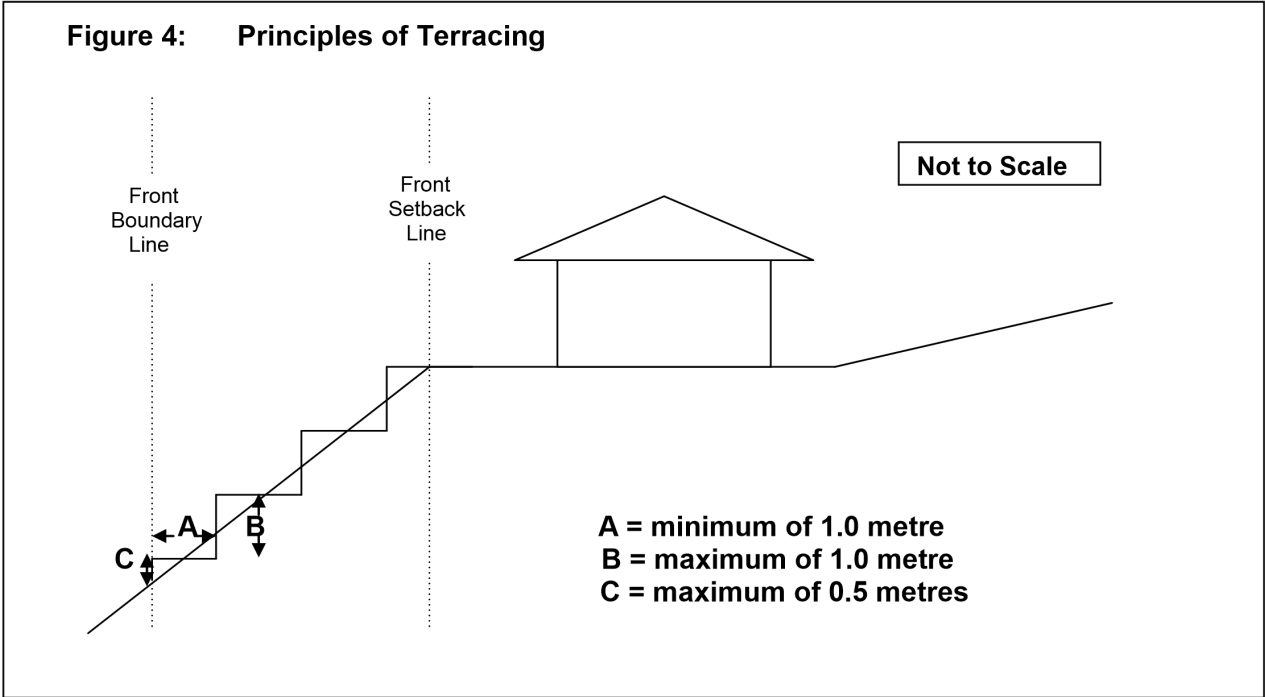


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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





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:

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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.

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- 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)

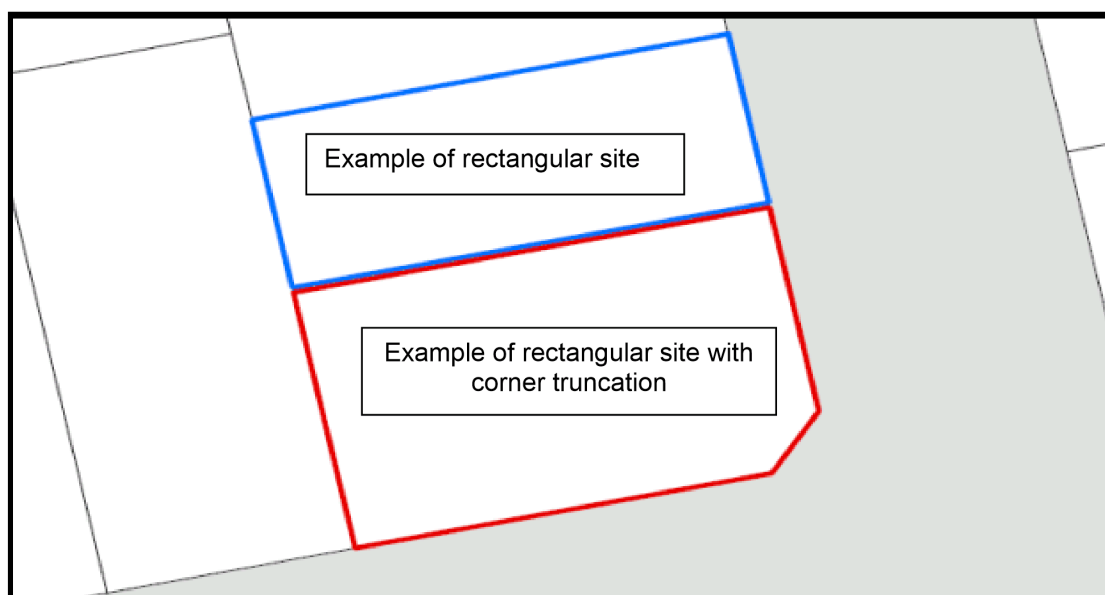
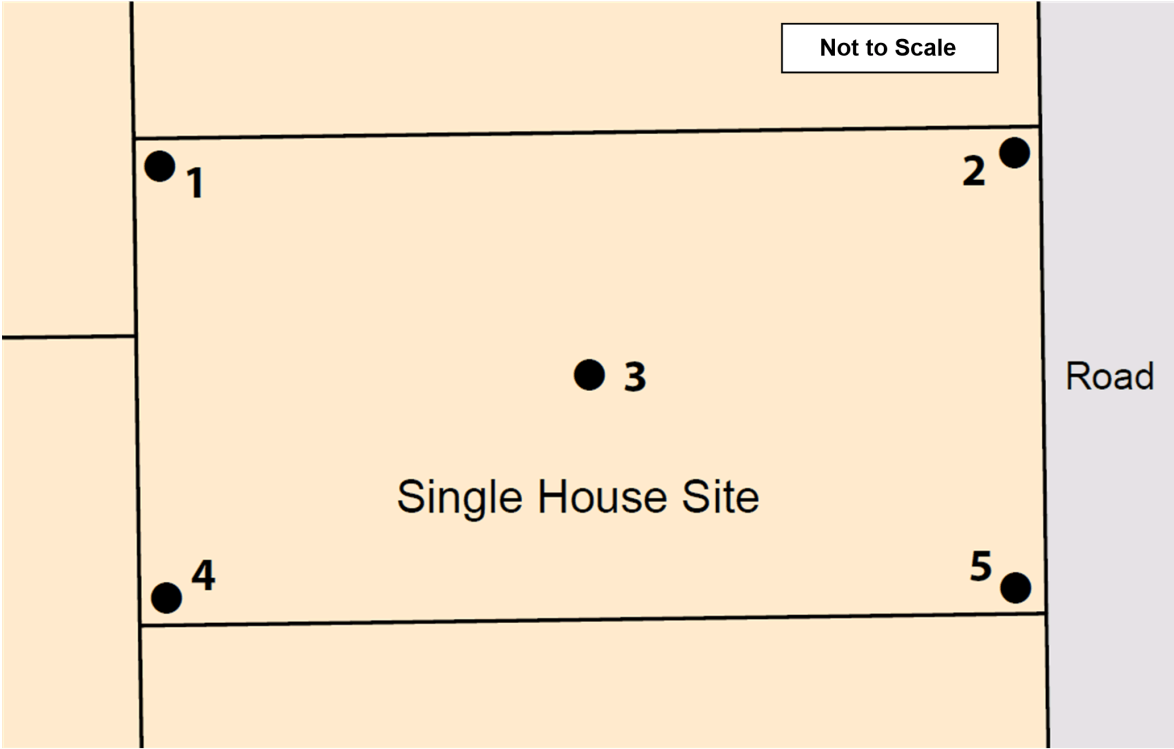


Figure 2a:

Calculation of average natural ground level and determination of appropriate building pad height

Example for Single House sites

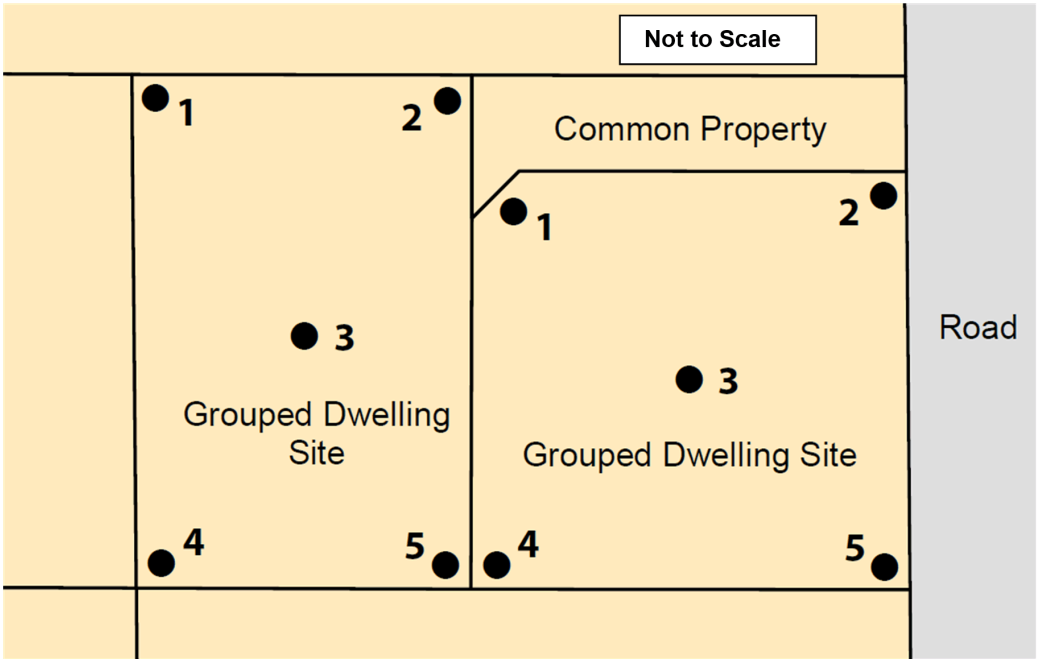


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

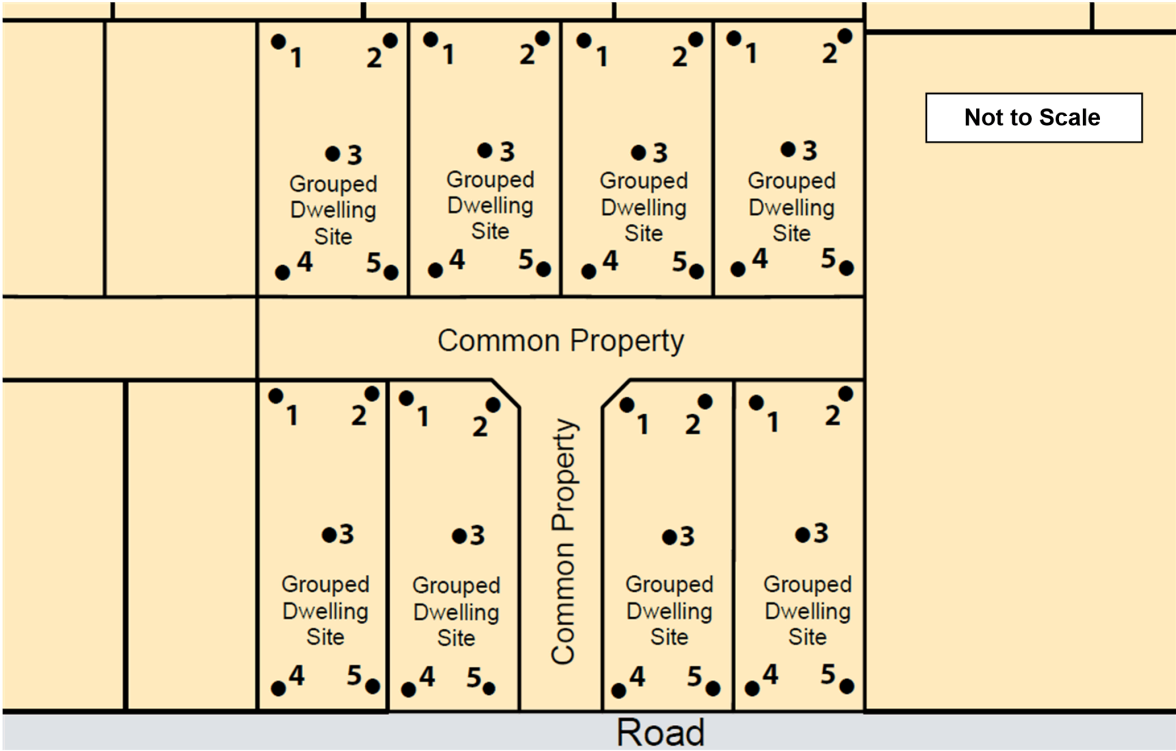


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

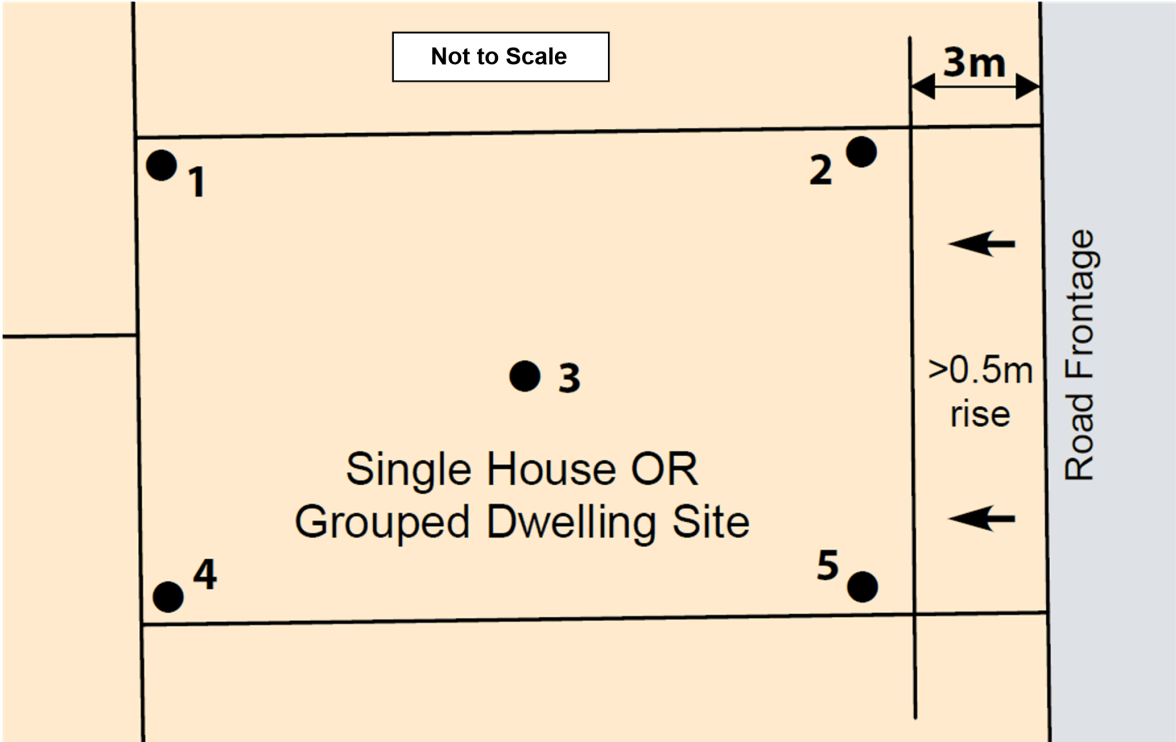


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.



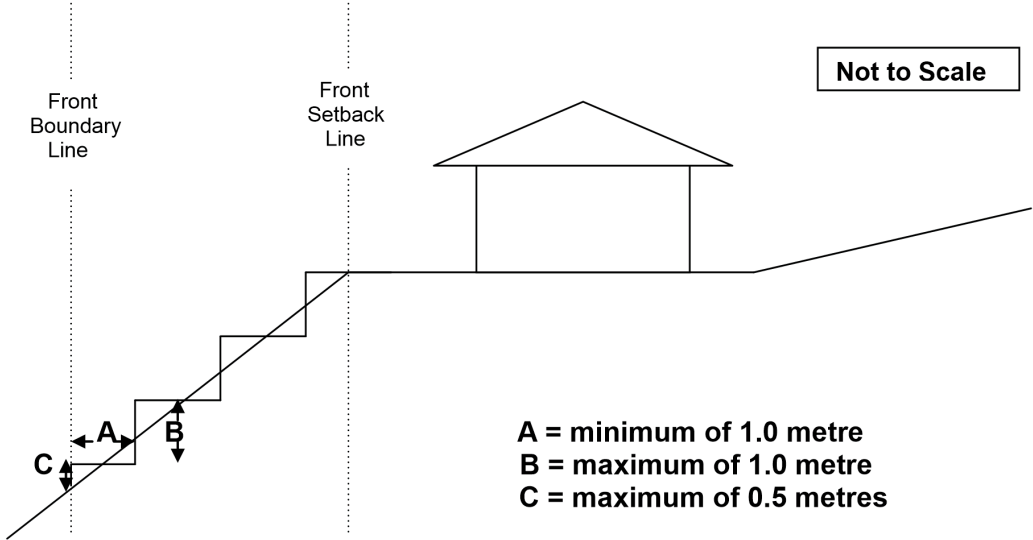
Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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

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Development



~~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)

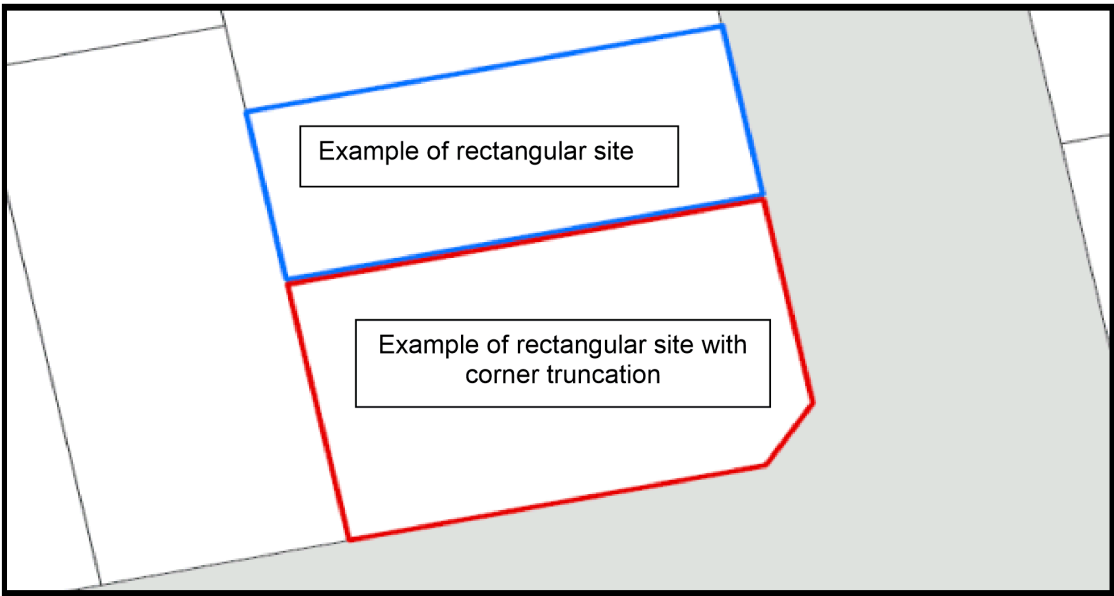
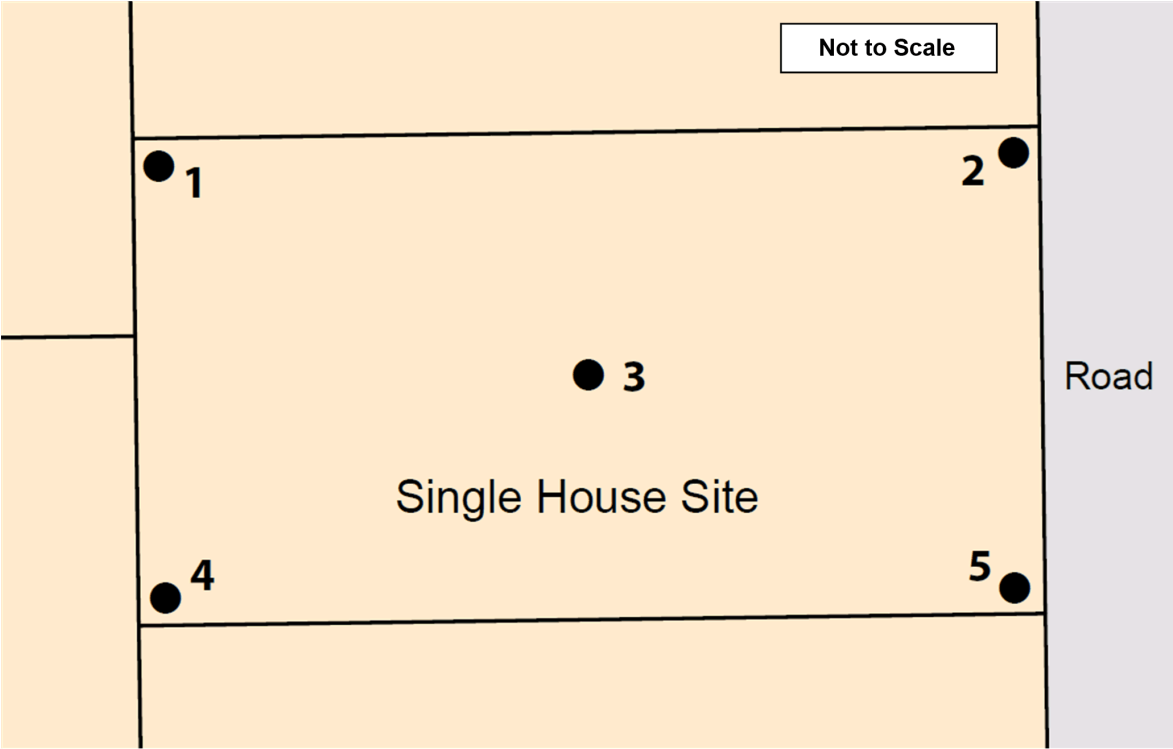


Figure 2a: Calculation of average natural ground level and determination of appropriate building pad height
Example for Single House sites

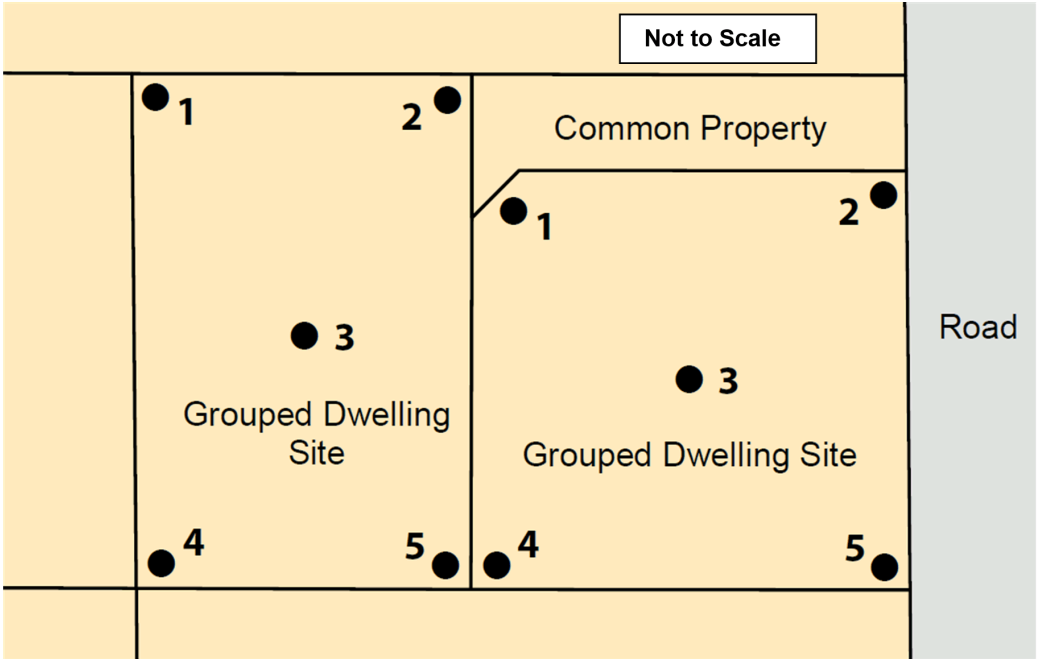


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

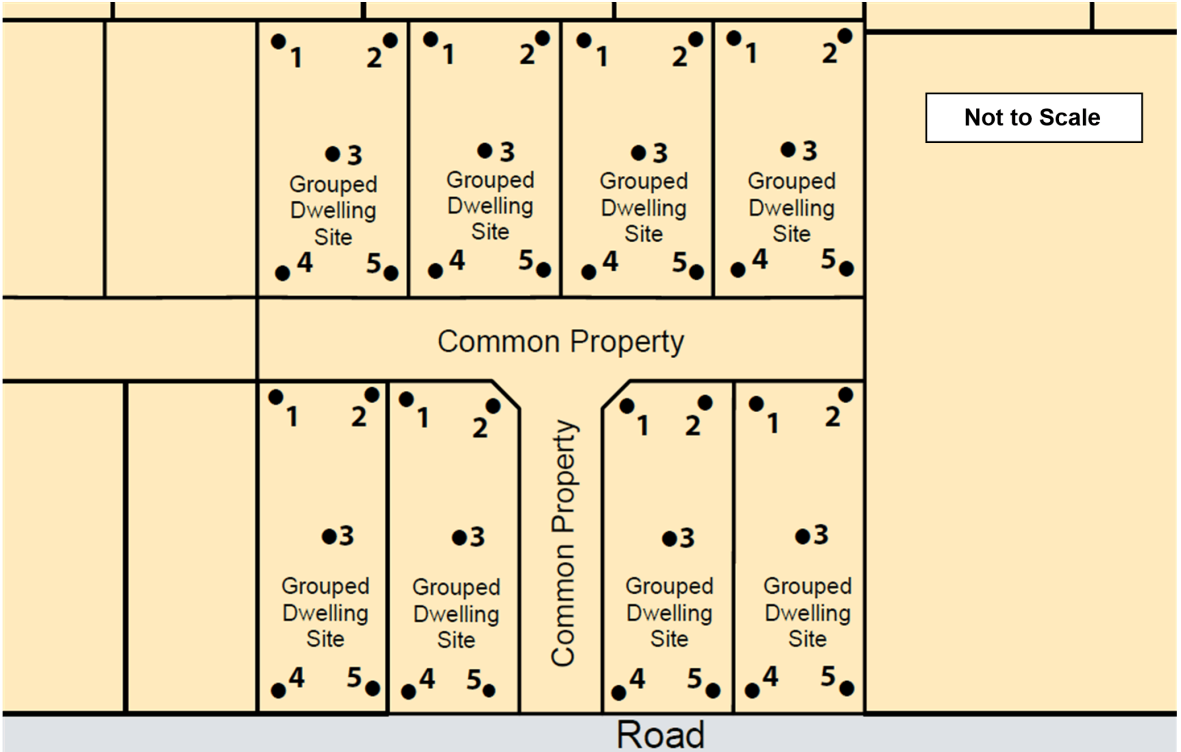


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

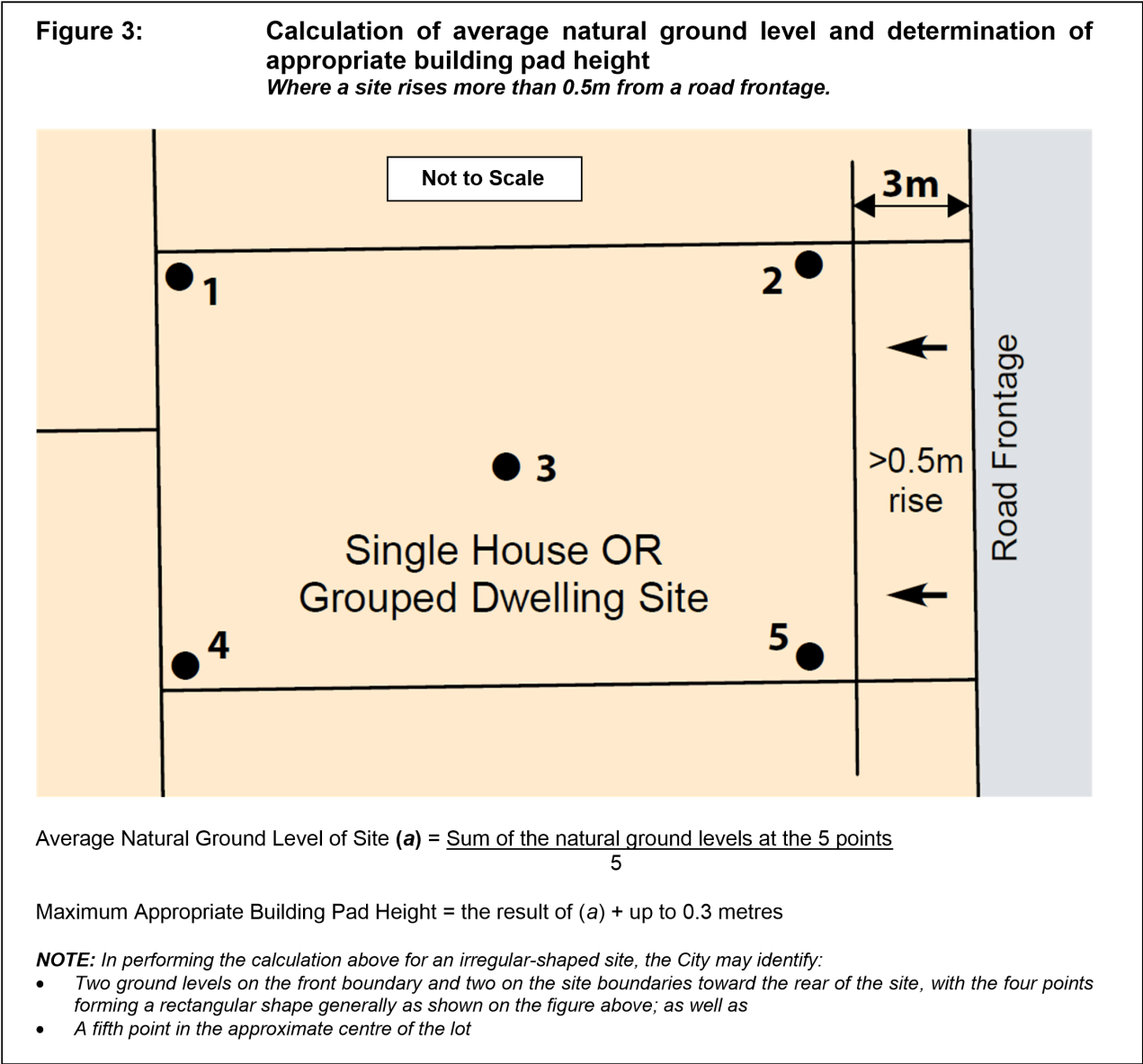
Figure 2c: Calculation of average natural ground level and determination of appropriate building pad height
Example for Grouped Dwelling sites in LARGE Grouped Dwelling developments.

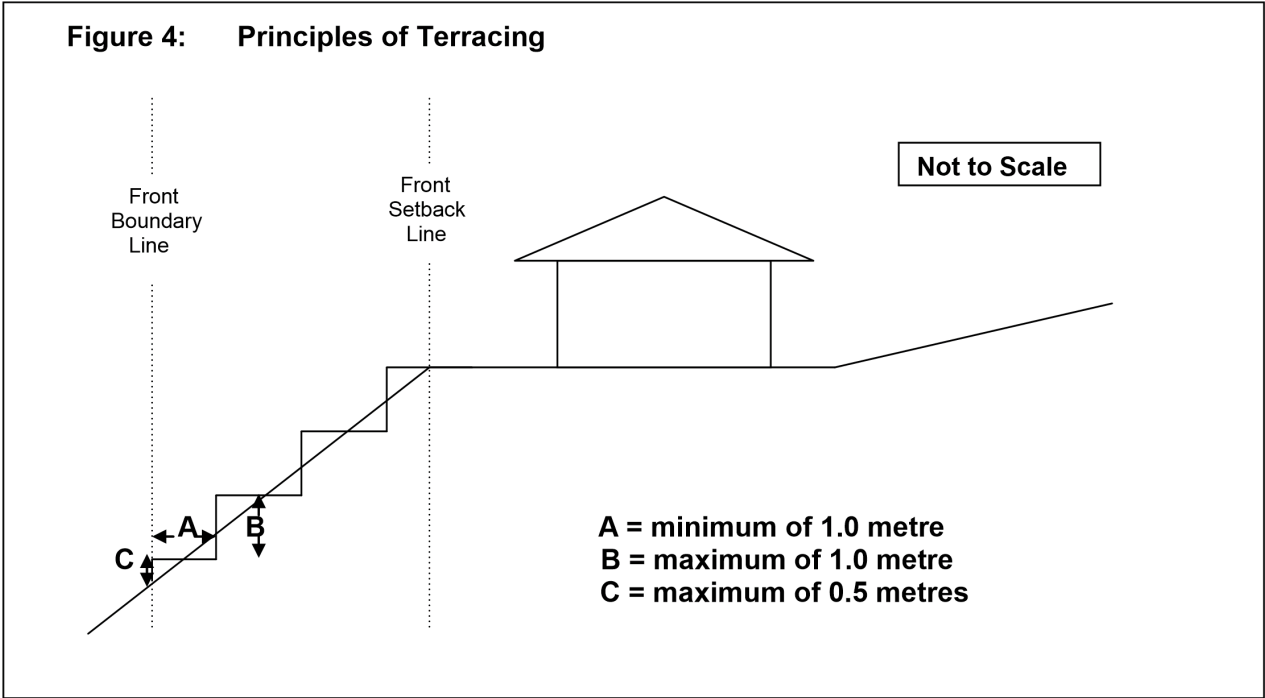


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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 - A fifth point in the approximate centre of the lot







Owner	Planning and Sustainability
Implementation	November 2019
Next Review	November 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.

Planning and Sustainability
Local Planning Policy 2.4

Site Works and Retaining for Residential Development



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 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)

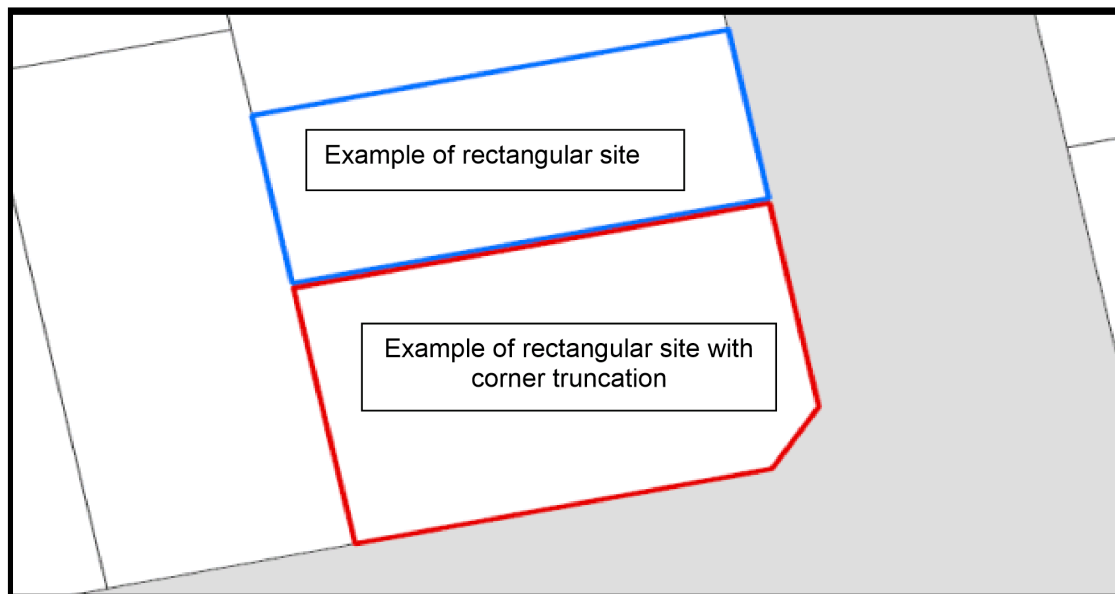
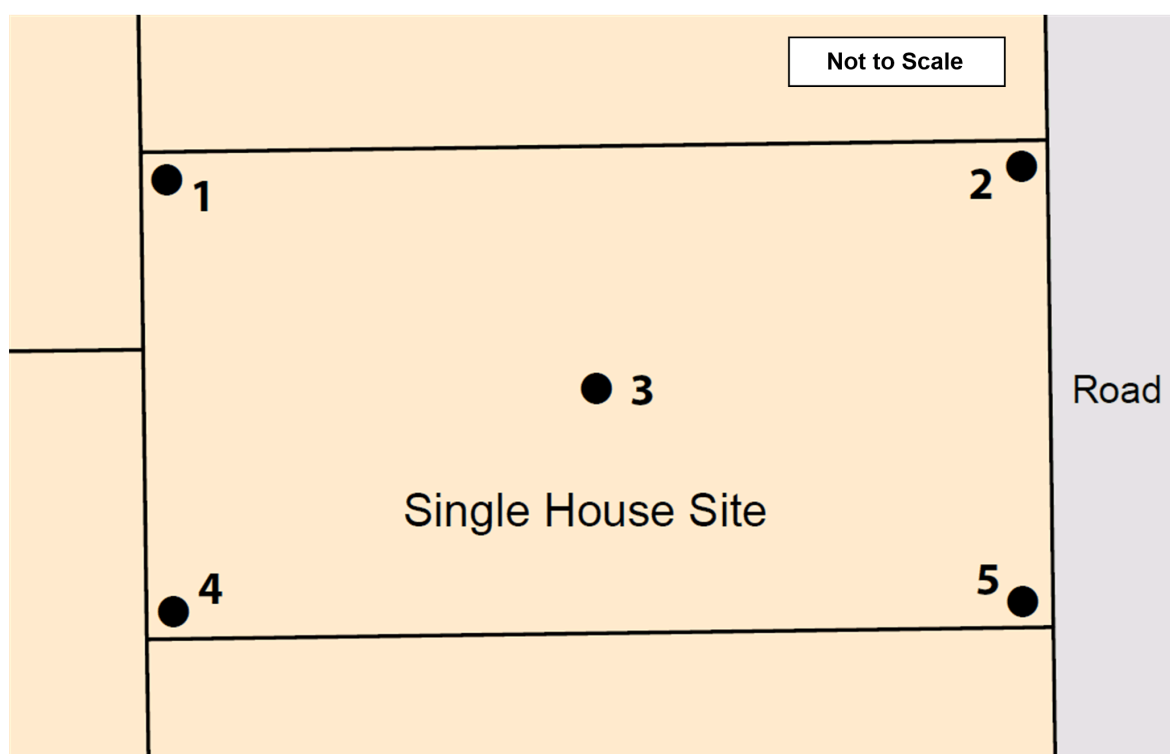


Figure 2a: Calculation of average natural ground level and determination of appropriate building pad height
Example for Single House sites



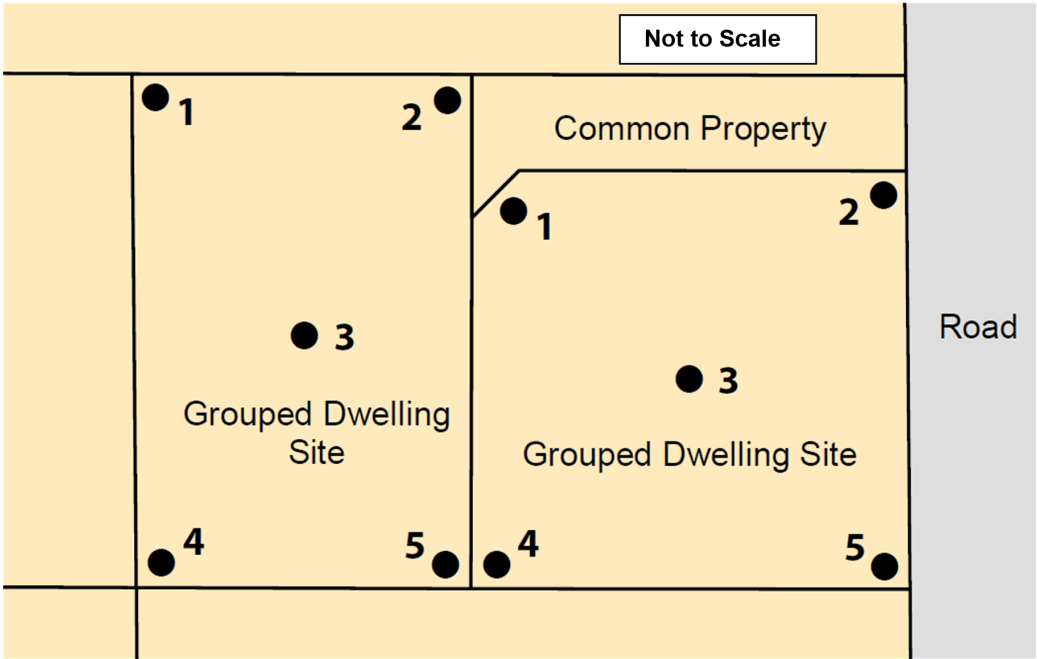
Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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.

