



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

Draft Only

to be held at
the Council Chambers, Civic Centre, Dundobar Road, Wanneroo
on 03 December, 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 3 December, 2019

CONTENTS

ITEM 1	ATTENDANCES	1
ITEM 2	APOLOGIES AND LEAVE OF ABSENCE	1
ITEM 3	REPORTS	1
PLANNING & SUSTAINABILITY		1
STRATEGIC LAND USE PLANNING & ENVIRONMENT		1
3.1	PROPOSED CITY OF WANNEROO SUBMISSION: DRAFT EAST WANNEROO DISTRICT STRUCTURE PLAN	1
3.2	CLOSE OF ADVERTISING - ANNUAL REVIEW OF CELLS COSTS FOR THE EAST WANNEROO CELLS 2 AND 4-9 (PLANNING AND DEVELOPER CONTRIBUTION ARRANGEMENTS) CONSIDERATION OF PUBLIC SUBMISSIONS	34
3.3	ALKIMOS-EGLINTON DEVELOPMENT CONTRIBUTION PLAN - ANNUAL REVIEW OF COSTS (2019)	64
APPROVAL SERVICES		102
3.4	CONSIDERATION OF AMENDMENT NO. 42 TO THE EAST WANNEROO CELL 6 APPROVED STRUCTURE PLAN NO. 8	102
3.5	CONSIDERATION OF DEVELOPMENT APPLICATION (DA2019/216) - SINGLE HOUSE ADDITIONS (RETROSPECTIVE GATE STRUCTURE AND FENCE, RETAINING WALLS AND PROPOSED DRIVEWAY REALIGNMENT) - LOT 251 (17) KNIGHT ROAD, GNANGARA	130
3.6	CONSIDERATION OF DEVELOPMENT APPLICATION (DA2019/778) FOR ADDITIONS TO EDUCATIONAL ESTABLISHMENT (MAINTENANCE SHED AND MODIFICATIONS TO CAR PARKING AND ADJACENT ROAD NETWORK) AT LOT 400 (157) KINGSWAY, DARCH.	160
HEALTH & COMPLIANCE		181
3.7	PROPOSED REFORMS TO BUILDING REGULATION IN WESTERN AUSTRALIA	181
ASSETS		187
INFRASTRUCTURE CAPITAL WORKS		187
3.8	MARMION AVENUE DUPLICATION - BUDGET VARIATION	187

WASTE SERVICES	191
3.9 RFT19168 PROVISION OF FOOD ORGANICS AND GARDEN ORGANICS (FOGO) PROCESSING	191
COMMUNITY & PLACE	199
CULTURAL DEVELOPMENT	199
3.10 APPOINTMENT OF COMMUNITY REPRESENTATIVES TO THE ARTS ADVISORY COMMITTEE	199
COMMUNITY FACILITIES	202
3.11 HINCKLEY PARK - PASSIVE PARK DEVELOPMENT AND CONCEPT DESIGN	202
3.12 UPGRADE SMALL BALL SPORTS FACILITIES AT GUMBLOSSOM RESERVE	212
COMMUNITY DEVELOPMENT	231
3.13 COMMUNITY FUNDING PROGRAM OCTOBER 2019 ROUND	231
CORPORATE STRATEGY & PERFORMANCE	278
BUSINESS & FINANCE	278
3.14 FINANCIAL ACTIVITY STATEMENT FOR THE PERIOD ENDED 31 OCTOBER 2019	278
3.15 LONG TERM FINANCIAL PLAN AND 20 YEAR CAPITAL WORKS PROGRAM 2020/21 TO 2039/40	308
TRANSACTIONAL FINANCE	357
3.16 WARRANT OF PAYMENTS FOR THE PERIOD TO 31 OCTOBER 2019	357
PROPERTY SERVICES	423
3.17 PROPOSED LEASE TO MANUMALO PTY LTD AS TRUSTEE FOR THE AIGA FAMILY TRUST (TRADING AS CAFE ELIXIR) FOR PREMISES IN THE WANNEROO LIBRARY AND CULTURAL CENTRE	423
3.18 PROPOSED LEASE TO THE RETURNED & SERVICES LEAGUE OF AUSTRALIA (WA BRANCH) INCORPORATED FOR PREMISES IN THE WANNEROO COMMUNITY CENTRE	432
COUNCIL & CORPORATE SUPPORT	439
3.19 DONATIONS TO BE CONSIDERED BY COUNCIL - DECEMBER 2019	439
CHIEF EXECUTIVE OFFICE	449
ITEM 4 MOTIONS ON NOTICE	449
ITEM 5 LATE REPORTS (TO BE CIRCULATED UNDER SEPARATE COVER)	449
ITEM 6 PUBLIC QUESTION TIME	449
ITEM 7 CONFIDENTIAL	449
7.1 PROPOSED SALE OF LOT 9001 (54) MULLINGAR WAY, LANDSDALE	449
7.2 ENCROACHMENT OF GARAGE INTO THE CITY'S FREEHOLD LAND AT LOT 236 (64) KAIBER AVENUE, YANCHEP	449
7.3 EMPLOYMENT OF SENIOR EMPLOYEE	449
7.4 CEO CONTRACT OF EMPLOYMENT	450
ITEM 8 DATE OF NEXT MEETING	450
ITEM 9 CLOSURE	450