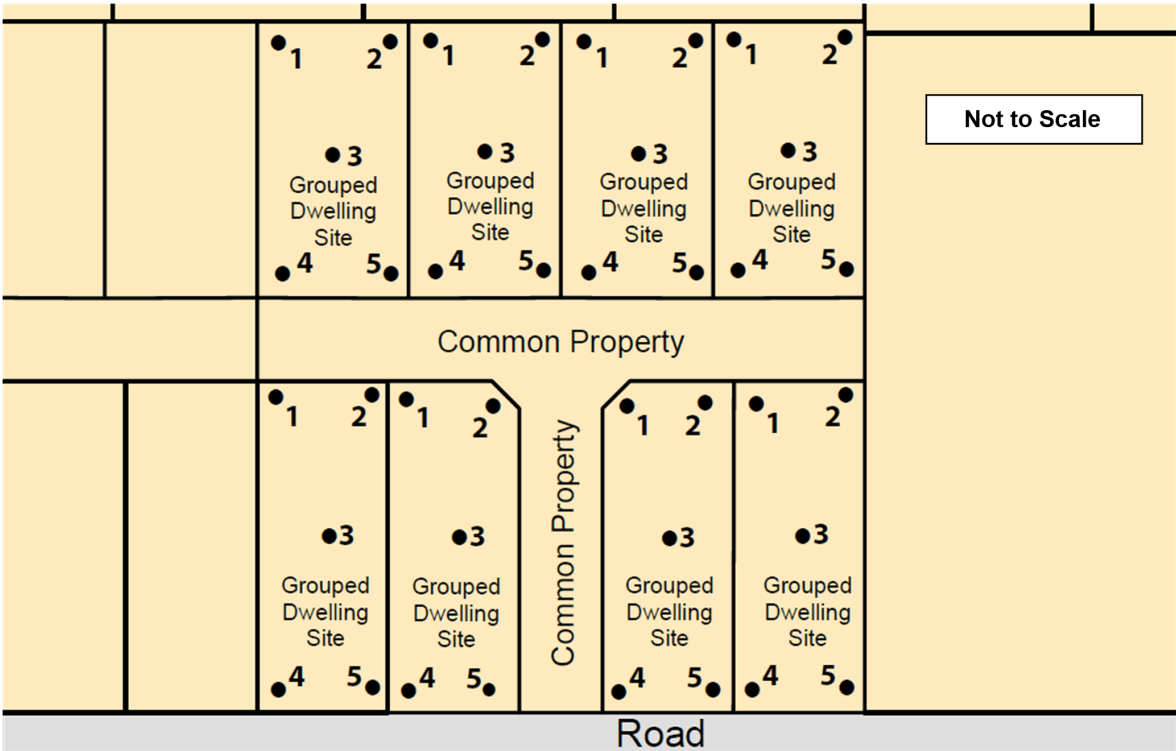


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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

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 - 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.

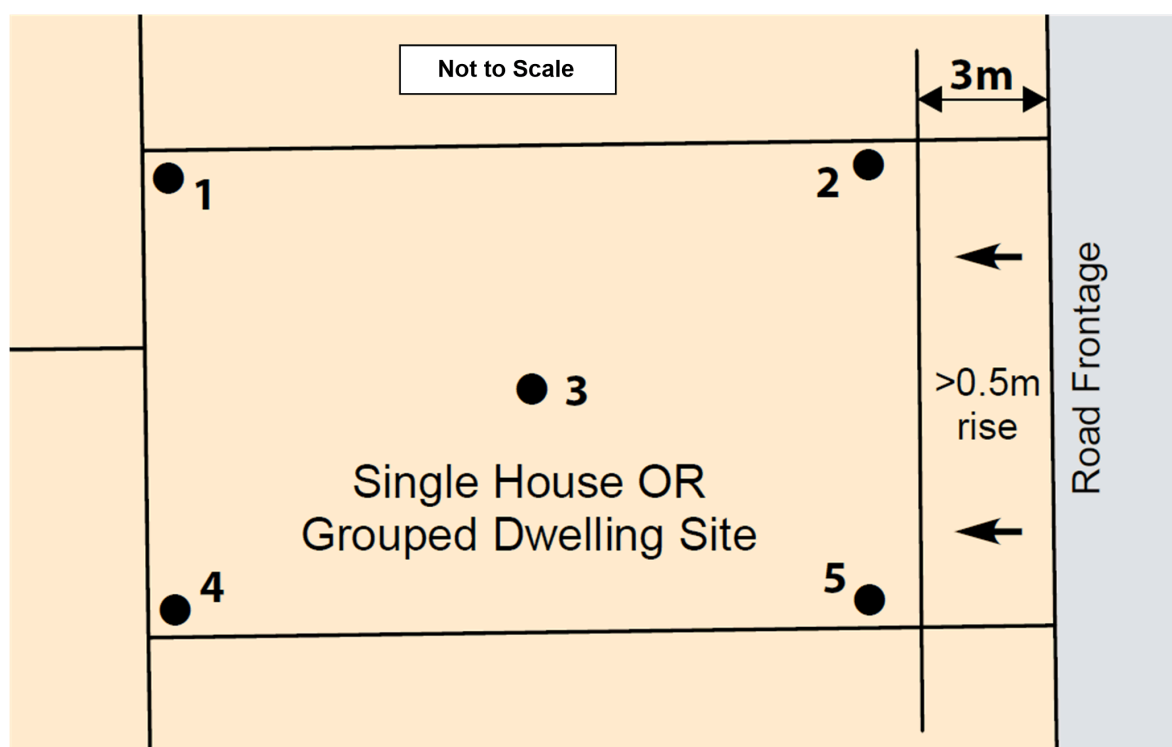


Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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:
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 - 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.



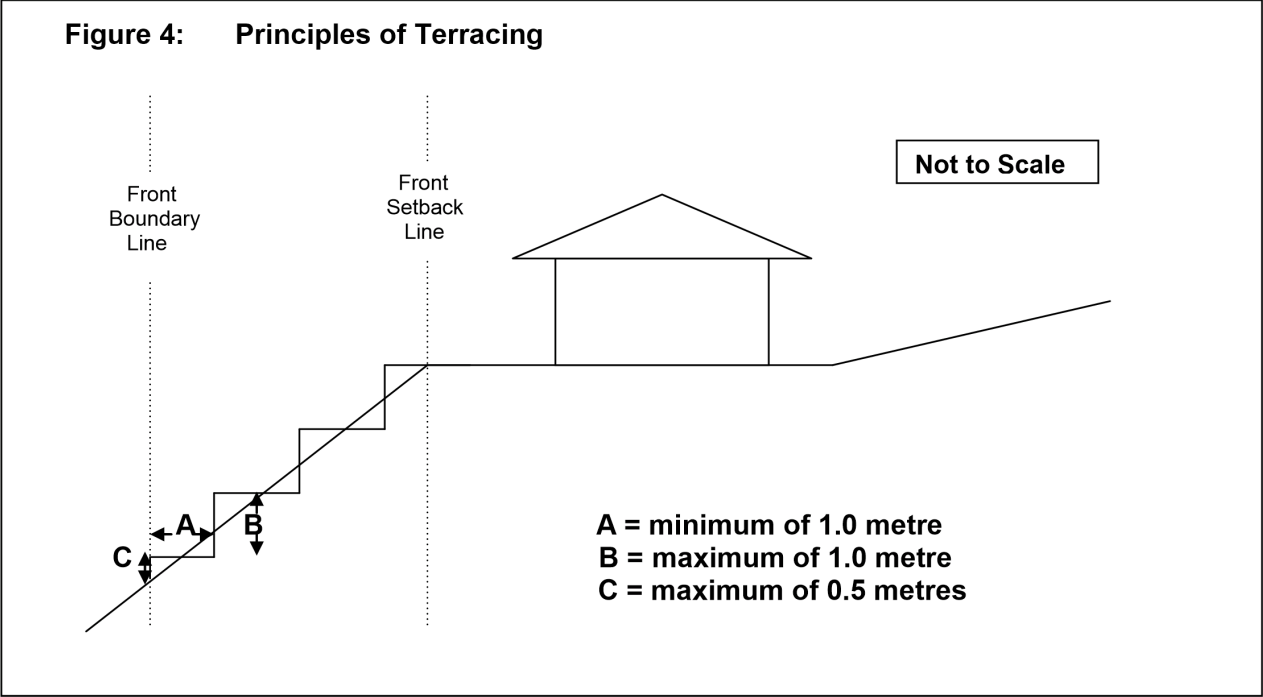
Average Natural Ground Level of Site (a) = $\frac{\text{Sum of the natural ground levels at the 5 points}}{5}$

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



Assets

Asset Operations & Services

3.7 Hester Avenue and Baltimore Parade, Merriwa - Intersection Upgrade Update

File Ref:	3000V03 – 19/404326
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider the PTA advice regarding the design and construction of a roundabout at the intersection of Hester Avenue and Baltimore Parade, Merriwa.

Background

Since 2013, the City has strongly advocated for the installation of traffic signals at the intersection of Hester Avenue and Baltimore Parade in Merriwa. Traffic signals would improve vehicle and bus access to the surrounding road network, as well as provide controlled gaps in traffic flow to the benefit of the nearby RAAFA Cambrai Village and facilitate improved pedestrian crossing opportunities across this busy intersection.

Despite numerous requests to MRWA and direct correspondence from the Mayor to the Minister for Transport, all requests for traffic signals at the intersection of Hester Avenue and Baltimore Parade were not accepted. Therefore, with all reasonable avenues for the installation of traffic signals exhausted, the City, supported by the PTA, shifted its focus to investigate the installation of a roundabout at this intersection as an alternative to traffic signals.

Administration investigated the installation of a roundabout at the intersection of Hester Avenue and Baltimore Parade and presented Item No AS10-08/17 to Council on 22 August 2017. A concept design and estimate were prepared for the project and a number of potential site issues were identified leading to an overall cost estimate of around \$2.4M for the construction of a roundabout. Initially, MRWA proposed to fund the project with the City being responsible for delivery. Given a number of unresolved concerns about the site, the City agreed to accept the funding to construct traffic signals, which was considered a better option with less impact on the local community. This was not supported by MRWA.

PTA approached the City with an offer to design and construct a roundabout at the intersection of Hester Avenue and Baltimore Parade which was presented to Council, Item No AS01-07/18 refers, at its ordinary meeting on 24 July 2018. The report detailed the offer by PTA to undertake the design and construction of a roundabout at the intersection in the 2018/2019 financial year and it was resolved that Council:

- “1. *NOTES the Public Transport Authority’s offer to fund, construct and undertake community engagement for the proposed roundabout at the intersection of Baltimore Parade and Hester Avenue, Merriwa; and*
2. *APPROVES the Public Transport Authority’s offer to design and construct a roundabout at the intersection of Baltimore Parade and Hester Avenue, Merriwa subject to the PTA incorporating:*
 - *The outcomes of community engagement process;*

- *Undertake a safety review at key stages of the project; and*
- *Provision of crossing facilities for pedestrians and cyclists.*

PTA conducted community engagement, including a letter drop to local residents and a public information session held on Wednesday 19 September 2018. PTA engaged an external consultant and proceeded with the roundabout design. The City highlighted some concerns with this initial design with PTA and its consultant, which were being considered by PTA. The city was informed on 4 October 2019 that PTA will no longer be proceeding with the project to design and install a roundabout at the intersection of Hester Avenue and Baltimore Parade. Refer to **Attachment 1** for PTA's the letter received by the City.

Detail

PTA's letter to the City identified a number of issues which have influenced their decision to withdraw the project:

- The Mitchell Freeway north extension has been confirmed and committed to by the state government. This will greatly reduce the general traffic usage of Hester Ave that is currently using it to access to the Freeway. This reduces the actual benefit realised from the completion of this project;
- MRWA has identified that the funds originally offered to City to undertake this project have been redirected to other projects and therefore are no longer available to PTA or the City;
- MRWA identified it would not accept a signalised upgrade of the intersection as a viable option, even with the reduced traffic from the freeway extension;
- The relocation of Western Power above ground services substantially increased the estimated funding required for this project by at least \$350,000; and
- Minimal complaints have been received due to the redirection of the Route 483 bus service away from intersection over a two year period of operation, with all complaints being received when the service was first changed.

The most significant of these changes to the project is the proposed Mitchell Freeway extension to Romeo Road; due to begin late 2020 and expected to be completed late 2022.

Based on analysis of the traffic data and crash data, Administration would not recommend that the City proceed with this project as the benefit in both cases is extremely negligible.

Consultation

Community consultation regarding this project was carried out by PTA in 2018, including a letter to residents; refer **Attachment 2**, and a community information session, held on 19 September 2018. The letter was sent to local residents in the area shown on **Attachment 3** and the meeting was attended by a total of 10 residents. Feedback obtained at the public meeting was generally supportive of the project, although traffic signals still seemed to be the preferred treatment. **Attachment 4** was compiled by PTA to summarise the outcomes of the consultation.

Comment

Traffic modelling shows that the extension of the Mitchell Freeway to Romeo Road is expected to reduce traffic volumes on Hester Avenue back to approximately the same levels as were experienced prior to the freeway extension to Hester Avenue.

Previous modelling conducted by Administration and MRWA shows that the proposed roundabout will reduce delays on Baltimore Parade, however it will introduce queuing on Hester Avenue which is currently free flowing through the intersection. Modelling following the extension of the Mitchell Freeway to Romeo Road shows that the roundabout would

reduce delays on Baltimore Parade from 52s to 22s but increase average delays at the intersection very slightly by 0.5s.

From a safety perspective, the five year (2014 to 2018) crash history indicates a total of 11 crashes at the intersection for the period. Administration has conducted a *Benefit Cost Ratio (BCR)* analysis of a roundabout; this treatment would provide a BCR of 0.16.

Although Administration understands PTA's decision to withdraw funding for this project, the analysis shows that the congestion and safety benefits, though marginal, should have been considered. It is also appropriate that the \$2.4M funding assigned to this project be allocated to the City for undertaking other infrastructure projects such as road network improvements and cycleways/pathways.

Administration believes that PTA should undertake further community engagement to advise the community that it has withdrawn funding for this project. Administration would recommend that letters be sent to all residents contacted for the original consultation, refer **Attachment 5**, and that an advertisement be placed in the local community newspaper.

It is also recommended that further traffic monitoring be undertaken should traffic safety concerns escalate and PTA undertake the construction of a suitable intersection treatment in future.

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
ST-S04 Integrated Infrastructure & Utility Planning	Moderate
Accountability	Action Planning Option
Director Assets	Manage

Risk Title	Risk Rating
ST-S23 Stakeholder Relationships	Moderate
Accountability	Action Planning Option
Director Assets	Manage

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

Policy Implications

Nil

Financial Implications

As the construction of a roundabout at the intersection of Hester Avenue and Baltimore Parade was to be funded by PTA, the withdrawal of this project does not have any direct financial implications for the City at this stage, however; should the City were to proceed with this project in future, the cost is expected to be in the order of \$2.4M. There is currently no budget allocated to this project in the Long Term Capital Works Program.

Voting Requirements





Simple Majority

Recommendation

That Council:-

1. **REQUESTS the Mayor to write to the Minister for Transport to:**
 - a) **EXPRESS concerns relating to the withdrawal of this project and seek a commitment from the State Government to fund a future intersection treatment should traffic monitoring indicate an escalation of traffic safety issues at the intersection of Hester Avenue and Baltimore Parade, Merriwa; and**
 - b) **REQUEST that \$2.4M funding originally assigned to Hester Avenue/ Baltimore Parade roundabout be allocated to the City for the provision of other infrastructure projects such as road network improvements and cycleways/pathways; and**
2. **REQUESTS Administration to write to the Public Transport Authority requiring that it conduct a community information session to advise the community that it has withdrawn funding for this project.**

Attachments:

- | | |
|--|-----------|
| 1.  Proposed Roundabout - Hester Avenue - Baltimore Parade | 19/394517 |
| 2.  180822 - Hester and Baltimore roundabout - Information Session Information Session - 19 September 2018.docx | 19/404415 |
| 3.  1808 - Hester and Baltimore Ave roundabout - Letterbox drop area.PNG | 19/404412 |
| 4.  180925 - Hester Ave and Baltimore Pde roundabout – PTA Community information session wrap-up.pdf | 19/404392 |



Government of Western Australia
Public Transport Authority

Your ref :

Our ref :PTA08817/188

Enquiries. : Reece Dempster (08) 9326 2720

4th October 2019

Mr Phillip Williams
City of Wanneroo
23 Dundobar Rd
Wanneroo WA 6946

Dear Phillip

Hester and Baltimore Roundabout

I am writing to inform you that the construction of the roundabout at Hester Ave and Baltimore Parade will no longer be delivered by the Public Transport Authority (PTA). This decision has been reached after an in-depth review of the project status which took into consideration the following points.

- The Mitchell Freeway north extension has been confirmed and committed to by the state government. This will greatly reduce the general traffic usage of Hester Ave that is currently using it to access to the Freeway. This reduces the actual benefit realised from the completion of this project.
- Main Roads has identified that the funds originally offered to City of Wanneroo to undertake this project have been redirected to other projects and therefore are no longer available to PTA or the City of Wanneroo.
- Main Roads identified it would not accept a signalised upgrade of the intersection as a viable option, even with the reduced traffic from the freeway extension.
- The relocation of Western Power above ground services substantially increased the estimated funding required for this project by at least \$350,000.
- Minimal complaints have been received due to the redirection of the Route 438 bus service away from intersection over a two year period of operation, with all complaints being received when the service was first changed.

As a result of the above-mentioned considerations, the PTA has decided to not proceed with the project and redirect the funds originally allocated to other projects with higher priority.

Notwithstanding its decision to not proceed with the project, the PTA was committed to completing the detailed design of the roundabout to a shovel ready project. However, this also has been deferred as a recent 85% detailed design review by the City of Wanneroo requires a full overhaul of the agreed-upon design. All design information and drawings will be shared with the City of Wanneroo as part of closing out this project.

Public Transport Centre, West Parade, Perth, Western Australia 6000
PO Box 8125, Perth Business Centre, Western Australia 6849
Telephone (08) 9326 2000 email enquire@pta.wa.gov.au
www.pta.wa.gov.au
ABN - 61 850 100 576

While this project will not be realised, our project teams look forward to the next opportunity to work together. If you require any further information please direct your requests to Reece Dempster reece.dempster@pta.wa.gov.au .

Kind Regards,



Peter Jones

A/ EXECUTIVE DIRECTOR, Transperth System, Regional & School Bus Services
Public Transport Authority

Public Transport Centre, West Parade, Perth, Western Australia 6000
PO Box 8125, Perth Business Centre, Western Australia 6849
Telephone (08) 9326 2000 email enquire@pta.wa.gov.au
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ABN - 61 850 109 576



Government of Western Australia
Public Transport Authority

September 3, 2018

Our ref : Jen Oxlade

Enquiries : 9326 2739

TO: Residents and businesses

RE: Hester Avenue and Baltimore Parade roundabout drop-in information session

I am writing to invite you to a drop-in information session to be held in September, about a new roundabout that will be constructed at the intersection of Hester Avenue and Baltimore Parade in Merriwa.

The Public Transport Authority, in conjunction with the City of Wanneroo, is holding this information evening to:

- Provide information about the project
- Present a preliminary plan for the new roundabout
- Provide approximate timelines
- Give residents and businesses the opportunity to ask project team member any questions they may have about the project

It will not include a formal presentation, so residents can drop in at any time during the three-hour session.

What: Hester Avenue and Baltimore Parade roundabout drop-in information session

When: Wednesday **September 19**, 2018 any time between **4pm and 7pm**

Where: **Addison Park Club Rooms**, 18 Addison Gardens, Merriwa. Car parking and access is available from Baltimore Parade, just south of Jenolan Way.

RSVP: [Insert link](#) Note: It is not mandatory to RSVP.

More information

More information about Hester Avenue and Baltimore Parade roundabout can be found at www.pta.wa.gov.au where you can also register for project updates under the 'Projects' tab, email projects@pta.wa.gov.au or call 13 62 13.

I hope to see you there.

Kind regards

Jen Oxlade
Project Communications Manager

Public Transport Centre, West Parade, Perth, Western Australia 6000
PO Box 8125, Perth Business Centre, Western Australia 6849
Telephone (08) 9326 2000 email projects@pta.wa.gov.au
www.pta.wa.gov.au
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Public Transport
Authority

CORPORATE COMMUNICATIONS

September 25, 2018

Hester Ave and Baltimore Pde roundabout – Community information session wrap-up

Held at Addison Park Clubrooms 19 September 2018, 16:00-19:00.

Attended by 10 community members.

PTA reps:

Jen Oxlade
Jess Swan
Keith Dodds
Simon Cox

City of Wanneroo (CoW) reps:

Russell Jackson (Senior Traffic Engineers)
Jim Duff (Operations Manager Asset Operations & Services)
Cr Lewis Flood (North Coast)
Deputy Mayor Natalie Sangalli (North Coast)

Summary of consultation:

- Community members seemed generally supportive of the project. There didn't appear to be any fierce opposition to the roundabout; however, many community members did raise the point that they would much prefer a signalised intersection (i.e. traffic lights) to a roundabout. CoW reps explained that unfortunately lights were not an option as Main Roads WA will not agree to them at this intersection. Community members seemed to broadly accept this explanation.
- Given that traffic lights were off the table, many community members voiced concerns about pedestrian safety between Hester Ave and Baltimore Pde, especially for school children heading to and from Clarkson Primary School. CoW and PTA reps explained that this issue would be largely mitigated by pre-deflection to slow vehicles on approach to the roundabout, and that there would also be islands and kerbing to allow pedestrians to cross. One community member still seemed concerned that these measures would prove insufficient.
- One community member said that visibility from Baltimore Pde onto Hester Ave was not ideal at present due to the surrounding inclines.
- Community members were supportive of the reinstated bus stop and route.
- Several community members asked questions about the timing of the project. CoW and PTA reps explained that the project still had to go through a detailed design phase, which was likely to be complete by mid-2019. Works were likely to start after winter and take about six months.
- There was some discussion about whether the project might include a crash barrier for 10 Tug Cove, where a [drunk driver crashed and killed an eight-month-old baby in](#)

[January 2013](#). The consensus among the team seemed to be that this might be a good idea to buy some goodwill, if supported by traffic modelling.

- The PTA Project Communications team will record the names and details of attendees as well as this summary in our stakeholder management database for future reference.

Infrastructure Capital Works

3.8 Metropolitan Regional Road Program - Grant Offers and Budget Variations

File Ref: 34175 – 19/413049
 Responsible Officer: Director Assets
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To consider Metropolitan Regional Road Group (**MRRG**) grant offers for Hartman Drive Duplication, Mirrabooka Avenue rehabilitation and Marangaroo Drive rehabilitation; and associated budget variations to the approved 2019/20 Capital Works Budget.

Background

Council considered a report at its meeting on 29 May 2018 (Item AS03-05/18 refers) and resolved as below:

That Council ENDORSES the submission of the following projects to Main Roads WA for grant funding consideration as part of the 2019/2020 Metropolitan Regional Road Program: -

1. Road Improvement Projects:-

Year	Road	Section Of Proposed Dual Carriageway	Estimated Project Cost	Grant	Muni
2019/2020	Hartman Drive, Darch/Madeley	Hepburn Avenue to Gngangara Road	\$4.5M	\$3.0M	\$1.5M
2019/2020	Connolly Drive, Butler	Lukin Drive to Benenden Avenue	\$3.65M	\$2.43M	\$1.22M

2. Road Rehabilitation Projects:-

Year	Road	Locality	Section	Estimated Project Cost	Grant	Muni
2019/2020	Prindiville Drive (c)	Wangara	Wanneroo Road to Mackie Street	\$372,200	\$248,133	\$124,067
2019/2020	Mirrabooka Avenue	Koondoola	Marangaroo Drive to Montrose Avenue southbound lanes	\$375,500	\$250,333	\$125,167
2019/2020	Marangaroo Drive	Koondoola	Koondoola Avenue to Mirrabooka Avenue - westbound lanes	\$368,400	\$245,600	\$122,800
2019/2020	Prindiville Drive (b)	Wangara	Mackie Street to Irwin Road	\$371,300	\$247,533	\$123,767
2019/2020	Prindiville Drive (a)	Wangara	Irwin Road to Hartman Drive	\$433,100	\$288,733	\$144,366
2019/2020	Civic Drive	Wanneroo	Full Length	\$386,400	\$257,600	\$128,800

2019/2020	Blackmore Drive	Girrawheen	Full Length	\$368,800	\$245,867	\$122,933
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Although Connolly Drive was submitted for funding allocation in 2019/20, it was approved for funding in the 2018/19 financial year as it was listed as a reserve project in the Road Improvement Program in that financial year.

Funding was also approved for the three sections of Prindiville Drive listed above in the 2019/20 Road Rehabilitation Program.

This report now considers the following funding offers made by MRWA:

- Hartman Dr Duplication from Hepburn Avenue to Gngangara Road – Total Project cost \$4.5M (Road Improvement Program Grant \$3.0M and Council Resources funding \$1.5M);
- Mirrabooka Avenue Rehabilitation from Marangaroo Drive to Montrose Avenue (southbound lanes) - Total Project cost \$375,500 (Road Rehabilitation Program Grant \$250,333 and Council Resources funding \$125,167); and
- Marangaroo Drive Rehabilitation from Koondoola Avenue to Mirrabooka Avenue (westbound lanes) - Total Project cost \$368,400 (Road Rehabilitation Program Grant \$245,600 and Council Resources funding \$122,800).

Detail

Hartman Drive Duplication

The section of Hartman Drive between Hepburn Avenue and Gngangara Road is approximately 2km in length and is listed as a *District Distributor A Road* under the road classification with a posted speed of 70km/h. This section is a single carriageway road with a single 3.5m traffic lane and a 1.5m cycle lane in each direction as well as a 2.5m shared path on the eastern side of Hartman Drive.

The proposed duplication includes the construction of a western carriageway which will result in two lanes in each direction and will also include upgrade/ modifications at the following intersecting roads:

- Landsdale Road;
- Kingsway;
- Westport Parade;
- Russell Road;
- Mullingar Way; and
- Modifications to approaches to roundabouts at Gngangara Road and Hepburn Avenue ends.

The estimated project cost of \$4.5M is proposed to be funded by Road Improvement Grant of \$3M and \$1.5M from City's own resources.

The 2019/20 Road Improvement Program approved, by the State Government, listed Hartman Drive Duplication as a reserve project. It was noted that should funds become available in the Program during the financial year, Hartman Drive Duplication will be offered funding. This has now occurred with MRWA writing to the City on 23 October 2019 offering grant funding as noted below:

- 2019/20 - \$2,400,000; and
- 2020/21 - \$600,000.

Mirrabooka Avenue and Marangaroo Drive Rehabilitation

Both sections of the Mirrabooka Avenue project, between Marangaroo Drive and Montrose Avenue (southbound lanes) and Marangaroo Drive from Koondoola Avenue to Mirrabooka Avenue (westbound lanes), were submitted as part of City's Road Rehabilitation Grant submission, but was not funded in the Road Rehabilitation Program approved by the State Government as it was outside the overall funding cap for the Program.

Main Roads WA wrote to the City late in October 2019 advising that as funds have become available in the Road Rehabilitation program, both Mirrabooka Avenue and Marangaroo Drive rehabilitation projects have been offered funding as these were reserve projects in the 2019/20 Program. The project cost estimate and funding details are noted below:

Mirrabooka Avenue Rehabilitation Project:

- Project estimated cost - \$375,500;
- 2019/20 Grant funding - \$250,333; and
- 2019/20 City's own resources funding - \$125,167.

Marangaroo Drive Rehabilitation Project:

- Project estimated cost - \$368,400;
- 2019/20 Grant funding - \$245,600; and
- 2019/20 City's own resources funding - \$122,800.

MRWA Conditions of Grant Funding Offer

All funding offers are based on the City confirming the deliverability of the projects and the ability to meet the one third funding requirement in accordance with the State Road Funds to Local Government Agreement. In the case of Mirrabooka Avenue and Marangaroo Drive, all funds are also required to be fully acquitted in 2019/20.

MRWA also required a confirmation of acceptance of these funding offers to the City by 30 October 2019. In order to secure these funding offers, Administration has provided MRWA with a confirmatory response subject to Council's consideration and endorsement. These funding offers are also subject to endorsement by the Metropolitan Regional Road Group Elected Members at their meeting scheduled for 22 November 2019.

The acceptance of these funding offers will require appropriate budget variations as noted in the *Financial Implications* section of this report.

The design and documentation of Hartman Drive duplication has already been completed, as funds were allocated for this purpose in the approved 2018/19 Capital Works Program. This enables the City to commence the community engagement and the public tender process as early as late November/ early December 2019. Construction of these works can then occur in the second half of 2019/20 and extending through to completion in the first half of 2020/21.

Similarly, the City is in a position to deliver both Mirrabooka Avenue and Marangaroo Drive rehabilitation projects within 2019/20 as existing contract resources will be used to undertake all works for these projects.

Consultation

Community engagement will be undertaken to inform all stakeholders of the intended works, whilst providing an anticipated timeframe, type and location of works, as well as City contact details.

Comment

All project submissions were endorsed by Council at its meeting on 29 May 2018. These funding offers present the City an opportunity to deliver the required infrastructure using grant funding. As noted earlier, the City is able to meet the funding offer requirements in terms of their deliverability and meeting its own funding sources requirements. It is therefore recommended that Council accept these funding offers.

Statutory Compliance

Part 6 – Financial Management of the Act and Part 2 – General Financial Management of the *Local Government (Financial Management) Regulations 1996* makes provision for budget variations.

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
ST-S04 Integrated Infrastructure & Utility Planning	Moderate - Low
Accountability	Action Planning Option
Director Assets	Manage

Risk Title	Risk Rating
CO-017 Financial Management	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic/ Corporate risk register.

Policy Implications

Nil

Financial Implications

Hartman Drive Duplication Project

This project requires \$1.5M funding from the City's own resources. It is noted that this funding is listed in 2020/21 of the LTFP. As the project is proposed to be delivered over two financial years, 2019/20 and 2020/21, the grant funding can be utilised in 2019/2020 and the City's own resources funding can be listed in the 2020/21 Capital Works Budget.

A budget variation is required to receive the proposed \$2.4M grant in 2019/20 for Hartman Drive under Project Number PR-3018.

Mirrabooka Avenue and Marangaroo Drive Road Rehabilitation Projects

These two projects require \$125,167 and \$122,800 funding respectively from the City's own resources. It is proposed to reallocate the total of \$247,967 municipal funding from this year's PR-1661 Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations, to these road rehabilitation projects. The exact funding requirements for PR-1661 will be reviewed and listed for Council's consideration as part of 2019/20 mid-year budget review.

A budget variation is also required to receive the proposed total grant of \$495,933 in 2019/2020 for both the Mirrabooka Avenue and Marangaroo Drive road rehabilitation projects.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **ACCEPTS** the following funding offers from Metropolitan Regional Road Group, which are subject to Metropolitan Regional Road Group Elected Members' endorsement at their meeting on 22 November 2019 :
 - a) Hartman Drive duplication from Hepburn Avenue to Gngara Road – Road Improvement Program Grant of \$3M based on the total project cost of \$4.5M;
 - b) Mirrabooka Avenue Rehabilitation from Marangaroo Drive to Montrose Avenue (southbound lanes) - Road Rehabilitation Program Grant of \$250,333 based on the total project cost of \$375,500; and
 - c) Marangaroo Drive Rehabilitation from Koondoola Avenue to Mirrabooka Avenue (westbound lanes) - Road Rehabilitation Program Grant \$245,600 based on the total project cost of \$368,400;
2. **LISTS** \$1.5M own sources funding for Hartman Drive Duplication in the 2020/21 Capital Works Budget; and
3. Subject to Item 1 listed above, **APPROVES BY ABSOLUTE MAJORITY** the following budget amendment, pursuant to section 6.8(1)(b) of the *Local Government Act 1995* to fully undertake the works for Hartman Drive duplication from Hepburn Avenue to Gngara Road; Mirrabooka Avenue road rehabilitation from Marangaroo Drive to Montrose Avenue; and Marangaroo Drive road rehabilitation from Koondoola Avenue to Mirrabooka Avenue:

Income

Project No	From	To	Description
N/A	\$2,400,000		Metropolitan Regional Road Program – Road Improvement Program
PR-3018		\$2,400,000	Metropolitan Regional Road Program – Road Improvement Program (Hartman Drive Duplication)
N/A	\$495,933		Metropolitan Regional Road Program – Road Rehabilitation Program

PR-4204		\$250,333	Metropolitan Regional Road Program – Road Rehabilitation Program (Mirrabooka Avenue)
PR-4205		\$245,600	Metropolitan Regional Road Program – Road Rehabilitation Program (Marangaroo Drive)

Expenditure

Project No	From	To	Description
NA	\$2,400,000		Metropolitan Regional Road Program – Road Improvement Program
PR-3018		\$2,400,000	Hartman Drive Duplication
NA	\$495,933		Metropolitan Regional Road Program – Road Rehabilitation Program
PR-1661	\$247,967		Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
PR-4204		\$375,500	Mirrabooka Avenue Rehabilitation
PR-4205		\$368,400	Marangaroo Drive Rehabilitation

Attachments: Nil

Community & Place

Community Facilities

3.9 Hinckley Park - Passive Park Development and Concept Design

File Ref: 32950 – 19/391529
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 2

Issue

To consider the proposed concept plan for the development of Hinckley Park, Hocking and release for community engagement.

Background

Hinckley Park (**the Park**) is located across three land parcels situated at 14 & 16 Hinckley Parkway and 17 Copenhagen Drive, Hocking **Attachment 1**. These are also referred to as Lots 93, 300 and 8002 respectively and together make up a 4.1ha public open space. Under the Local Planning Policy 4.3 the classification of this park is that of a Neighbourhood Recreation Park noting that Lot 93 and 8002 are Crown Land and under City Management. Lot 300 is due to be ceded to the City in April 2020. As part of the City's forward planning and Capital Works program, Council identified the need to develop this park as soon as practical.

In October 2018 Administration undertook an initial community engagement process with local residents which involved running a design workshop which was held at the Pearsall Hocking Community Centre on 10 October 2018. The outcomes of this process formed the basis of the draft concept plan for the Park which has been included as **Attachment 2**.

Detail

Concept Development

The development of the concept plan has proven to be challenging in that Hinckley Park is a 4.1 ha site with very few trees and sparse vegetation. There is also an expectation that parks in general should have a large allocation of green space. The closest parks to Hinckley Park are:

Park	Size	Proximity	Features
Covent Park, Pearsall	3.3ha	380 metres south	Medium combination unit, swings, BBQ and seating
Bembridge Park, Hocking	4.9ha	790 metres east	Large combination unit, sporting goals and seating
Chesterfield Park, Hocking	4.8ha	696 metres north	Medium combination unit, sporting goals, BBQ and seating

Hinckley Park is located within the DWER Lake Gnangara Ground water sub-area and two of the three land parcels currently under City Management are irrigated under the City's ground water licence. A recent application to DWER to increase the City's available ground water allocation at Hinckley Park was refused due to the fact that the Lake Gnangara sub-area is currently over allocated with no ground water resources available. The concept plan has considered the existing Developer's water license that should transfer with the land

(being Lot 300) in April 2020. However it should be noted that there is no certainty that the full allocation will be transferred to the City. Given the limited water supply for the site, the concept plan has made an allowance of 1.3ha of turf to be included in the design, which is equivalent to the size of a single soccer field.

The concept for the Park has been included within **Attachment 2**. The proposed elements for the Park include the following:

- Nature Play areas that have been placed within a children's bike circuit;
- 3 on 3 basketball court;
- Embankment slide and rock wall that makes use of the topography at the edge of the park;
- Turf kick about space;
- Traditional play space with rubber softball and shade sails;
- BBQ and Picnic Shelters.

Some existing areas of turf have been re-configured within the draft concept plan to better utilise the space and to create a reasonable sized area for a kick about space.

Proposed Schedule

The proposed schedule for the project is as per the following:

Task	Timeframe
Community Engagement	November – December 2019
Report to Council to advise of consultation outcomes	February – March 2020
Application for the transfer of bore licence	March 2020
RFT for Construction	July – August 2020
Transfer of bore licence approval	July – August 2020
Construction	October 2020 – April 2021

The project is currently planned to be developed as one stage and an allowance of 22 weeks has been made for the construction period. This is taking into account contractor downtime over the school holidays during December 2020 and January 2021.

The commencement of construction is not able to be brought forward due to the Developer's requirement to maintain the developed portion of Hinckley Park until April 2020. Early transfer of land would remove the Developers temporary water licence for the existing green space, impacting on the existing landscaping. The transfer of water licences can take up to three months to process.

Consultation

Community Engagement

Phase 1

Administration invited 936 residents and landowners within a 400 metres radius of Hinckley Park to register for a public workshop, which was held on 10 October 2018 at the Pearsall Hocking Community Centre. The purpose of this workshop was to gather feedback from the local residents on their expectation for Hinckley Park. Several large size aerial plans were made available to the workshop participants and used as "blank canvases" for participants to articulate and document their ideas.

Twenty residents registered for this workshop with a further eight residents attending on the evening. There were twenty two residents in total who provided their input, which included items such as BBQ's, seating, nature play, traditional play, plantings, basketball courts, lighting and pathways. Other suggestions included an all abilities playspace, fitness equipment, equipment for older children, a dog park and toilets.

The concept plan has captured most of the resident's requests with the exception of fitness equipment, toilets and a dog park.

Phase 2 (This Phase)

This second phase of community engagement will seek to take a revised approach in respect to the process and the format of the information provided. **Attachment 2** includes a concept design, with background information and frequently asked questions adjacent to the plan. It is Administration's view that, in providing more detailed information on the project, the community will have a better understanding of the project, its challenges and opportunities during the development of this concept design.

Administration will undertake a mail out to residents within a 400m radius of Hinckley Park, to offer the community an opportunity to provide feedback. A survey will not be included with the consultation documentation; instead Administration will seek written feedback on the concept plan. This information will be promoted on the City's Facebook page and via on site signage. The consultation will commence on 29 November 2019 and conclude on 3 January 2020 allowing a 5 week period for feedback.

Comment

In considering the comments noted above, as a result of the phase 1 consultation process, the following advice is provided:

Comment	Response
Inclusion of accessible equipment	Accessible areas with rubber soft fall have been included in the design. All access nest swing is proposed and the children's bike skills track is designed to be inclusive.
Inclusion of a dog park	There is currently a designated dog park at Kingsway Regional Sporting Complex in Madeley that is 5kms to the south of Hinckley Park. The development of a dog park at Edgar Griffiths Park, Wanneroo is 5kms to the north of Hinckley Park is expected to commence construction later this year.
Toilets and parking	The intended purpose of the development of Hinckley Park is to provide a community space for the local residents. The park is not proposed to be a destination park where people travel for the facilities. There is currently no funding available to include these facilities.

Statutory Compliance

The City will be required to secure the necessary development approvals prior to the commencement of construction.

Strategic Implications

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

“1 Society

1.1 Healthy and Active People

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

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance and Director Community & Place	Manage

Risk Title	Risk Rating
CO-O17 Financial Management	Moderate
Accountability	Action Planning Option
Director Corporate Strategy & Performance	Manage

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

Risk Title	Risk Rating
CO-O22 Environmental Management	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 Corporate risk register.

There is risk to the project should the City be unsuccessful in the application to transfer the Developer's existing water licence when the final land parcel is ceded to the City. The City's current allocation of water for Hinckley Park is insufficient to meet the concept design therefore any reduction in water or delay in the transfer would have an impact on this project. Those impacts will include design changes, delay in schedule and potential budget increase

Policy Implications

The City's Local Planning Policy 4.3 Public Open Space was used as the guiding framework for the development of the concept design. Additional irrigated landscaping has been challenging within this site due to the limitations with water and the size of the park. As a result, the footprint of the children's bike skill track and the basketball 3-on-3 court have been used as a means to increase the amenities footprint without the requirement for water.

The initial community consultation process was undertaken as per the City's Community Engagement Policy. During phase 1 Administration sought to involve the community by holding a workshop in October 2018 to identify the community needs. The outcomes of that workshop have been captured in the concept design. Phase 2 community consultations will be undertaken from 29 November 2019 until 3 January 2020 and the outcomes of that process will be reported to Council in February to March 2020.

Financial Implications

The total budget for the development of Hinckley Park is \$1,001,500 with the funding source being the City municipal funds, as captured within the LTFP. The budget for this project is listed under PR-4172 and apportioned as follows:

Financial Year	Project Phase	Cost
2019/20	Design	\$301,500
2020/21	Construct	\$700,000
Total		\$1,001,500

As a result of finalising the concept plan, Administration has been able to provide a more accurate cost estimate for the project. This has seen the total estimate cost for the project at \$1,397,727, as outlined below, being an increase of \$396,227 over the current budget estimate.

Project Stage	Cost
Design, Survey, Project Management & Contingency	\$262,918
Preliminaries and Earthworks	\$47,600
Construction	\$1,087,209
	\$1,397,727

The increase in the project costs is the result of the size of the park noting the undulating topography.

As a result, this report will seek to list the additional sum of \$396,227 for consideration in the 2020/21 financial year.

Voting Requirements

Simple Majority

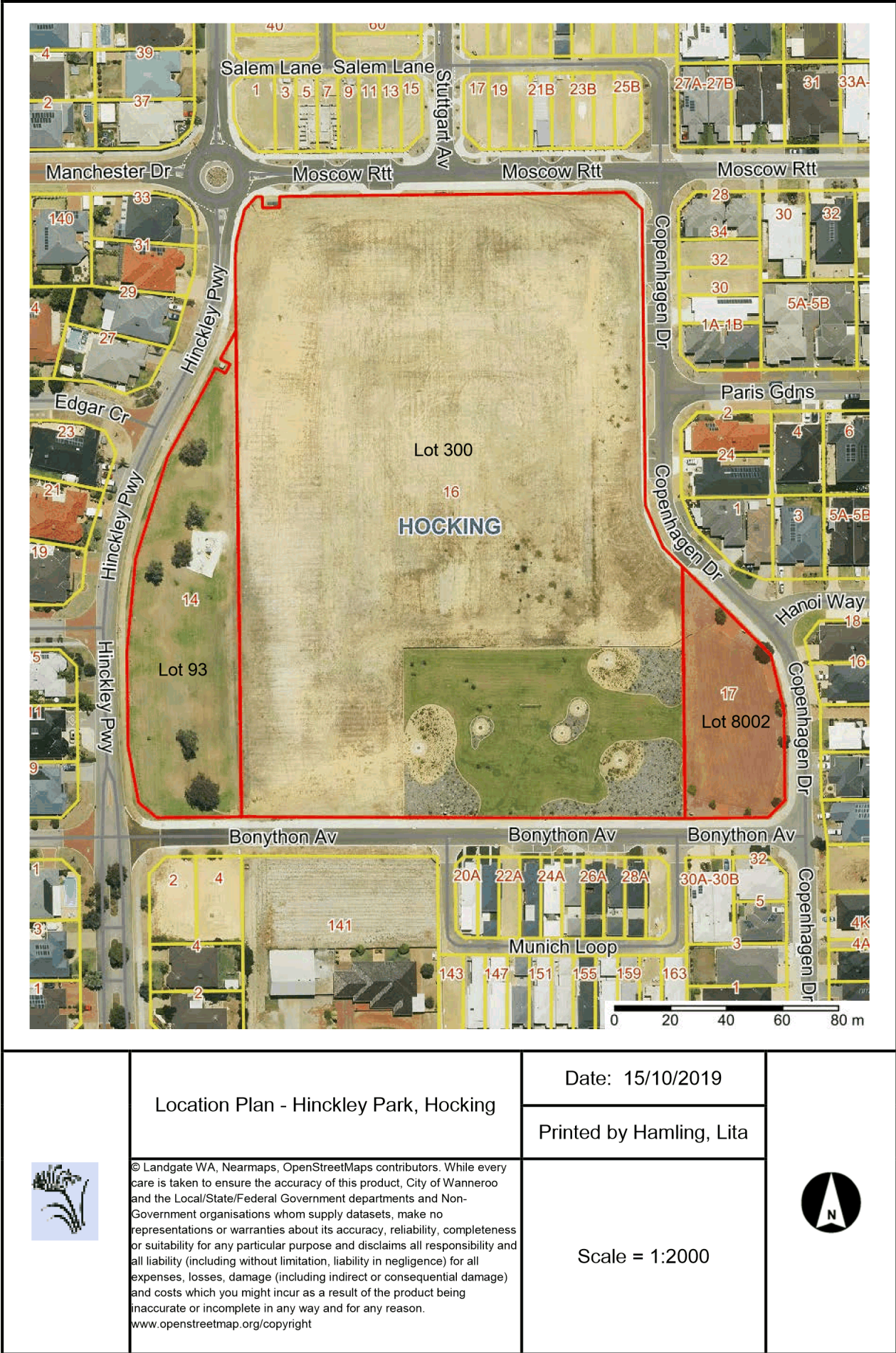
Recommendation

That Council:-

- ENDORSES** for the purposes of community engagement, the Hinckley Park Concept Plan, as shown in Attachment 2 of this report;
- NOTES** that the Hinckley Park Concept Plan will be released for a period of community engagement from 29 November 2019 and 3 January 2020 with the outcome to be reported to Council at its meeting held in February 2020; and
- NOTES** the revised total project cost of \$1,397,727 and that an additional sum of \$396,227 will be sought as a part of the 2020/21 budget process.

Attachments:

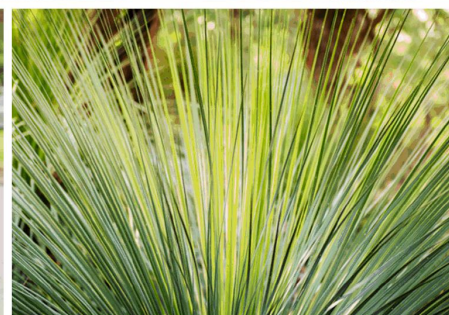
1. [Location Plan - Hinckley Park, Hocking](#) 19/401596
2. [Hinckley Park Concept Plan - Consultation Final](#) 19/419435 Minuted





HINCKLEY PARK, HOCKING

Proposed Park Development



HAVE YOUR SAY ON THE PROPOSED HINCKLEY PARK DEVELOPMENT IN HOCKING



Background

Hinckley Park consists of three land parcels situated at 14 and 16 Hinckley Parkway and 17 Copenhagen Drive, Hocking.

These are known as Lots 93, 300 and 8002 respectively and together make up a 4.1ha public open space.

The classification of this park is a *Neighbourhood Recreation Park*, noting that Lot 93 and 8002 are Crown Land and currently under City Management.

Lot 300 is anticipated to be handed over to the City for management in April 2020. As part of the City's forward planning and Capital Works Program, Council has allocated funding to develop this park.

This park is unique in that it is the largest Neighbourhood Recreation Park that the City has developed in recent years - however, it has little vegetation or trees.

The development of the park has been somewhat challenging for the designers. However we have been able to achieve responsible water usage, exciting elements and economical spending.

The City has taken into account the views of local residents, and the proposed design of the park seeks to capture local community needs now and into the future.

The City would like to hear your views on the proposed park development and encourages all interested community members to provide written submission to leisure.planning@wanneroo.wa.gov.au

Proposed works

The City has developed the concept plan for Hinckley Park based on the workshop held with residents in October 2018 at the Pearsall Hocking Community Centre.

The main features of this proposal include:

- Informal turf area for recreation activities
- Play equipment with rubber and sand soft-fall
- Barbecue with sheltered picnic settings
- Bike skills track with surrounding nature play elements
- Basketball court - 3 on 3 style
- Bench seating
- Internal path network connection to the existing perimeter pathway

Frequently asked questions

Why can't the park have more natural turf spaces?

The City has the responsibility of managing its groundwater allocations on all open spaces. Every space within the City has its own water allocation, as governed by the Department of Water, and this has been considered within the design.

What type of equipment is being planned?

The design includes a nature play area, a traditional playground, 1.3ha of natural turf, a 3 on 3 basketball court and a children's bike skills track.

Will organised sport be able to be played in the park?

The park has been designed as a recreational space. It will not be available for sporting clubs to hire for training or games. The park will be available to the community for leisure activities such as picnicking, children's play and other recreation usage.

How did you come up with this design?

In October 2018, City staff met with community members at Pearsall Hocking Community Centre to seek their ideas for this park. The result of this feedback has been incorporated within the design.

How long will this take to build?

It is proposed that the construction will take approx. 14 weeks commencing October 2020.

How will the project be funded?

The project is being funded through the City's Capital Works Program 2019/20 and 2020/21.

What access will be available for park users?

The proposed internal pathways within the new park have been designed to accommodate universal access. This allows movement through and around the park by pedestrians, people with prams, people in wheelchairs and cyclists.

When does the community consultation period close and how can I make comment?

The community consultation period will commence 29 November 2019 and will conclude 3 January 2020, allowing a five-week period for feedback.

Comments can be made by written submission to leisure.planning@wanneroo.wa.gov.au quoting Hinckley Park Proposal (19002) in the subject title.

If I want more information on Hinckley Park Development, who do I contact?

Please contact the Facilities Planning Officer on 9405 5000 or email leisure.planning@wanneroo.wa.gov.au



**City of Wanneroo**

23 Dundobar Road, Wanneroo, WA 6065

Locked Bag 1, Wanneroo, WA 6946

T (08) 9405 5000

After Hours 1300 13 83 93

E enquiries@wanneroo.wa.gov.au

wanneroo.wa.gov.au



Communication, Marketing and Events

3.10 Addition to Marina Mindarie Sponsorship Agreement

File Ref:	38122 – 19/310294
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	Nil
Previous Items:	CP08-11/18 - Marina Mindarie Sponsorship Proposal - Ordinary Council - 13 Nov 2018 6.30pm

Issue

To consider the inclusion of an additional event in the City's existing Sponsorship Agreement with the Marina Mindarie.

Background

At the Ordinary Council Meeting of 13 November 2018, Council endorsed a three year sponsorship agreement with the Marina Mindarie for the total sum of \$60,000.

This includes the City being the exclusive major sponsor for the *Toast to the Coast* and *Mindarie Festival* events for the next three years (2019/20 – 2021/22).

Since the original proposal was presented to Council, the Marina Mindarie has added a new event to their schedule; the Marina Swim, which was held for the first time in March 2019.

The City has been approached by the Marina Mindarie to discuss inclusion of this additional event within the existing agreement, at no additional cost to the City.

Detail

Given the recent endorsement of the City's Sponsorship Policy, there is an opportunity for Council to consider further maximising the existing sponsorship agreement through the addition of the Marina Swim.

The Marina Swim is a family event, which includes pre/post swim food and entertainment, opportunities for spectator viewing and three distances for participants to choose from:

2.5km – Club to Pub: An endurance swimming event which commences at the Quinns Mindarie Surf Life Saving and heads south to finish at the Marina.

1.25km – Classic: Based within the confines of The Marina, making it a great opportunity for recreational swimmers to be challenged without the exposure to open ocean conditions.

500m – Splash & Dash: Designed to introduce junior or novice participants to open water swimming.

It is considered that this proposal aligns with the principles and criteria outlined in the City's Sponsorship Policy, particularly achieving the City's Strategic Community Plan outcomes in relation to achieving 'healthy, safe, vibrant and connected communities'.

Consultation

The original sponsorship proposal submitted by the Marina Mindarie was considered by the City's Festivals and Cultural Events Committee and endorsed by Council in 2018. This arrangement commenced in 2019/20.

Comment

In line with the provisions included in the City's Sponsorship Policy, the City has been working closely with the Marina Mindarie to develop a detailed sponsorship agreement that clearly outlines the responsibilities of both parties, including the benefits that accrue to the City from the arrangement.

The Marina Swim is scheduled for Saturday 7 March 2020. Should Council wish to support the inclusion of this additional event within the existing agreement, Administration plans to maximise benefits of this sponsorship through:

- Inclusion of the City's logo on the Marina Mindarie website and promotional materials associated with the event;
- Provision of a space at the Marina for the City to host promotional activities;
- Staff presence at the event in order to distribute flyers and showcase City services and programs, including Aquamotion Swim Schools;
- Tagging the City in 50% of all social media posts published in relation to the event;
- Promotional opportunities in media (print, radio, TV, online) as applicable;
- Invitations to the City's representative/s to speak and/or present prizes at the event; and
- Provision of a minimum of five prominent locations for the City to place signage, pull-up banners etc. for the event.

The Marina Mindarie will continue to provide the City with annual reports as detailed in their agreement, to ensure that the City is receiving return on investment from the sponsorship. Administration will seek to review provisions within this agreement on a regular basis and provide updates as necessary.

Statutory Compliance

Nil

Strategic Implications

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

“2 *Economy*

2.4 *Places of Destination*

2.4.2 *Enhance Wanneroo as a distinctive place to invest”*

Risk Management Considerations

Risk Title	Risk Rating
CO-O01 Relationship Management	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance and Director Community & Place	Manage

Risk Title	Risk Rating
CO-O17 Financial Management	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 Corporate risk register. The inclusion of this additional event will have no impact on the present Sponsorship arrangement with the Marina Mindarie and will seek to provide more promotional opportunities for the City as detailed.

Policy Implications

The provisions in the sponsorship agreement are supported by the City's Sponsorship Policy.

Financial Implications

The existing sponsorship agreement includes an allocation of \$20,000 per annum within the City's approved budget. There are no additional financial implications pertaining to the inclusion of the Marina Swim within the existing agreement.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVES** the inclusion of the Marina Swim in the City's existing sponsorship agreement (2019/20 – 2021/22) with the Marina Mindarie; and
2. **ENDORSES** the Chief Executive Officer to negotiate specific terms for the sponsorship throughout the duration of the agreement, providing the terms are within the total sponsorship sum as approved by Council.

Attachments: Nil

Corporate Strategy & Performance

Business & Finance

3.11 Financial Activity Statement for the period ended 30 September 2019

File Ref:	30724V04 – 19/381581
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	7

Issue

To consider the Financial Activity Statement for the period ended 30 September 2019.

Background

In accordance with *Local Government (Financial Management) Regulations 1996*, 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

Comments Month-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 the month of September 2019 shows an overall favourable variance from Operations before Other Revenue & Expenses, of \$1.2m.

The favourable variance is mainly arising from underspend in Employment Costs and Materials and Contracts, partially offset by lower income from Rates and Operating Grants, Subsidies and Contributions.

Results from Operations

Description	Current Month - September 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	2.7	3.2	(0.5)	(14.5)	The unfavourable variance relates to lower income from Rates and Operating Grants, Subsidies and Contributions. Please refer to Note 1 and 2 for further details.
Operating Expense	(14.5)	(16.1)	1.6	10.1	The favourable variance is mainly arising from underspend in Employment Costs and Materials and Contracts. Please refer to Note 3, 4 and 5 for further details.
Result from Operations	(11.8)	(13.0)	1.2	9.1	

Capital Program

Description	Month Actual \$m	Month Budget \$m	% Complete of Month Budget
Expenditure	7.6	7.1	106.7%

Overall Comments on Year-to-Date (YTD) Figures**Results from Operations**

Description	Year-To-Date September 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	171.2	172.0	(0.8)	(0.4)	The unfavourable variance relates to delay in receiving Operating Grants, Subsidies and Contributions. Please refer to Note 2 for further details.
Operating Expense	(44.8)	(49.0)	4.2	8.6	The favourable variance is mainly arising from underspend in Employment Costs and Materials and Contracts. Please refer to Note 4 for further details.
Result from Operations	126.4	123.0	3.4	2.8	

Capital Program

Description	YTD Actual \$m	YTD Budget \$m	% Complete of YTD Budget	Annual Revised Budget \$m	% Complete of Annual Budget
Expenditure	20.1	19.9	101.2%	90.9	22.2%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
428.8	2.30%	Portfolio balance has increased by \$40.0m from August 2019 due to Rates & Waste Service Fee collected. Return is 0.60% 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
- Year to date of Actuals to Budgets where the variance is higher than reporting threshold or item of interest to Council.

CITY OF WANNEROO

STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE

FOR THE PERIOD ENDED 30 SEPTEMBER 2019

Description	Current Month				Year to Date			
	Actual	Revised Budget	Variance		Actual	Revised Budget	Variance	
			\$	%			\$	%
Revenues								
Rates	(171,034)	25,277	(196,311)	(776.6)	133,000,945	133,261,200	(260,255)	(0.2)
Operating Grants, Subsidies & Contributions	207,900	473,364	(265,464)	(56.1)	1,523,036	1,990,428	(467,392)	(23.5)
Fees & Charges	1,477,560	1,468,294	9,266	0.6	34,131,166	34,201,340	(70,174)	(0.2)
Interest Earnings	1,207,735	1,164,408	43,327	3.7	2,488,641	2,358,634	130,007	5.5
Other Revenue	1,263	52,982	(51,719)	(97.6)	86,431	154,902	(68,471)	(44.2)
Total Operating Revenue	2,723,426	3,184,325	(460,899)	(14.5)	171,230,220	171,966,504	(736,284)	(0.4)
Expenses								
Employee Costs	(5,715,132)	(5,984,920)	269,788	4.5	(18,232,330)	(19,130,794)	898,464	4.7
Materials & Contracts	(4,222,802)	(5,507,139)	1,284,337	23.3	(12,863,341)	(15,946,023)	3,082,682	19.3
Utility Charges	(708,995)	(758,194)	49,199	6.5	(2,192,302)	(2,267,516)	75,214	3.3
Depreciation	(3,410,909)	(3,410,909)	0	0.0	(10,232,727)	(10,232,727)	0	0.0
Interest Expenses	(343,182)	(345,792)	2,610	0.8	(1,028,962)	(1,086,576)	57,614	5.3
Insurance	(97,156)	(128,284)	31,128	24.3	(285,579)	(377,352)	91,773	24.3
Total Operating Expenditure	(14,498,176)	(16,135,238)	1,637,062	10.1	(44,835,242)	(49,040,988)	4,205,746	8.6
RESULT FROM OPERATIONS	(11,774,750)	(12,950,913)	1,176,163	9.1	126,394,978	122,925,516	3,469,462	2.8
Other Revenue & Expenses								
Non Operating Grants, Subsidies & Contributions	3,716,823	3,868,104	(151,281)	(3.9)	5,029,982	4,574,779	455,203	10.0
Contributed Physical Assets	0	0	0	0.0	0	0	0	0.0
Profit on Asset Disposals	38,415	48,749	(10,334)	(21.2)	80,734	146,247	(65,513)	(44.8)
Loss on Assets Disposals	0	(34,260)	34,260	100.0	0	(102,780)	102,780	100.0
Town Planning Scheme (TPS) Revenues	1,105,278	1,373,891	(268,613)	(19.6)	2,688,683	3,995,673	(1,306,990)	(32.7)
Town Planning Scheme (TPS) Expenses	(28,729)	(1,280,091)	1,251,362	97.8	(67,438)	(1,958,065)	1,890,627	96.6
Total Other Revenue and Expenses	4,831,788	3,976,393	855,395	21.5	7,731,962	6,655,854	1,076,108	16.2
NET RESULT	(6,942,962)	(8,974,520)	2,031,558	22.6	134,126,940	129,581,370	4,545,570	3.5
Other Comprehensive Income	0	0	0	0.0	0	0	0	0.0
TOTAL COMPREHENSIVE INCOME	(6,942,962)	(8,974,520)	2,031,558	22.6	134,126,940	129,581,370	4,545,570	3.5

Revenues

Note 1 Rates

Month to Date - (Actual (\$171k), Revised Budget \$25k)

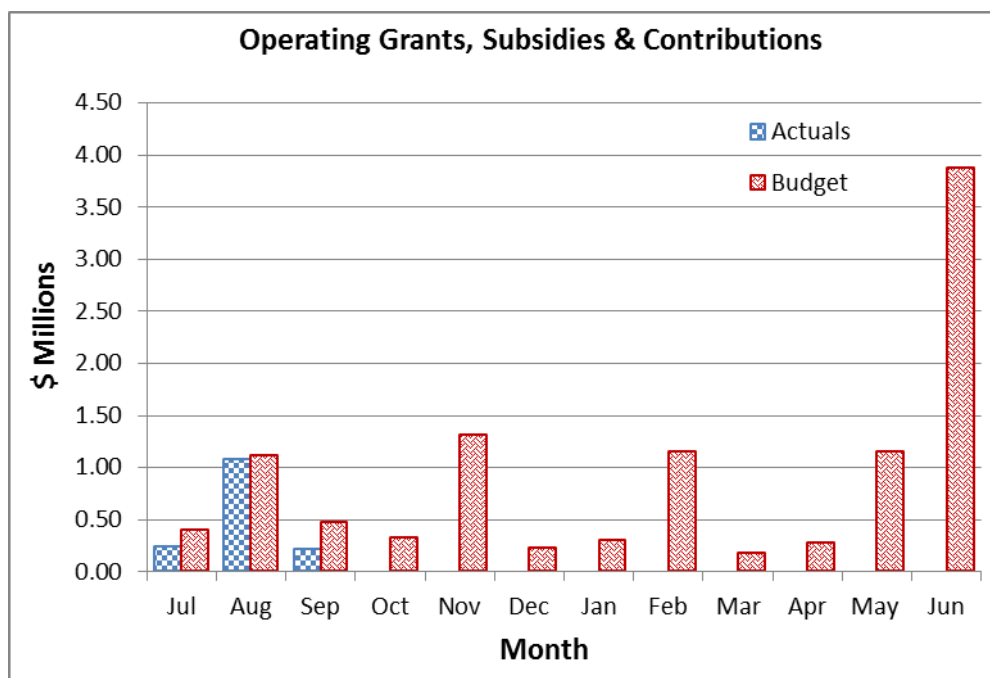
The unfavourable variance of \$196k relates to successful objections to rates revaluations.

Note 2 Operating Grants, Subsidies & Contributions

Month to Date - (Actual \$208k, Revised Budget \$473k)

The unfavourable variance of \$265k is mainly due to:

- Lower debt recovery from ratepayers of \$158k due to budget adjustment;
- Delay in receiving State Government Grants for Better Bins Programs of \$41k and Lotterywest Grant of \$11k; and
- Delay in receipt of Cash Contributions from MRWA for Park Maintenance Services of \$20k and various Cash Contributions of \$23k for works not undertaken; and
- Delay in sponsorship income of \$12k for the charity golf day event.



Year to Date - (Actual \$1.5m, Revised Budget \$2.0m)

The unfavourable variance of \$467k relates to:

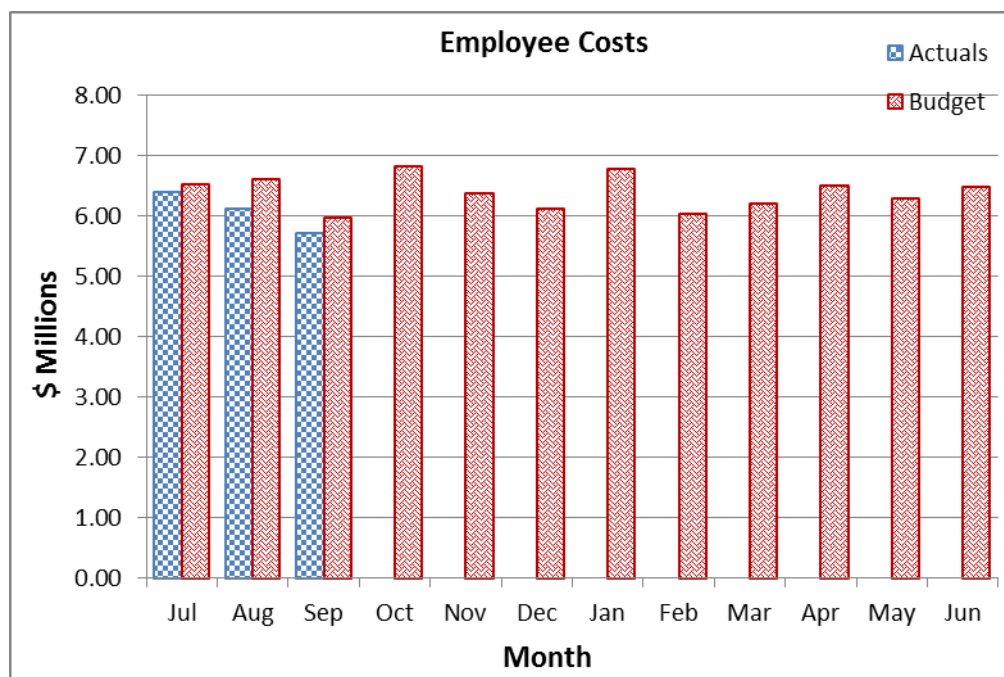
- Delay in receiving State Government Grants by \$216k for Bush Fire Services of \$81k, for Better Bins Program of \$125k and Lotterywest Grant of \$11k;
- Delay in receipt of Cash Contributions by \$128k from MRWA for Park Maintenance Services for \$53k and various Cash Contributions of \$75k for works not undertaken;
- Lower Debt recovery from rate payers of \$110k; and
- Delay in sponsorship income of \$13k for the charity golf day event.

Expenses

Note 3 Employee Costs

Month to Date - (Actual \$5.7m, Revised Budget \$6.0m)

The favourable variance of \$270k for the month is mainly attributable to staff vacancies with \$29k related to underspent corporate training.

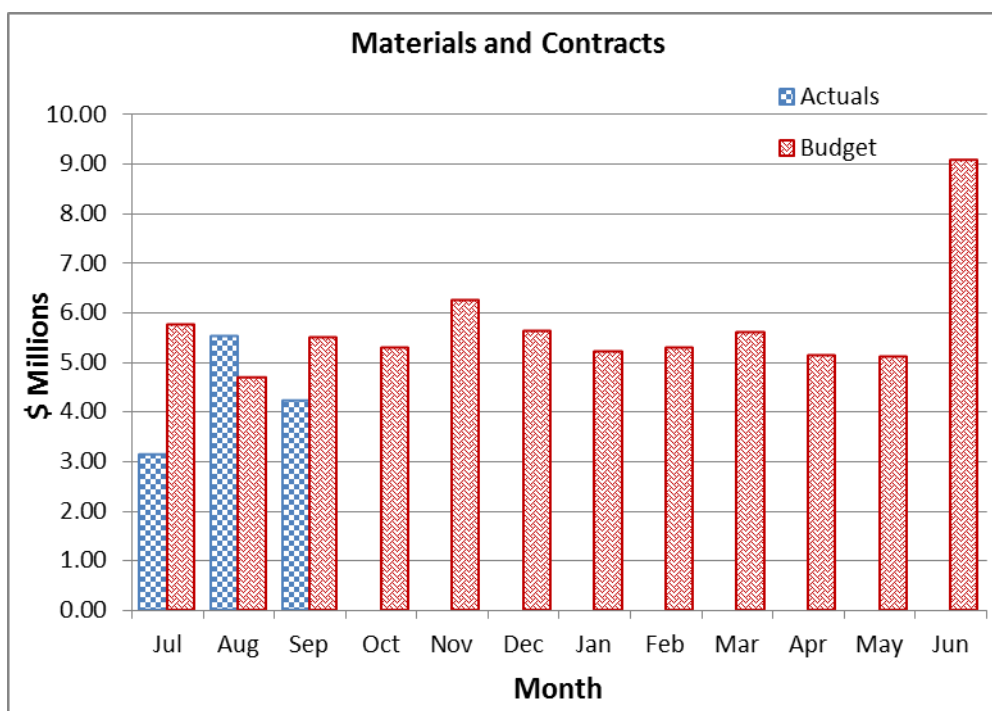


Note 4 Materials and Contracts

Month to Date - (Actual \$4.2m, Revised Budget \$5.5m)

The favourable variance of \$1.3m for the month is mainly attributable to lower than expected expenditure for the following categories:

- Contract expenses of \$542k due to timing of expenditure on maintenance for various areas, namely Web and Graphic Design Communications of \$130k, Debt Collection Services of \$128k, Maintenance of Golf Course Infrastructure of \$113k, Life Savings Services of \$93k, Maintenance Park Irrigation of \$46k and Emergency Services of \$32k;
- Refuse Removal expenses of \$492k due to lower than expected collection of waste tonnage on Bulk Refuse Removal of \$203k, Domestic Refuse Removal of \$239k, Domestic Recycled Refuse Removal of \$28k, Public Refuse Removal of \$12k and Verge Refuse Removal of \$10k;
- Consultancy Fees of \$162k due to savings of \$28k on Plant and Equipment revaluation, delay in projects such as Two Rocks Beach Access and Neerabup Industrial Area planning of \$42k, Road Condition Survey of \$19k, and various other project based consultancies of \$73k which are expected to occur during the year;
- Sponsorship expenses of \$48k predominantly due to delay in request for sponsorship for Life Saving Services of \$18k, sports and community sponsorship of \$20k and various project sponsorship of \$10k; and
- Discount expenses of \$32k for Domestic Refuse collection.



Year to Date - (Actual \$12.9m, Revised Budget \$15.9m)

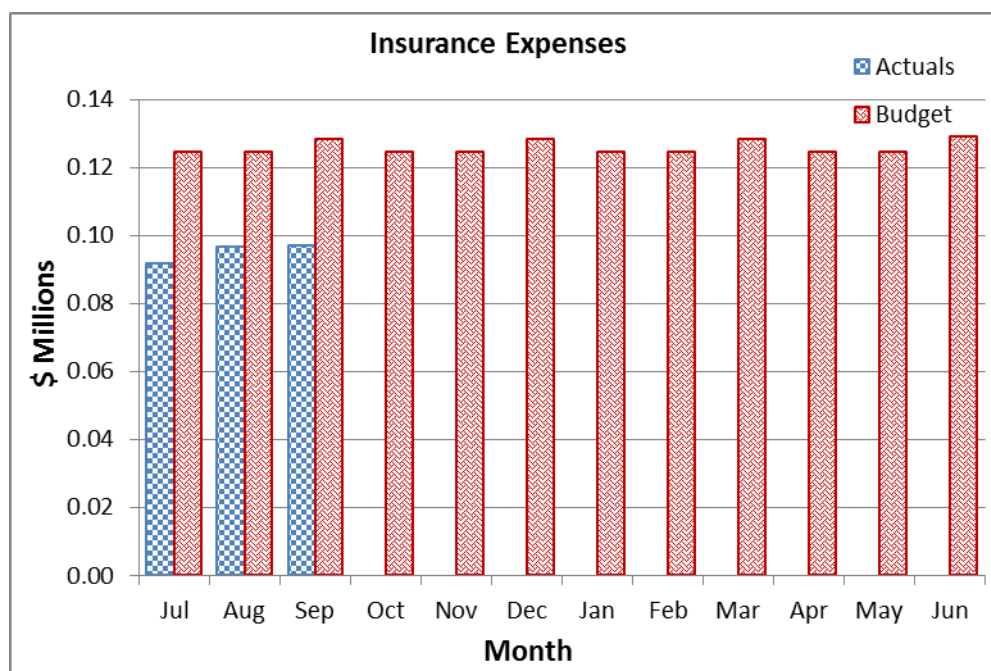
The favourable variance of \$3.1m mainly relates to:

- Lower Contract expenses of \$1.1m primarily due to timing of expenditure of which major components are as detailed below:
 \$347k in Maintenance of Roads, Bushland, Beach, Community Facilities and Park Structures; \$174k Maintenance of Park Irrigation Equipment; \$137k in Maintenance of Golf Course Infrastructure; \$130k in Web and Graphic Design Communications; \$93k in Life Saving Services; \$68k in Waste Management; \$49k in Administer Private Swimming Pool Regulations; \$41k in Greenwaste Processing; and \$30k in Pest Control;
- Lower Consulting Fees of \$709k due to underspend on various projects of which major components are as detailed below:
 \$247k in Office of Chief Executive projects; \$180k in various City wide projects; \$169k in Special Projects; \$33k in Strategic Asset Management Projects; \$28k in Plant and Equipment revaluation; \$26k in Constable Care Program; \$25k in Maintenance of Parks and Park Equipment;
- Lower Refuse Removal expenses of \$691k due to lower than expected collection of Waste tonnage;
- Lower Discount expenses of \$96k for Domestic Refuse collection due to timing; and
- Lower Material expenses for \$464k due to timing of expenditure on various projects.

Note 5 Insurance

Month to Date - (Actual \$97k, Revised Budget \$128k)

The favourable variance of \$31k reflects improved claims experience.



Other Revenue & Expenses

Note 6 Non Operating Grants, Subsidies & Contributions

Month to Date – (Actual \$3.7m, Revised Budget \$3.9m)

The unfavourable variance of \$151k relates to delay in receipt of \$181k from State Government Grants for upgrade of traffic management on Koondoola Avenue, partially offset by unbudgeted refund received from Western Power of \$12k for Marmion Avenue upgrade to dual carriageway project and \$18k from Peet Alkimos for play equipment.

Year to Date – (Actual \$5.0m, Revised Budget \$4.6m)

The favourable variance of \$455k relates to receipt of unbudgeted State Government Grants for construction phase of Splendid Skate Park in Yanchep.

Note 7-8 Profit / Loss on Asset Disposals

Month to Date – (Combined Actual \$38k, Combined Revised Budget \$14k)

The favourable variance relates to profit adjustment relating to Tamala Park Regional Council (TPRC) lot sales.

Year to Date – (Combined Actual \$81k, Combined Revised Budget \$43k)

The favourable variance relates to profit relating to TPRC lot sales.

Note 9 Town Planning Scheme (TPS) Revenues

Month to Date – (Actual \$1.1m, Revised Budget \$1.4m)

The unfavourable result is due to deferral in contributions for Yanchep/Two Rocks and Alkimos/Eglington Community Facilities.

Year to Date – (Actual \$2.7m, Revised Budget \$4.0m)

The unfavourable variance of \$1.3m relates to contributions to Yanchep/Two Rocks Community Facilities, and headworks for Cells 1, 5 and 6 not yet received.

Note 10 Town Planning Scheme (TPS) Expenses***Month to Date – (Actual \$29k, Revised Budget \$1.3m)***

The favourable result is due to deferral in contract expense for Cells 8 and 9.

Year to Date – (Actual \$67k, Revised Budget \$2.0m)

The favourable result is due to deferral in contract expense for Woodvale Structure Plan by \$600k and Cells 8 and 9 by \$1.1m.

Statement of Financial Position (Attachment 2)**CITY OF WANNEROO****STATEMENT OF FINANCIAL POSITION**

FOR THE PERIOD ENDED 30 SEPTEMBER 2019

Description	30 June 2019 Actual (Estimated) \$	30 Sept 2019 Actual \$			30 June 2020	Notes
			Variance		Revised Budget \$	
			\$m	%		
Current Assets	403,439,110	525,275,883	121,836,773	30.2	356,756,446	
Current Liabilities	(56,252,922)	(75,869,652)	(19,616,730)	(34.9)	(50,034,382)	
NET CURRENT ASSETS	347,186,188	449,406,231	102,220,043	29.4	306,722,064	1
Non Current Assets	2,365,909,508	2,375,518,444	9,608,936	0.4	2,509,043,661	2
Non Current Liabilities	(70,805,333)	(75,528,875)	(4,723,542)	(6.7)	(78,068,455)	3
NET ASSETS	2,642,290,363	2,749,395,800	107,105,437	4.1	2,737,697,270	
TOTAL EQUITY	(2,642,290,363)	(2,749,395,800)	107,105,437	4.1	(2,737,697,270)	

Note 1 - Net Current Assets

When compared to the opening position at 30 June 2019 Net Current Assets have increased by \$102.2m which is predominately due to the impact of 2019/20 Rates and Waste Service Fees levied.

Within the Current Assets, Current Receivables of \$94.3m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$86.3m and Emergency Services Levy of \$3.4m, with the remaining balance attributed to General Debtors of \$4.6m.

Note 2 - Non-Current Assets

Non-Current Assets as at 30 September 2019 have increased by \$9.6m from 30 June 2019 Actuals. The movement is due to increase in Work in Progress of \$19.8m partially offset by accumulated depreciation of \$10.2m (estimated).

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 30 September 2019 have increased by \$4.7m due to change in the AASB (Australian Accounting Standards Board) Standard 15 for Revenue from Contracts with Customers which has resulted in the City now recognising Grants and Contributions as liability when performance obligations have are not been met.

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 30/09/2019	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		2.26:1	YES
Current Liabilities (CL) - CL Associated with RCA				
Debt Service Cover Ratio				
The ability to produce enough cash to cover debt payments.		will be calculated after the year end adjustments		
Operating Surplus before Interest & Depreciation	=>2.00:1		136.41:1	YES
Principle & Interest Repayments				
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.		will be calculated after the year end		
Own Source Operating Revenue	=>0.40:1		3.84:1	YES
Operating Expense				
Operating Surplus Ratio				
The ability to cover operational costs and have revenues available for capital funding or other purposes.		will be calculated after the year end adjustments		
Operating Revenue - Operating Expense	=>0.01:1		0.75:1	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 finalised yet due to end of financial year processes for the year to 30 June 2019.

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	14	27,227	103,570	1,591,929	6.5%
Community Safety	2	57,459	77,154	262,700	29.4%
Conservation Reserves	4	61,937	116,580	329,000	35.4%
Corporate Buildings	3	63,507	113,840	412,500	27.6%
Environmental Offset	6	147,125	183,371	742,075	24.7%
Fleet Mgt - Corporate	6	-	1,113,987	6,574,342	16.9%
Foreshore Management	8	30,844	54,327	3,105,634	1.7%
Golf Courses	1	(56)	6,941	-	0.0%
Investment Projects	6	71,776	97,826	1,364,090	7.2%
IT Equipment & Software	14	244,675	634,027	7,140,089	8.9%
Parks Furniture	13	334,337	391,954	2,789,779	14.0%
Parks Rehabilitation	1	31,250	104,335	1,500,000	7.0%
Passive Park Development	10	12,061	31,995	1,726,851	1.9%
Pathways and Trails	6	114,939	162,106	882,000	18.4%
Roads	13	5,092,068	12,957,754	25,745,052	50.3%
Sports Facilities	49	1,161,730	3,314,312	32,945,461	10.1%
Stormwater Drainage	5	46,421	88,832	740,000	12.0%
Street Landscaping	4	1,456	2,613	1,040,000	0.3%
Traffic Treatments	17	79,848	510,591	1,963,400	26.0%
Waste Management	1	-	58,538	-	0.0%
Grand Total	183	7,578,603	20,124,656	90,854,902	22.2%

During September \$7.6m was spent. Details of significant expenditure for the month are included in **Attachment 3**. As at 30 September 2019 the City has spent \$20.1m, which represents 22.2% of the \$90.9m budget.