A G E N D A

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

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Reports

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

Planning & Sustainability

Strategic Land Use Planning & Environment

3.1 Proposed City of Wanneroo Submission: Draft East Wanneroo District Structure Plan

File Ref:	29323V02 – 19/389350
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	5

Issue

To consider the City's proposed submission to the WAPC on the draft East Wanneroo District Structure Plan (DSP).

Background

On 18 September 2019, the Minister for Planning released the draft East Wanneroo DSP for a public comment period concluding on 20 December 2019.

Since the WAPC decision to prepare the structure plan, Council has considered this matter on two occasions:

- Meeting of 18 September 2018 (item PS03-09/18): Council resolved to nominate Cr Cvitan (with Cr Newton as deputy delegate) to be the City's Elected Member delegate on the East Wanneroo DSP Community Reference Group established by the WAPC.
- Meeting of 7 May 2019 (item CR01-05/19) Council resolved to approve the inclusion of the City's draft East Wanneroo Community Facilities Plan, as a background paper as part of the public advertising of the DSP.

Detail

The DSP is intended to guide the further planning and development of the East Wanneroo area by:

- Providing a district-level plan for future land use in the area, to inform the preparation of more detailed Local Structure Plans (LSP); and
- Establishing the planning process which is to be followed in progressing the further planning of the area.

It is anticipated in the draft DSP that the area will ultimately contain a population of 150,000 people in 50,000 dwellings, and up to 20,000 jobs.

The plan includes the vision statement prepared by the Community Reference Group established by WAPC as follows:

“East Wanneroo will be a place which offers housing and lifestyle choice for all generations, that supports, links and protects natural flora and fauna and wetland systems, and celebrates local historic and cultural values”

It may be noted that this vision statement is similar to the draft vision statement prepared by the City in regard to the ‘Transitional Rural’ Place Management Area (which is largely the same as the DSP area):

“An emerging urban area with a range of housing and lifestyle choice that retains its historic and cultural values and offers attractive green trails, native vegetation, lakes and wetlands”.

Proposals shown on DSP map

The main DSP map is shown in **Attachment 1** and some of the key elements are:

Centres - Two activity centres are proposed, a district centre in Gngangara and a neighbourhood centre in Mariginiup to be co-located with proposed transit stations.

Urban neighbourhoods - Two ‘urban neighbourhoods’ are proposed, each in association with the two proposed activity centres. They are proposed to be of ‘medium to high’ density. It should be noted that both of the ‘urban neighbourhoods’ are located within the ‘Stage 2’ areas of the DSP, which involves the period 2031-2051. They are therefore longer term proposals, with the northern urban neighbourhood possibly being developed around the middle of that period, and the southern urban neighbourhood possibly being developed toward the end of that period.

Character areas - These are areas with strong environmental or topographic features, providing opportunities for sensitively designed residential areas. Four of these areas are proposed, including two overlooking Lake Jandabup, one overlooking Lake Mariginiup and one overlooking Edgar Griffiths Park, Wanneroo.

Suburban neighbourhoods - Most of the proposed residential areas will be of this conventional type, mostly comprising single dwellings.

Special Residential Area - This is proposed for most of the existing Special Rural subdivision centred on Bebich Drive, with a minimum lot size of 2,000m².

Industrial - The plan shows three of these areas:

- 'Industrial Investigation Area North', located to the north of the proposed Flynn Drive – Neaves Road link. This is seen as a long term industrial development area.
- 'Industrial Investigation Area East', generally located to the north-east of Lake Jandabup. While it is labelled 'industrial' on the map, the relevant DSP text refers to this more generally as a very long-term 'employment' area, where the uses might include intensive agriculture or 'green' energy generation.
- the existing 'North Link' industrial estate, just north of Wangara.

Parklands - These are areas which are already reserved for Parks and Recreation under the MRS, as well as some additional areas proposed for such reservation, including several conservation category wetlands and several Bush Forever sites.