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**).

Carry Forward Adjustments

As a part of the annual capital budget development process, Project Managers are required to estimate if there will be any unspent funds at the end of the financial year that will be needed to progress/complete their projects in the following year. These unspent funds are known as carry forwards, and form part of the new financial year's capital program. In 2018/19 the amount of carry forwards was estimated to be \$12.6 million.

It is important to note that the carry forward figure adopted by Council as part of the budget adoption process is an estimate only. Once the previous year's expenditure figures have been finalised, the carry forward estimates need to be adjusted to account for the actual expenditure on each project.

A list of the changes to the carry forward budget is shown in **Attachment 5**.

Capital Changes

The following changes are proposed to be made to the 2019/20 Capital Works budget.

PR-4108 Wanneroo City Soccer Club Change Rooms – A further \$82,000 is required to fund the project, with the addition of ambulant toilets, level modification and extension of the retaining wall added to the original scope. These additions are proposed to be funded from savings identified in the following projects: PR-4113 John Moloney Floodlighting (\$40,000), PR-4163 Kingsway Netball Courts upgrades (\$20,000), PR-2819 Banksia Grove Changerooms and Floodlighting (\$12,000), and PR-2958 Paloma Park Skate Park Floodlighting (\$10,000).

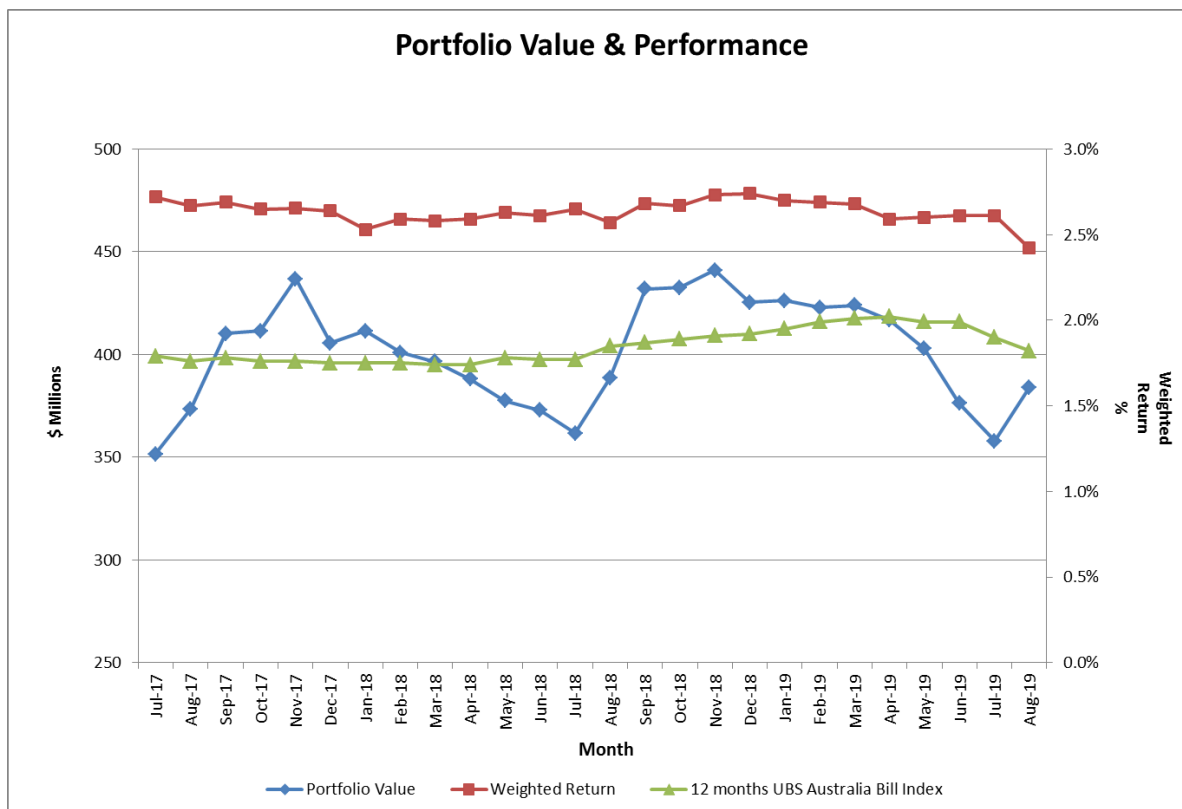
PR-4036 Centralised Sports Floodlight Control System – An additional \$15,000 is required to include Kingsway South ovals floodlighting reconfiguration and non-compliance on various sites within the scope of the project. The required funds have been sourced from savings identified in PR-4113 John Moloney Floodlighting.

PR-1087 Recurring Program, Renew Transport Infrastructure Assets – Additional grant funding of \$436,231 has been allocated by the Federal Government to be expended on road projects only.

PR-2656 Recurring Program, Miscellaneous Traffic and Parking Management – An additional \$100,000 is sought which will allow the City to complete additional traffic management initiatives to improve road safety throughout the City. This will be funded by projected savings from PR-2797 Connolly Drive, Butler Upgrade to Dual Carriageway, as identified in Council report AS01-10/19.

Investment Portfolio (Attachment 6)

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 September 2019, the City held an investment portfolio (cash & cash equivalents) of \$423.7m (Face Value), equating to \$428.8m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.48% pa (2.30% pa vs. 1.82% pa), however it is noted that Interest Earnings were budgeted at a 2.25% yield.

Rate Setting Statement (Attachment 7)

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 SEPTEMBER 2019

Description	30 June 2019 Actual (Estimated) \$	30 Sept 2019 Actual \$	30 June 2020	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash & Cash Equivalents - Unrestricted	19,763,758	76,663,467	22,376,948	22,376,948
Cash & Cash Equivalents - Restricted	359,952,098	353,937,119	308,449,131	308,449,131
Receivables	23,409,420	94,346,837	25,595,130	25,595,130
Inventory	314,348	328,460	335,237	335,237
TOTAL CURRENT ASSETS	403,439,624	525,275,883	356,756,446	356,756,446
Current Liabilities				
Payables	(38,910,679)	(58,082,367)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,787,285)	(15,510,658)	(15,510,658)
TOTAL CURRENT LIABILITIES	(56,252,922)	(75,869,652)	(50,034,382)	(50,034,382)
Net Current Assets	347,186,702	449,406,231	306,722,064	306,722,064
Adjustments for Restrictions				
Cash & Cash Equivalents - Restricted	(359,952,098)	(353,937,119)	(308,449,131)	(308,449,131)
Restricted Unspent Grants*	-	19,006,811	-	-
Provisions Cash Backed	12,765,396	5,079,053	1,727,067	1,727,067
TOTAL RESTRICTED ASSETS	(347,186,702)	(329,851,255)	(306,722,064)	(306,722,064)
Surplus/(Deficit) Carried Forward	0	119,554,976	0	0

*The change in the AASB Standard 15 has resulted in the City now recognising Grants and Contributions received as a liability when performance obligations have not been met.

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 34 (5) 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 to 7.**

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 30 September 2019 consisting of:
 - a) September 2019 year to date Actuals;
 - b) September 2019 year to date Statement of Financial Position and Net Current Assets; and
 - c) September 2019 year to date Material Financial Variance Notes.
2. **APPROVES, BY ABSOLUTE MAJORITY** the following changes to the 2019/20 Capital Works Budget:
 - a) The 2018/19 Carry Forward Adjustments as detailed in Attachment 7.
 - b) Capital Works – Budget Transfer:

Number	From	To	Amount	Description
PR-4108	PR-4113 John Moloney Floodlighting	PR-4108 Wanneroo City Soccer Club Changerooms	\$40,000	Funds required for ambulant toilets, retaining wall.
PR-4108	PR-4163 Kingsway Netball Courts upgrades	PR-4108 Wanneroo City Soccer Club Changerooms	\$20,000	Funds required for ambulant toilets, retaining wall.
PR-4108	PR-2819 Banksia Grove Changerooms and Floodlighting	PR-4108 Wanneroo City Soccer Club Changerooms	\$12,000	Funds required for ambulant toilets, retaining wall.
PR-4108	PR-2958 Paloma Park Skate Park Floodlighting	PR-4108 Wanneroo City Soccer Club Changerooms	\$10,000	Funds required for ambulant toilets, retaining wall.

Number	From	To	Amount	Description
PR-4036	PR-4113 John Moloney Floodlighting	PR-4036 Centralised Sports Floodlight Control System	\$15,000	Funds required for expanded scope.
PR-1087	Federal Government Grant	PR-1087 Recurring Program, Renew Transport Infrastructure Assets	\$436,231	Additional grant funds allocated by Federal Government.
PR-2656	PR-2797 Connolly Dr, Butler – Dual Carriageway	PR-2656 Recurring Program, Miscellaneous	\$100,000	Additional traffic management

		Traffic and Parking Management		initiatives.
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Attachments:

1		<i>Statement of Comprehensive Income September 2019</i>	<i>19/388165</i>	<i>Minuted</i>
2		<i>Statement of Financial Position September 2019</i>	<i>19/388181</i>	<i>Minuted</i>
3		<i>Significant Capital Expenditure September 2019</i>	<i>19/388190</i>	<i>Minuted</i>
4		<i>Top Projects 2019-20 - September 2019 - 20191008</i>	<i>16/151914[v42]</i>	<i>Minuted</i>
5		<i>Carry Forward Adjustments 2018-19</i>	<i>19/388245</i>	<i>Minuted</i>
6		<i>Investment Report September 2019</i>	<i>19/387656</i>	<i>Minuted</i>
7		<i>Rate Setting Statement September 2019</i>	<i>19/388197</i>	<i>Minuted</i>

CITY OF WANNEROO

STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE

Attachment 1

FOR THE PERIOD ENDED 30 SEPTEMBER 2019

Description	Current Month				Year to Date				Annual			
	Actual	Revised Budget	Variance		Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%	\$	\$	\$	%
Revenues												
Rates	(171,034)	25,277	(196,311)	(776.6)	133,000,945	133,261,200	(260,255)	(0.2)	135,581,907	135,581,907	0	0
Operating Grants, Subsidies & Contributions	207,900	473,364	(265,464)	(56.1)	1,523,036	1,990,428	(467,392)	(23.5)	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	1,477,560	1,468,294	9,266	0.6	34,131,166	34,201,340	(70,174)	(0.2)	46,787,670	46,787,670	0	0
Interest Earnings	1,207,735	1,164,408	43,327	3.7	2,488,641	2,358,634	130,007	5.5	8,715,234	8,715,234	0	0
Other Revenue	1,263	52,982	(51,719)	(97.6)	86,431	154,902	(68,471)	(44.2)	627,194	627,194	0	0
Total Operating Revenue	2,723,426	3,184,325	(460,899)	(14.5)	171,230,220	171,966,504	(736,284)	(0.4)	202,572,686	202,462,301	(110,385)	(0)
Expenses												
Employee Costs	(5,715,132)	(5,984,920)	269,788	4.5	(18,232,330)	(19,130,794)	898,464	4.7	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(4,222,802)	(5,507,139)	1,284,337	23.3	(12,863,341)	(15,946,023)	3,082,682	19.3	(68,528,997)	(68,529,012)	(15)	(0)
Utility Charges	(708,995)	(758,194)	49,199	6.5	(2,192,302)	(2,267,516)	75,214	3.3	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0.0	(10,232,727)	(10,232,727)	0	0.0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(343,182)	(345,792)	2,610	0.8	(1,028,962)	(1,086,576)	57,614	5.3	(4,111,186)	(4,111,186)	0	0
Insurance	(97,156)	(128,284)	31,128	24.3	(285,579)	(377,352)	91,773	24.3	(1,510,000)	(1,510,000)	0	0
Total Operating Expenditure	(14,498,176)	(16,135,238)	1,637,062	10.1	(44,835,242)	(49,040,988)	4,205,746	8.6	(201,618,476)	(201,618,486)	(10)	(0)
RESULT FROM OPERATIONS	(11,774,750)	(12,950,913)	1,176,163	9.1	126,394,978	122,925,516	3,469,462	2.8	954,210	843,815	(110,395)	(13)
Other Revenue & Expenses												
Non Operating Grants, Subsidies & Contributions	3,716,823	3,868,104	(151,281)	(3.9)	5,029,982	4,574,779	455,203	10.0	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	38,415	48,749	(10,334)	(21.2)	80,734	146,247	(65,513)	(44.8)	585,217	585,217	0	0
Loss on Assets Disposals	0	(34,260)	34,260	100.0	0	(102,780)	102,780	100.0	(14,110,346)	(14,110,346)	0	0
Town Planning Scheme (TPS) Revenues	1,105,278	1,373,891	(268,613)	(19.6)	2,688,683	3,995,673	(1,306,990)	(32.7)	15,288,167	15,288,168	1	0
Town Planning Scheme (TPS) Expenses	(28,729)	(1,280,091)	1,251,362	97.8	(67,438)	(1,958,065)	1,890,627	96.6	(8,031,975)	(8,031,977)	(2)	(0)
Total Other Revenue and Expenses	4,831,788	3,976,393	855,395	21.5	7,731,962	6,655,854	1,076,108	16.2	38,804,176	38,804,181	5	0
NET RESULT	(6,942,962)	(8,974,520)	2,031,558	22.6	134,126,940	129,581,370	4,545,570	3.5	39,758,386	39,647,996	(110,390)	(0)
Other Comprehensive Income	0	0	0	0.0	0	0	0	0.0	0	0	0	0
TOTAL COMPREHENSIVE INCOME	(6,942,962)	(8,974,520)	2,031,558	22.6	134,126,940	129,581,370	4,545,570	3.5	39,758,386	39,647,996	(110,390)	(0)

CITY OF WANNEROO

Attachment 2

STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 30 SEPTEMBER 2019

Description	30/06/2019 Actual (Estimated) \$	30/09/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash at Bank	3,489,483	1,834,138	3,308,261	3,308,261
Investments	376,225,859	428,766,448	327,517,818	327,517,818
Receivables	23,409,420	94,346,837	25,595,130	25,595,130
Inventories	314,348	328,460	335,237	335,237
	403,439,110	525,275,883	356,756,446	356,756,446
Current Liabilities				
Payables	(38,910,679)	(58,082,367)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,787,285)	(15,510,658)	(15,510,658)
	(56,252,922)	(75,869,652)	(50,034,382)	(50,034,382)
NET CURRENT ASSETS	347,186,188	449,406,231	306,722,064	306,722,064
Non Current Assets				
Receivables	3,421,480	3,353,880	3,061,000	3,061,000
Investments	19,669,497	19,742,834	19,017,000	19,017,000
Inventories	21,396,956	21,396,956	21,396,956	21,396,956
Land	133,558,669	133,558,669	159,148,799	159,148,799
Buildings	172,425,478	171,605,282	185,505,768	185,505,768
Plant	17,419,406	17,336,545	23,721,259	23,721,259
Equipment	82,634,639	82,241,561	69,002,438	69,002,438
Furniture & Fittings	7,419,363	7,384,070	17,020,429	17,020,429
Infrastructure	1,871,272,395	1,862,371,096	1,974,478,387	1,974,478,387
Work in Progress	36,691,625	56,527,551	36,691,625	36,691,625
	2,365,909,508	2,375,518,444	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)	(6,450,687)	(1,727,067)	(1,727,067)
	(70,805,333)	(75,528,875)	(78,068,455)	(78,068,455)
NET ASSETS	2,642,290,363	2,749,395,800	2,737,697,270	2,737,697,270
Equity				
Retained Surplus	(1,249,744,672)	(1,362,391,882)	(1,376,417,279)	(1,376,417,279)
Reserves - Cash/Investment Backed	(216,409,609)	(214,576,366)	(209,195,371)	(209,195,371)
Reserves - Asset Revaluation	(1,064,248,225)	(1,064,248,225)	(1,060,339,858)	(1,060,339,858)
Town Planning Schemes	(111,887,857)	(108,179,327)	(91,744,762)	(91,744,762)
TOTAL EQUITY	(2,642,290,363)	(2,749,395,800)	(2,737,697,270)	(2,737,697,270)

Attachment 3**Significant Capital expenditure for September 2019**

- \$4.48m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$476K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$274K Recurring Program, Renew Park Assets
- \$242K Recurring Program, Renew Transport Infrastructure Assets
- \$226K Edgar Griffiths Park, Wanneroo, New Sports Amenities Building
- \$195K Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand
- \$168K Belhaven Park, Quinns Rocks, New Sports Amenities Building
- \$153K Kingsway Aquatic Play Space
- \$136K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$136K Neerabup Industrial Area, Neerabup, New sites for Environmental Offset Requirements

Significant (LTD) commitments in the Capital Works Program as at 30 September 2019

- \$6.54m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
 - \$1.88m Renew Finance System
 - \$1.49m Shelvock Park, New Sports Amenities Building
 - \$1.47m Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
 - \$1.22m Recurring Program, Renew Transport Infrastructure Assets
 - \$1.09m Prindiville Drive, Wangara, Renew Wanneroo Rd to Hartman Dr Asphalt Resurfacing
 - \$820K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
 - \$600K Kingsway Netball Clubrooms, Madeley, Upgrade Building
 - \$336K Kingsway Aquatic Play Space
 - \$283K Neerabup Industrial Area, Neerabup, New Development
 - \$279K Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd
 - \$232K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
 - \$212K Recurring Program, Renew Park Assets
 - \$196K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension
 - \$165K Recurring Program, Renew Heavy Trucks
 - \$151K Recurring Program, Renew IT Equipment and Software
 - \$121K Halesworth Park, Butler, New Sports Facilities
 - \$119K Quinns Beach Caravan Park, Quinns Rocks, New Development
 - \$112K Recurring Program, Upgrade Corporate Business Systems
 - \$108K Recurring Program, New IT Equipment and Software
 - \$101K Neerabup Industrial Area, Neerabup, New sites for Environmental Offset Requirements
- LTD – Life to Date

As at 30 September 2019, the City has spent \$6.06m (42.56%) of the original \$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):

- \$3.38m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd (100%)
- \$682K Recurring Program, Renew Domestic Waste Vehicles (100%)
- \$312K Kingsway Aquatic Play Space (72%)
- \$273K Recurring Program, Renew Heavy Trucks (100%)
- \$181K Belhaven Park, Quinns Rocks, New Sports Amenities Building (53%)
- \$170K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting (68%)
- \$143K Recurring Program, New IT Equipment and Software (19%)
- \$136K Abbeville Park, Mindarie, Upgrade Storage Rooms (100%)

Attachment 3

- \$87K Recurring Program, New IT Equipment and Software (12%)
- \$102K Recurring Program, Renew Corporate Building Assets (58%)
- \$86K Recurring Program, Renew IT Equipment and Software (14%)
- \$51K Wanneroo Central Volunteer Fire Brigade, Ashby, New Transportable Changerooms (100%)

Top Capital Projects 2019/2019 - September 2019																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	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	2,413,714	1,398	2,412,316	0	11,375,725	11,845,907	(470,182)					94	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 has been completed at all sites. Stage 3 coastal management works to commence in October 2019.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	10,760,587	45,703	1,460,001	9,254,883	22,139,790	19,624,452	2,515,338					34	Delivery	Award of Tender 19062 for the Construction of the ovals has been on hold since May 2019 pending the outcome of Environmental Clearing Permit. Currently assessment of the Environmental Clearing Permit is still being made by the Office of Appeals Convenor (OAC), with no confirmation when their determination to the Minister of Environment will be made. A decision has been made by A/Director Assets in consultation with Manager Contracts & Procurement that the Civils Contract cannot be justifiably be extended any further waiting on assessment of the Environmental Clearing Permit by the Office of Appeals Convenor. CEO report to be issued and Tenderers to be notified RFT19062 'not awarded'. Schedule delay of eight months anticipated due to retendering once the outcome of Environmental Clearing Permit is made. Budgets; Strategic Finance recommended adjustment of Carry Forward \$3.9M to FY21/22. Further adjustment to project cash flow has been made based on anticipated retendering of Civils works early 2020. Risk; Overall delivery project program impacted as a result of issues.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	847,188	825,870	127,884	(106,566)	2,898,333	2,926,597	(28,264)					94	Delivery	Project is in Construction Phase. Practical Completion granted 17 September 2019 with conditions. Occupancy pending ATCO works. Budget; Variations being monitored as annual funding allowance exceeded. Risk; Issues raised by Tenant after completion regarding building currently under review by Assets/Architect and Facilities teams.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	794,000	427,492	297,553	68,955	1,700,000	1,628,670	71,330					91	Delivery	The project is on time and under budget. Building works for new Sports Amenities Building underway with LKS Construction (WA) Pty Ltd anticipated in October 2019. Works to include a Water Corporation main line are scheduled for mid October. Delay to planned practical completion date due to septic system approvals by Department of Health.
PMO17006	PR-4111	24676	Belhaven Park, Quinns Rocks, New Sports Amenities Building	1,318,516	181,273	1,136,866	377	1,399,000	1,415,635	(16,635)					65	Delivery	Project in Construction Phase. Variations being monitored, currently within budget allowance. No apparent risks at this time.

Top Capital Projects 2019/2019 - September 2019																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	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
PMO17008	PR-4031	24879	Kingsway Netball Clubrooms, Madeley, Upgrade Building	1,698,415	707,228	828,000	163,187	3,147,716	3,004,529	143,187					78	Delivery	Project in Construction Phase. Project 2 months ahead of schedule. No other community consultation envisaged. Variations raised resulting from latent defects from retaining existing building completed in September 2019. Works ongoing to complete links to surrounding, access to car park and courts and finishes to landscaping. Budget; Potential savings on project subject to future variations. Risk; Ongoing consultation with Wanneroo District Netball Association as works continue on site.
PMO17021	PR-4145	25887	Splendid Park, Yanchep, New Skate Park	682,724	1,161	681,563	(0)	700,000	703,746	(3,746)					27	Design	New Project Manager for construction delivery, continues to rate project as high risk. 1. Clearing permit application submitted in July 2019 anticipated to take up to six months. With a six month approval of clearing application, construction will be within wet season, which is not ideal. 2. Land acquisition which is anticipated to be fully completed in April 2020 is also posing significant risk in terms of site construction occurring in the wet season and beyond the 2019/20 financial year. City to provide conditions in the request for tender relating to risks items above. In addition, instead of proceeding directly to Detailed Design Phase, the designer has go through design development again to capture new inputs from Facilities and Park Teams respectively. Detailed Design Phase is ahead of the revised schedule. Review of draft detailed design was completed on 4 October 2019. Final detailed design anticipated for 18 October 2019.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	1,370,770	8,371	1,362,399	0	1,480,270	1,487,627	(7,357)					41	Delivery	The project is on schedule and in budget. The tender is awarded to McCorkell Constructions (W.A.) Pty Ltd (contractor). The contract is to be signed off by the City and the contractor before construction may commence. 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	816,000	74,137	877,530	(135,667)	930,000	1,012,000	(82,000)					45	Delivery	Project is Construction Phase, completion anticipated in April 2020. The total budget has a shortfall as it does not consider a contract variation for the retaining wall, the project contingency nor the Project Manager costs. A Change Control has been raised. Carry forward adjustment of \$53,666 to be allocated to the project.

Top Capital Projects 2019/2019 - September 2019																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	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	750,000	73,298	912,169	(235,467)	15,855,000	15,855,000	0					18	Delivery	Additional work on the concept subdivision layout options for Lot 9100 was carried out, a report for acceptance will be forwarded to the CEO/Sponsor. The Resource Extraction Contract and insurance cover arrangements are complete. Contract award anticipated October 2019. Resource extraction work on site expected anticipated to start January 2020. The costed project schedule includes for NIA development through to 2034 (not water provision or distributor road construction). The water supply and renewable energy supply engineering solution concept works are progressing with the engaged consultants. Additional waste to energy feasibility studies now included for. Carry forward adjustment of \$235k to supplement shortfall in 2019/20.
PMO18093	PR-4098	30925	Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr	4,200,000	2,892,632	1,980,000	(672,632)	6,500,000	6,224,226	275,774					82	Delivery	Project progressing well with signage and line marking to start on the Northern carriageway along with the completion of the formation link to Northern roundabout. Street lighting removal progressing at the Northern carriageway. Time line for completion remains unchanged. Carry Forward adjustment of \$948k to supplement shortfall in 2019/20.
PMO18098	PR-4102	31842	Shelvock Park, Koondoola, New Sports Amenities Building	2,100,000	5,352	2,094,647	1	2,205,000	2,208,681	(3,681)					50	Delivery	Construction commenced. Temporary Amenities Layout confirmed.
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	12,675,821	8,758,002	3,917,812	7	23,000,000	22,999,993	7					77	Delivery	First section (1.2km adjacent to Alkimos Vista). Practical Completion achieved 2 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 anticipated in December 2019 and Section 2 February 2020.
PMO18122	PR-2930	34057	Warradale Park, Landsdale, New Skate Park	628,438	18,119	608,572	1,747	650,000	660,478	(10,478)					37	Delivery	Construction drawings and Procurement Evaluation Plan signed-off September 2019. Risk on native vegetation interface has been accepted by Sponsor. Legal advice (the Contractor to indemnify the City for issues relating to negative impact on native vegetation) is anticipated to be finalised 11 October 2019. This task has taken longer than anticipated.

Top Capital Projects 2019/2019 - September 2019																	
PMO Project Registration				Financial Summary (Annual Funding)				Total Project Budget			Project Indicators				Project Progress		
PMO Code	Finance Code	Container	Project Name	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
PMO19040	PR-2797	34171	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	3,210,333	11,728	3,206,000	(7,395)	3,950,000	3,328,598	621,402					45	Delivery	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. Tender report prepared for Council meeting scheduled for 15 October 2019. Project Management Plan to be reviewed to confirm total budget.
PMO16050	PR-3098	23725	Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd	1,200,000	9,868	1,130,000	60,132	1,200,000	1,172,318	27,682					4	Delivery	Western Power (WP) to resubmit design review and costing for WP scope of works. WP access offer received and negotiations underway for scheduling /staging of WP 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

2018/19 Carry Forward Adjustments

Attachment 5.

Project Number	Project Description	Original CF Request	Revised CF Request	Revised CF Change
PR-1006	Neerabup Industrial Area, Neerabup, New Sites for Environmental Offset Requirements	29,475	-	(29,475)
PR-1031	Recurring Program, New IT Equipment and Software	746,349	1,030,759	284,410
PR-1032	Recurring Program, Renew IT Equipment and Software	608,620	460,801	(147,819)
PR-1033	Recurring Program, Upgrade IT Equipment and Software	40,000	75,420	35,420
PR-1037	Recurring Program, Renew Domestic Waste Vehicles	681,864	650,766	(31,098)
PR-1040	Upgrade Golf Course - Marangaroo	-	7,000	7,000
PR-1048	Yanchep Surf Life Saving Club, Yanchep, New Amenities Building	20,000	36,000	16,000
PR-1494	Flynn Drive, Neerabup, New Carriage Way from Wanneroo Rd to Tranquil Dr	-	5,170	5,170
PR-1587	Motivation Dr, Wangara, Renew Lot 15 Environmental Investigation and Remediation	65,000	65,000	-
PR-1658	Recurring Program, Renew Plant	236,225	176,509	(59,716)
PR-1660	Recurring Program, Renew Heavy Trucks	273,000	273,000	-
PR-1680	Recurring Program, Upgrade Tracks	-	3,860	3,860
PR-1883	Recurring Program, Upgrade Corporate Business Systems	8,435	118,778	110,343
PR-1999	Recurring Program, Upgrade Disability Access to Buildings and Facilities	-	45,498	45,498
PR-2098	Recurring Program, New Corporate Business Systems	49,567	111,345	61,778
PR-2332	Civic Centre, Wanneroo, Upgrade and Extension	125,000	125,000	-
PR-2557	Wanneroo Regional Museum, Wanneroo, Upgrade Exhibition	5,000	5,000	-
PR-2558	Recurring Program, Renew Corporate Building Assets	177,500	241,262	63,762
PR-2561	Quinns Beach, Quinns Rocks, New Long Term Coastal Management Works	284,960	310,633	25,673
PR-2621	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	-	95,058	95,058
PR-2658	Recurring Program, Renew Natural Area Assets	-	4,547	4,547
PR-2664	Southern Suburbs Library, Landsdale, New Building	44,051	43,023	(1,028)
PR-2686	Appleby Park, Darch, Upgrade Passive Park	23,562	7,478	(16,084)
PR-2792	Dalvik Park, Merriwa, New Sports Amenities Building and Carpark	28,761	32,395	3,634
PR-2797	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	47,000	114,130	67,130
PR-2805	Flynn Dr, Banksia Grove, Upgrade from Mather Dr to Old Yanchep Rd	9,614	-	(9,614)
PR-2819	Banksia Grove Sports Ground, Banksia Grove, New Change Rooms and Floodlighting	20,000	20,000	-
PR-2827	Wanneroo Rd, Wanneroo Town Centre Entry Statement	-	5,000	5,000
PR-2828	Joondalup Dr Ghost Gum Blvd, Banksia Grove, New Signalised Pedestrian Crossing	258,000	115,817	(142,183)
PR-2930	Warradale Park, Landsdale, New Skate Park	28,438	16,212	(12,226)
PR-2947	Recurring Program, Renew Wanneroo Aquamotion Building Assets	-	13,001	13,001
PR-2955	Halesworth Park, Butler, New Sports Facilities	3,798,087	-	(3,798,087)
PR-2958	Paloma Park, Marangaroo, New Skate Park Floodlighting	55,868	46,830	(9,038)
PR-2966	Addison Park, Merriwa Floodlighting & Oval Ext	380,318	378,652	(1,666)
PR-2967	Addison Park, Merriwa, Upgrade Changerooms and Storage	44,200	48,765	4,565
PR-2985	Girrawheen Hub, Girrawheen, New Community Garden and Kitchen Upgrade	47,046	50,000	2,954
PR-3003	Street Landscaping - Hester Ave, Clarkson	-	720	720
PR-3018	Hartman Dr, Wangara, Upgrade to Dual Carriageway from Hepburn Ave to Gnangara Rd	39,284	30,865	(8,419)
PR-3036	Recurring Program, Renew Libraries Furniture	-	18,000	18,000
PR-3061	Reconciliation Action Plan Community Significance New Park Signage	6,233	6,233	-
PR-3063	Hardcastle Park, Landsdale, Upgrade Passive Park	20,356	16,287	(4,069)
PR-3087	Jimbub Swamp Park, Tapping, Upgrade Oval Drainage	60,000	60,000	-
PR-3097	Kingsway Stage 3 Section B, Madeley, Upgrade Traffic Treatments Sovrano Ave to Regency Ave	-	45,883	45,883

Project Number	Project Description	Original CF Request	Revised CF Request	Revised CF Change
PR-4010	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	42,000	52,748	10,748
PR-4017	Lake Joondalup Park, Wanneroo, Upgrade Sports Amenities Building	292,418	289,925	(2,493)
PR-4024	Alexander Heights Adult Day Care Centre, Alexander Heights, Upgrade Building	13,808	5,424	(8,384)
PR-4028	Renew HR and Payroll System	16,444	-	(16,444)
PR-4030	New Enterprise Integration Solution	41,069	94,835	53,766
PR-4036	Centralised Sports Floodlight Control System Installation	-	656	656
PR-4046	Mirraboooka Ave, Landsdale, Upgrade from Hepburn Ave to Gnangara Rd to Dual Carriageway	-	1,500	1,500
PR-4055	Renew Finance System	-	380,583	380,583
PR-4065	Moorpark Ave, Yanchep, New Acquisition of Land	19,590	19,590	-
PR-4067	Sovereign Drive, Two Rocks, Renew Foreshore and Dune Environment	5,642	4,122	(1,520)
PR-4068	New Assets Management System	263,926	291,348	27,422
PR-4070	Renew Reporting Portal	-	269,970	269,970
PR-4071	Renew Customer Request Management System	18,168	17,600	(568)
PR-4074	Renew Facilities Management System	61,861	52,153	(9,708)
PR-4075	New Enterprise Project Management System	23,894	18,269	(5,625)
PR-4077	New Human Resource Systems	86,166	131,811	45,645
PR-4078	Kingsway Aquatic Play Space, Darch, New Play Space	430,500	426,151	(4,349)
PR-4084	Girrawheen Senior Citizens Centre, Girrawheen, Upgrade Building	-	255	255
PR-4087	Margaret Cockman Pavilion Wanneroo Showgrounds, Wanneroo, Upgrade Insulation	-	3,731	3,731
PR-4098	Pinjar Road, Banksia Grove, Upgrade Carriageway from Blackberry Dr to Joondalup Dr	-	948,407	948,407
PR-4100	Lynton Park, Yanchep, Upgrade Passive Park	-	8,560	8,560
PR-4108	Wanneroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	-	53,666	53,666
PR-4111	Belhaven Park, Quinns Rocks, New Sports Amenities Building	343,516	333,223	(10,293)
PR-4113	John Moloney Park, Marangaroo, Upgrade Sports Floodlighting	249,100	284,938	35,838
PR-4118	Abbeville Park, Mindarie, Upgrade Storage Rooms	136,287	168,645	32,358
PR-4125	Time Locks In Public Toilets, Various Locations, New Installations	-	1,244	1,244
PR-4140	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	3,375,821	3,359,330	(16,491)
PR-4145	Splendid Park, Yanchep, New Skate Park	2,924	18,979	16,055
PR-4146	Marmion Ave, Various Locations, New Bus Shelters	54,400	52,193	(2,207)
PR-4147	Blackmore Avenue, Girrawheen - Traffic Management Scheme	-	87,248	87,248
PR-4152	Delamere Park, Banksia Grove, New Dog Exercise Area	190,713	-	(190,713)
PR-4162	Heath Park, Eglinton, New Floodlighting	111,977	86,772	(25,205)
PR-4167	Wesco Rd, Nowergup, Upgrade Guideposts, Raised Reflective Pavement Markers and Edgelines	-	1,358	1,358
PR-4169	Mindarie Breakwater, Mindarie, Maintenance Management Plan	41,278	60,234	18,956
PR-4177	Marangaroo Family Centre Site, Marangaroo, Acquisition of Additional Land	64,500	65,000	500
PR-4181	AFL Changerooms, Various Locations, Upgrade Facilities to Unisex	15,000	6,200	(8,800)
PR-4183	Wanneroo Central Volunteer Fire Brigade, New Transportable Changerooms	50,600	53,142	2,542
PR-4219	Quinns Rocks, Various locations, Upgrade traffic treatments around schools	30,000	20,000	(10,000)
		14,243,415	12,580,507	(1,662,908)

INVESTMENT SUMMARY - As At 30 September 2019										
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$		Accrued Interest
Current Account Investment Group										
13,687,860.00	0.95	Commonwealth Bank of Australia Perth	A1	N/A		N/A	13,687,860.00			
13,687,860.00	0.95%						13,687,860.00			
Term Investment Group										
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,089,657.53	34,657.53		89,657.53
5,000,000.00	2.55	Suncorp	A1	28-October-2019	5,000,000.00	28-March-2019	5,064,972.60	32,136.99		64,972.60
5,000,000.00	2.80	Bendigo Bank	A2	01-October-2019	5,000,000.00	27-September-2018	5,141,150.68	35,287.67		141,150.68
5,000,000.00	2.80	Bendigo Bank	A2	07-October-2019	5,000,000.00	27-September-2018	5,141,150.68	35,287.67		141,150.68
5,000,000.00	2.75	Bank of Queensland	A2	14-October-2019	5,000,000.00	27-September-2018	5,138,630.14	34,657.53		138,630.14
5,000,000.00	2.75	Bank of Queensland	A2	21-October-2019	5,000,000.00	27-September-2018	5,138,630.14	34,657.53		138,630.14
5,000,000.00	2.75	Bank of Queensland	A2	28-October-2019	5,000,000.00	08-October-2018	5,134,486.30	34,657.53		134,486.30
5,000,000.00	2.75	Bank of Queensland	A2	06-November-2019	5,000,000.00	08-October-2018	5,134,486.30	34,657.53		134,486.30
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	06-November-2019	5,000,000.00	15-October-2018	5,033,782.19	34,153.42		33,782.19
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	12-November-2019	5,000,000.00	15-October-2018	5,033,782.19	34,153.42		33,782.19
10,000,000.00	2.67	Bankwest	A1	18-November-2019	10,000,000.00	26-October-2018	10,247,980.82	67,298.63		247,980.82
10,000,000.00	2.67	Bankwest	A1	28-November-2019	10,000,000.00	26-October-2018	10,247,980.82	67,298.63		247,980.82
5,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	04-December-2019	5,000,000.00	08-November-2018	5,033,532.89	33,901.37		33,532.89
10,000,000.00	2.75	Bendigo Bank	A2	12-December-2019	10,000,000.00	15-November-2018	10,240,342.47	69,315.07		240,342.47
10,000,000.00	2.75	Bendigo Bank	A2	04-December-2019	10,000,000.00	16-November-2018	10,239,589.04	69,315.07		239,589.04
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,239,589.04	69,315.07		239,589.04
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,229,794.52	69,315.07		229,794.52
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,221,506.85	69,315.07		221,506.85
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	20-December-2019	10,000,000.00	20-December-2018	10,213,972.60	69,315.07		213,972.60
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,200,410.96	69,315.07		200,410.96
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,099,828.77	34,657.53		99,828.77
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,189,109.59	69,315.07		189,109.59
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,091,917.81	34,657.53		91,917.81
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,325,479.45	136,109.59		325,479.45
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,149,561.64	66,794.52		149,561.64
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,152,383.56	68,054.79		152,383.56
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,071,383.56	34,027.40		71,383.56
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,133,205.48	65,534.25		133,205.48
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,099,879.45	62,509.59		99,879.45
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,098,630.14	63,013.70		98,630.14
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,098,630.14	63,013.70		98,630.14
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,067,739.73	54,191.78		67,739.73
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,069,041.10	60,493.15		69,041.10
5,000,000.00	2.40	Westpac Banking Corporation	A1	01-July-2020	5,000,000.00	01-July-2019	5,029,917.81	29,917.81		29,917.81
5,000,000.00	2.00	Westpac Banking Corporation	A1	08-June-2020	5,000,000.00	08-July-2019	5,023,013.70	23,013.70		23,013.70
5,000,000.00	1.90	National Australia Bank	A1	23-June-2020	5,000,000.00	17-July-2019	5,019,520.55	19,520.55		19,520.55
15,000,000.00	1.80	National Australia Bank	A1	07-July-2020	15,000,000.00	06-August-2019	15,040,684.93	40,684.93		40,684.93
10,000,000.00	1.80	Westpac Banking Corporation	A1	19-May-2020	10,000,000.00	15-August-2019	10,022,684.93	22,684.93		22,684.93
10,000,000.00	1.80	Westpac Banking Corporation	A1	08-June-2020	10,000,000.00	15-August-2019	10,022,684.93	22,684.93		22,684.93
5,000,000.00	1.80	Westpac Banking Corporation	A1	15-July-2020	5,000,000.00	15-August-2019	5,011,342.47	11,342.47		11,342.47
10,000,000.00	1.62	Westpac Banking Corporation	A1	24-August-2020	10,000,000.00	23-August-2019	10,016,865.75	16,865.75		16,865.75
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	28-July-2020	5,000,000.00	28-August-2019	5,007,458.90	7,458.90		7,458.90
5,000,000.00	1.61	Westpac Banking Corporation	A1	28-July-2020	5,000,000.00	28-August-2019	5,007,278.08	7,278.08		7,278.08
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	11-August-2020	10,000,000.00	04-September-2019	10,011,397.26	11,397.26		11,397.26
5,000,000.00	1.60	Members Equity Bank Melbourne	A2	18-August-2020	5,000,000.00	04-September-2019	5,005,698.63	5,698.63		5,698.63
10,000,000.00	1.60	Bank of Queensland	A2	06-August-2020	10,000,000.00	04-September-2019	10,011,397.26	11,397.26		11,397.26
10,000,000.00	1.67	Westpac Banking Corporation	A1	07-September-2020	10,000,000.00	06-September-2019	10,010,980.82	10,980.82		10,980.82
10,000,000.00	1.68	Suncorp	A1	06-April-2020	10,000,000.00	06-September-2019	10,011,046.58	11,046.58		11,046.58
10,000,000.00	1.68	Suncorp	A1	23-April-2020	10,000,000.00	09-September-2019	10,009,665.75	9,665.75		9,665.75
5,000,000.00	1.76	Westpac Banking Corporation	A1	15-September-2020	5,000,000.00	16-September-2019	5,003,375.34	3,375.34		3,375.34
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	22-September-2020	5,000,000.00	24-September-2019	5,001,356.16	1,356.16		1,356.16
410,000,000.00	2.35%						415,078,589.04	2,076,753.42		5,078,589.04
	Weighted Return									
423,687,860.00	2.30%	Totals					428,766,449.04	2,076,753.42		5,078,589.04