Parklands (subject to confirmation) - These are areas with potentially high priority vegetation, where further investigations are required to be done as part of preparation of the LSP for the precinct concerned, to determine if protection is indeed required, and if so, the exact boundary of the area to be reserved under the MRS.

Parkland links - These are intended to link the main conservation areas, and will provide important pedestrian/cycle links through the area. They could take various forms, including linear public open space areas, and boulevard-type streets.

Regional sporting fields - The Community Facilities Plan prepared by the City in support of the DSP showed that a major Kingsway-type regional sports area will be required, and the plan locates this just to the east of the proposed Mariginiup neighbourhood centre. This land is proposed to be reserved under the MRS.

Rural - Six areas are shown to remain Rural, including the existing Special Rural area around the Lake Adams wetland area. Three of the Rural areas (around Lake Adams, east of the Whiteman Yanchep Highway alignment, and north of the North Link industrial estate) are proposed to remain Rural because they have been shown as either Rural or Rural Residential on the North-West Sub-regional Planning Framework (NWSRPF) 2018. The other three Rural areas are Planning Investigation areas under the NWSRPF. The area north of the Elliot Road extension and extending north to Wirrega Road, Jandabup, is Rural because most of this area is Bush Forever, and making it safe in respect to bushfire would involve clearing a lot of high quality vegetation.

The same reason applies to the small Rural area to the south east of Lake Gnangara, and also because access difficulties onto Gnangara Road largely rules out any intensification. The small Rural area east of Benmuni Road, Wanneroo is to remain Rural as a buffer to the Lake Badgerup reserve, and to maintain landscape amenity along Benmuni Road.

Service commercial - One Service Commercial site is proposed, being the small area which is currently mainly zoned Special Rural, located generally between Ocean Reef Road and Lake Gnangara.

Tourism opportunities - One site for tourism is proposed, generally between Hawkins Road and Lake Jandabup. The plan intends the area to remain Rural, but also sees it presenting low-scale, rural-based tourism opportunities, and recreation/sporting related uses in its northern-parts near the proposed regional sports area.

Primary distributor roads - Three of these highest-level roads are shown, including the proposed Whiteman-Yanchep Highway, Ocean Reef Road/Gnangara Road, and Neaves Road, east of the Whiteman-Yanchep Highway. These will be dual carriageway roads which will be the responsibility of Main Roads WA.

Transit corridor - The plan shows a transit route extending in a westerly direction from the Whiteman-Yanchep Highway route, then swinging to the north to pass through the proposed urban areas. It then links to the proposed industrial areas to the north.

The intention is that initially the transit system would not be a railway, but perhaps something like a rapid bus route. In the longer term when the government decides that a railway should be built from the Ellenbrook rail link, through East Wannon, to link to the Northern Suburbs railway in the vicinity of Clarkson, a decision will need to be made whether the railway will use this plan's 'transit route', or whether it should use some other route, in particular, the Whiteman-Yanchep Highway reserve, where land is being reserved for this possibility.

It may also be noted that two stations are shown, and that the transit corridor is shown as being underground in the vicinity of these stations.

While not shown on the DSP map, the draft plan also shows a 'rapid transit route' on its movement network plan (referred to as a 'rapid bus service route' in the related DSP text) linking the Wannon town centre to the proposed district centre, using Dundee Road, Franklin Road and the proposed Elliot Road integrator arterial road.

Integrated arterial roads - There are proposed dual carriageway (2 lanes in each direction) roads, which would be reserved as 'Other Regional Roads' on the MRS. The proposed network is generally similar to that which was proposed under the State Government's 2011 East Wannon Structure Plan and the North-West Sub-regional Planning Framework, except that Sydney Road would not be an integrated arterial road north of the Elliot Road integrated arterial road, and the Lakeview Road east-west integrated arterial road (just north of Lake Jandabup) takes a more southerly alignment, and does not extend west of Franklin Road as an integrated arterial road.

Neighbourhood connectors - An extensive network of these more local roads is shown, most of which follow existing local roads in the area.

Precincts - In addition to the broad land use and transport proposals summarised above, the draft DSP has divided the area into 28 precincts (see **Attachment 2**). For each precinct a planning outcome is provided, which includes a dwelling target, and a description which describes what the structure plan is envisaging for that precinct area. These planning outcomes are expanded upon in Part 2 of the DSP, which sets out the requirements that will need to be addressed in the preparation of a LSP for each precinct.

Proposed planning process

The draft DSP sets out a planning process which is required to be followed in the progressing of the planning of the area to the point of subdivision and development. This process is sequential in nature, and split into district-level processes, precinct-level processes, and subdivision/development.