1.74% 12 month UBS Australia Bank Bill Index for 30 September 2019

0.56% 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 September 2019

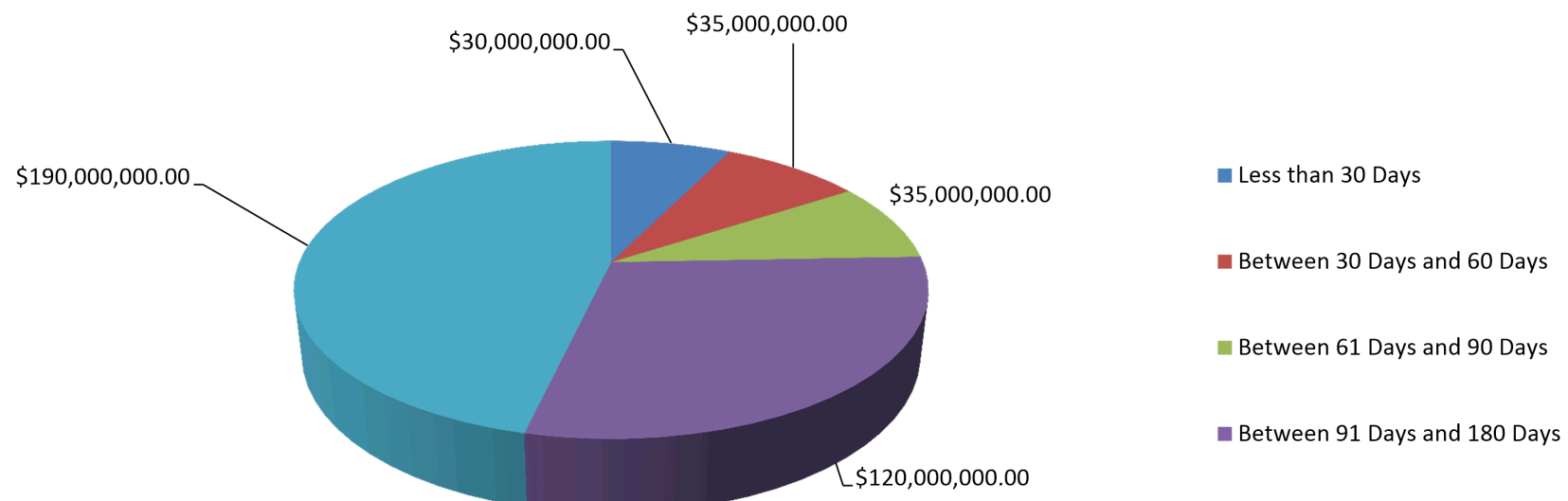
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	28,687,860.00	211,843,930.00	6.77	50.00
National Australia Bank	A1	20,000,000.00	211,843,930.00	4.72	50.00
Westpac Banking Corporation	A1	105,000,000.00	211,843,930.00	24.78	50.00
Suncorp	A1	25,000,000.00	211,843,930.00	5.90	50.00
Bankwest	A1	20,000,000.00	211,843,930.00	4.72	50.00
Bank of Queensland	A2	45,000,000.00	105,921,965.00	10.62	25.00
Bendigo Bank	A2	50,000,000.00	105,921,965.00	11.80	25.00
Members Equity Bank Melbourne	A2	80,000,000.00	105,921,965.00	18.88	25.00
IMB Bank	A2	20,000,000.00	105,921,965.00	4.72	25.00
Rural Bank	A2	30,000,000.00	105,921,965.00	7.08	25.00
Totals		423,687,860.00		100.00	

OVERALL CREDIT PROFILE - As At 30 September 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	198,687,860.00	423,687,860.00	46.89	100.00
Subtotal of Securities	A2	225,000,000.00	338,950,288.00	53.11	80.00
Totals		423,687,860.00		100.00	

Maturity Breakdown - As At 30 September 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	\$13,687,860.00	3.23%	1.00	\$13,687,860.00	\$13,687,860.00
Less than 30 Days	\$30,000,000.00	7.08%	6.00	\$5,000,000.00	\$5,000,000.00
Between 30 Days and 60 Days	\$35,000,000.00	8.26%	5.00	\$5,000,000.00	\$10,000,000.00
Between 61 Days and 90 Days	\$35,000,000.00	8.26%	4.00	\$5,000,000.00	\$10,000,000.00
Between 91 Days and 180 Days	\$120,000,000.00	28.32%	13.00	\$5,000,000.00	\$20,000,000.00
Between 181 Days and over 1 year	\$190,000,000.00	44.84%	23.00	\$5,000,000.00	\$15,000,000.00
Totals	\$423,687,860.00	100.00%	52.00		



**RATE SETTING STATEMENT
(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 30 SEPTEMBER 2019**

Attachment 7

Description	Year To Date				Annual			
	Actual	Revised Budget	Variance		Adopted Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%
Opening Surplus/(Deficit)	0	(19,585,667)	19,585,667	0	(19,585,667)	(19,585,667)	0	0
OPERATING ACTIVITIES								
Revenues								
Operating Grants, Subsidies & Contributions	1,523,036	1,990,428	(467,392)	(23)	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	34,131,166	34,201,340	(70,174)	(0)	46,787,670	46,787,670	0	0
Interest Earnings	2,488,641	2,358,634	130,007	6	8,715,234	8,715,234	0	0
Other Revenue	86,431	154,902	(68,471)	(44)	627,194	627,194	0	0
	38,229,274	38,705,304	(476,030)	(1)	66,990,779	66,880,394	(110,385)	(0)
Expenses								
Employee Costs	(18,232,330)	(19,130,794)	898,464	5	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(12,863,341)	(15,946,023)	3,082,682	19	(68,528,997)	(68,529,012)	(15)	(0)
Utility Charges	(2,192,302)	(2,267,516)	75,214	3	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(10,232,727)	(10,232,727)	0	0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(1,028,962)	(1,086,576)	57,614	5	(4,111,186)	(4,111,186)	0	0
Insurance	(285,579)	(377,352)	91,773	24	(1,510,000)	(1,510,000)	0	0
	(44,835,242)	(49,040,988)	4,205,746	9	(201,618,476)	(201,618,486)	(10)	(0)
Non-Cash Amounts Excluded								
Depreciation	10,232,727	10,232,727	0	0	40,947,313	40,947,295	18	0
	3,626,759	(102,957)	3,729,716	3,623	(93,680,384)	(93,790,797)	(110,413)	(0)
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	5,029,982	4,574,779	455,203	10	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	80,734	146,247	(65,513)	(45)	585,217	585,217	0	0
Loss on Assets Disposals	0	(102,780)	102,780	0	(14,110,346)	(14,110,346)	0	0
TPS & DCP Revenues	2,688,683	3,995,673	(1,306,990)	(33)	15,288,167	15,288,168	1	0
TPS & DCP Expenses	(67,438)	(1,958,065)	1,890,627	97	(8,031,975)	(8,031,977)	(2)	(0)
Capital Expenditure	(20,124,656)	(23,062,223)	2,937,567	13	(91,087,387)	(90,854,902)	232,485	0
Proceeds From Disposal Of Assets	243,028	371,063	(128,034)	(35)	1,484,250	1,484,250	0	0
	(12,149,665)	(16,035,307)	3,885,641	24	(50,798,961)	(50,566,471)	232,490	0
Non-Cash Amounts Excluded								
Contributed Physical Assets	0	0	0	0	(16,274,500)	(16,274,500)	0	0
Profit on Asset Disposals	(80,734)	(146,247)	65,513	45	(585,217)	(585,217)	0	0
Loss on Assets Disposals	0	102,780	(102,780)	(0)	14,110,346	14,110,346	0	0
	(80,734)	(43,467)	(37,267)	(86)	(2,749,371)	(2,749,371)	0	0
	(12,230,400)	(16,078,774)	3,848,374	24	(53,548,332)	(53,315,842)	232,490	0
FINANCING ACTIVITIES								
Contributions from New Loans	0	1,815,800	(1,815,800)	(0)	7,263,200	7,263,200	0	0
Transfers from Restricted Grants, Contributions & Loans	662,095	5,486,686	(4,824,591)	(88)	21,836,335	21,946,743	(110,408)	(1)
Transfers to Restricted Grants, Contributions & Loans	(5,033,091)	0	(5,033,091)	(100)	0	0	0	0
Transfers from Reserves	1,833,243	8,715,626	(6,882,383)	(79)	35,094,989	34,862,504	(232,485)	(1)
Transfers to Reserves	(6,013,106)	(10,345,535)	4,332,429	42	(41,382,138)	(41,382,138)	0	0
Transfers from Schemes	3,708,530	5,211,858	(1,503,328)	(29)	20,847,432	20,847,432	0	0
Transfers to Schemes	0	(3,106,836)	3,106,836	100	(12,427,342)	(12,427,342)	0	0
	(4,842,329)	7,777,600	(12,619,929)	(162)	31,232,476	31,110,399	(122,077)	(0)
BUDGET DEFICIENCY	(13,445,969)	(8,404,131)	(5,041,839)	(60)	(115,996,240)	(115,996,240)	0	0
Amount To Be Raised From Rates	133,000,945	133,261,200	(260,255)	(0)	135,581,907	135,581,907	0	0
Closing Surplus/(Deficit)	119,554,976	105,271,402	14,283,574	14	0	0	0	0

Note: Actual opening surplus balance is estimated figures.

Transactional Finance

3.12 Warrant of Payments for the Period to 30 September 2019

File Ref: 1859V02 – 19/381118
 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 September 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 September 2019:

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – September 2019		
Cheque Numbers	117733 - 117937	\$240,505.06
EFT Document Numbers	3626 - 3654	<u>\$26,412,360.22</u>
TOTAL ACCOUNTS PAID		<u>\$26,652,865.28</u>
Less Cancelled Cheques		(\$5,245.95)
Manual Journals		\$1,036,347.39
Town Planning Scheme		<u>(\$2,326,461.69)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$25,357,505.03</u>
Municipal Fund – Bank A/C		
Accounts Paid – September 2019		
Municipal Recoup		\$25,357,505.03
Direct Payments		\$62,557.12
Payroll – Direct Debits		<u>\$3,506,532.73</u>
TOTAL ACCOUNTS PAID		<u>\$28,926,594.88</u>
Town Planning Scheme		
Accounts Paid – September 2019		
Cell 1		\$2,321,741.67
Cell 4		\$2,022.50
Cell 5		\$876.69
Cell 8		<u>\$1,820.83</u>
TOTAL ACCOUNTS PAID		<u>\$2,326,461.69</u>

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of September 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 September 2019, as summarised below: -

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – September 2019		
Cheque Numbers	117733 - 117937	\$240,505.06
EFT Document Numbers	3626 - 3654	<u>\$26,412,360.22</u>
TOTAL ACCOUNTS PAID		<u>\$26,652,865.28</u>
Less Cancelled Cheques		(\$5,245.95)
Manual Journals		\$1,036,347.39
Town Planning Scheme		<u>(\$2,326,461.69)</u>

RECOUP FROM MUNICIPAL FUND		<u>\$25,357,505.03</u>
Municipal Fund – Bank A/C		
Accounts Paid – September 2019		
Municipal Recoup		\$25,357,505.03
Direct Payments		\$62,557.12
Payroll – Direct Debits		<u>\$3,506,532.73</u>
TOTAL ACCOUNTS PAID		<u>\$28,926,594.88</u>
Town Planning Scheme		
Accounts Paid – September 2019		
Cell 1		\$2,321,741.67
Cell 4		\$2,022.50
Cell 5		\$876.69
Cell 8		<u>\$1,820.83</u>
TOTAL ACCOUNTS PAID		<u>\$2,326,461.69</u>

WARRANT OF PAYMENTS SEPTEMBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00117733	03/09/2019	Rates Refund	\$1,205.66
00117734	03/09/2019	Trung Jason Nguyen	\$150.00
		Bond Refund	
00117735	03/09/2019	Karri Anna Tormey	\$150.00
		Bond Refund	
00117736	03/09/2019	Jaguars Softball Club Incorporated	\$100.00
		Bond Refund	
00117737	03/09/2019	Dennis Hopkins	\$850.00
		Bond Refund	
00117738	03/09/2019	Mrs Bhavika Raichura	\$850.00
		Bond Refund	
00117739	03/09/2019	Crina Borbil	\$100.00
		Bond Refund	
00117740	03/09/2019	MPI Property Investment School	\$140.00
		Refund - Room Hire 19.09.2019	
00117741	03/09/2019	Robyn De Vries	\$100.00
		Bond Refund	
00117742	03/09/2019	Retrospective Solutions	\$441.00
		Refund – Development Application - Withdrawn	
00117743	03/09/2019	Emmalene Steadman	\$100.00
		Bond Refund	
00117744	03/09/2019	Annette Pinnell	\$540.00
		Bond Refund	
00117745	03/09/2019	Aashish Sanjay Bhuvu	\$540.00
		Bond Refund	
00117746	03/09/2019	Sharon Hill	\$850.00
		Bond Refund	
00117747	03/09/2019	Filipino Association in Banksia Grove	\$350.00
		Bond Refund	
00117748	03/09/2019	Karen Hastie	\$350.00
		Bond Refund	
00117749	03/09/2019	Burgess Design Group	\$706.32

		Refund - Fees Not Expended Processing Amendment No 15 To The East Wannon Cell 5 Structure Plan No 7	
00117750	03/09/2019	Lorraine Wallace	\$150.00
		Bond Refund	
00117751	03/09/2019	Mrs Jeanne Dixon	\$192.00
		Refund - Overpayment Of HACC Account - Finance	
00117752	03/09/2019	Rates Refund	\$17,940.04
00117753	03/09/2019	Rates Refund	\$736.84
00117754	03/09/2019	Rates Refund	\$544.15
00117755	03/09/2019	Rates Refund	\$810.52
00117756	03/09/2019	Rates Refund	\$538.37
00117757	03/09/2019	Sarah Walsh	\$360.00
		Vehicle Crossing Subsidy	
00117758	03/09/2019	Vyoma Rajyaguru	\$30.00
		Dog Registration Refund - Sterilised	
00117759	03/09/2019	Amy Huntjens	\$150.00
		Dog Registration Refund - Sterilised	
00117760	03/09/2019	Lea Crummer	\$20.00
		Dog Registration Refund - Overcharged	
00117761	03/09/2019	Danijel Pantovic	\$10.00
		Dog Registration Refund - Overcharged	
00117762	03/09/2019	Michelle Betton	\$77.50
		Dog Registration Refund - Sterilised	
00117763	03/09/2019	Rates Refund	\$480.38
00117764	03/09/2019	Anthony Russell	\$166.65
		Refund - Building Application - Incorrect Application	
00117765	03/09/2019	Ian Minotti	\$141.00
		Refund - Sign Licence - Incorrect Fees	
00117766	03/09/2019	Outdoor World	\$49.66
		Refund - Building Application Fee - CTF Levy	
00117767	03/09/2019	Rates Refund	\$262.30
00117768	03/09/2019	High Flyers Trampoline & Gymnastics	\$200.00
		Sponsorship - 1 Member - National Clubs Carnival 2019 - Gold Coast - 22 - 30.09.2019	
00117769	03/09/2019	Girrawheen Library Petty Cash	\$96.30
		Petty Cash	
00117770	03/09/2019	Telstra	\$133.41
		Phone Charges For The City	
00117771	03/09/2019	Redink Homes Pty Ltd	\$949.73
		Refund - Street & Verge Bond	
00117772	06/09/2019	Cancelled	
00117773	06/09/2019	Lorraine Logan	\$2,000.00
		Refund - Street & Verge Bond	
00117774	10/09/2019	Rates Refund	\$704.06
00117775	10/09/2019	Kye Weatherall	\$64.20
		Refund - Copies Of Plans - Unavailable	

00117776	10/09/2019	Rates Refund	\$419.46
00117777	10/09/2019	Zengcad	\$147.00
		Refund - Development Application - Withdrawn	
00117778	10/09/2019	Wybren Pty Ltd	\$20.30
		Refund - Development Application - Overpayment	
00117779	10/09/2019	Diabetes WA	\$54.60
		Hire Fee Refund	
00117780	10/09/2019	Mills Oakley Lawyers	\$73.00
		Refund - Subdivision Approval - Unable To Provide As Was Approved By WAPC	
00117781	10/09/2019	Ahmed Abualeoun	\$350.00
		Bond Refund	
00117782	10/09/2019	Narmeen Bolas	\$850.00
		Bond Refund	
00117783	10/09/2019	Felicity Lee Heeney	\$100.00
		Bond Refund	
00117784	10/09/2019	Hodae Zebe	\$350.00
		Bond Refund	
00117785	10/09/2019	Stephanie Leonard	\$350.00
		Bond Refund	
00117786	10/09/2019	Heather Cole	\$540.00
		Bond Refund	
00117787	10/09/2019	Stephanie Onsoe	\$350.00
		Bond Refund	
00117788	10/09/2019	Joondalup Malayalee Association Incorporated	\$540.00
		Bond Refund	
00117789	10/09/2019	Mansoor Sarvani	\$350.00
		Bond Refund	
00117790	10/09/2019	Amanda Nyamadzawo	\$350.00
		Bond Refund	
00117791	10/09/2019	Shree Kutchi Leva Patel Community WA	\$540.00
		Bond Refund	
00117792	10/09/2019	North Coast Rugby Union Junior Football Club Incorporated	\$100.00
		Bond Refund	
00117793	10/09/2019	Leanne Dryburgh	\$27.30
		Hire Fee Refund	
00117794	10/09/2019	Maria Cristina Roberts	\$360.00
		Vehicle Crossing Subsidy	
00117795	10/09/2019	Alkimos Tavern Pty Ltd	\$883.20
		Refund - Food & Liquor Licensing - Duplication	
00117796	10/09/2019	Weight Watchers Australasia	\$105.25
		Hire Fee Refund	
00117797	10/09/2019	Rates Refund	\$121.00
00117798	10/09/2019	Rates Refund	\$652.63
00117799	10/09/2019	Rates Refund	\$705.26
00117800	10/09/2019	Rates Refund	\$821.05

00117801	10/09/2019	Rates Refund	\$157.87
00117802	10/09/2019	Rates Refund	\$894.73
00117803	10/09/2019	Rates Refund	\$929.41
00117804	10/09/2019	Rates Refund	\$182.95
00117805	10/09/2019	Rates Refund	\$915.79
00117806	10/09/2019	Rates Refund	\$705.26
00117807	10/09/2019	Rates Refund	\$852.63
00117808	10/09/2019	Rates Refund	\$533.03
00117809	10/09/2019	Rates Refund	\$673.68
00117810	10/09/2019	Rates Refund	\$736.84
00117811	10/09/2019	Rates Refund	\$573.70
00117812	10/09/2019	Rates Refund	\$929.41
00117813	10/09/2019	Rates Refund	\$757.90
00117814	10/09/2019	Rates Refund	\$652.63
00117815	10/09/2019	Rates Refund	\$668.39
00117816	10/09/2019	Rates Refund	\$2,115.25
00117817	10/09/2019	Lynda Jane	\$61.65
		Refund - Building Application - BSL Only	
00117818	10/09/2019	Rates Refund	\$636.32
00117819	10/09/2019	Rates Refund	\$64.62
00117820	10/09/2019	Barry Snesar	\$1,000.00
		Refund - Street & Verge Bond	
00117821	10/09/2019	Grassco Metcalf Evolution Pty Ltd Trading As The Academy Of Mixed Martial Arts	\$600.00
		Sponsorship - 3 Members To Attend The Pan Pacific BJJ Championships - Melbourne - 25 - 27.10.2019	
00117822	10/09/2019	Cancelled	
00117823	10/09/2019	Cancelled	
00117824	10/09/2019	Samantha Hutton	\$60.00
		Refund - Cancelled Membership - Aquamotion	
00117825	11/09/2019	Cancelled	
00117826	11/09/2019	Cancelled	
00117827	11/09/2019	Cancelled	
00117828	11/09/2019	Cancelled	
00117829	11/09/2019	Wanneroo Library Petty Cash	\$278.00
		Petty Cash - In System As Cheque 1172829	
00117830	11/09/2019	Cancelled	
00117831	11/09/2019	Water Corporation	\$13,520.88
		Water Supplies For The City - In System As Cheque 1172831	
00117832	11/09/2019	Telstra	\$1,355.47
		Phone Charges For The City - In System As Cheque 1172832	
00117833	11/09/2019	Cr F Cvitan	\$2,683.11
		Monthly Allowance	
00117834	11/09/2019	Pritchard Francis Consulting Pty Ltd	\$1,529.00
		Inspection - Quinns Beach Staircase - Assets	

00117835	11/09/2019	Shire of Augusta-Margaret River	\$2,222.89
		Reimbursement Of Long Service Leave - C Preston - People & Culture	
00117836	11/09/2019	Slattery Asset Advisory	\$13,200.00
		Provision Of Fair Value Calculations - Transportation/Fleet Assets	
00117837	17/09/2019	Rates Refund	\$936.62
00117838	17/09/2019	Dillon John Dcastro	\$350.00
		Bond Refund	
00117839	17/09/2019	Carol Antram	\$150.00
		Bond Refund	
00117840	17/09/2019	Clare Houghton	\$100.00
		Bond Refund	
00117841	17/09/2019	Donna Rudd	\$100.00
		Bond Refund	
00117842	17/09/2019	Samirkumar Patel	\$350.00
		Bond Refund	
00117843	17/09/2019	Amanda Lacy	\$100.00
		Bond Refund	
00117844	17/09/2019	Sagar Hindocha	\$850.00
		Bond Refund	
00117845	17/09/2019	Rebecca Willmans	\$150.00
		Bond Refund	
00117846	17/09/2019	Holly Muggleton	\$100.00
		Bond Refund	
00117847	17/09/2019	Luke Dennis	\$350.00
		Bond Refund	
00117848	17/09/2019	Neil Fabros	\$150.00
		Bond Refund	
00117849	17/09/2019	Rates Refund	\$1,819.00
00117850	17/09/2019	Martin Bassula	\$147.00
		Refund - Development Application - Not Required	
00117851	17/09/2019	Phil Milton	\$147.00
		Refund - Development Application - Not Required	
00117852	17/09/2019	Vivienne Kelly	\$75.00
		Dog Registration Refund - Sterilised	
00117853	17/09/2019	Equestrian Western Australia State	\$600.00
		Sponsorship - 3 Attendees - 2019 Australian Interschool Championship - Horsley Park NSW 28.09.2019 - 03.10.2019	
00117854	17/09/2019	North Coastal Children's Community Choir Incorporated	\$642.14
		Donation - Purchase A 10 Channel Mixing Console And Acer Computer - Citizenship Ceremony & RAAFA Christmas Show	
00117855	17/09/2019	Rates Refund	\$610.53
00117856	17/09/2019	Rates Refund	\$167.52
00117857	17/09/2019	Rates Refund	\$923.62
00117858	17/09/2019	Rates Refund	\$810.52

00117859	17/09/2019	Rates Refund	\$400.00
00117860	17/09/2019	Rates Refund	\$544.15
00117861	17/09/2019	Rates Refund	\$623.12
00117862	17/09/2019	Rates Refund	\$315.00
00117863	17/09/2019	Rates Refund	\$315.00
00117864	17/09/2019	Rates Refund	\$63.70
00117865	17/09/2019	Mr Peter Wilson	\$30.00
		Dog Registration Refund - Sterilised	
00117866	17/09/2019	Youth Futures WA	\$222.40
		Hire Fee Refund	
00117867	17/09/2019	Cancelled	
00117868	17/09/2019	Rates Refund	\$1,799.47
00117869	17/09/2019	Richard Lamacraft	\$2,000.00
		Refund - Street & Verge Bond	
00117870	17/09/2019	City of Wanneroo	\$450.00
		Cash Advance - Gold Program Bus Hire - 24.09.2019	
		Cash Advance - External Catering Farewell - M Brennand	
00117871	17/09/2019	Water Corporation	\$14,452.36
		Water Supplies For The City	
00117872	17/09/2019	Telstra	\$44,875.28
		Phone Charges For The City	
00117873	17/09/2019	Ben Trager Homes Pty Ltd	\$1,517.70
		Refund - Development Application - Withdrawn	
00117874	24/09/2019	Hermanus Smith	\$540.00
		Bond Refund	
00117875	24/09/2019	Simone Herbert	\$100.00
		Bond Refund	
00117876	24/09/2019	Karen E Beenhardt	\$100.00
		Bond Refund	
00117877	24/09/2019	VU Khac Nguyen Dang	\$850.00
		Bond Refund	
00117878	24/09/2019	Jessica Orchard	\$100.00
		Bond Refund	
00117879	24/09/2019	Shaun Cook	\$53.20
		Refund - Copies Of Plans - Only Site Plan Available	
00117880	24/09/2019	Gerardo Perez	\$10.80
		Refund - Copies Of Plans - Plans Not Available	
00117881	24/09/2019	Lisa McQuoid	\$159.35
		Refund - Building Application Fee - Cancelled - Construction Value Changed	
00117882	24/09/2019	Alessa Franchina	\$540.00
		Bond Refund	
00117883	24/09/2019	Tara Compton	\$850.00
		Bond Refund	
00117884	24/09/2019	Malanie Scholtz	\$850.00
		Bond Refund	

00117885	24/09/2019	Elise Knowles	\$100.00
		Bond Refund	
00117886	24/09/2019	Bhumi Hirani	\$350.00
		Bond Refund	
00117887	24/09/2019	Jibumon Abraham	\$100.00
		Bond Refund	
00117888	24/09/2019	Hewot Barega Debebe	\$100.00
		Bond Refund	
00117889	24/09/2019	Fenny Isaac	\$100.00
		Bond Refund	
00117890	24/09/2019	Quinns Districts Amateur Football Club	\$850.00
		Bond Refund	
00117891	24/09/2019	Rosina La Rosa	\$100.00
		Bond Refund	
00117892	24/09/2019	Rates Refund	\$575.50
00117893	24/09/2019	Rates Refund	\$672.37
00117894	24/09/2019	Joseph Kelly	\$25.00
		Refund - Copies Of Septic Tank Plans - Unable To Be Printed	
00117895	24/09/2019	Blake Luxford	\$147.60
		Refund - Building Application - Encoded In Error	
00117896	24/09/2019	Rates Refund	\$498.75
00117897	24/09/2019	Rates Refund	\$457.14
00117898	24/09/2019	Ngala Community Service	\$678.10
		Payment Refund - Subsidy Towards Booking - F52927-60367	
00117899	24/09/2019	North Coast Rugby Union Football Club	\$850.00
		Bond Refund	
00117900	24/09/2019	Raymond Villa	\$12.00
		Refund (Partial) - Verge Licence - Not Required	
00117901	24/09/2019	Profounder Factory Direct Pty Ltd	\$105.00
		Refund - Building Application - Overdue Due To System Errors	
00117902	24/09/2019	David Green	\$360.00
		Vehicle Crossing Subsidy	
00117903	24/09/2019	Carolyn Andrews	\$360.00
		Vehicle Crossing Subsidy	
00117904	24/09/2019	L S Petrou	\$360.00
		Vehicle Crossing Subsidy	
00117905	24/09/2019	Mellisa-Jade Smith	\$25.00
		Dog Registration Refund	
00117906	24/09/2019	Kylie Pereira	\$80.00
		Refund - Candidate Nomination Fee - Not Eligible	
00117907	24/09/2019	Jillian Collins	\$885.00
		Refund - Development Application - Withdrawn By Applicant	
00117908	24/09/2019	Rates Refund	\$1,207.09
00117909	24/09/2019	Rates Refund	\$384.26

00117910	24/09/2019	Rates Refund	\$18.00
00117911	24/09/2019	Christi Laurent	\$80.00
		Dog Registration Refund - Deceased	
00117912	24/09/2019	Rates Refund	\$66.10
00117913	24/09/2019	WBHOSRGJV	\$147.00
		Refund - Development Application - Not Required	
00117914	24/09/2019	Tracey Haskayne	\$77.50
		Dog Registration Refund - Sterilised	
00117915	24/09/2019	Linda Ruth Haynes	\$20.00
		Dog Registration Refund - Deceased	
00117916	24/09/2019	Jaqueline Evans	\$30.00
		Refund - Food Business Notification Fee - Duplication Of Application	
00117917	24/09/2019	Gary Hawkes	\$61.65
		Refund - Building Application - Cancelled	
00117918	24/09/2019	Girrawheen Library Petty Cash	\$160.80
		Petty Cash	
00117919	24/09/2019	Hainsworth Youth Services Petty Cash	\$265.05
		Petty Cash	
00117920	24/09/2019	Facility Officer WLCC Petty Cash	\$88.90
		Petty Cash	
00117921	24/09/2019	Water Corporation	\$13,467.52
		Water Charges For The City	
00117922	24/09/2019	Telstra	\$28,797.56
		Phone Charges For The City	
00117923	24/09/2019	Clarkson Library Petty Cash	\$342.60
		Petty Cash	
00117924	24/09/2019	Kingsway Stadium Petty Cash	\$206.60
		Petty Cash	
00117925	24/09/2019	Carrisa Pty Ltd	\$429.78
		Refund - Building Application Fee System Error - Application Not Completed In Timeframe	
00117926	24/09/2019	Mr Gregg Harwood	\$116.00
		Reimbursement - Messenger Bags For Coastal Rangers	
00117927	25/09/2019	Aboriginal Insights	\$220.00
		Workshop - Aboriginal Insights Building Cultural Confidence 22.08.2019 - Community Planning	
00117928	25/09/2019	Australian Training Management Pty Ltd	\$4,180.00
		Dogging & Rigging Course - 4 Attendees - Engineering	
00117929	25/09/2019	City of Whittlesea	\$1,265.00
		Registration - 2019 NGAA National Congress - 1 Attendee - Economic Development	
00117930	25/09/2019	Get Home Safe Limited	\$363.38
		Subscription - Software - IT	
00117931	25/09/2019	Impact Training Corporation	\$3,497.16

		Training - Sales - Aquamotion & Kingsway	
00117932	25/09/2019	Logiudice Property Group	\$732.05
		Quarterly Admin/Reserve Fund Levy - Mindarie Medical Centre - Property	
00117933	25/09/2019	Repco	\$128.88
		Vehicle Spare Parts - Stores	
00117934	25/09/2019	SoundPack Solutions	\$411.30
		DVD Cases - Library Services	
00117935	25/09/2019	The Honda Shop	\$821.03
		Vehicle Spare Parts - Fleet	
00117936	25/09/2019	Two Rocks Volunteer Bush Fire Brigade	\$55.00
		Reimbursement - A3 Laminator & Pouches - Fire Services	
00117937	25/09/2019	William Buck (WA) Pty Ltd	\$701.36
		Audit & Risk Committee Reporting - Enterprise Risk Management	
		Total Director Corporate Services Advance - Cheques	\$240,505.06
ELECTRONIC FUNDS TRANSFER			
00003626	03/09/2019		
		Synergy	\$36,476.32
		Power Supplies For The City	
00003627	03/09/2019		
		Australian Taxation Office	\$550,088.00
		Payroll Deductions Period Ending 23.08.2019	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Celebration Homes Pty Ltd	\$5,387.55
		Refund - Street & Verge Bond X 3	
		Refund - Building Application Fee - Error With Online Form	
		Child Support Agency	\$1,193.33
		Payroll Deduction For Week Ending 23.08.2019	
		Dale Alcock Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Home Group WA Pty Ltd	\$3,102.17
		Refund - Street & Verge Bond X 2	
		Homebuyers Centre	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond X 1	
		LD & D Australia Pty Ltd	\$371.55
		Milk Deliveries For The City	
		Local Government Planners Association	\$340.00
		Seminar - LPGA Legal Update 2019	
		Seminar - 4 Attendees - Planning	

		Mr Evan Pethick	\$218.95
		Reimbursement - Diesel Fuel For Water Truck - Shell Card Declined	
		Mrs Tracy Thomas	\$57.40
		Reimbursement - Materials For Trace Your Family Tree Workshop	
		Ms Angela May	\$207.08
		Reimbursement - Parking And Meal Expenses - Local Government Chief Officers Group Executive Assistance Alliance Meeting Fraser Coast Council Queensland	
		Planning Institute of Australia Limited	\$2,095.50
		Registration - 2019 WA Conference - 5 Attendees - Strategic Land Use Planning	
		SSB Pty Ltd	\$949.73
		Refund - Street & Verge Bond	
		Western Power	\$113,112.00
		Street Lighting - Joondalup Drive/Banksia Grove - Projects	
		Relocation Of Assets - Morwell Street & Marmion Avenue - Assets	
00003628	03/09/2019		
		Hickey Constructions Pty Ltd	\$129,506.16
		Progress Claim 2 - Design & Construct Storage Room - Abbeville Park - Projects	
		The Pavilion Mindarie	\$2,000.00
		Christmas Lunch - Gold Program	
00003629	03/09/2019		
		Airlite Cleaning	\$216.11
		Office Cleaning Services - Yanchep Two Rocks - Place Management	
		Australian Communications & Media Authority	\$1,471.00
		Licence Renewal - IT	
		Benara Nurseries	\$9,851.16
		Plants - Parks	
		Binley Fencing	\$403.70
		Temporary Fencing - Leatherback Park - Parks	
		Bucher Municipal Pty Ltd	\$7,539.57
		Vehicle Spare Parts - Fleet	
		Cabcharge	\$563.12
		Cabcharge Services For The City	
		Car Care Motor Company Pty Ltd	\$336.60
		Vehicle Service - Fleet	
		Carramar Resources Industries	\$551.27
		Disposal Of Rubbish For The City	
		Diverseco Pty Ltd	\$1,057.65

		Labour/Travel Charges - Fleet	
		Drainflow Services Pty Ltd	\$572.00
		Sweeping - Kingsway Traffic Treatments - Construction	
		Environmental Industries Pty Ltd	\$660.00
		Landscape Maintenance - Wadhurst Road - Parks	
		Integrity Industrial Pty Ltd	\$23,414.46
		Casual Labour For The City	
		Integrity Staffing	\$1,486.38
		Casual Labour For The City	
		Joondalup Smash Repairs Pty Ltd	\$1,500.00
		Insurance Excess - WN 32904 - Assets	
		LD Total	\$17,362.13
		Detailing Mulch - Various Locations - Parks	
		Remove Debris - Two Rocks - Parks	
		Clean Up Verges - Banksia Grove	
		Irrigation Repairs - Parks	
		Spread Mulch - Clarkson Parks	
		Streetscapes - Banksia Grove - Parks	
		Major Motors	\$920.15
		Vehicle Spare Parts - Fleet	
		McLeods	\$2,472.58
		Legal Fees For The City	
		Michael Page International (Australia) Pty Ltd	\$2,014.94
		Casual Labour For The City	
		Mindarie Regional Council	\$263,673.52
		Refuse Disposal For The City	
		Miracle Recreation Equipment Pty Ltd	\$1,210.00
		Play Equipment Repairs - Various Locations - Parks	
		Rates Refund	\$1,084.03
		Programmed Integrated Workforce	\$8,351.78
		Casual Labour For The City	
		Roads 2000	\$32,171.17
		Road Resurfacing - Carnaby - Projects	
		Skyline Landscape Services (WA)	\$6,505.96
		Monthly Maintenance - Wanneroo Environmental Offset Sites July 2019 - Conservation	
		Sodexo Australia	\$475.75
		Catering - Naidoc Week Flag Raising - Community Development	
		Stiles Electrical	\$2,090.00
		Progress Claim - 2 - Supply & Install Cloudmaster SMS Control System - Facilities Projects	
		Technology One Limited	\$16,402.19
		Project Management - Additional Time - IT	

		Emplive Consulting - IT	
		Town Team Movement Limited	\$2,000.00
		Workshop - Girrawheen Community Hub 22.06.2019 - Place Management	
		Triton Electrical Contractors Pty Ltd	\$1,100.00
		Electrical Works - Switchboard Drawings - Parks	
		WA Hino Sales & Service	\$163.05
		Vehicle Spare Parts - Fleet	
		Wanneroo Electric	\$831.74
		Electrical Maintenance For The City	
		Wanneroo Towing Service	\$121.00
		Towing Services - Fleet	
		Western Australian Local Government Association	\$99.00
		Training - Local Government Safety Network Forum 04.09.2019 - 1 Attendee - Community Safety	
		Yanchep Beach Joint Venture	\$191.40
		Internet Service August 2019 - Place Management	
00003630	03/09/2019		
		The Trustee Constructive Building Consultants (AUST) Unit Trust	\$715.00
		Performance Solution Report - UAT Upgrade - Alexander Heights Community Centre - Projects	
		Professional Audit - Installation Of Handrails - Facilities Projects	
00003631	04/09/2019		
		Synergy	\$28,822.85
		Power Supplies For The City	
00003632	10/09/2019		
		Synergy	\$40,806.44
		Power Supplies For The City	
00003633	10/09/2019		
		Australia Post	\$11,247.04
		Billpay Transaction Fees - Rates	
00003634	09/09/2019		
		Delstrat Pty Ltd	\$1,373,040.89
		Refund - East Wanneroo Cell 1 Partial Return Of Excess Funds - PS02-06/19	
		Freshlink Export Pty Ltd	\$518,043.67
		Refund - East Wanneroo Cell 1 Partial Return Of Excess Funds - PS02-06/19	
		Gemmill Properties Pty Ltd	\$234,352.98

		Refund - East Wanneroo Cell 1 Partial Return Of Excess Funds - PS02-06/19	
		Maxwell James Rayner	\$12,334.59
		Refund - East Wanneroo Cell 1 Partial Return Of Excess Funds - PS02-06/19	
		P & N Landreach Pty Ltd	\$122,297.53
		Refund - East Wanneroo Cell 1 Partial Return Of Excess Funds - PS02-06/19	
		Urban WA Real Estate	\$61,672.01
		Refund - East Wanneroo Cell 1 Partial Return Of Excess Funds - PS02-06/19	
00003635	10/09/2019		
		Alinta Gas	\$343.00
		Gas Supplies For The City	
		Australian Manufacturing Workers Un	\$324.70
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Australian Services Union	\$691.30
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Australian Taxation Office	\$554,234.00
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Child Support Agency	\$1,212.01
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		City of Wanneroo - Payroll Rates	\$6,058.00
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		City of Wanneroo - Social Club	\$752.00
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Cr Lewis Flood	\$554.95
		Travel Allowance - August 2019	
		Decipha Pty Ltd	\$2,001.57
		Monthly Mailroom Service - IM	
		Department of Fire & Emergency Services	\$8,140,436.07
		2019 / 2020 ESL Quarter 1 - Transactional Finance	
		Gemmill Homes Pty Ltd	\$711.90
		Refund - Building Application - Double Application Submitted In Error	
		HBF Health Limited	\$623.45
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		LD & D Australia Pty Ltd	\$353.60
		Milk Deliveries For The City	
		LGRCEU	\$1,875.76
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Maxxia Pty Ltd	\$8,606.35