District-level processes relevant to a precinct are to be completed prior to precinct-level processes for that precinct being formally commenced, and the precinct-level processes are to be completed prior to subdivision and development in the precinct. However, while the DSP refers to local-precinct processes not being formally commenced prior to completion of the district-level processes, it also advises that processes can be undertaken in parallel or concurrently where possible.

The proposed planning process is shown in a flowchart in Figure 1.2 of the DSP (see **Attachment 3**). The following points should be noted regarding this flowchart:

- While it shows a LSP for a precinct being prepared following determining of regional reserve boundaries which may affect the precinct, and lifting of Urban Deferment and amending of DPS 2 zoning of the precinct, it is clear from other sections of the DSP that the detailed work to be done to determine the regional reserve boundaries (except for higher-level MRS roads) is actually expected to be done as part of preparation of the LSP.
- The flowchart shows a district-level Development Contribution Plan (DCP) to be prepared by the City. Section 2.2.2 of Part 1 of the draft DSP states that the amendment to DPS 2 to introduce this DCP into DPS 2 must be substantially commenced, including public consultation, prior to the rezoning of any precinct to Urban or Industrial land under the MRS.
- This flowchart also shows local-level DCPs to be prepared for each precinct by development proponents, and section 2.2.9 of Part 1 states that these DCPs should occur concurrently with, or within six months following approval of the local structure plan.

Staging plan

The DSP also includes an approach for its implementation outlined in a staging plan (see **Attachment 4**). This shows three stages relating to the following time periods:

- Stage 1 : 2021 – 2031
- Stage 2 : 2031 – 2051
- Stage 3 : 2051 >

The DSP notes that the rate of development of the area will depend on a range of factors including the state of the economy, and also that areas may be permitted to proceed ahead of this staging if they can demonstrate that infrastructure can be efficiently and economically provided, and that the orderly and proper planning of the area will not be compromised.

Consultation

No community consultation by City Administration has been undertaken in the preparation of this report.

However, it may be noted that the DPLH has undertaken community consultation in the preparation of the draft DSP through the East Wanneroo DSP Community Reference Group it established.

Following release of the draft DSP, the WAPC/DPLH has undertaken community consultation on it, including:

- Letters to all landowners in the DSP area;
- Notices in the local newspaper;
- Information provided at its office, as well as the City Civic Centre and Wanneroo and State libraries;
- Information available on its website, including an enquiries email address;
- Two 'community drop-in sessions' at the Bridgeleigh Reception Centre; and
- A meeting of its Community Reference Group.

Comment

It is recommended that the City's submission to the advertised DSP includes the following key points:

- The WAPC is commended for progressing the urbanisation of the East Wanneroo area through its preparation of the DSP. In general, the DSP is a balanced document and is seen as an effective mechanism to provide a district-level planning framework for the area. In particular, the City strongly supports:
 - the requirement for all planning steps (eg: local structure planning for precincts) to be completed before approval of subdivision and development;
 - recognition by the DSP of the significant environmental and landscape values of the area;
 - the integration of future development and the various lakes within the area in order to enhance the sense of place and unique character of the area;
 - the proposal to manage stormwater and the changes to groundwater levels in the area which will result from the proposed land use change, in a manner which will adequately mitigate flood risk, minimise fill requirements, and improve the environmental condition of the wetlands in the area;
 - the proposed parklands links and how this will provide a very attractive pedestrian-cycle route network around the area;
 - the proposed density and diversity of housing types, including the higher density in and around the activity centres as well as the proposed 'character areas';
 - the conceptual designs for the two proposed centres which should provide distinctive community focal points for the local community;
 - the identification of the central Transit Corridor route as the preferred alignment for a potential eventual East Wanneroo Rail Link;
 - the consultation undertaken with the Whadjuk Working Party and the resulting protection of an Aboriginal heritage site in Mariginiup.
- The City requests the WAPC to address the comments provided in **Attachment 5** as part of the finalisation of the structure plan.

The comments in **Attachment 5** cover the following matters:

Vision Statement: Aspirational Principles

- There appears to be a gap between the DSP's broad vision statement, and the more detailed subsequent DSP proposals. This gap could be addressed through including key aspirational guiding principles which are forward looking and acknowledge that the development of this area is going to be occurring well into the future. For example, the principles can address critical issues such as retention of local character, and addressing climate change and the implications of this for energy and water supply. These principles can be required to be had regard to in subsequent steps in the planning process for the area. It should be noted that most other DSP, including the Alkimos-Eglinton and Yanchep-Two Rocks DSPs, include such guiding principles.

- Regarding retention of local character, the DSP should emphasise that this should be seen to relate to not only the proposed 'character areas', but to the whole area. This is particularly recognising the potential presented by the extensive wetlands system in the area, and their significance in respect to Aboriginal heritage and culture. The Aboriginal heritage and culture should indeed be more fully referenced throughout the plan, in terms of its potential for 'place' creation and community education. The proposed activities centres also present particularly important opportunities for 'place' creation.

East Wanneroo Rail Link (EWRL)

- The DSP should not present two options for the future EWRL. It is essential that the EWRL be aligned along the central Transit Corridor route in order to integrate the transport infrastructure into the urban area, to activate the area and increase public transport accessibility to the future community. The City strongly opposes the inclusion of a second option aligned along the Whiteman Yanchep Highway route.
- The Transit Corridor reserve must be suitable in terms of width and vertical and horizontal geometry to accommodate the EWRL and changes to technology in the future should be appropriately considered.
- The DSP should make it clear that the initial (pre-EWRL) Transit system will be undergrounded for those sections shown as underground on the main DSP plan, prior to the conversion of the initial transit system to a railway.
- Although it is acknowledged that this is outside the structure plan area, it should be noted that the City wishes to see the EWRL link with the Neerabup industrial/ employment area to the north, with a station serving that area, as well as the nearby motor sports complex. The Neerabup area is anticipated to include future uses which are of a more intensive nature than the typical industrial areas of today, and which would mean that a station in this area would be well used, and assist in reducing private vehicle use, and provide the various benefits associated with that.
- Other major employment and activity centres will also require good public transport services and links to the railway stations, in particular the Wangara industrial area and the Banksia Grove district centre.

Transit Route Link to Wanneroo Town Centre

- The 'rapid transit route' shown on Figure 2.12 linking the Wanneroo Town Centre to the Transit Corridor should be shown on the main DSP plan (Figure 1.1). The related DSP text should also refer to it as a rapid transit route (rather than a rapid bus service route) to make it clear that this route is ultimately intended to be a rail-type of transit service. This is an important activity and transport link between the new East Wanneroo urban area and the Wanneroo Town Centre, which is one of the City's key activity centres. It is also noted that the Wanneroo Town Centre will be the key economic and social centre to the new East Wanneroo community for many years until the development of the centres and other nodes in the area.
- The aim should be to have a light or heavy rail link from the EWRL to the Wanneroo Town Centre, and then further west to the Northern Suburbs rail line in the Joondalup City Centre. The Joondalup City Centre is a Strategic Metropolitan Centre and such a direct link to that centre will greatly improve the connectivity of the urban areas east of Lake Joondalup to both the Wanneroo Town Centre and the Joondalup City Centre.

Roads

- There is inadequate consideration to east-west 'Other Regional Road' links between the DSP area and Wanneroo Road and Pinjar Road to the west. Elliot Road (west of Lenore Road) and Caporn Street should be designated as Integrator Arterial Roads, and reserved as Other Regional Roads on the MRS, to provide a more complete and well connected major road network for this general area.
- Elliot Road (west of Lenore Road) is of particular concern, as it is expected to be subject to continuing increases in traffic volumes as the new urban areas to the east develop. The DSP acknowledges this, but defers taking any action on it to future reviews on the DSP. However, upgrades required to the road to enable it to manage the increased traffic will entail widening of the road reserve and this will affect many adjacent properties. It would therefore be desirable for the widening land to be reserved in the short term so that land acquisition can progressively occur as properties come on the market.
- The section of the Neaves Road - Flynn Drive east-west route west of the Whiteman Yanchep Highway should be a Primary Regional Road in the MRS, recognising its important linking function between the North-West and North-East Sub-regions.
- Following the release of the draft DSP, the DPLH published a version of the main DSP map which shows the DSP proposals on a cadastral base (ie: showing property boundaries).

The publishing of the main DSP map on a cadastral base has been of benefit in allowing landowners to see more clearly how their property would be affected by the proposals. However, it has also meant that some of the proposals which are of an indicative nature (eg: alignments of the integrator arterial roads and neighbourhood connector roads) have been understood by landowners whose properties have those proposals marked on them, to be necessarily affected by those proposals. This will not necessarily be the case:

- For the integrator arterial roads, the DPLH/WAPC will soon be preparing detailed alignments and land requirement plans to inform proposed MRS amendments. Such detailed design work generally aims to avoid existing development where possible.
- For the neighbourhood connector roads, detailed alignments and land requirement plans for these will be prepared as part of LSP preparation for each precinct. Again, this detailed design work would be expected to be aiming to avoid existing development, where possible.