		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Rates Refund	\$1,833.66
		Rates Refund	\$2,400.00
		Optus	\$1,313.70
		Phone Charges For The City - IT	
		Paywise Pty Ltd	\$1,427.73
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Planning Institute of Australia Lim	\$1,830.00
		Conference Registration - 4 Attendees - Approval Services	
		Quinns Mindarie Surf Lifesaving Club	\$205.81
		Food For Volunteers - Beach Clean Up - Waste Services	
		Selectus Salary Packaging	\$9,322.90
		Payroll Deductions - PP6 Period Ending 06.09.2019	
		Trailer Parts Pty Ltd	\$140.98
		Vehicle Spare Parts - Fleet	
		Urban Development Institute of Aust WA Division Incorporated	\$180.00
		Registration - Industry Luncheon: Spotlight On: SUBI 23.08.2019 - Cr Miles	
		Ventura Home Group Pty Ltd	\$304.37
		Refund - Building Application - Overdue	
		Western Power	\$102,466.00
		Install Street Light Shade - Clyde Court - Traffic Services	
		Street Light Relocation - Marmion Avenue - Projects	
00003636	10/09/2019		
		Australia Post	\$9,251.38
		Postage Charges - August 2019 - Lodged	
00003637	10/09/2019		
		City of Wanneroo	\$630.00
		Rates Deductions From Monthly Allowances	
		Cr Brett Treby	\$2,458.11
		Monthly Allowance	
		Cr Domenic Zappa	\$2,473.11
		Monthly Allowance	
		Cr Dot Newton	\$2,583.11
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,683.11
		Monthly Allowance	
		Cr Lewis Flood	\$2,588.11
		Monthly Allowance	
		Cr Linda Aitken	\$2,683.11
		Monthly Allowance	

		Cr Natalie Sangalli	\$4,583.60
		Monthly Allowance	
		Cr Paul Miles	\$2,683.11
		Monthly Allowance	
		Cr Russell Driver	\$2,683.11
		Monthly Allowance	
		Cr Samantha Jane Fenn	\$2,683.11
		Monthly Allowance	
		Cr Sonet Coetzee	\$2,683.11
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,626.61
		Monthly Allowance	
00003638	11/09/2019		
		Activ Foundation Incorporated	\$4,180.00
		Mulch Garden Beds & Tree-Wells - Rotary Park - Parks	
		Acurix Networks Pty Ltd	\$6,325.00
		Wi-Fi Service - 5 X Centres - IT	
		Advanced Traffic Management	\$5,396.60
		Traffic Control Services For The City	
		Airlite Cleaning	\$216.11
		Office Cleaning - Yanchep Community Hub - Community & Place	
		Aquamaster Reticulation Services	\$294.80
		Repair Reticulation - Kingsway Construction	
		Archival Survival Pty Ltd	\$1,140.26
		Archiving Supplies - Cultural Services	
		Beaurepaires For Tyres	\$49,752.85
		Tyre Fitting Services For The City	
		Better Pets and Gardens Wangara	\$429.43
		Animal Care Centre Supplies	
		BP Australia Ltd	\$80,206.97
		Fuel Issues For The City	
		CDM Australia Pty Ltd	\$93.50
		Battery - IT	
		Coates Hire Operations Pty Ltd	\$656.06
		Equipment Hire - Container - Construction	
		CS Legal	\$6,317.18
		Court Fees For The City	
		Edith Cowan University	\$1,941.50
		Research Project - Yellagonga Wetlands 2018 / 2019 Program - Parks	
		Elliotts Irrigation Pty Ltd	\$14,505.98
		Reticulation Items - Parks	
		Repair Irrigation System - No Name Park Carramar - Parks	
		Environmental Industries Pty Ltd	\$547,088.19
		Landscape Maintenance - Various Sites - June/July 2019 - Parks	

		Planting Services - Carramar Golf Course - Parks	
		Geared Construction Pty Ltd	\$190,952.72
		Payment Certificate 6 - Construction Of Wanneroo District Netball Association Building Upgrade - Facility Projects	
		Geoff's Tree Service Pty Ltd	\$3,312.65
		Pruning - Luisini - Parks	
		Hickey Constructions Pty Ltd	\$91,661.90
		Design & Construction Of Storage Room - Abbeville Park - Projects	
		Hydroquip Pumps	\$4,323.00
		Service Bore Pump - Germano Park - Parks	
		Imagesource Digital Solutions	\$137.50
		Gloucester Lodge Gatorboard Labels - Cultural Services	
		Integrity Industrial Pty Ltd	\$17,335.01
		Casual Labour For The City	
		Integrity Staffing	\$3,973.97
		Casual Labour For The City	
		JBA Surveys	\$35.00
		Refund - Subdivision Clearance Fees	
		Kleenit	\$587.08
		Graffiti Removal For The City	
		LD Total	\$149,163.07
		Landscape Maintenance For The City	
		Local Government Professionals Aust WA	\$2,343.00
		Corporate Council Membership - 2019 / 2020 - People & Culture	
		Logo Appointments	\$796.62
		Casual Labour For The City	
		Marketforce Pty Ltd	\$14,637.56
		Advertising Services For The City	
		Michael Page International (Australia) Pty Ltd	\$1,115.41
		Casual Labour For The City	
		Mindarie Regional Council	\$346,744.60
		Refuse Disposal Services For The City	
		Nearmap Pty Ltd	\$33,000.00
		Nearmap Advantage LGA Tier 1 - 03.07.2019 - 29.07.2020 - IT	
		Perth Picket Fence Hire	\$2,655.40
		Picket Fence Hire - Event Activations At Local Shopping Centre - Kingsway	
		Plantrite	\$27,613.64
		Tubestock - Parks	
		Prestige Alarms	\$2,898.50
		Alarm System Monitoring For The City	
		Programmed Integrated Workforce	\$13,377.90
		Casual Labour For The City	

		Siteimprove Australia Pty Ltd	\$6,699.00
		Annual Subscription - Web Governance Solution - 01.07.2019 - 30.06.2019 - IT	
		Skipper Transport Parts	\$542.74
		Vehicle Spare Parts - Fleet	
		Skyline Landscape Services (WA)	\$187,700.15
		Landscaping Services For The City	
		Smartbuilt Perth Pty Ltd	\$495.00
		Pest Control Services For The City	
		Sprayline Spraying Equipment	\$84.18
		Hose Reel - Fleet	
		TJ Depiazzi & Sons	\$6,512.00
		Pinebark Mulch - Ashby	
		Triton Electrical Contractors Pty Ltd	\$286.00
		Electrical Works - Houghton Park & Scenic Park - Parks	
		Viva Energy Australia Pty Ltd	\$33,747.90
		Fuel Issues For The City	
		Wanneroo Electric	\$3,048.58
		Electrical Maintenance For The City	
		Wesbar Vanquipatlas Parts and Panel	\$1,690.00
		Vehicle Fittings - Fleet	
		Western Australian Local Government Association	\$99.00
		Conference - Pest Animal Biosecurity Management - 1 Attendee - Parks	
		WEX Australia Pty Ltd	\$1,136.71
		Fuel - August 2019 - Fleet	
00003639	10/09/2019		
		BurkeAir Pty Ltd	\$64,369.78
		Payment Certificate 6 - Renew Corporate Buildings - Chiller Replacement	
		LKS Constructions (WA) Pty Ltd	\$192,891.49
		Payment Certificate 6 - Edgar Griffiths Sports Amenities Building - Projects	
00003640	13/09/2019		
		National Australia Bank	
		Flexipurchase - June 2019 \$73,009.04 Breakdown On Page 46	
00003641	16/09/2019		
		Australia Post	\$8,908.04
		Postage Charges For The City	
00003642	17/09/2019		
		National Australia Bank	
		Flexipurchase - July 2019 \$58,535.20 Breakdown On Page 52	

00003643	17/09/2019		
		Synergy	\$558,943.82
		Power Supplies For The City	
00003644	17/09/2019		
		Emineo Engineering Services	\$8,360.00
		Quinns Beach Observation Tower - Dismantle & Storage - Facilities	
		Ligna Construction	\$1,832.60
		Supply And Lay Additional Blocks - The Kiosk - Conservation	
		McCorkell Constructions Pty Ltd	\$325,819.81
		Progress Claim 8 - Kingsway Olympic Clubroom New Changerooms & Grandstand - Facilities Projects	
		Sine Group Pty Ltd	\$389.90
		Brother Visitor Labels - Customer Relations	
00003645	17/09/2019		
		Devlyn Australia Pty Ltd	\$58,738.68
		Progress Claim 1 - Belhaven Park Sports Amenities - Projects	
		RJ Vincent & Co	\$2,200,000.00
		Payment Certificate 6 - Marmion Avenue Duplication - Assets	
		Safeway Building & Renovations Pty	\$162,834.52
		Payment Certificate 2 - Kingsway Aquatic Playspace - Projects	
00003646	17/09/2019		
		Achievers Club WA Incorporated	\$55.44
		Refund - Girrawheen Hub Hire Bookings - Cancelled	
		Alinta Gas	\$1,523.15
		Gas Supplies For The City	
		City of Wanneroo - Payroll Rates	\$7,406.00
		Payroll Deductions	
		Dale Alcock Homes Pty Ltd	\$787.24
		Refund - Development Application - Not Required	
		Landgate	\$4,618.14
		Land Enquiries For The City	
		GRV Interim Values - Rates	
		LD & D Australia Pty Ltd	\$550.70
		Milk Deliveries For The City	
		Mr Daniel Simms	\$128.00
		Reimbursement - Broadband Usage 01.06.2019 - 31.07.2019	
		Mr Graham John Woodard	\$243.55
		Volunteer Payments	

		Mr Kenneth Dalton	\$80.00
		Volunteer Payment	
		Rates Refund	\$2,196.85
		Mrs Katie Russell	\$257.00
		Reimbursement - Food & Beverages - Suzanne Waldron - External Group Training Sessions - 26.08.2019 & 04.09.2019 - Community Development	
		Ms Peggy Brown	\$145.00
		Volunteer Payments	
		Progress Developments	\$739.29
		Refund - Overpayment Of Debtors Account 8935-01	
		Vodafone Hutchinson Australia Pty Ltd	\$711.48
		SMS Charges - Emergency Services	
00003647	19/09/2019		
		Western Power	\$1,320.00
		Design Fee - Streetlight Relocation Joondalup Drive - Tumbleweed Drive - Banksia Grove	
00003648	24/09/2019		
		360 Environmental Pty Ltd	\$924.00
		Survey - Black Cockatoo Habitat - Assets	
		ABM Landscaping	\$18,718.59
		Relay Pavers & Tactile Pavers - Kingsway - Construction	
		Action Glass & Aluminium	\$481.91
		Repair Window - Hainsworth Community Leisure Centre - Building Maintenance	
		Activ Foundation Incorporated	\$6,792.50
		Mulching - Abbeville Park - Parks	
		Acurix Networks Pty Ltd	\$9,127.80
		Wireless Installation - Civic Centre - IT	
		WiFi Support & Maintenance August 2019 - Girrawheen Hub - Place Management	
		Support & Maintenance - September 2019 - IT	
		Adelphi Apparel	\$165.99
		Staff Uniforms - Community Safety	
		Advance Press (2013) Pty Ltd	\$2,156.00
		Printing - Final Demand Notice - Community Safety	
		Printing - Fire Break Notices - Community Safety	
		Advanced Traffic Management	\$44,609.16
		Traffic Control Services For The City	
		AFGRI Equipment Australia Pty Ltd	\$1,021.82
		Mower Blades - Stores Stock	
		Air Liquide Australia	\$264.00
		Gas Cylinder Hire - Fleet	

		Airlite Cleaning	\$216.11
		Office Cleaning Services - Yanchep Two Rocks - Place Management	
		Alexander House of Flowers	\$105.00
		Mixed Floral Sympathy Box - M McClelland - Office Of The Mayor	
		All Boats & Caravans	\$370.00
		Annual Service - Suzuki DT15 - Health	
		Allaboutxpert Technologies Pty Ltd	\$2,062.50
		HRP Go Live Support - IT	
		Allstamps	\$74.00
		Stamp - City Of Wanneroo Libraries	
		Allused Pty Ltd	\$3,025.00
		Hire - Rake Bucket - Engineering	
		Altronic Distributors	\$56.40
		Vehicle Spare Parts - Fleet	
		AMBIUS	\$168.20
		Plant Rental - Girrawheen Hub	
		Arborwest Tree Farm	\$396.00
		Supply Plants - Conservation	
		Armaguard	\$637.71
		Cash Collections For The City	
		Ashdown Ingram	\$1,596.01
		Vehicle Spare Parts - Fleet	
		Atom Supply	\$170.67
		Spray Bottles & Batteries - Stores	
		Aurora Environmental Perth	\$3,190.00
		Consulting Services - Soil Assessment - Clarkside Park Wanneroo - Assets	
		Australasian Performing Right Association	\$364.54
		Licence Fees - 01.09.2019 - 30.11.2019 - Kingsway Indoor Stadium	
		Australian Airconditioning Services Ltd	\$40,075.57
		Airconditioning Maintenance For The City	
		Australian Communications & Media Authority	\$1,498.00
		Licence Renewal - IT	
		Australian Institute of Management	\$3,342.00
		Subscriptions - Corporate Silver 01.10.2019 - 30.09.2020 - People & Culture	
		Training - Influencing & Persuasion Skills - 1 Attendee - 13.11.2019 - Customer Relations	
		Auto Blackbox Pty Ltd	\$848.00
		10 X SD Cards - IT	
		AV Truck Service Pty Ltd	\$15,016.04
		Vehicle Spare Parts - Fleet	
		Ball & Doggett Pty Ltd	\$748.87
		Paper Supplies - Print Room	
		Beaurepaires For Tyres	\$42,552.84
		Tyre Fitting Services For The City	

		Bee Advice	\$160.00
		Remove Bee Swarm - Cabrini Park - Parks	
		Benara Nurseries	\$45,666.74
		Plants - Parks/Conservation	
		Better Pets and Gardens Wangara	\$667.93
		Animal Care Centre Supplies	
		Betty Jane Garlett	\$600.00
		Welcome To Country - Youth Leadership Showcase 04.09.2019 - Youth Services	
		Binley Fencing	\$2,863.08
		Temporary Fencing - Various Locations - Conservation	
		Bioscience Pty Ltd	\$1,540.00
		Bioprime Dicot - Parks	
		Bladon WA Pty Ltd	\$3,004.10
		Golf Towels - Charity Golf Day - Events	
		250 X 4gb USB Flash Drive - Library Services	
		BOC Limited	\$60.02
		Gas Cylinder Hire - Fleet & Community Safety	
		Bolinda Digital Pty Ltd	\$45,543.62
		Ebooks & Eaudiobooks - Library Services	
		Bolinda Publishing Pty Ltd	\$158.32
		Audiobooks - Library Services	
		Bollig Design Group Ltd	\$2,546.50
		Consulting Services - Edgar Griffiths Park Sports Amenities Building - Projects Facilities	
		Bolt-On International Group Pty Ltd	\$715.00
		Electrical Works - Alkimos Popup Library - Libraries	
		Boral Construction Materials Group	\$12,333.03
		Concrete Mix - Various Locations - Engineering	
		Borrell Rafferty Associates Pty Ltd	\$2,365.00
		Consultancy Service - Wanneroo District Netball Association Building Upgrade - Facilities Projects	
		Boya Equipment	\$240.79
		Brass Lance - Parks	
		Repair Kit And Adjustable Nozzles - Parks	
		Brian Zucal & Associates	\$2,695.00
		Valuation - Lot 1101 Mary Street - Property	
		Valuation - Proposed Community Sites At Alkimos & Eglinton - Property	
		Bridgestone Australia Limited	\$24.75
		Tyre Fitting Services For The City	
		Bring Couriers	\$865.76
		Courier Services - Health	

		Briskleen Supplies	\$17.88
		Hygiene Services - Yanchep Community Hub - Place Management	
		Bucher Municipal Pty Ltd	\$70,100.58
		Vehicle Spare Parts - Stores/Fleet	
		Bunnings Pty Ltd	\$76.00
		Batteries - Community Safety	
		Burgtec	\$1,621.40
		Office Furniture For The City	
		BYOM Pty Ltd	\$1,650.00
		Workshop - Training For Knowledge And Skills - Economic Development	
		Cabcharge	\$89.52
		Cabcharge Services	
		Call Associates Pty Ltd	\$5,228.85
		Call Centre Services - July 2019 - Customer Relations	
		Cameron Chisholm & Nicol (WA) Pty Ltd	\$2,000.00
		Design & Review Panel Meetings 22.08.2019 & 28.08.2019 - Approvals	
		Capital Finance Australia Limited	\$993.76
		Spin Bike Lease Rental - Aquamotion	
		Car Care Motor Company Pty Ltd	\$15,571.94
		Vehicle Servicing - Fleet	
		Cardno (WA) Pty Ltd	\$1,548.80
		Professional Services - Abbeville Oval Extension - Projects	
		Professional Services - Earthworks And Irrigation - Projects	
		Carramar Resources Industries	\$247.50
		Sand/Soil Supplies - Parks	
		Castledine Gregory	\$5,911.40
		Legal Fees For The City	
		Cat Welfare Society Incorporated	\$1,700.00
		Daily Impound Fees - Rangers	
		CDM Australia Pty Ltd	\$23,560.90
		Services/Equipment - IT	
		Chadson Engineering Pty Ltd	\$1,810.00
		Service Chair Hoists - Aquamotion	
		Chemistry Centre WA	\$804.87
		Water Analysis - Wangara Sump - Conservation	
		Cherry's Catering	\$14,187.96
		Catering Services For The City	
		Chris Kershaw Photography	\$1,815.00
		Photography - Youth Leadership Showcase - Youth Services	
		Photography - Citizenship Ceremony 26.08.2019 - Events	
		Photography - Location Portraits - Events	
		Christophe Canato	\$1,200.00

		Photography - YESS Collaborative Event - Stronger Together - Youth Services	
		Photography - Hearsay Exhibition - Cultural Services	
		Chubb Fire & Security Pty Ltd	\$1,314.50
		Fire Blankets & Extinguishers - Fleet	
		Cineads Australia	\$2,016.30
		Advertising - Scheduled Media Screenings - Events	
		City of Busselton	\$212.09
		Hire Car Expenses - Hervey Bay - Office Of The CEO	
		City of Swan	\$5,085.79
		Long Service Leave Payment - L Cornelius - Payroll	
		Civica Pty Ltd	\$5,577.00
		Access To Online Manuals - Library Services	
		Authority 7.1 Upgrade Licensing - 23.08.2019 - 22.08.2020 - IT	
		CK Maloney Surveying	\$1,749.00
		Re-Establishment & Encroachment Survey - Kaiber Avenue - Surveyors	
		Claire Davenhall	\$642.08
		All Washed Up - 17.08.2019 Yanchep Beach & 24.08.2019 Quinns Beach - Community Art	
		Clark Equipment Sales Pty Ltd	\$2,603.98
		Vehicle Spare Parts - Fleet/Stores	
		Cleanaway	\$28,877.01
		Recycling Truck Hire & Tip Fees - Waste	
		Clinipath Pathology	\$386.98
		Medical Fees For The City	
		Coastal Navigation Solutions	\$164.56
		2 X Magnetic Poles For Exhibition Displays - Cultural Services	
		Coates Hire Operations Pty Ltd	\$1,755.10
		Equipment Hire For The City	
		Coca Cola Amatil Pty Ltd	\$709.13
		Beverages - Kingsway Stadium	
		Colleagues Nagels Pty Ltd	\$2,426.69
		Infringement Ticket Rolls - Community Safety	
		Community Greenwaste Recycling Pty Ltd	\$10,585.19
		Disposal Of Materials - Engineering/Construction	
		Convic Design Pty Ltd	\$2,376.00
		Consultancy Services - Drawing Modification Warradale Skate Park - Construction	
		Corporate Scorecard	\$1,480.60
		Financial Assessment Services -	

		Contracts & Procurement	
		Corsign (WA) Pty Ltd	\$10,593.88
		Sign - Carpark Closure At Night - Engineering	
		Sign - Playground Closed - Parks	
		Street Name Plates - Engineering	
		Signs - Dogs Must Be On A Leash & Clean Up After Your Dog - Engineering	
		L-Lamps - Engineering	
		Sign - Caution Glyphosate Being Applied/BMX Dirt Track/Mowing In Progress - Parks	
		Supply & Install Park Signs - Parks	
		40 Grabrails - Engineering	
		Sign - Reserved Wanslea Limited - Engineering	
		Signs - Beach Signage & Safety Vest Must Be Worn - Engineering	
		Sign X 100 - Must Display Current Acrod Permit - Engineering	
		Cossill & Webley Consulting Engineers	\$14,860.89
		Consultancy - Hartman Drive Duplication (Hepburn To Gnangara) Existing Service Locations - Ground Penetrating Radar - Projects	
		COVS Parts	\$1,118.49
		Vehicle Spare Parts - Stores/Fleet	
		CR Kennedy & Co Pty Ltd	\$1,983.30
		Leica TS15 Total Station Service Contract 13.08.2019 - 12.08.2020 - Surveys	
		Critical Fire Protection & Training Ltd	\$7,743.45
		Maintenance Of The Fire Equipment - Building Maintenance	
		CS Legal	\$40,073.88
		Court Fees - Rating Services	
		CSP Group	\$2,850.20
		Vehicle Spare Parts - Fleet/Stores	
		Cully's Yamaha	\$185.00
		Helmet - Community Safety	
		Curtin University of Technology	\$484.00
		Advertising - Hearsay Exhibition - Cultural Services	
		CW Brands Pty Ltd	\$1,153.35
		Paint Supplies - Stores	
		Daimler Trucks Perth	\$1,068.19
		Vehicle Spare Parts - Fleet	
		Data #3 Limited	\$20,899.60
		Adobe Pro Licence - IT	
		Licence Renewal - Window Server Datacentre With Software Assurance - 01.06.2019 - 31.05.2022 - IT	
		Datacom Systems AU Pty Ltd - WA Division	\$29,342.02

		Disaster Recovery Managed Services July/August 2019 - IT	
		Datavoice Communications Pty Ltd	\$1,529.00
		Conference Phone - IT	
		David Gray & Company Pty Ltd	\$533.50
		Rat & Mice Poison - Health	
		Davson & Ward Pty Ltd	\$3,300.00
		Quantity Surveying Services - Edgar Griffiths Sports Amenities - Projects Facilities	
		Quantity Surveying Services - Belhaven Reserve - Projects Facilities	
		DC Golf	\$79,313.40
		Golf Course Commission Fees - Carramar - August 2019 - Property	
		Golf Course Commission Fees - Marangaroo - August 2019 - Property	
		DDL Australia Pty Ltd	\$8,360.00
		Training - Agile Project Management Foundation - 1 Attendee - 02.09.2019 - IT	
		Training - Microsoft 20778 - Analysing Data With Power Bi - Performance Course 16.09.2019 - 2 Attendees - Strategic & Business Planning	
		Deans Auto Glass	\$495.00
		Supply And Fit Window Tint - Fleet	
		Department of Local Government Sport & Cultural Industries	\$2,753.03
		Local Government Standards Panel Fees 2018 / 2019 - Legal	
		Dexion Balcatta	\$1,381.62
		Supply Shelving - Fleet	
		Diamond Plumbing & Gas	\$63,758.45
		Plumbing Maintenance For The City	
		Digital Education Services	\$2,761.48
		DVD Stock - Library Services	
		Direct Communications	\$3,008.06
		Vehicle Communications Equipment - Fleet	
		DMD Storage Group	\$848.37
		Shelving - Building Maintenance	
		Dormakaba Australia Pty Ltd	\$1,831.50
		Investigate Faulty Door - WLCC - Building Maintenance	
		Dowsing Group Pty Ltd	\$250,467.42
		Road Resurfacing, Kerbing & Footpath Concrete Works - Various Locations - Engineering/Projects	
		Drainflow Services Pty Ltd	\$88,242.56
		Road Sweeping/Drain Cleaning - Various Locations - Engineering	
		Drovers Vet Hospital Pty Ltd	\$546.33

	Veterinary Services For The City	
	E & MJ Rosher	\$2,065.51
	Vehicle Spare Parts - Fleet	
	Ecoscape Australia Pty Ltd	\$26,956.34
	Flora & Fauna Surveys - Assets	
	Edge People Management	\$2,707.31
	Case Management - People & Culture	
	Elliotts Irrigation Pty Ltd	\$47,676.93
	Reticulation Works/Items For The City	
	Embroidme Malaga	\$1,264.68
	Staff Polo Shirts & Embroidery - Community Safety	
	Uniforms - Youth Services	
	Environmental Health Australia (Western Australia) Incorporated	\$3,015.00
	Registration - WA Conference - 7 Attendees - Health Services	
	Environmental Industries Pty Ltd	\$241,164.05
	Tree Planting/Landscape Maintenance For The City	
	EPC Technologies Pty Ltd	\$21,560.00
	Consultancy Services - Energy Supply Feasibility - Neerabup Industrial Area - Advocacy & Economic Development	
	EPM Partners Pty Ltd	\$11,616.00
	Care Support Package - Projects	
	Equifax Australasia Workforce Solutions Pty Limited	\$2,989.15
	E-Recruitment Contract Renewal - IT	
	Fit2Work Criminal History Check X 8 - Community Safety	
	Ergolink	\$2,703.54
	6 Office Chairs - Customer Relations	
	Fast Finishing Services WA	\$764.50
	Binding - Council Minutes - Print Room	
	Flex Fitness Equipment	\$205.90
	Fitness Equipment - Aquamotion	
	Flower Scentral	\$300.00
	Native Arrangements - Wanneroo Business Breakfast - 30.08.2019 - Advocacy & Economic Development	
	Flowers In Wonderland	\$700.00
	Floral Workshop - Gold Program	
	Focus Consulting WA Pty Ltd	\$8,844.00
	Electrical Consultancy Services - Cable Theft Mitigation Report - Projects	
	Electrical Consultancy Services - Paloma & Ferrara Parks Sports Lighting - Projects	
	Electrical Consultancy Services - Aquamotion Earthing - Projects	
	For The Love Of Scrap	\$191.15

		Scrapbooking Materials - Community History Centre - Cultural Services	
		Frontline Fire & Rescue Equipment	\$3,256.52
		Vehicle Spare Parts - Fleet	
		Gloves, Wipes, Respirator, Carry Bag & Cleaning Supplies - Emergency Management	
		Geoff's Tree Service Pty Ltd	\$235,152.57
		Tree Works For The City	
		Getty Images Pty Ltd	\$4,400.00
		Stock Subscription - 13.10.2019 - 13.10.2020 - Communications & Events	
		GHD Pty Ltd	\$37,174.75
		Progress Claim 6 - Marmion Avenue Dualling To Yanchep - Projects	
		Global Marine Enclosures Pty Ltd	\$2,253.90
		Winter Maintenance - August 2019 - Engineering	
		Global Spill Control Pty Ltd	\$1,059.52
		Sorbalite Zeolite Mineral Sponges - Fleet	
		Globe Australia	\$6,242.50
		Herbicide - Parks	
		Grand Toyota	\$216.92
		Vehicle Spare Parts - Stores	
		Grasstrees Australia	\$1,188.00
		Maintenance Visit - Yanchep Open Space - Conservation	
		Grass Tree Planting - Mirto Park - Parks	
		Greenlite Electrical Contractors Pty Ltd	\$2,329.58
		Repair Floodlight Fault - Kingsway Sporting Complex - Projects	
		Greens Hiab Service	\$1,089.00
		Remove Goal Posts - Kingsway - Parks	
		Griffiths Architects	\$660.00
		Professional Services - Design Review Panel - 22.08.2019 - Approval Services	
		Groeneveld Lubrication Solutions Pty Ltd	\$2,020.72
		Vehicle Spare Parts/Repairs - Fleet	
		Hanson Construction Materials Pty Ltd	\$758.89
		Drainage Items For The City	
		Hare & Forbes Pty Ltd	\$18.70
		Ceramic Nozzels - Fleet	
		Headset ERA	\$302.50
		Wireless Headset - Health Services	
		Healthcare Australia Pty Ltd	\$3,542.00
		Nursing Provision For Immunisation Clinic - Health	
		Heatley Sales Pty Ltd	\$5,581.68
		Stock - Stores Issues	
		Hemsley Paterson	\$3,575.00

		Valuation Services - Yanchep Beach Road & Newman Road Yanchep - Property	
		Hickey Constructions Pty Ltd	\$12,467.40
		Consultancy - Options For Interim Use Of Area At Abbeville Building Future Umpires Area - Facility Projects	
		Construct Long Jump Pit - Leatherback Park - Parks	
		Repair Works - Various Parks - Parks	
		Hitachi Construction Machinery Pty Ltd	\$1,117.22
		Vehicle Spare Parts - Stores	
		HopgoodGanim	\$2,809.00
		Legal Fees For The City	
		Hose Right	\$1,029.88
		Vehicle Spare Parts - Fleet	
		Human Republic Pty Ltd	\$600.00
		Develop 2 X 2 Page Spread - Economic Development	
		Hydrosteer Pty Ltd	\$4,468.06
		Vehicle Spare Parts - Fleet	
		i3 Consultants WA	\$1,617.00
		Road Safety Audit - Joondalup Drive/Tumbleweed Roundabout - Assets	
		Iconic Property Services Pty Ltd	\$179,163.19
		Cleaning Services For The City	
		ID Consulting Pty Ltd	\$58,960.00
		Annual Subscription - Profile.Id - Atlas.Id Forecast.Id & Economy.Id - IT	
		Imagesource Digital Solutions	\$71.50
		Sign - Outdoor Reading Room - Place Management	
		Independent Valuers of Western Australian	\$3,190.00
		Valuation Services - Lot 8000 Splendid Avenue - Property	
		Instant Transportable Offices Pty Ltd	\$6,270.00
		Energy Efficiency Assessment - Wanneroo BFB Ablution Building - Projects	
		Structural Engineering Assessment - Wanneroo Bib Ablution Building - Projects	
		Bushfire Transportable - Facility Projects	
		Integrity Industrial Pty Ltd	\$37,339.04
		Casual Labour For The City	
		Integrity Staffing	\$3,047.68
		Casual Labour For The City	
		Interfire Agencies Pty Ltd	\$681.76
		Reflective Stickers & Helmet - Emergency Services	
		Wildland Fire Helmet - Emergency Management	
		Iron Mountain Australia Group Pty Ltd	\$4,971.39
		Document Management Services For The City	

		Ixom Operations Pty Ltd	\$3,605.88
		Disinfection Of Pools Chlorine Gas Supply - Aquamation	
		Pool Chemicals - Aquamation	
		J Blackwood & Son Ltd	\$6,219.04
		Stock - Stores Issues	
		Jadu Software Pty Ltd	\$1,320.00
		Remove Delete Button On Animal Care Form & Testing - IT	
		James Bennett Pty Ltd	\$9,325.46
		Book Purchases - Library Services	
		Jaybro Group Pty Ltd	\$306.08
		Replace Speed Humps - Southhampton - Engineering	
		JB Hi Fi Group Pty Ltd	\$1,967.33
		Karaoke Machine, 2 Ipads & Cases - Kingsway	
		Portable Multimedia Projector - Emergency Management	
		JB Patios & Fabrication	\$2,900.00
		Flat Roof Patio - Wangara Greens - Waste	
		JD Penangke	\$264.00
		Community Canvas Workshop - Youth Services	
		JDSI Consulting Engineers	\$4,619.99
		Professional Services - Butler North District Open Space - Projects	
		JH Fluid Transfer Solutions Pty Ltd	\$1,023.80
		Vehicle Hoses For Fleet Maintenance	
		Joondalup Smash Repairs Pty Ltd	\$1,500.00
		Insurance Excess - WN 33707 - Parks	
		Kasa Consulting	\$612.15
		Consultancy Services - Water Audits @ Wanneroo Facilities - Projects	
		KCI Industries Pty Ltd	\$1,909.26
		Repair Oven - New Civic Centre - Building Maintenance	
		Kelyn Training Services	\$860.00
		Training - Work Safely And Follow Whys Policy And Procedures - 17 - 18.09.2019 - Building Maintenance	
		Kerb Direct Kerbing	\$44,325.60
		Road Resurfacing - Various Locations - Projects	
		Ketten Pty Ltd	\$3,557.40
		2020 Perth UBD - Stores Stock	
		Kinetic IT Pty Ltd	\$10,541.27
		Monthly Service Fee - Kinetic Threat Intelligence - IT	
		Kleenit	\$2,784.07
		Graffiti Removal For The City	
		Komatsu Australia Pty Ltd	\$3,733.84

		Stock - Stores Issues	
		Kombat Events & Wangara Party Hire	\$649.00
		Equipment Hire - Economic Development	
		Konnect (Coventry Fasteners)	\$287.39
		Vehicle Spare Parts - Fleet	
		Kyocera Document Solutions	\$4,669.73
		Photocopier Meter Reading For The City	
		IC Card Authentication Kit - IT	
		L Smith (WA) Pty Ltd	\$586.50
		Book Sales On Presentation Night - Cultural Services	
		Ladybird's Plant Hire	\$207.90
		Rental Of Indoor Plants For The City	
		Landcare Weed Control	\$52,332.61
		Weeding Works - Various Locations - Parks/Conservation	
		Landmark	\$1,217.70
		Roundup Biactive, Endorse & Pulse - Conservation	
		Landmark Products Limited	\$1,628.00
		Balustrade Repairs - Two Rocks Staircase - Engineering	
		Lasso E & P Pty Ltd	\$550.00
		Advertising - Aquamotion	
		Laundry Express	\$1,454.48
		Laundering Of Staff Uniforms - Fleet/Conservation	
		LD Total	\$148,378.57
		Landscaping Services For The City	
		Leamac Picture Framing	\$470.00
		Mounts For Frames - Cultural Services	
		Stretch & Frame Artwork - Community Development	
		Les Mills Asia Pacific	\$1,012.39
		License Fees - Aquamotion	
		Ligna Construction	\$29,946.84
		Repair Limestone Wall - Various Locations - Parks	
		Replace Sleeper Retaining Walls - Jack Barlow Park - Parks	
		Linemarking WA Pty Ltd	\$14,093.14
		Linemarking Services For The City	
		Maar Koodjal Aboriginal Corporation	\$550.00
		Welcome To Country - City Of Wanneroo Business Breakfast With State Treasurer 30.08.2019 - Advocacy & Economic Development	
		Mackay Urban Design	\$1,320.00
		Professional Services - Design Review Panel - 22 & 28.08.2019 - Approval Services	
		Madcat Digital Design	\$1,950.00

	300 X Coasters - Events	
	Magia Solutions Pty Ltd	\$89,100.00
	Oracle SOA Cloud Annual Licence Fee - IT	
	Major Motors	\$793,941.66
	New Vehicle Purchase - Isuzu Truck \$391,282.85 - Fleet Assets	
	Vehicle Spare Parts - Fleet	
	New Vehicle Purchase - Isuzu Truck \$391,258.30 - Fleet Assets	
	Malco Flooring Pty Ltd	\$847.00
	Install Trim To Passage Ways - Elixir Cafe - Building Maintenance	
	Mammoth Equipment & Exhausts Pty Ltd	\$1,815.00
	AD Blue 1 Litre - Stores	
	Manheim Pty Ltd	\$5,931.57
	Selling & Towing Fees For Vehicles - Community Safety	
	Marindust Sales & Ace Flagpoles	\$176.55
	AFL Sleeves - Kingsway - Parks	
	Marketforce Pty Ltd	\$28,566.15
	Advertising Services For The City	
	Marsh Agencies	\$1,314.50
	Advertisement - First Aid Manual - Aquamation	
	Mayday Earthmoving	\$34,890.90
	Heavy Equipment Hire For The City	
	McIntosh & Son	\$100.12
	Vehicle Spare Parts - Fleet	
	McLeod's	\$4,276.01
	Legal Fees For The City	
	ME Group Pty Ltd	\$216.95
	Magnetic, Lockable & Water Resistant Holds - Facilities	
	Megan Jane McKinley	\$3,080.00
	Author Visits - Book Week - Library Services	
	Mercer Consulting (Australia) Pty Ltd	\$4,598.00
	Consultancy Services - Classification & Remuneration Structure - People & Culture	
	Metropolitan Cash Register Co	\$386.10
	Paper Rolls - Customer Relations	
	Michael Page International (Australia) Pty Ltd	\$3,455.52
	Casual Labour For The City	
	Midalia Steel Pty Ltd	\$432.78
	Steel Supplies - Engineering	
	Mindarie Regional Council	\$760,665.85
	Refuse Disposal Services For The City	
	Mini-Tankers Australia Pty Ltd	\$2,357.41
	Fuel Issues - August 2019 - Fleet Assets	

		Miracle Recreation Equipment Pty Ltd	\$22,061.60
		Park Play Equipment Repairs - Various Locations - Parks	
		Mirco Bros Pty Ltd Sound Oil Distributors	\$1,548.00
		Surfactant & Envirodye - Parks	
		Motor Trade Association of WA Incorporated	\$401.50
		Training - Bosch Hybrid And Electric Vehicle Systems - 1 Attendee - Fleet	
		Mowmaster Turf Equipment	\$543.00
		Edger Blade - Stores	
		Natural Area Holdings Pty Ltd	\$29,509.40
		Weed Control - Various Locations - Conservation	
		Navman Wireless Australia Pty Ltd	\$286.00
		Install GPS Tracker - Fleet	
		Neopost Australia Pty Ltd	\$115.14
		Print Room Supplies - Spiral Combs	
		Nerida Moredoundt	\$1,200.00
		Professional Services - Design Review Panel - 22 & 28.08.2019 - Approval Services	
		Nespresso Professional	\$210.00
		Coffee Pods - Office Of The CEO	
		Neverfail Springwater Limited	\$30.20
		Water - Print Room	
		Nilfisk Advance Pty Ltd	\$151.80
		Squeegee - Kingsway	
		Northern Lawnmower & Chainsaw Specialists	\$5,067.94
		Plant Spare Parts - Fleet/Stores	
		Stihl Chainsaw - Fleet Assets	
		Brushcutter & Head - Parks	
		Chest Straps For Back Pack Blowers - Parks	
		Oce Australia Limited	\$601.95
		Image Charges - Assets	
		OCP Sales - Omnific Enterprises P/L	\$476.92
		Radio Repairs - Kingsway	
		OEM Group Pty Ltd	\$346.50
		Vehicle Spare Parts - Fleet	
		Off The Wall Promotions	\$4,500.00
		10 Week DJ Course - Girrawheen Hub - Economic Development	
		Officeworks Superstores Pty Ltd	\$366.99
		A4 Certificate Frame - Youth Services	
		Pens & Stylus Pen - Community Safety	
		Stationery - Print Room	
		On Road Auto Electrics	\$2,166.82
		Vehicle Repairs - Fleet	
		Optima Press	\$195.80