The DSP should clarify the indicative nature of some of the proposals shown on the DSP map (and state this on the DSP map itself). Information should also be included explaining how the indicative proposals will be subject to further detailed design work to arrive at detailed proposals, and that in the course of this, existing development will be avoided, where possible.

Activity Centres

- The main DSP map shows a transit station near the edge of the proposed Gnangara district centre, and a transit station just to the west of the proposed Mariginiup neighbourhood centre. The activity centres should be slightly repositioned to ensure that the Transit Stations are centrally located within these centres, so that all parts of the centre can benefit from proximity to the station.
- A high school is proposed on the edge of the proposed Gnangara district centre, using a multi-storey building format. The City supports the provision of compact multi-level high

schools within and near activity centres which would help activate the centres. However, it should be noted that high schools present considerable traffic issues at start and end of school hours and traffic and parking management plans will need to properly address this issue.

Industrial Areas

- Two large areas in the current State Forest reserve area are designated as 'Industrial'. These areas were designated as 'Industrial Investigation' areas under the North-West Sub-regional Planning Framework. It is understood that the preparation of the DSP had been intended to be the 'investigation' required to determine if these areas should indeed be future industrial areas. However, it is apparent from recent discussions involving a number of government agencies that a substantial amount of further work is required to properly address the future use of these areas, including the implications for the existing Water Corporation production bores in these areas (particularly the southern area), and the implications of any changes to those bores on groundwater management in the broader area. It is recommended that further investigation be undertaken as to whether these industrial areas are indeed required, and if so, for what types of uses, and over what timeframe.
- Despite the above comment, should the WAPC still propose to designate these areas for a particular use, they should be redesignated as 'employment' or 'economic development' or similar to indicate and better reflect that there is considerable flexibility as to what types of uses may eventuate in these longer term development areas.
- Also, these areas need to be regarded as long term development areas, and not be permitted to develop in the shorter term and potentially compromise the development of the Neerabup industrial/employment area.
- The draft DSP states that up to 20,000 jobs may ultimately be created in the DSP area. Those jobs will be part 'population-driven' jobs which will be associated with any major new urban area (eg: jobs associated with the activity centres and schools throughout the area), and partly jobs associated with the industrial/employment areas shown on the plan. As noted above, those latter areas should be subject to further investigation, however an over-riding consideration that should be informing these investigations is the need to promote local job creation in this general area.
- This is particularly important, noting that the urbanisation of the East Wanneroo area will see the displacement of existing agriculture (and its associated jobs) by urban development. However, it is noted that the loss of these existing jobs will be far outweighed by the new job creation associated with the development of the DSP area.
- It is also noted that the proposed significant population growth in the DSP area will have a positive impact on existing nearby activity centres, particularly the Wanneroo Town Centre, which should receive a significant boost, including local job creation, and will support the realisation of the recent Council adopted Wanneroo Town Centre Activity Centre Plan (noting that this still requires approval by the WAPC). This will particularly be the case if the Wanneroo Town Centre is well linked to the proposed transit/railway route, which is being recommended.

Tourism Opportunities' Area

- A 'Tourism Opportunities' area is proposed just to the east of Lake Jandabup.

While the designation of areas for this purpose is supported, more detailed clarification of the type of uses envisaged for this area should be provided, including

some specific examples, particularly to indicate how such uses are seen to fit with the plan's proposal that this remain a rural area. Some guidance regarding how the interface of this area with the adjacent 'Industrial' area to the east may also be helpful.

Water Management

- The DSP proposes that more detailed groundwater modelling be done to enable a District Water Management Strategy (DWMS) to be prepared, and that this will include establishing 'controlled groundwater levels' across the DSP area. Those levels are intended to enable drainage management to be undertaken (including sub-soil drains) such that high groundwater levels (in the order of a 3 to 4m increase) that would otherwise present significant problems for development, will not occur, and the need for fill to achieve adequate clearance above maximum groundwater levels will be minimised.
- Due to the importance of water management in the area, the proposed management of groundwater and stormwater in a manner which will minimise requirements for fill to achieve adequate clearance above groundwater levels is supported, provided that the proposed District Water Management Strategy (DWMS) that will inform this approach is approved by the Department of Water and Environmental Regulation.
- The minimisation of fill is important not only to reduce use of an important basic raw material (sand), but also to enable the natural landform and topography to be retained as much as possible. This not only enhances the creation of distinctive and attractive places, but also should allow existing vegetation to be retained as much as possible (which will also contribute to 'place' creation). This can be compared to many other current urban development areas where significant bulk earthworks are undertaken and the resulting urban development is lacking any distinctive character.
- The DSP needs to ensure that the above approach is effectively implemented through the subsequent planning and development stages, including an over-riding principle that bulk earthworks are minimised with a view to the maximum retention of existing landform, bushland and significant trees. Existing vegetation (particularly significant trees) should be retained wherever possible, and not just in regional and local parkland areas, but also within the urban development itself.
- The preparation of the DWMS should include consideration of the longer term 'export' of excess groundwater in the area as a result of the urbanisation of the area, to the North Wanneroo area for use by growers, and to facilitate possible longer term intensive agriculture area that may be developed with the Jandabup industrial/employment area, should that proposal be retained in the final DSP.

District-level Development Contribution Plan (DCP)

- The City strongly objects to the proposal that the district-level DCP be prepared and managed by the City. When DSPs are prepared by the State Government and district-level DCPs are required as key implementation tools for the DSP, the State Government or some other implementation body should also be responsible for the district-level DCP. This is particularly the case where the State Government is proposing to cap contributions for community infrastructure to such an extent that only a small proportion of the cost of that infrastructure would be met through developer contributions.
- It is estimated that the cost of district-level community infrastructure in the area could be approximately \$350 million. The draft State Planning Policy (SPP) 3.6 – Infrastructure Contributions (released by the WAPC in July 2019) proposes a maximum levy of \$2,500 per dwelling for local community infrastructure, and that if district and/or regional community infrastructure is also proposed, then the maximum levy may be increased by

\$1,000 per dwelling, to a total of \$3,500 for a combination of local, district and regional community infrastructure. It has been inferred from this that if it is proposed to have a DCP dealing just with district and/or regional community infrastructure, then under the draft SPP, a maximum levy of \$1,000 per dwelling would apply. If this is the case then a shortfall of approximately \$300 million could result. It would be contrary to the user-pays and need-nexus principles of development contributions for such a substantial funding shortfall to be expected to be partly met by the existing residents and ratepayers in the City, and would mean a significant annual increase in Council rates over many years, which would be unlikely to be possible anyway if the Government decides to proceed to cap rate increases.

Another possible consequence of capping of infrastructure contributions is that infrastructure may not be delivered, or may be significantly delayed, both being to the detriment of the local community.

The Community Facilities Plan adopted by Council to inform the DSP, was on the basis that there is no 'cap' on the potential contribution by DCPs to fund community infrastructure. If 'caps' are introduced as part of the current review of State Planning Policy 3.6 – Development contributions for infrastructure, then the Community Facilities Plan will have to be substantially amended to reflect this change. This may potentially mean that the level and amount of infrastructure could be reduced to reflect reduced income generated by DCPs.

Local-level DCPs

- Figure 1.2 refers to 'Local Structure Plan Development Contribution Schemes', and with 'Development Proponents' being responsible for the preparation of this. It is assumed that this is intending to be referring to both Local Structure Plans and local-level DCPs, and that both of these are to be prepared by development proponents. If this is the intention, then the Figure should clearly say this.
- In respect to development proponents being responsible for preparation of local-level DCP's, while this is supported, it is assumed that WAPC will be expecting that the local-level DCPs, once prepared, will be subsequently managed by the City. Given the significant financial risk to the City in managing DCPs, (particularly if subject to caps on levies which may mean that only a relatively small proportion of the infrastructure costs may be able to be collected through the levies), the City does not agree to assume such management responsibility. Preparing and managing DCPs can also be extremely resource intensive, and this can be compounded through managing community expectations for infrastructure provision, when the funding for this is restricted through capping of levies. The City therefore wishes to work with the WAPC to investigate possible alternative approaches to management of DCPs.

Local Structure Plans (LSP)

- The planning process set out in the flowchart in Figure 1.2 of the draft DSP suggests that LSPs will be prepared subsequent to determining of proposed regional reserves and lifting of deferment. The process described in section 2.2 of Part 1 also refers to these district-level steps being completed prior to commencement of precinct-level processes, including LSP preparation (although it does refer to some steps being done in parallel or concurrently). However, it is clear LSP preparation will be expected to play an important role in undertaking the district-level steps, and this may be why 2.2.6 of Part 1 refers to a precinct 'concept local structure plan' being prepared to support requests for lifting of deferment.

It is recommended that the role of LSPs in the process be more clearly explained and better depicted on the Figure 1.2 flowchart.