		Printing - Two Rocks Bin - Waste	
		Oral History Association of Australia (WA Branch) Incorporated	\$41.00
		Oral History Handbook - Libraries	
		Orbit Health & Fitness Solutions	\$1,158.48
		Gym Equipment Repairs - Aquamotion	
		Our Community Pty Ltd	\$7,500.00
		Subscription - Smartygrants Manager 25.08.2019 - 24.08.2020 - Community Planning & Development	
		Outside The Box Organisation Solutions	\$490.00
		Workshop Facilitation - Love Food Hate Waste - Library Services	
		Owen Consulting Quantity Surveyors Construction Consultants	\$4,125.00
		Quantity Surveying - Dennis Cooley Pavilion - Projects	
		Quantity Surveying - Kingsway Olympic - Projects	
		Pandrehan Pty Ltd	\$432.90
		Entry - Amaze Miniature Park - Gold Program	
		Paperbark Technologies Pty Ltd	\$13,562.50
		Arboricultural Reports & Assessments - Various Locations	
		Parker Black & Forrest	\$1,592.15
		Locking Services For The City	
		Parks & Leisure Australia	\$1,947.00
		Training - Leisure Facilities Management Course - 1 Attendee - 26 - 30.08.2019 - Kingsway	
		Pearsall IGA	\$101.99
		Beverages & Chips - Dolphin Olympics	
		People Solutions Australasia Pty Ltd	\$594.00
		6 Reports - People & Culture	
		Peoplestreme Pty Ltd	\$33,000.00
		Peoplestreme - Go1 Online Content Library 22.05.2019 & 22.08.2019 Payments - IT	
		Perth Detailing Centre	\$275.00
		Cleaning Of Transport Community Buses - Community Development	
		Perth Industrial Centre Pty Ltd	\$1,038.62
		Vehicle Spare Parts - Stores	
		Perth Materials Blowing Pty Ltd	\$5,533.00
		Blows In Mulch - Aquamotion And Strive Park - Parks	
		Mulch - Wanneroo Skate Park - Parks	
		Perth Office Equipment Repairs	\$297.00
		Service Guillotine - Print Room	
		Phoenix Motors of Wanneroo	\$320.00
		Vehicle Repairs - Fleet	

		Photo Perth Wholesale Pty Ltd	\$399.80
		20 Foolscap Library Box - Cultural Services	
		Planrite	\$1,240.80
		Supply Plants - Lighthouse Park - Parks	
		Supply Plants - Conservation	
		Play Check	\$42,570.00
		Playground Monthly Inspection & Audits - Various Locations - Parks/Projects	
		Power Vac Pty Ltd	\$290.95
		Vehicle Spare Parts - Fleet	
		Powerhouse Batteries Pty Ltd	\$801.40
		Vehicle Batteries - Fleet	
		Prestige Alarms	\$18,525.97
		Alarm Services For The City	
		Print Smart Online Pty Ltd	\$1,983.00
		Printing - Membership Agreement Books - Aquamotion	
		Printing - Direct Debit Books - Aquamotion	
		Printing - Junior Clinics Brochures - Kingsway	
		Printing - Interim Receipt Books - Community Safety	
		Pro Av Solutions (WA)	\$302.50
		Lectern Point Not Presenting In Chambers - Council & Corporate Support	
		Programmed Integrated Workforce	\$38,082.46
		Casual Labour For The City	
		QLM Label Makers Pty Ltd	\$1,788.79
		Printing - Waste Collection Labels - Waste	
		Printing - Battery Oil Collection - Waste	
		Placement Of Bin Stickers - Waste	
		Qualcon Laboratories	\$5,336.10
		Core Sampling & Density Test - Mindarie Breakwater Limestone - Engineering	
		R11 Pty Ltd	\$13,367.33
		48 Port Network Switch - IT	
		RAC Motoring & Services Pty Ltd	\$328.00
		Call Out - WN 33066 - Health & Compliance	
		Call Out - WN 32904 - Fleet	
		RAMM Software Ltd	\$1,683.00
		T Pocket Ramm Software Rental - 01.07.2019 - 30.06.2020 - IT	
		RBM Drilling	\$72,523.00
		Drill Borehole - Provost Park - Parks	
		Install Bore - Carosa Park - Parks	
		Refresh Waters Pty Ltd	\$56.00
		Bottled Water - Girrawheen Public	
		Reinol WA	\$645.48
		Reinol K & O - Fleet	

		Reliable Fencing	\$50,783.59
		Fencing Works - Various Locations - Parks/Engineering/Conservation	
		Retro Music Box	\$12,595.00
		Deposit - Entertainment - Retro Rewind 2020 - Communications & Events	
		Deposit - Entertainment - Live In The Amphitheatre 31.01.2020 - Communications & Events	
		Ricoh Australia Pty Ltd	\$7,342.46
		Refill Staple & Lease Charges - Print Room	
		RLEC Electrical Contractors	\$474.67
		Complete Testing Kiln & Replace Termocouple - Girrawheen Senior Citizens Centre - Building Maintenance	
		RM Gillis & CJ Marci	\$3,250.00
		Removal Services For The City	
		Roads 2000	\$323,140.80
		Road Resurfacing Works - Various Locations - Projects	
		Roy Gripske & Sons Pty Ltd	\$1,795.97
		Vehicle Spare Parts - Stores	
		Royal Wolf Trading Australia Pty Ltd	\$600.59
		Container Hire - 10.09.2019 - 09.10.2019 - Community Safety	
		RPS Australia West Pty Ltd	\$5,401.00
		Acid Sulfate Investigations - Warradale Skate Park - Projects	
		RSEA Pty Ltd	\$224.40
		Safety Glasses - Stores	
		Rubek Automatic Doors	\$242.00
		Repair Lock - WLCC - Building Maintenance	
		Safeman WA Pty Ltd	\$1,122.00
		Safety Boots - Stores Stock	
		Safety World	\$96.80
		Hi Vis Vest - Community Safety	
		Sanax Medical And First Aid Supplies	\$1,976.51
		Stock - Stores Issues	
		Scatena Clocherty Architects	\$2,420.00
		Additional Documentation Fees - Wanneroo District Netball Upgrade - Projects	
		Schindler Lifts Aust Pty Ltd	\$6,880.28
		Lift And/Or Escalator Service - July & August 2019 - Building Maintenance	
		Scoop Digital Pty Ltd	\$5,610.00
		Annual Licence Fee - Landing Page - Economic Development	
		Website Hosting Maintenance & Content Management And Support - Economic	

		Development	
		Seabreeze Landscape Supplies	\$480.00
		Landscape Soils & Sand - Parks	
		SETS Enterprises Pty Ltd	\$2,920.00
		Training - Drive Vehicles Under Operational Conditions - Community Safety	
		Shelford Constructions Pty Ltd	\$1,109.89
		Install Door Closer - Grandis Park - Facilities Projects	
		Shred-X	\$265.32
		Shredding Services For The City	
		Sifting Sands	\$9,932.52
		Sand Cleaning - Various Locations - Parks	
		Sigma Chemicals	\$986.15
		Pool Chemicals Supplies - Aquamotion	
		Sign Here Signs	\$693.00
		Update Graphics - Ford - Fleet	
		Danger Decals For Lawnmowers - Fleet	
		Site Environmental & Remediation Services Pty Ltd	\$7,377.04
		Remove Asbestos - Conti Reserve - Parks	
		Remove Fencing Debris - Lynton Park - Parks	
		SJ McKee Maintenance Pty Ltd	\$3,705.00
		Repair Works - Various Locations - Waste	
		Sketch & Etch Laser Designs Pty Ltd	\$1,582.00
		Deposit For Global Beats And Eats Neon Event, Etc. - Communications & Events	
		Skipper Transport Parts	\$9,515.96
		Vehicle Spare Parts - Fleet/Stores	
		Skyline Landscape Services (WA)	\$53,703.83
		Landscape Maintenance For The City	
		Smart Colour Signs	\$1,124.20
		Stickers - Vehicle Reported - Rangers	
		Smartbuilt Perth Pty Ltd	\$2,349.92
		Pest Control Services For The City	
		Smoke & Mirrors Audio Visual	\$2,649.10
		AV Equipment - Splendid Park - Council & Corporate Support	
		Softfall Guys	\$1,661.00
		Repair Softfall - Various Locations - Parks	
		Sonic Healthplus Pty Ltd	\$7,380.97
		Medical Fees For The City	
		Sports Surfaces	\$638.00
		Replace Tennis Net - Montrose Park - Parks	
		Sprayline Spraying Equipment	\$745.60
		Left & Right Remotes - Parks	
		Vehicle Spare Parts - Fleet	
		St John Ambulance Western Australia	\$5,784.33

		First Aid Supplies & Training For The City	
		State Library of WA	\$28,050.00
		Lost/Damaged Book Charges	
		Statewide Bearings	\$429.00
		Vehicle Spare Parts - Fleet	
		Statewide Cleaning Supplies Pty Ltd	\$1,388.02
		Cleaning Items - Stores	
		Statewide Pump Services	\$3,938.00
		Replace Valves - John Moloney Clubrooms - Parks	
		July 2019 Inspections - 3 Locations - Parks	
		Call Out - Inspect Overload Trip - Rotary Park Sewer Pumping Station - Building Maintenance	
		Stats WA Pty Ltd	\$11,066.00
		GPR Survey - Dalvik Park - Projects	
		Geotechnical Survey - Clarkson Youth Centre - Projects	
		Stewart & Heaton Clothing Company Pty Ltd	\$1,277.91
		Uniforms - Fire Services	
		Stiles Electrical	\$73,574.60
		Final Claim - Cloudmaster Upgrade To Various Sites - Projects Facilities	
		StrataGreen	\$3,049.57
		Jarrah Tree Stakes & Corona Spading Fork - Parks	
		Suburban Design & Construct Pty Ltd	\$1,540.00
		Progress Claim 2 - Kingsway Olympic Soccer Clubrooms - Building Maintenance	
		Suez Recycling & Recovery Pty Ltd	\$193,020.06
		Bin Collections - Waste	
		Collection Of Security Shredding - Council & Corporate Support	
		Sunny Industrial Brushware	\$1,430.00
		Brooms - Engineering	
		Supreme Dry Cleans and Laundrette	\$480.00
		Laundry Of Sports Bibs - Kingsway Stadium	
		Supreme Shades	\$1,105.50
		Reinstall Shade Sail - Aquamotion - Building Maintenance	
		Surekleen Products	\$111.32
		Sure Power Truck Wash - Stores	
		Sussex Industries	\$1,504.58
		Tree Stakes - Parks	
		Taldara Industries Pty Ltd	\$897.60
		Disposable Cups - Hospitality	
		Taman Tools	\$1,925.00
		Core Drill - Engineering	
		Technology One Limited	\$85,597.95

		Annual Support & Maintenance Fee 30.09.2019 - 30.06.2020 - Emplive, Breakout Packs & Human Resources & Payroll - IT	
		Consulting - GIS - IT	
		Additional Project Management - IT	
		Techwest Solutions Pty Ltd	\$145.20
		Service Aqua GF Stereo - Aquamotion	
		Teknacool Marketing	\$330.00
		Kerb Numbers - Alexander Heights - Projects	
		Tenco Engineers Pty Ltd	\$3,300.00
		Structural Engineering Services - Cricket Practice Nets - Kingsway - Projects	
		Tepuy Design	\$1,050.00
		Site Survey And Site Plan Layout - Ablution Block - Projects	
		Terravac Vacuum Excavations Pty Ltd	\$8,709.91
		Location Of Services For The City	
		The Basketball Man	\$418.00
		Supply/Install Nets - Hudson Park - Parks	
		Install 4 Heavy Duty Nylon Nets - Gumblossom Netball Courts - Parks	
		The Distributors Perth	\$408.95
		Snacks And Confectionery - Kingsway	
		The Dog Line Pty Ltd	\$472.47
		Citronella Bark Collar & Citronella Refills - Rangers	
		The Good Guys	\$99.95
		Domestic Urn - Cultural Development	
		The Hire Guys Wangara	\$110.00
		Arrow Board - Bulk Collection - Waste	
		The Leisure Institute of WA (Aquatics) Incorporated	\$1,160.00
		Registration - Annual State Conference X 4 Attendees - Aquamotion	
		The Pavilion Mindarie	\$25,500.00
		Catering - Wanneroo Business Expo - Advocacy & Economic Development	
		Sponsorship - Mindarie Festival 24.11.2019 & Toast To The Coast 04.04.2020 - Communications & Events	
		The Royal Life Saving Society Australia	\$169.20
		Infant Aquatics Certificates - Aquamotion	
		Training - Resuscitation - 2 Attendees - Aquamotion	
		Training - Bronze Medallion - Aquamotion	
		The Trustee for New Dealership Trust	\$49,860.70
		New Vehicle Purchase - Ford Ranger \$48,195.30 - Fleet Assets	
		Vehicle Repairs - Fleet	
		The Trustee for Woodward Trust	\$350.00

		Author Talk - Alkimos Library - Library Services	
		The Workwear Group Pty Ltd	\$5,926.22
		Uniforms - Stores Stock	
		Think Promotional	\$1,059.85
		Calico Tote Bags - Discover Wanneroo - Advocacy & Economic Development	
		Lanyards X 50 - Community Facilities	
		Thirty4 Pty Ltd	\$211.20
		Monthly Subscription - Qnav Mobile Data - Community Safety	
		Tim Eva's Nursery	\$2,057.00
		Project Planting - Standard Park - Parks	
		TJ Depiazzi & Sons	\$142,559.78
		Pine Bark Mulch - Various Locations - Parks	
		Toll Transport Pty Ltd	\$1,339.24
		Courier Services For The City	
		Toolmart	\$407.15
		Vehicle Spare Parts - Fleet	
		Top Of The Ladder Gutter Cleaning	\$484.00
		Cleaning Gutters & Downpipes - Quinns Mindarie Community Centre - Building Maintenance	
		Total Landscape Redevelopment Service Pty Ltd	\$31,009.00
		Install Picnic Settings - Various Parks - Parks	
		TQuip	\$564.55
		Vehicle Spare Parts - Stores	
		Traffic Calming Australia Pty Ltd	\$2,942.50
		Supply/Install Bollard - Kingsway/Langford Boulevard - Engineering	
		Trisley's Hydraulic Services Pty Ltd	\$1,111.00
		Chlorine Boost Pump Y Strainer - Aquamation	
		Service Pool Water Treatment - Aquamation	
		Triton Electrical Contractors Pty Ltd	\$2,667.50
		Electrical Works - Various Locations - Parks	
		Trophy Shop Australia	\$976.54
		Gold Medals - Youth Services	
		Name Badges For Employees	
		Truck Centre WA Pty Ltd	\$3,265.53
		Vehicle Spare Parts - Fleet	
		Turf Care WA Pty Ltd	\$221,860.57
		Turfing Works For The City	
		Turfmaster Pty Ltd	\$60,131.14
		Turfing Works For The City	
		Tyrecycle Pty Ltd	\$1,587.83

		Remove Old Tyres From Ashby Operation Centre - Engineering	
		Storage Cage & Collection Of Tyres - Waste	
		UES (Int'L) Pty Ltd	\$151.80
		Vehicle Spare Parts - Fleet	
		Valvoline (Australia) Pty Ltd	\$8,973.22
		Bulk Oil - Stores Stock	
		WA Garage Doors Pty Ltd	\$1,738.00
		Adjust Limit Switches & Reset Motor - 2 Bifold Doors - Aquamotion	
		Repair Roller Doors - Various Locations - Building Maintenance	
		WA Hino Sales & Service	\$153,132.52
		New Vehicle - Hino 1124 - \$150,607.35 - Fleet Assets	
		Vehicle Spare Parts - Stores/Fleet	
		WA Limestone Company	\$18,857.87
		Limestone Products For The City	
		WA Rangers Association Incorporated	\$1,200.00
		Registration - Rangers Training Conference - 18 - 19.09.2019 - 2 Attendees - Community Safety	
		Wangara Volkswagen	\$538.75
		Vehicle Repairs - Fleet	
		Wanneroo Agricultural Machinery	\$5,358.40
		Vehicle Spare Parts - Fleet/Stores	
		Wanneroo Business Association Incorporated	\$990.00
		Workshop - Own Your Money, Own Your Business Success - Advocacy & Economic Development	
		Wanneroo Central Bushfire Brigade	\$750.00
		Reimbursement - Controlled Burn - Albert Court - Emergency Services	
		Reimbursement - Controlled Burns - Harvest Circle/Cinnamon Meander - Community Safety	
		Wanneroo Electric	\$73,854.87
		Electrical Maintenance For The City	
		Wanneroo Towing Service	\$693.00
		Towing Services - Fleet	
		Wanneroo Uniforms	\$160.00
		4 Lab Coats - Health	
		Waste Management And Resource Recovery Association Of Australia Ltd	\$970.00
		Advertising - Waste Services	
		Water Technology Pty Ltd	\$17,390.05
		Stage 1 - Desktop Review - Mindarie Breakwater - Engineering	
		Watt Torque Tools	\$603.90
		Torque Wrench Calibration - Fleet	

		West Australian Newspapers Ltd	\$106.80
		Subscription 12.09.2019 - 05.12.2019 - Mayors Office	
		West Coast Poly Pty Ltd	\$836.00
		2500ltr Round Tank - Parks	
		West Coast Shade Pty Ltd	\$43,802.00
		Shade Sail Structure - Discovery Park - Parks	
		Western Australian Local Government Association	\$4,024.00
		Training - Pest Biosecurity Management - 22.08.2019 - 1 Attendee - Health	
		Training - Economic Development Australia Breakfast - 07.08.2019 - 1 Attendee - Advocacy & Economic Development	
		Training - Introduction To Local Government Online - 1 Attendee - Community Safety	
		Registration - 2019 WA Local Government Convention - Gala Dinner - 18 Attendees - Council & Corporate Support	
		Western Resource Recovery Pty Ltd	\$5,010.50
		Servicing Of Grease Trap - Building Maintenance	
		Empty Washdown Bay - Fleet Workshop - Building Maintenance	
		Western Tree Recyclers	\$18,184.74
		Supply/Deliver Mulch - Yanchep - Parks	
		Remove Green Waste - Motivation Drive - Waste Operations	
		West-Sure Group Pty Ltd	\$430.98
		Cash Collection Service For The City	
		Wilson Security	\$30,390.09
		Security Services For The City	
		Winc Australia Pty Limited	\$5,128.93
		Stationery Supplies For The City	
		Wood & Grieve Engineers	\$1,606.00
		Professional Services - Sports Floodlighting - Projects	
		Work Clobber	\$1,068.75
		PPE Issue - Various Employees	
		Workpower Incorporated	\$15,074.68
		Weed Control & Rubbish Removal - Various Locations - Conservation	
		Workshed Children's Mosaics	\$3,168.00
		Public Art Conservation - Ridgewood Park - Cultural Services	
		Wrong Fuel Rescue Pty Ltd	\$593.39
		Fuel Drain - WN 33728 - Fleet	
		Wurth Australia Pty Ltd	\$1,389.98
		Vehicle Spare Parts - Fleet	

		Y Research	\$13,200.00
		Market Review & Industry Consultation - Neerabup Industrial Estate - August 2019 - Economic Development	
		Yanchep Surf Lifesaving Club	\$150.00
		All Washed Up Combustibles - Arts Development	
		Youth Leadership Academy Australia	\$1,000.00
		Event Facilitation - Youth Leadership Showcase - Youth Services	
		Zetta Group	\$57,155.83
		Project Work - IT	
00003649	24/09/2019		
		RJ Vincent & Co	\$802,402.79
		Payment Certificate 5 - Pinjar Road Duplication Works - Projects	
00003650	24/09/2019		
		Synergy	\$15,288.45
		Power Supplies For The City	
00003651	24/09/2019		
		Alinta Sales Pty Ltd	\$7,876.89
		Gas Supplies For The City	
		Aquatic Leisure Technologies	\$105.00
		Refund - Building Application Fee - Overdue Due To System Error	
		Australian Manufacturing Workers Union	\$324.70
		Payroll Deductions	
		Australian Services Union	\$691.30
		Payroll Deductions	
		Australian Taxation Office	\$573,124.00
		Payroll Deductions	
		Building & Construction Industry Training Board	\$30,557.22
		Collection Approved Levy Payments 01.08.2019 - 31.08.2019	
		Building Commission	\$47,920.86
		Collection Agency Fee Payments - 01 - 31.08.2019	
		Child Support Agency	\$2,431.66
		Payroll Deductions	
		City of Wanneroo	\$3,417.75
		Payroll Deductions	
		City of Wanneroo - Payroll Rates	\$6,118.00
		Payroll Deductions	
		City of Wanneroo - Social Club	\$748.00
		Payroll Deductions	
		Department of Planning, Lands and Heritage	\$482.00

		Refund - Development Application Fee - Lot 4005 (205) Butler Boulevard	
		Refund - Development Application Fee - Lot 47 (4) San Rosa Road - Lot 504 & 505 (813 & 815) Wanneroo Road	
		Department of Transport	\$755.60
		Vehicle Search Fees - Rangers	
		HBF Health Limited	\$623.45
		Payroll Deductions	
		Home Group WA Pty Ltd	\$442.70
		Refund - Building Application - Overdue Due To System Errors	
		Homebuyers Centre	\$3,425.50
		Refund - Building Application Fee - Cancelled By Applicant	
		Refund - Building Application Fee - Overdue Due To System Error	
		Refund - Building Application - System Error - Admin Fee Only	
		JCorp Pty Ltd Trading As Perception	\$806.16
		Refund - Building Application - Overdue Due To System Errors	
		Landgate	\$5,599.52
		GRV Interim Values - Rates	
		Road Name Change - IM	
		LD & D Australia Pty Ltd	\$371.55
		Milk Deliveries For The City	
		LGISWA	\$209.00
		Registration - Workforce Risk Forum - 1 Attendee - 28.05.2019	
		LGRCEU	\$1,896.26
		Payroll Deductions	
		Maxxia Pty Ltd	\$8,220.48
		Payroll Deductions	
		Rates Refund	\$4,000.00
		Ms Justine Andrews	\$275.00
		Reimbursement - Fitness Australia Registration For 2 Years - Aquamotion	
		Paywise Pty Ltd	\$1,427.73
		Payroll Deductions	
		Prime Projects Construction Pty Ltd	\$516.26
		Refund - Building Application Fee - Refunded Due To System Error	
		Royal Western Australian Historical Society	\$95.00
		Annual Subscription 2019 / 2020 - Cultural Services	
		Selectus Salary Packaging	\$9,101.59
		Payroll Deductions	
		Ventura Home Group Pty Ltd	\$1,275.80
		3 Refunds - Building Application - Fee System Error - Application Went Over	

		Timeframe	
		Zurich Australia Insurance Ltd	\$1,500.00
		Excess Payment - WN 33845 - Waste	
00003652	24/09/2019		
		Viva Energy Australia Pty Ltd	\$27,421.57
		Fuel Issues For The City	
00003653	24/09/2019		
		Instant Transportable Offices Pty Ltd	\$53,288.40
		Bushfire Brigade Transportable Building - Facilities Projects	
00003654	26/09/2019		
		City of Wanneroo - Municipal Bank Account	
		Credit Cards & Bank Fees - August 2019 – Breakdown On Page 58	
		Total Director Corporate Services Advance - EFTs	\$26,280,815.98
NATIONAL AUSTRALIA BANK			
00003640	13/09/2019		
		National Australia Bank	
		Flexipurchase - June 2019	
		Aquamotion & Kingsway	
		Officeworks - 2 Heller Professional 8ltr Urns	\$158.00
		The Vacuum Doctor - Scrubbing And Polishing Pads	\$261.25
		Fantastic Furniture - 2 Tivoli 2 Seater Sofa Ebony	\$848.00
		Amazon - Swim School Equipment	\$171.86
		Department Of Health Pharmacy - Poisons Permit	\$125.00
		Austswim Limited - King Neptune Conference 1 Attendee	\$165.00
		Coles - Play Dough Ingredients, Milk & Vinegar	\$16.80
		Wanneroo Central News - Diary For Tours	\$35.60
		Jaycar - Joondalup - Aux Cord And Adapter	\$11.90
		Flexfit Equipment - Dumbbells Kingsway / Bulgarian Bag & Ankle Strap Aquamotion	\$221.90
		Kmart - Craft Supplies	\$78.00
		Assets	
		Banksia Grove News - Stationery	\$10.00
		Bunnings - Hardware Purchases	\$1,069.37
		Civic Hotel - Accidental Purchase - Moneys Have Been Paid Back	\$25.00

		Coles - Wi-Fi Modem	\$59.00
		Elliotts Irrigation - Reticulation Works	\$3,133.31
		Australian Direct - Portable Battery	\$616.71
		Jaycar - Joondalup - Anderson Plugs	\$15.90
		Lullfitz Nursery - Plants - Carramar Golf Course	\$93.00
		Mirco - Galvanised Staples & Insecticide Tablets	\$233.65
		Northern Lawnmowers - Line Trimming Shin Pads	\$71.00
		Officeworks - Stationery	\$442.03
		Pharmco (WA) Pty Ltd - Seeds For Everlasting Love Heart	\$462.00
		Richgro Garden - Landscape Mix	\$40.00
		Woolworths - Winter Planting Morning Tea	\$140.26
		Work Clobber - Hi Vis Body Warmer	\$45.00
		Assets Maintenance	
		7-Eleven - New Jerry Fuel Can	\$32.21
		Advanced Lock Key - Locks	\$132.00
		Allied Forklifts Pty Ltd - Vehicle Spare Parts	\$264.32
		Amcap Distribution - Vehicle Spare Parts	\$662.38
		Arcus Wire Group Pty Ltd - Adjustable Hook	\$722.27
		Av Truck Services Pty Ltd - Vehicle Spare Parts	\$1,071.75
		B W Truck Parts - Vehicle Spare Parts	\$116.00
		Barnetts Architectural Hardware - Hardware Purchases	\$591.24
		Bunnings - Hardware Purchases	\$9,182.26
		Capral Limited - Window Fixings	\$702.75
		Commercial Driveline - Vehicle Spare Parts	\$570.13
		Cool Drive Distribution - Vehicle Spare Parts	\$21.12
		Cowley Sheet Metal Pty Ltd - 3 Post Covers	\$275.00
		CSR Gyprock - Manhole Frame	\$120.50
		Gibert Lodge - Vehicle Spare Parts	\$219.52
		Direct Fasteners - Vehicle Spare Parts	\$140.00
		Department Of Transport - Licensing - Change Of Plate Fee For New 3.4	\$60.85
		E Plas Pty Ltd - Vehicle Spare Parts	\$198.00
		Enjo Pty Ltd - Cleaning Cloths	\$181.95
		Fielders - Custom Flashing	\$206.89
		Fred's Lagoon Hardware - Hardware Purchases	\$119.90
		Frontline Fire & Rescue - Fit Up For New 3.4 Fire Truck	\$1,230.16
		Grand Toyota - Install Roof Racks On Toyota Prado	\$113.30
		Greenes Tyre/Brake Service - Repair Of	\$228.00

		Puncture	
		HNT Powder Coaters - Column Covers	\$66.00
		Hydrosteer Pty Ltd - Vehicle Repairs	\$462.55
		J H Fluid Transfer - Hose Equipment	\$1,266.00
		Jaycar - Joondalup - Vehicle Spare Parts	\$149.20
		Kennards Hire Pty Ltd - Mobile Hydraulic Platform	\$375.00
		Konecranes Pty Ltd - Workshop Crane Services	\$790.63
		Midland Plasterboard - Total Joint 4.8kg	\$27.28
		Motor Trade Association Of WA - Unable To Attend The Training	-\$975.00
		Neltronics - Vehicle Spare Parts	\$510.40
		Nuford - Vehicle Spare Parts	\$192.25
		Officeworks - Stylus & Locker	\$592.95
		Pattos Paint Shop - Paint Supplies	\$86.70
		Phoenix Holden - Vehicle Spare Parts & Repairs	\$213.85
		Red Dot Stores - Stylus Pens	\$10.50
		Powerhouse Batteries - Vehicle Spare Parts	\$128.77
		Scotts Trimming Services - Vehicle Spare Parts	\$16.50
		Statewide Bearings - Vehicle Spare Parts	\$68.09
		Trailer Parts Wangara - Vehicle Spare Parts	\$329.60
		The Good Guys - Panasonic Microwave Oven	\$664.20
		The Institution Of Engineers Australia - Registration - How To Survive An Innovation Learnings From The Xbloc Breakwater Armour Unit Development - 1 Attendee	\$30.00
		Toolmart Australia Pty Ltd - Vehicle Spare Parts	\$19.90
		Truck Centre WA Pty Ltd - Vehicle Spare Parts	\$2,058.38
		Valspar - Paint Supplies	\$1,510.45
		Wanneroo Glass - Vinyl Mirror	\$58.00
		Water Wise Water Truck - Vehicle Spare Parts	\$297.70
		Work Clobber - PPE	\$307.80
		Community Development	
		BCF Australia Stores - Outreach Materials	\$405.89
		Bunnings - Hardware Purchases	\$345.35
		Coles - Catering Items	\$818.73
		Positive Spin Charity - Fundraiser Dinner	\$2,044.73
		Facebook - Advertising	\$20.00
		Green Pack - Community Action Project Materials	\$109.46
		Hart Sport - Event Materials	\$39.80
		Ikea Perth - Community Action Project	\$22.39

		Materials	
		Kmart - Program Materials	\$109.15
		LSM Pizza Pty Ltd - Catering Items	\$248.00
		Merriwa Supa IGA - Catering Items	\$7.95
		Newsxpress Carramar - Program Materials	\$3.99
		Officeworks - Consultation Materials And Food	\$141.13
		Youth Leadership Forum - Community Action Project Materials	\$95.48
		Sparkol - Annual Subscription - Sparkol Videoscribe	\$211.52
		Langley Group - Program Materials	\$126.55
		Woolworths - Catering Items	\$15.10
		Community Safety & Emergency Management	
		Dominos Estore - Catering - Bush Fire Fighting Course	\$31.50
		Nandos Wanneroo - Meals For Volunteer Firefighters	\$523.20
		Officeworks - Diaries - Fire Brigades	\$119.64
		Subway Butler - Catering - Volunteer Firefighters - Courses & Incidents	\$772.60
		Wanneroo Stockfeeder - Feed For Sheep	\$63.00
		Council & Corporate Support	
		Aldi Stores - In House Catering Requests	\$31.06
		Bakers Delight Wanneroo - In House Catering Requests	\$17.10
		Coles - In House Catering Requests & Beverages For Elected Members	\$1,299.77
		D & A Food Pty Ltd - In House Catering Requests	\$39.60
		Flower Scentral - Flowers - Volunteers Function 21.06.2019	\$609.00
		Host Direct - Glasses For Citizenship Ceremonies	\$330.00
		Kmart - In House Catering Requests	\$5.00
		Red Dot Stores - Platters For In House Catering Requests	\$108.00
		Subway Wanneroo - In House Catering Requests	\$79.00
		Wanneroo Fresh - In House Catering Requests	\$542.28
		Woolworths - Beverages For Elected Members	\$79.80
		Cultural Development	
		Amazon Marketplace - Local Stock Purchase	\$296.80
		Apra Limited - Licence Fees 01.04.2019 - 31.03.2020	\$571.97

		Arts Law Centre Of Australia - Annual Membership	\$500.00
		Australia Post Online Shop - PPE For Museum Staff	\$219.00
		Australia War Memorial – Stock Purchase	\$49.99
		Bookdepository.com - Stock Purchases	\$1,720.89
		Booktopia Pty Ltd - Book Club Kits	\$1,177.00
		Bunnings - Hardware Purchases	\$334.41
		City Of Fremantle - Parking Fees	\$3.50
		Coles - Catering Items - Programs	\$437.04
		Community Engagement Summit - At Community Engagement Summit Series - 1 Attendee	\$1,864.50
		State Library - Parking Fees	\$12.12
		Dymocks Online - Stock Purchases	\$512.82
		Mega Office Supplies - Stand Up Sit Down Desk	\$540.24
		Teaching Shop Pty Ltd - Migration Teacher Book	\$46.85
		Harvey Norman Av/It - Seagate Backup	\$547.00
		Ikea Pty Ltd - Furniture Purchase	\$1,315.00
		JbHiFi.com.au - Stock Purchase	\$237.05
		Kmart - Program Materials	\$182.00
		Learning Discovery Pty Ltd - Stock Purchase	\$402.00
		Lehmans - Scrubbing Boards - Heritage House Education Programs	\$290.91
		Matsrus - 2 X Floor Mats	\$709.50
		Mhamad Mnahy - Catering - Girrawheen Hub Place Activation Event	\$81.00
		National Pen Promotion - Pens - Program Merchandise	\$881.54
		News Limited - Australian Newspaper Subscription	\$64.00
		Officeworks - Stationery Items	\$994.09
		Paypal - Stock Purchase	\$138.00
		Paypal - Wash Tubs For Heritage House Program	\$129.70
		Post Wanneroo - Postage Of My First Library Cards	\$35.30
		Pre-School Equipment - Furniture - Girrawheen Library	\$1,232.00
		Priceless Wanneroo - Boxes - Wanneroo Library	\$12.00
		Raeco - Display Stands At Wanneroo Library	\$291.50
		Ric Publications Pty Ltd - Migration Teacher Book	\$11.50
		Suchgreateheights - Vintage Games Replacements	\$143.00
		Spotify - June Monthly Plan	\$11.99
		Spotlight - Hearsay - Birdman Marine Fabric	\$43.50

		Strategic Art Services - Construction Of Bird-Woman Artwork	\$856.80
		Two Rocks IGA - Purchase Of Water Refills	\$71.70
		Customer Information Services	
		Exclaimer - Signature Manager - Annual Renewal 03.06.2019 - 02.06.2020	\$765.00
		Google*cloud - Google Cloud Monthly Fee - June	\$69.16
		Officeworks - Stationery	\$91.92
		Paypal - 29 Tough Heavy Duty Covers	\$286.81
		Paypal - 2 Juniper Networks EX-SFP-10GE-SR Compatible 10GBASE-SR SFP+ 850nm 300m DOM Transceiver Module	\$57.20
		Paypal - 50 Samsung A20 Tough Cases	\$355.50
		Marketing, Communications and Events	
		Budget Rent A Car - Van Hire - Concert	\$409.13
		Campaignmonitor.Co - Enewsletter	\$716.14
		Community Newspaper - WannerooLink Online	\$2,748.90
		Facebook - Advertising	\$1,295.09
		Freshworks Incorporated - Commjobs Ticketing System	\$388.14
		Imagazine Ag - Facebook Advertising	\$36.65
		PSN Training - Training - Was Cancelled - Credit Processed July	\$667.46
		Reeces Events Hire - Missing Tablecloths - Events	\$149.43
		Step Two Designs Pty Ltd - 2019 Intranet And Digital Workplace Showcase	\$273.90
		Vodafone Wanneroo - Charging Cable	\$29.95
		People & Culture	
		Ahri Ltd - Membership Fee - Manager	\$324.50
		ASIC - 3 Company Searches	\$51.00
		Ceda - Attendance At Future Of Work - Boomers To Generation Alpha - 2 Attendees	\$390.00
		Harvard - Subscription	\$310.00
		Kmart - 20 X \$20 I-Reward Vouchers	\$400.00
		Trophy Shop Australia - 2 Name Badges	\$24.80
		TV Education Network - Webinar - A Deep Dive Into Enterprise Agreements: From Negotiations To Certification	\$237.60
		Traffic & Transport Services	
		Super Cheap Auto - Wiper Blades For Vehicle	\$24.99
		Totally Workwear - PPE	\$394.65
		Jaycar - Joondalup - USB Splitter	\$29.95

		Waste Management	
		Bunnings - Hardware Purchases	\$357.45
		Elliotts Irrigation - Reticulation Pipe	\$770.00
		Total	\$73,009.04
00003642	17/09/2019		
		National Australia Bank	
		Flexipurchase - July 2019	
		Assets	
		Bunnings Hardware Purchases	\$851.97
		Conference Online Pty Ltd - Prescribed Burning Conference - 1 Attendee	\$300.00
		Ellenby Tree Farm Pty Ltd - Infill Planting - Wanneroo Road Median	\$422.18
		Landsdale Plants - Infill Plants - Civic Drive	\$717.12
		Lullfitz Nursery - Plants - Ripplevale Park, Camira Park & Bayport Park	\$1,000.00
		Northern Lawnmowers - Chainsaw Chaps & Shin Guards	\$343.20
		Pharmco (WA) Pty Ltd - Everlasting Seeds	\$616.00
		Plantrite - Plants - Wanneroo Road Median Infill	\$573.90
		Wildflower Society - Books	\$172.05
		Woolworths - Catering - Events	\$108.64
		Assets Maintenance	
		Action Lockservice - Locking Services	\$57.00
		Adaptalift Store - Hand Pallet Jack	\$352.00
		Aldi Stores - Engraver - Sign Shed	\$15.06
		Alliance Rim Repairs - Rim Repair - Audi	\$267.17
		Amcap Distribution Centre - Vehicle Spare Parts	\$100.64
		Arci Welding Industries - Vehicle Spare Parts	\$997.15
		Audi Centre Perth - 90,000Km Service - Audi	\$1,557.00
		Barnetts Architectural Hardware - Hardware Purchases	\$2,336.92
		Beyond Tools - Dewalt Charger	\$115.00
		Bullivants Pty Limited - Lifting Slings - Equipment - Fleet	\$229.83
		Bunnings - Hardware Purchases	\$7,980.10
		Capral Limited - Angle Iron	\$90.82
		CSR Gyprock - Square & Manhole Frame	\$234.00
		Direct Communications - Spares Kit, LCD Module, Brackets - Fire Truck	\$268.52
		Direct Fasteners - Accessories - Installing Signs	\$468.82
		E Plas Pty Ltd - Plastic Rollers - Fleet	\$22.00

		Fencemakers Pty Ltd - 5 X Double Lug Brackets	\$12.50
		Fielders - Custom Flashing	\$581.06
		Forch Australia Pty Ltd - Copper Spray - Fleet	\$232.85
		Fred's Lagoon Hardware - Hardware Purchases	\$60.15
		Frontline Fire & Rescue - Vehicle Repairs	\$121.00
		GM Cabs Pty Ltd - Cabcharge	\$47.62
		Goldfields Deans Australia - Windscreen Replacement	\$363.00
		GPR Truck Sales Services - Electrical Repairs - Higer Bus	\$1,521.30
		Grand Toyota - Vehicle Spare Parts	\$219.45
		Hydraulic Hoist & Winch - Vehicle Spare Parts	\$126.50
		Hydrosteer Pty Ltd - Steering Repairs - Fleet	\$1,318.35
		Komatsu Australia Pty Ltd - Vehicle Spare Parts	\$38.86
		LTV Wangara - Vehicle Spare Parts	\$15.71
		MTA WA Incorporated - Training Course - 4 Attendees - Fleet	\$2,145.00
		Netcaz Pty Ltd - Vehicle Spare Parts	\$72.05
		Nuford - Vehicle Spare Parts	\$31.25
		Officeworks - Stylus	\$67.16
		Optimal Pharmacy Quinns - Sunblock	\$59.90
		Parker Black Forrest - Keying Charge	\$10.00
		Pattos Paint Shop - Paint Supplies	\$212.36
		Perth Heavy Tow - Towing Services - Fleet	\$264.00
		Radio Industries Australia - Vehicle Spare Parts	\$520.30
		Rogers Axle & Spring - Service/ Park Brake Valve	\$422.73
		Ron Mack Machinery - PVC Dust Collector	\$66.00
		RSEA Pty Ltd - Safety Glasses - Stock	\$61.30
		Bad Elf - 2 GPS Units	\$958.58
		Swan Taxis - Cabcharge	\$43.68
		Taskers - Flagpole Service	\$2,253.03
		The Good Guys - USB Cables & Car Chargers	\$198.60
		Toolmart Australia Pty Ltd - Tool Purchases	\$646.95
		Universal Panel And Paint - Insurance Excess - Toyota Prado Kakadu	\$1,500.00
		Valspar Joondalup - Paint Supplies	\$1,455.54
		WA Hino - Replacement Indicator Assembly For 95268	\$34.21
		Wanneroo Auto One - Vehicle Spare Parts	\$138.75
		Wanneroo Glass - Woodland Grey Screen	\$459.00
		Wanneroo Towing Services - Towing Services - Fleet	\$154.00

		Water Wise Water Truck - Vehicle Spare Parts	\$75.93
		WIS Blackwoods - Boot Brush Cleaner	\$211.00
		Work Clobber - PPE	\$696.40
		Business Manager Aquamotion & Kingsway	
		7 Eleven Darch - Ice	\$12.60
		Coles - Water Bottles - Crèche & Training Catering	\$38.84
		Mall Managers WA Pty Ltd - Wanneroo Shopping Centre Display Stall	\$908.15
		Subway Restaurant - Training Catering	\$98.00
		Community Development	
		Coles - Catering - Program Activities	\$870.06
		Dominos Estore - Catering - Program Activities	\$39.80
		Jacksons Drawing Supplies - Materials - Deck Art Workshop	\$109.75
		Kmart - Materials & Prizes - Program Activities	\$366.90
		Pricesavers Joondalup - Materials - Program Activities	\$100.00
		Red Dot Stores - Materials - Program Activities	\$41.00
		SurveyMonkey - Advantage Annual Plan - Survey Monkey Membership	\$349.09
		Trybooking Creative - Survey's Aren't Enough Training Course	\$51.00
		Community Safety & Emergency Management	
		Conference Online Pty Ltd - Prescribed Burning Conference - 2 Attendees	\$600.00
		Council & Corporate Support	
		Aldi Stores - Catering - In House Catering Requests	\$77.17
		Bakers Delight Wanneroo - Catering - In House Catering Requests	\$3.60
		Cafe Elixir - Catering - In House Catering Requests	\$170.10
		Coles 0289 - Catering - In House Catering Requests & Elected Members Lounge	\$1,176.11
		Conti Wines - Catering - In House Catering Requests	\$52.00
		D&A Food Pty Ltd - Catering - In House Catering Requests	\$29.70
		Liquorland 3094 - Catering - In House Catering Requests	\$185.00
		Wanneroo Bakery - Catering - In House Catering Requests	\$37.00
		Wanneroo Fresh - Catering - In House	\$293.39

		Catering Requests	
		Cultural Development	
		Access Office Industry - Replace Damaged Browser Bin/Brackets/Divider For Storage Of JK Picture Books	\$117.70
		Booktopia Pty Ltd - Book Club Kit Replacement	\$43.50
		Bunnings - Hardware Purchases	\$115.88
		Buysubscriptions.com - Subscription - Who Do You Think You Are Magazine	\$134.78
		Cakes Box - Catering For Event	\$121.00
		Coles - Craft Materials & Catering - Program Activities	\$44.65
		Ergolink - Computer Monitor Arm	\$258.00
		Jaycar - Purchase - Door Counter & Laser Beam Customer Awareness System	\$129.90
		JB Ocean Keys - Surge Power Boards	\$29.95
		Kmart - Materials - Program Activities & Alkimos Supplies	\$368.75
		Liquorland - Catering For Event	\$9.00
		Magshop Online - Subscription - Women's Weekly Magazine	\$79.99
		Mister Minit Wanneroo - Metal Rings	\$14.00
		Modern Teaching Aids - Lego Club Supplies	\$539.95
		News Limited - Subscription - Australian Newspaper	\$64.00
		Officeworks - Craft Materials - Program Activities	\$35.69
		Paymate*Spun - Membership - Spydus User Group Network	\$200.00
		Paypal - Commercial Vacuums - Conservation Purposes	\$39.90
		Paypal - Heritage Tourism Workshop - 2 Attendees	\$170.02
		Paypal - Subscription - New Internationalist	\$108.00
		Plym Rocket - Subscription - Kitkeeper	\$951.49
		Post Wanneroo Post - Working With Children Check	\$87.00
		Remix Summits - 2 Tickets - Remix Academy	\$668.47
		Scholastic Online Store - Book Purchase	\$64.99
		Slimline Warehouse - Sign Holder - Alkimos Pop-Up Library	\$178.55
		Spotify - Subscription - July Monthly Plan	\$11.99
		Spotlight - Hessian - Program Activities	\$180.98
		Sq *Imagesource Digital - Material Printed - Heritage Education Game	\$71.50
		Target - Supplies - Alkimos & Lego Club	\$212.00
		The Good Guys - Coffee Machine - WLCC	\$169.00
		UWA Office Of Development - Conference	\$50.00

		- 1 Attendee	
		Wanewsdti - Subscription - West Australian Newspaper	\$288.00
		www.Thefamilyhistorypartnership.com - Books - Community History	\$962.15
		Customer & Information Services	
		Google*Cloud - Monthly Fee – July 2019	\$65.92
		Inflectra Corporation - Subscription - Spiratest 10-User Edition 2019 / 2020	\$2,434.53
		Paypal - Samsung Galaxy Tab A 10.5 2018 T595 Bluetooth Keyboard Case Cover	\$76.98
		Paypal - 52 Samsung A20 Tough Cases - Mobile Device Replacement Program	\$369.72
		Paypal - Refund: Refund Of Delivery Fee	-\$10.89
		Paypal - Subscription Renewal - Small Sine 12 Month Plan	\$887.70
		Paypal - 10 DVI-D To HDMI 1M Cables	\$140.89
		Sidra Solutions - Online Renewal - Intersection 8 Plus/Licence Id 6033107, Intersection 8 Plus/Licence Id 6033108 Intersection 8 Network Licence Id 6033109 29.08.2019 - 29.08.2020	\$1,485.00
		Marketing, Communications and Events	
		Campaignmonitor.Co - Enewsletter	\$706.01
		Facebook - Facebook Advertising	\$1,024.24
		Freshworks Incorporated - Commjobs Ticketing System	\$385.47
		Imagazine Ag - Facebook Advertising	\$35.82
		PSN Training - Refund For Cancellation Of Social Media In Government Training Course	-\$667.46
		Sq *Imagesource Digital - Parking Corflutes - Gala Dinner	\$132.00
		Wanewsdti - Newspaper Subscription	\$265.20
		People & Culture	
		Ergolink - Keyboard And Ergonomic Mat	\$238.20
		Kmart - 20 X \$20 I-Reward Vouchers	\$400.00
		Sonic Healthplus - Pre-Employment Medical	\$450.35
		Surveymonkey - Subscription To Survey Monkey	\$288.00
		Waste Management	
		Bunnings - Coupling - Green Waste Site Reticulation	\$8.06
		Elliotts Irrigation - Reticulation Joiner - Ponds At Wangara Green Waste Site	\$76.26
		Total	\$58,535.20

		Total Purchasing Cards Transactions	\$131,544.24
		Total EFT's And Purchasing Cards	\$26,412,360.22
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
117404	25.07.2019	Sodexo Australia	-\$475.75
117706	27.08.2019	Economic Development Australia Limited	-\$999.00
112795	01.05.2018	Vietnamese Community In Australia WA Inc	-\$540.00
112812	01.05.2018	Tracey Reeves	-\$30.00
112829	01.05.2018	Mr Gregg Harwood	-\$116.00
112856	08.05.2018	Tracy Davies	-\$100.00
112859	08.05.2018	Joondalup Community Mental Health	-\$168.20
112864	08.05.2018	Sonja Peters	-\$84.00
112871	08.05.2018	Bonnie Lucas	-\$118.00
112969	15.05.2018	Miss Joanne Holden	-\$104.00
112983	15.05.2018	Ms Therese Mallon	-\$8.00
112991	15.05.2018	Ms Marie Tierney	-\$32.00
113116	29.05.2018	Damien Johnston	-\$100.00
113120	29.05.2018	Ali Pasay	-\$30.00
113138	29.05.2018	Mrs Gerlinde Josefine Mehrens	-\$32.00
113144	29.05.2018	Lauren Cluning	-\$30.00
113155	29.05.2018	Mrs Sophia Devlin	-\$16.00
113159	29.05.2019	Mrs Margaret Carrick Davis	-\$24.00
116308	02.04.2019	Mr Colin Walpole & Mrs Valerie Walpole	-\$630.00
116335	02.04.2019	Christi Laurent	-\$80.00
3619-7183	22.08.2019	Pritchard Francis Consulting Pty Ltd	-\$1,529.00
		Total	-\$5,245.95
TOWN PLANNING SCHEME			
		Cell 1	
		Urban WA Real Estate - Return Excess Funds	\$61,672.01
		Maxwell James Rayner - Return Excess Funds	\$12,334.59
		Freshlink Export Pty Ltd - Return Excess Funds	\$518,043.67
		P & N Landreach Pty Ltd - Return Excess Funds	\$122,297.53
		Gemmill Properties Pty Ltd - Return Excess Funds	\$234,352.98
		Delstrat Pty Ltd - Return Excess Funds	\$1,373,040.89
		Cell 4	
		Castledine Gregory - Legal Fees	\$2,022.50
		Cell 5	
		McLeods - Legal Fees	\$876.69
		Cell 8	
		McLeods - Legal Fees	\$1,820.83
		Total	\$2,326,461.69

MANUAL JOURNAL			
10388/2020	16.09.2019	Lodgement Fee 03.09.2019 Register 18 Unpaid Infringement	\$1,260.00
10388/2020	16.09.2019	Superannuation Remittance July 2019	\$1,033,404.89
10388/2020	16.09.2019	Returned Creditor Payment 02.09.2019	\$2.50
10390/2020	16.09.2019	Lodgement Fee 12.09.2019 Register 24 Unpaid Infringement	\$1,680.00
		TOTAL	\$1,036,347.39
GENERAL FUND BANK ACCOUNT			
		Payroll Payments - September 2019	
		10.09.2019	\$9,115.17
		10.09.2019	\$12,940.30
		10.09.2019	\$1,718,744.12
		24.09.2019	\$26,184.35
		24.09.2019	\$16,490.42
		24.09.2019	\$1,723,058.37
		Total	\$3,506,532.73
00003654	26/09/2019		
		City of Wanneroo - Municipal Bank Account	\$62,557.12
		Bank Fees August 2019	
		GLF Trans Fee	\$50.00
		CBA Merchant Fee	\$33,122.27
		Bpay Fees Debtors	\$33.26
		Bpay Fees Rates	\$14,595.50
		Bpoint Fees Debtors	\$1.82
		Bpoint Fees Rates	\$593.48
		Australia Post Dishonour Fee	\$15.00
		Commbiz Fee	\$232.00
		Commbiz Fee	\$209.21
		Account Service Fee	\$468.90
		Total	\$49,321.44
		Credit Cards August 2019	
		D Simms	
		Trybooking - Registration NGAA Congress 2019 - Manager Advocacy & Economic Development	\$1,212.00
		Parking Fees	\$124.42
		Orion Café - Business Hospitality - Meeting With Yanchep News Online Owner	\$14.40
		Ceda - Registration - Infrastructure In Australia - Setting The WA Agenda	\$195.00
		Bob Jane - Tyre For CEO's Vehicle	\$471.00
		Mindarie Marina - Business Hospitality - Elected Members Meeting	\$10.40

		HLAF Pty Ltd - Business Hospitality - Elected Members Meeting	\$31.00
		The Ashby Bar & Bistro - Business Hospitality - DFES Meeting With Deputy Commissioner	\$70.50
		Peppers Waymouth Hotel - Accommodation - Local Government Chief Officers Group Meeting	\$180.97
		M Dickson	
		Ceda - Registration - Infrastructure In Australia - Setting The WA Agenda	\$195.00
		LGPA - Local Government Planners Association Annual Membership	\$500.00
		Property Council – Registration - WA Infrastructure Lunch	\$220.00
		ASIC - Company Searches	\$36.00
		Parking Fees	\$85.84
		Property Council Of Australia – Registration - WA Making Places Boom	\$220.00
		Planning Institute Of Australia - Registration - Tree Retention In Urban Planning – 2 Attendees	\$80.00
		Planning Institute Australia – Registration - Planning Reform Breakfast	\$85.00
		MainRoads Online Training – Course Subscription	\$979.00
		Café Elixir - Business Hospitality - GAPP Meeting	\$46.00
		Tyrepower - Replace Tyre - Managers Vehicle	\$210.00
		D Terelinck	
		Parking Fees	\$36.17
		PCEC Liberty Bar - Business Hospitality @ Walga Convention	\$14.00
		Webjet Flights Perth – Townsville Return - ICTC Conference - 2 Attendees	\$2,233.14
		H Singh	
		Parking Fees	\$31.37
		Department Of Water And Environment Regulation - Clearing Permit - Splendid Park Yanchep	\$2,400.00
		Australian Organic Recycling Association - Associate Industry Member 2019 / 2020	\$559.63
		Westernpower - Street Light Relocation	\$497.92
		Delaware North Retail Services - Hospitality - The IPWEA National Conference	\$6.70
		Dakshin Foods Pty Ltd - Hospitality - The IPWEA National Conference	\$63.00
		United Taxis - Car Rental In Hobart	\$55.72

		N Jennings	
		Qantas Airways Limited – Qantas Club – Membership Renewal for Daniel Simms	\$980.00
		Sunnyside Up (WA) – Pre-Briefing Audit & Risk Committee Meeting	\$21.50
		City Of Canning – Attendance Fee - Innovation Masterclass 2 Attendees	\$700.00
		M Yildiz	
		The Institute Of Internal Auditors - Annual Membership	\$592.20
		Parking Fees	\$7.30
		Sayers Food Leederville: Audit & Risk Committee Pre-Brief Meeting	\$16.50
		ASIC - Company/Director Searches	\$54.00
		Total	\$13,235.68
		Total Bank Fees And Credit Cards	\$62,557.12
		Advance Recoup September 2019	\$25,357,505.03
		Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	\$28,926,594.88

Attachments: Nil

Property Services

3.13 Acquisition of land from Lot 503 (398) Wattle Avenue East, Neerabup for Flynn Drive road widening

File Ref:	3393 – 19/413668
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	6

Issue

To consider the acquisition of a portion of land from Lot 503 (398) Wattle Avenue, Neerabup for the widening of Flynn Drive.

Background

A 922m² portion of land is required for road widening for part of the future Flynn Drive dual carriage project (**Land**). The Land is identified on Deposited Plan 415725 (**Attachments 1 and 2** refer). The Land is part of Lot 503 (398) Wattle Avenue East, Neerabup, being Lot 503 on Deposited Plan 409677 and comprised in Certificate of Title Volume 2915 Folio 803 (**Lot 503**), and registered in the name of the Western Australian Land Authority (**Landcorp** – now known as Development WA).

The Land is zoned “Other Regional Road” under both the MRS and the DPS 2.

Administration collaborated with Landcorp and its consultants to ensure the design of the batters of the dual carriageway within the Land integrated with the design of the future development of the remainder of Lot 503 abutting the Land.

Detail

Administration arranged for a proposed subdivision of Lot 503 to excise the Land required for the road widening. That subdivision is identified on Deposited Plan 415725, showing the Land as “road widening” and with the remainder of Lot 503 identified as “Lot 801”.

Administration engaged a valuation of the Land in order to negotiate the purchase price with Landcorp.

The City’s valuer valued the Land at \$85/m² giving a total value of \$78,370 (inclusive of GST). Landcorp’s valuer valued the Land at \$45/m² giving a total value of \$41,490. The City’s valuer advised that the difference in the values was because the valuation of Lot 503 was a difficult exercise due to the size of the lot (approximately 221 hectares excluding the conservation area) and the limestone resource. The valuers were unable to source comparable sales evidence on which to base their assessment.

In the circumstances, Administration and Landcorp requested the valuers to confer and review the valuations to see if they could come to a consensus as to the value. The valuers agreed on a value of \$65/m² giving a total value of \$59,930 (exclusive of GST) (**Attachments 3 and 4** refer).

Administration then made a “without prejudice” offer to Landcorp to pay the sum of \$59,930 for the Land, subject to Council approval (**Attachment 5** refers). Landcorp has accepted the offer (**Attachment 6** refers).

However, funding for the upgrade of Flynn Drive to a dual carriageway (PR-1494) has been deferred to Year 7 (2025/26) and Year 8 (2026/27) of the LFTP. This may be reviewed subject to new grants and/or developer contributions being successfully secured.

There is no current budget for the project. However it is recommended that a budget for 2019/20 be allocated at the Mid Year Review to finalise the land acquisition. The road widening will eventually be required and all the expenditure to date would be negated as the subdivision and valuations would need to be duplicated at a later date.

The costs to finalise this matter are estimated at:

Land: \$ 59,930

Survey/subdivision: \$ 8,500

Legal: \$ 5,000

Statutory Fees: \$ 1,000

Total \$ 74,430

Contingency (10%): \$ 7,443

Total: \$ 81,873

Proposed budget: \$ 80,000

Approval is sought to proceed with the acquisition of the Land, subject to the proposed funding being listed for consideration at the Mid Year Review.

Consultation

Consultation was undertaken with Landcorp and its consultant over a number of years to ensure the design of the batters of the road integrated with Landcorp's proposed development of its adjoining land.

Comment

Administration recommends that the City finalises the acquisition of the Land. The Land is required for the future upgrade of Flynn Drive to a dual carriageway.

If the current action is not completed, the future acquisition of the Land may result in the duplication of cost and time already expended.

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*

3.5.3 *Advocate for major integrated transport close to communities”*

Risk Management Considerations

Risk Title	Risk Rating
Relationship Management	Low
Accountability	Action Planning Option
Director Corporate Strategy & Performance and Director Community & Place	Manage

Policy Implications

Nil

Financial Implications

To acquire the Land, the City will be required to pay the purchase price of \$59,930 (exclusive of GST). In addition the City will be responsible for survey/subdivision costs, legal fees and statutory fees amounting to approximately \$20,000.

It is proposed that these additional funding requirements will be offset by savings identified at the Mid Year Review.

Voting Requirements







Simple Majority

Recommendation

That Council:-

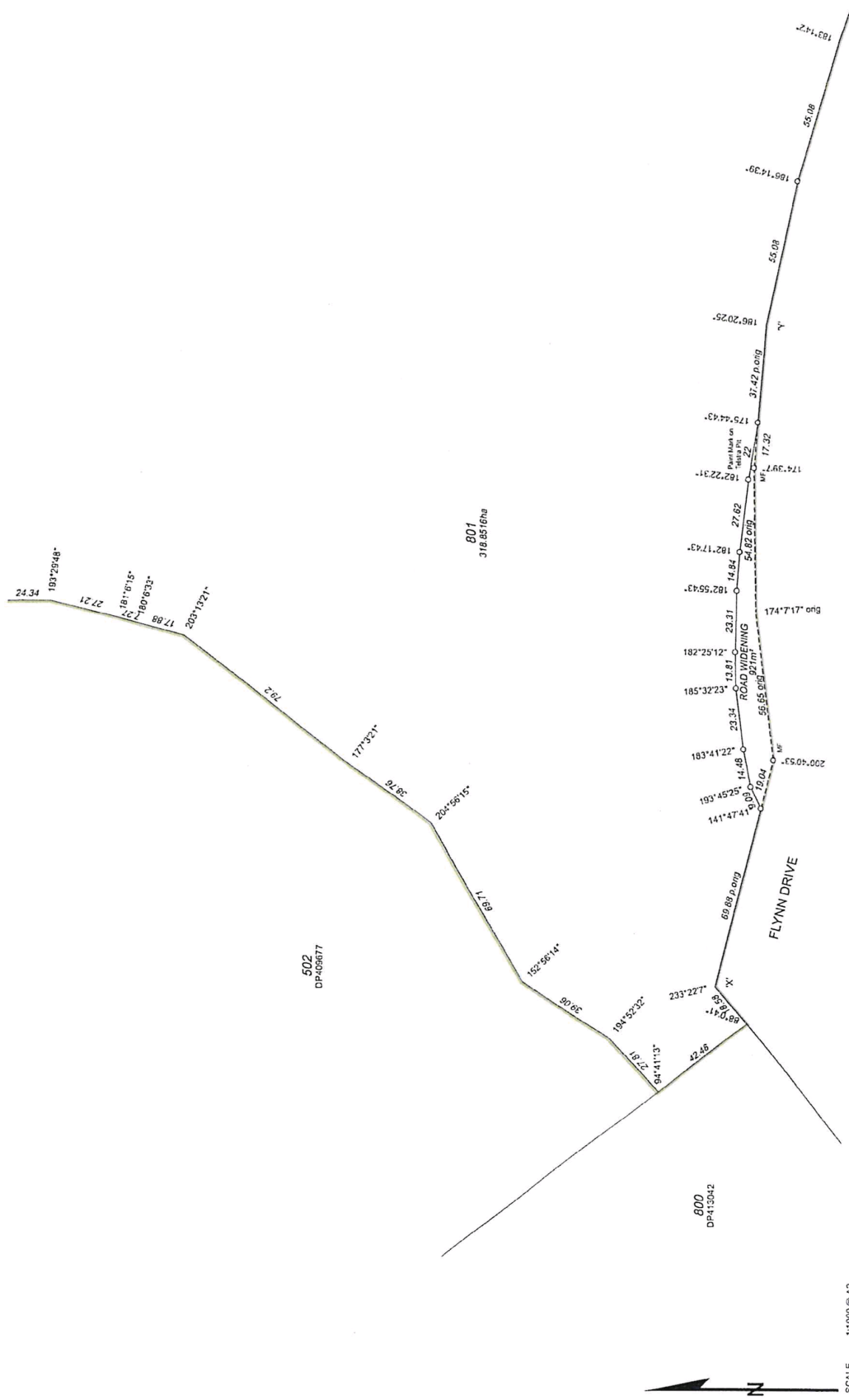
1. **APPROVES** the listing for consideration at the Mid Year Review of an expenditure of \$80,000 for the acquisition of a 922m² portion of Lot 503 (398) Wattle Avenue East, Neerabup from Landcorp (now known as Development WA) (including acquisition costs); and
2. **APPROVES** subject to item 1:
 - a) the acquisition of a 922m² portion of Lot 503 (398) Wattle Avenue East, Neerabup from Landcorp for the sum of \$59,930 (exclusive of GST); and
 - b) the execution of a contract of sale and all associated documents between the City and Landcorp in relation to item 2(a) in accordance with the Execution of Documents Policy.

Attachments:

1 	Attachment 1 - Road Widening Flynn Drive Neerabup - DP 415725	19/427061	
2 	Attachment 2 - Road Widening Flynn Drive Neerabup - Aerial Plan	19/427069	
3 	Attachment 3 - Road Widening Flynn Drive Neerabup - B Zucal Valuation	19/427071	Confidential
4 	Attachment 4 - Road Widening Flynn Drive Neerabup - Burgess Rawson Valuation	19/427075	Confidential
5 	Attachment 5 - Road Widening Flynn Drive Neerabup - City's Offer	19/427080	Confidential
6 	Attachment 6 - Road Widening Flynn Drive Neerabup - Landcorp's Acceptance	19/427082	Confidential

ATTACHMENT 1

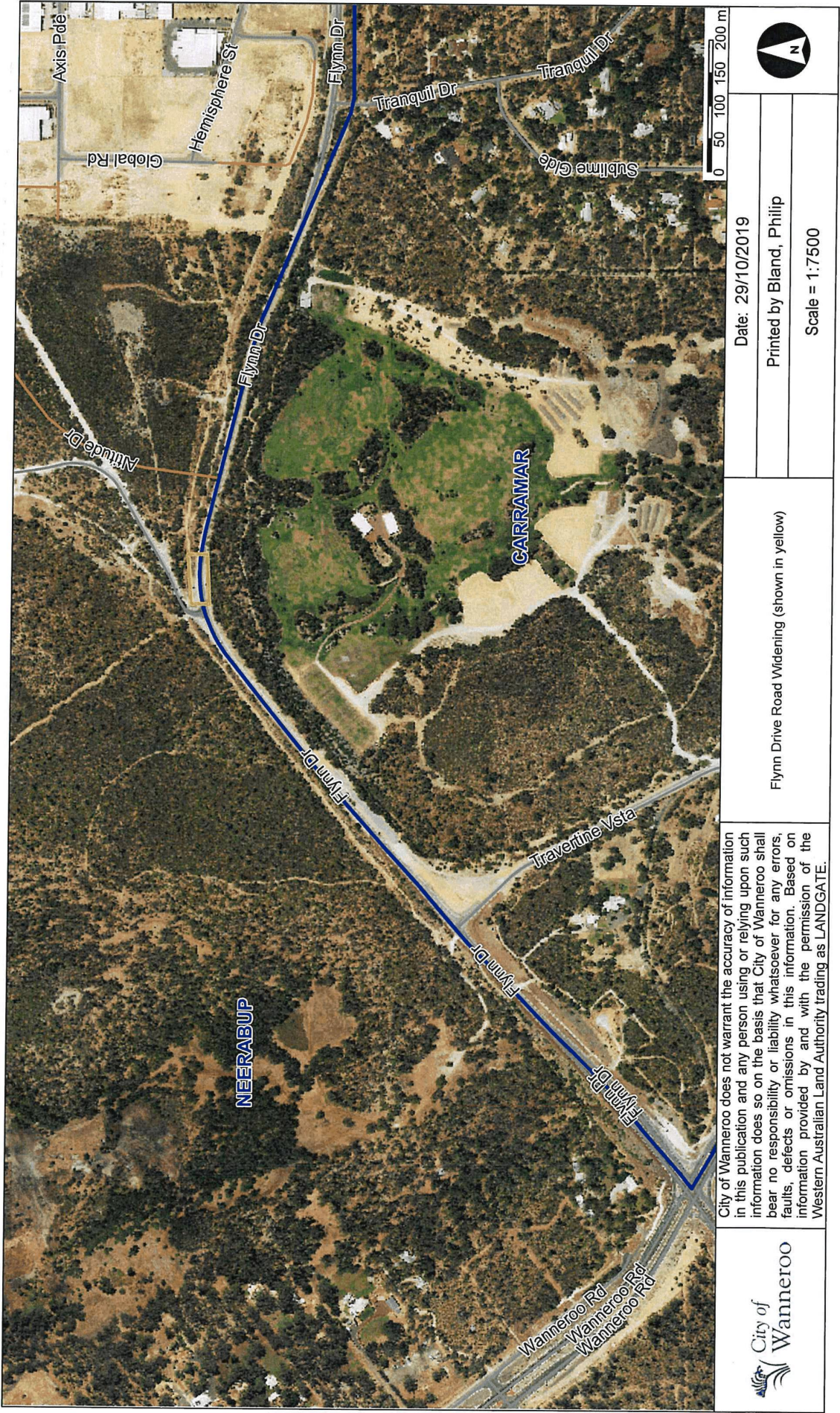
ENLARGEMENT 'A'



ADDITIONAL SHEETS		SHEET		VERSION NUMBER		DEPOSITED PLAN	
ENDORSEMENT SHEET		3	OF 4	1		415725	

City of Wanneroo IM 12-07-2019

ATTACHMENT 2



Attachment 3 – Road Widening Flynn Drive Neerabup - B Zucal Valuation

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 3 – HPE #19/427071

Attachment 4 – Road Widening Flynn Drive Neerabup - Burgess Rawson Valuation

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 4 – HPE #19/427075

Attachment 5 – Road Widening Flynn Drive Neerabup - City's Offer

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 5 – HPE #19/427080

Attachment 6 – Road Widening Flynn Drive Neerabup - Landcorps Acceptance

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 6 – HPE #19/427082

Council & Corporate Support

3.14 Donations To Be Considered by Council November 2019

File Ref: 2856V010 – 19/404695
 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 (the **Policy**).

Background

The Policy requires applications over \$500.00 from individuals and organisations to be determined by Council. Consequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

With respect to requests for sponsorships, the Policy specifies that for National Events the amount provided will be \$200.00 per individual, capped at \$600.00 per team, and for International Events the amount provided is \$500.00 per individual capped at \$1,500.00 per team. Schools are capped at \$2,000.00 per school per financial year.

Detail

During this period, the City received one sponsorship request, one community donation request and one request for a waiver of fees and charges, summarised below. Copies of the full applications are available from Administration upon request.

Comment

Sponsorship Donations

Applicant 1 – Black Swan Taekwondo Inc.	
Name of Individual/s	Under 14 Black Belt: James Bell Under 14 Colour Belt: Ryan Bell Pra Cadet Under 20kgs: Nioyk Leen Miao Foh Pra Cadet Under 26kgs: Kwee Leen Miao Foh Poomsae: Ava Broderick
Reside in City of Wanneroo 18years of age or under	Yes Yes
Event Details	Badung Sport Week Open Championships to be held in Bali, Indonesia from 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	International
Comments	As per the policy \$500.00 per individual (capped at \$1,500 per team)

Applicant 1 – Black Swan Taekwondo Inc.	
Recommendation	APPROVE a request for sponsorship in the sum of \$2,500.00 to Black Swan Taekwondo Inc. for the participation of James Bell (Under 14 Black Belt), Ryan Bell (Under 14 Colour Belt), Nioyk Leen Miao Foh (Pra Cadet Under 20kgs), Kwee Leen Miao Foh (Pra Cadet Under 26kgs) and Ava Broderick (Poomsae) at the Badung Sport Week Open Championships to be held in Bali, INDONESIA from 25-27 October 2019.
	This request is in accordance with Council's Policy

Community Group Donations

Applicant 2 – Coastal Ladies Badminton League Inc	
Request amount	\$3,172.15
Description of request	50% waiver of Fees in the sum of \$3,172.15 for hire of courts and kitchen facilities at Kingsway Stadium, Madeley 1 January - 1 December 2020 for Ladies Badminton Pennants and administration.
Criteria	Evaluation
Potential for income generation	Yes
Status of applicant organisation	Not for profit
Exclusivity of the event or project	Registered members of the club
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	Nil
Contribution to the event or activity made by the applicant or organisation	\$6,344.30
Previous funding assistance provided to the organisation by the City	CS05-02/18 - \$2,803.41 CS06-02/19 - \$2,969.40
Commitment to acknowledge the City of Wanneroo	Yes
Comments	<p>This group has hired courts at Kingsway Indoor Stadium (KIS) since 2008. The group currently book an average of three badminton courts for three hours, and the kitchen for one hour (after their court hire), weekly. The courts are charged at a club rate and hire of kitchen.</p> <p>In 2019 the group booked an average of three</p>

Applicant 2 – Coastal Ladies Badminton League Inc	
	<p>badminton courts for three hours, and the kitchen for one hour (after their court hire), weekly. The courts were charged at a club rate of \$13.00 per court per hour, and the kitchen at \$44.30 per hour. The group paid a registration fee of \$36 per member and \$29.00 per senior per year to Badminton WA, and spent group has approximately 39 members, 54% of whom are 60+ years of age.</p> <p>Currently members pay a club nomination fee of \$20.00 per member and \$10.00 pennant playing fee. The group has approximately 39 members. The yearly competition has been run from the KIS since 2001 and concludes with a light lunch provided by the players. The group are asking the City to support their request for a 50% waiver of fees in the sum of \$3,172.15.</p> <p>Clause 2.7 of the Policy states Council will not consider funding applications for donations, sponsorships or the waiver of fees and charges for “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).” As the group charges a registration and membership fee the group does not fulfil the criteria of the Policy.</p>
Recommendation	NOT APPROVE a 50% waiver of fees in the sum of \$3,172.15 to the Coastal Ladies Badminton League Inc for court and kitchen hire at the KIS during the 2020 playing season.
Reason	This request does not satisfy the criteria of Council's policy.

Applicant 3 – Vishva Hindi Parishad of Australia Inc. WA Chapter	
Request amount	\$2,000.00
Description of request	Request for a Donation of \$2,000.00 for the hire of the Auditorium, stage, PA system, Head Technician, cleaner (\$781.00) food (\$1,000.00) and photographer (250.00) for the Diwali Celebration to be held in Churchlands Senior High School on 19 October 2019.
Criteria	Evaluation
Potential for income generation	Yes - Entry by donation (not specified)
Status of applicant organisation	Not for Profit
Exclusivity of the event or project	Open to the public
Alignment with Council's existing philosophies, values and strategic direction	<i>1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles</i>
Alternative funding sources available or accessed by the organisation	\$2,700.00 in kind contribution and \$1,000.00

Applicant 3 – Vishva Hindi Parishad of Australia Inc. WA Chapter	
Contribution to the event or activity made by the applicant or organisation	\$200.00
Previous funding assistance provided to the organisation by the City	CS-0308/18 \$3,255.35 CP05-05/17 \$4,800.00 (Community Funding round March 2017)
Commitment to acknowledge the City of Wanneroo	Yes
Comments	<p>Previously Council has supported this event as it has been held within the City of Wanneroo, at Carramar Community Centre and has not had the potential to generate an income. This year's event is not being held within the City and as a result may not directly benefit the City of Wanneroo community as a whole. The event also has the potential to generate an income, as entry to the event is via a donation (not disclosed by the group).</p> <p>Administration has contacted the applicant post event and requested they provide a full breakdown of the actual costs and income generated. This information has not been received to date despite regular communication from Administration.</p> <p>Clause 2.7 of the Policy states Council will not consider funding applications for donations, sponsorships or the waiver of fees and charges for <i>"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)."</i> As the group is asking for a donation to enter the event the group does not fulfil the criteria of the Policy.</p>
Recommendation	NOT APPROVE a donation in the sum of \$2,000.00 to the Vishva Hindi Parishad of Australia Inc. - WA Chapter for the hire of the Auditorium, stage, PA system, Head Technician, cleaner (\$781.00) food (\$1,000.00) and photographer (250.00) for the Diwali Celebration to be held in Churchlands Senior High School on 19 October 2019.
Reason	This request does not satisfy the criteria of 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 24 October 2019)		\$77,705.14
Balance		\$42,294.86
Total of Sponsorship requests for this round:	\$2,500.00	
Donations (in this report):	\$5,172.15	
Total this Round (recommended)	\$2,500.00	\$2,500.00
BALANCE		\$39,794.86

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES a request for sponsorship in the sum of \$2,500.00 to Black Swan Taekwondo Inc. for the participation of James Bell (Under 14 Black Belt), Ryan Bell (Under 14 Colour Belt), Nioyk Leen Miao Foh (Pra Cadet Under 20kgs), Kwee Leen Miao Foh (Pra Cadet Under 26kgs) and Ava Broderick (Poomsae) at the Badung Sport Week Open Championships to be held in Bali, Indonesia from 25-27 October 2019;**
- 2. DOES NOT APPROVE a request for sponsorship in the sum of a 50% waiver of fees in the sum of \$3,172.15 to the Coastal Ladies Badminton League Inc for court and kitchen hire at the KIS during the 2020 playing season; and**
- 3. DOES NOT APPROVE a request for a donation of \$2,000.00 to the Vishva Hindi Parishad of Australia Inc. - WA Chapter for the hire of the Auditorium, stage, PA system, Head Technician, cleaner (\$781.00) food (\$1,000.00) and photographer (250.00) for the Diwali Celebration to be held in Churchlands Senior High School on 19 October 2019.**

Attachments: Nil

Chief Executive Office

Item 4 Motions on Notice

Nil

Item 5 Late Reports (to be circulated in Supplementary Briefing Session Agenda)

5.1 State Planning Policy 7.2 – Precinct Design

Item 6 Public Question Time

Item 7 Confidential**7.1 CEO Contract of Employment**

File Ref: 4018V06 – 19/421848
Responsible Officer: Executive Manager Governance and Legal
Disclosure of Interest: Chief Executive Officer
Attachments: Nil

This report is to be dealt with in a confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (a) a matter affecting an employee or employees*
- (b) the personal affairs of any person*
- (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.*

Item 8 Date of Next Meeting

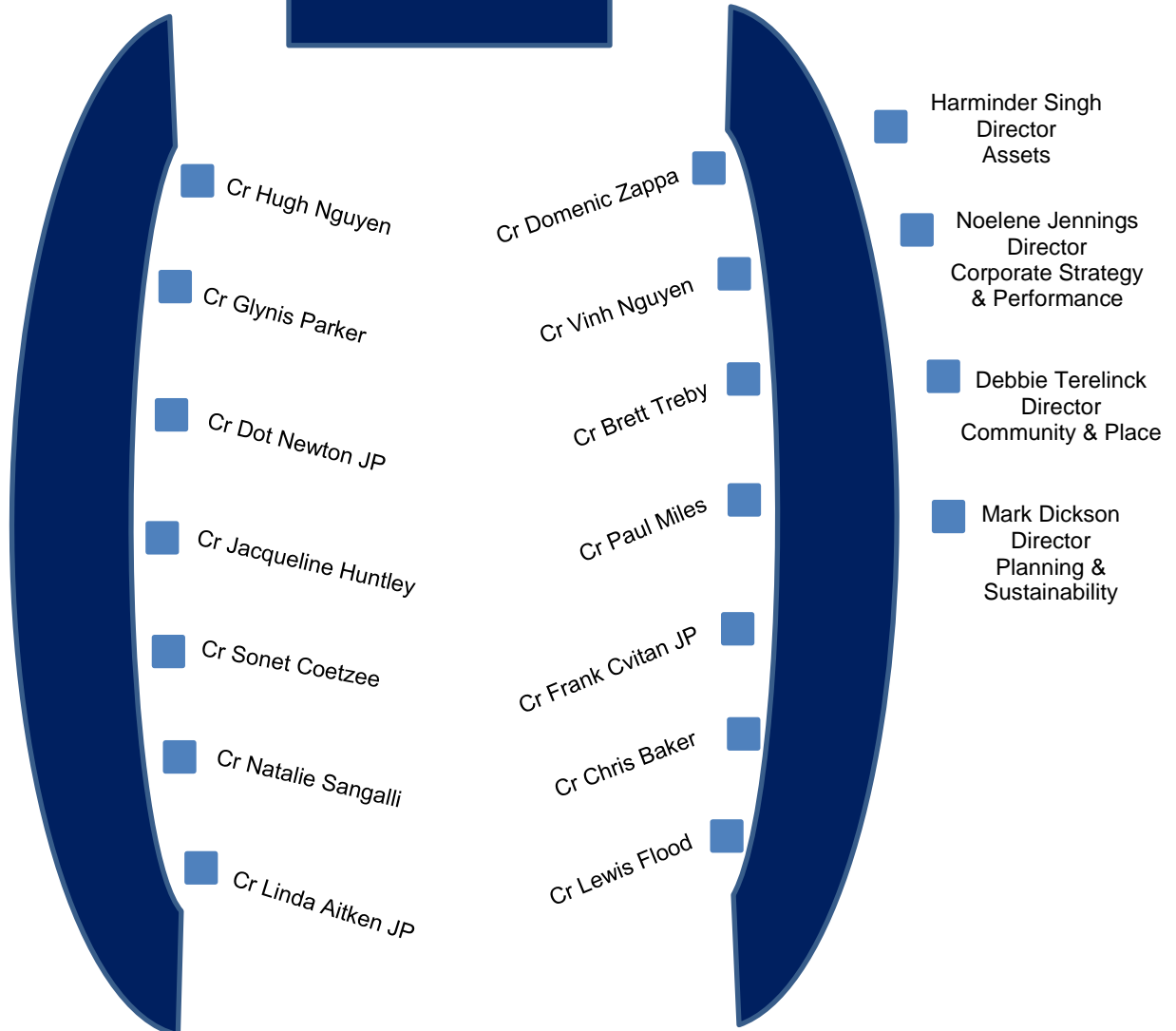
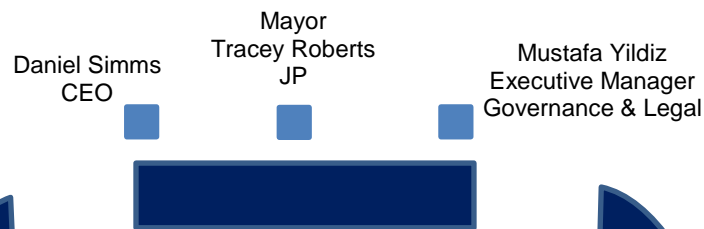
The next Ordinary Council Meeting has been scheduled for 7:00pm on Tuesday, 12 November 2019 to be held in Council Chambers (Level 1), Civic Centre, 23 Dundobar Road, Wanneroo.

Item 9 Closure



COUNCIL CHAMBERS SEATING DIAGRAM

SCREEN



EXIT

MICROPHONE

PUBLIC GALLERY