Reservation of Other Regional Roads

- It is unclear from the draft DSP as to whether the proposed Other Regional Roads are intended to be reserved for that purpose on the MRS on a precinct, or some other basis. However, from discussions with DPLH officers, it is understood that MRS amendments to reserve the proposed Other Regional Roads are now intended to be done by the WAPC through a limited number of MRS amendments across the whole East Wanneroo area, rather than on a precinct basis. The DSP should clarify this matter.

Planning of Major Infrastructure

- The Engineering Servicing Report appendix to the draft DSP advises that the Water Corporation and Western Power will be reviewing and updating their servicing concept planning for the DSP area, and provision will need to be made in some future road reserves for accommodating some of this infrastructure. WAPC should request the Water Corporation and Western Power to review their infrastructure planning for this area as soon as possible, as this information will be needed to determine the reserve width required for some of the proposed Other Regional Roads.

Precinct Boundaries and Terminology

- The draft DSP divides the DSP area into 28 smaller 'precinct' areas. The precinct boundaries should be reviewed to have more regard to future land use boundaries and staging as well as facilitating precincts independently managing groundwater and stormwater issues affecting each precinct. This particularly relates to the boundaries of some of the major Parks and Recreation areas which contain wetlands, where a precinct comprising the full wetland reserve area may enable the total wetland area to be considered in a comprehensive manner, rather than a piecemeal manner through it being included in a number of precincts adjacent to the wetland.
- Given the use of the term 'precinct' in draft State Planning Policy 7.2: Precinct Design, to avoid confusion, and the likelihood that 'precincts' as per SPP 7.2 will subsequently be designated within the DSP area, the DSP should use a different term for its 'precincts' or define and clarify the use of the term in the DSP.

Infrastructure Provision

- The draft DSP indicates that a significant amount of new infrastructure will be required over time to enable the development of the DSP area, however does not provide any prioritisation of this infrastructure. Whiteman Yanchep Highway needs to be constructed north to the proposed Neaves Road-Flynn Drive link in the near future to relieve peak hour pressure on Wanneroo Road and the existing local roads in this area (particularly Lenore-Franklin Roads) and also to stimulate the development of the Neerabup industrial/employment area, through providing improved access to key freight handling facilities to the south, particularly the ports and Perth airport.
- Similarly, construction of the Neaves Road-Flynn Drive link needs to occur in the near future to improve access between the Neerabup industrial/employment area and the major freight handling facilities at Muchea and its links to the North Link infrastructure.

- While the draft DSP notes that there is currently some spare capacity in the existing wastewater and water mains adjacent to this area, it is important that the Water Corporation continues with its current projects to connect this area to the Alkimos Wastewater Treatment Plan and to increase capacity of the water supply infrastructure as soon as possible.

Community Engagement

- The WAPC/DPLH is requested to undertake focussed community engagement with the residents and landowners in the DSP area where there are clear differences in the views of local residents about the future of their particular areas. This particularly applies to the southern part of the DSP area (which was shown remaining rural on the 2011 East Wannon Structure Plan, but designated as Urban Expansion or Planning Investigation on the 2018 North-West Sub-regional Planning Framework), where it is clear that such differences in views exist. Such targeted engagement would assist the WAPC in understanding the community's support or objection for what the draft DSP may be proposing for each area, and in being able to have regard for that in determining the final DSP proposals for each area.

Place Creation and Activation

- While the DSP has identified the four proposed 'character areas', it should be noted that they are all located central to the DSP area and are residential in nature only. It is expected that precincts in the northern, southern and eastern extents of the DSP area would have differing character that should be protected as well. Further, the activity centres (which are the main focus of place distinctiveness across the metropolitan area) should be discussed in the context of place creation. The wetland system which is a major character feature of the DSP area should also be further highlighted. As noted earlier, the Aboriginal heritage and culture associated with the wetlands present considerable potential for place creation and community education. Further consideration is recommended on this, and where other unique characteristics (other than residential development) might warrant special protection/ attention.
- Information will be provided to the WAPC regarding the City's Place Framework, and an example of the City's Local Area Plans. The purpose of this will be to highlight that the City and its community wishes for retention of local character to be a key consideration through all planning stages for the urbanisation of this area, and that this is reflected in the City's Strategic Community Plan.
- The draft DSP's vision statement and the draft vision for the City's 'Transitional Rural' Place Management Area are very similar and this is pleasing to see. However, there needs to be sufficient guidance in the DSP on how its vision will be realised and the key elements protected through subsequent planning stages.
- It is acknowledged that the DSP is a high level strategic document to guide future urbanisation, however an increased focus on places for people and how this will be facilitated through the planning process should be included. To this end, the DSP should state that the preparation of Place Activation Plans should be a requirement of future activity centre plans when they are prepared.

Other State Government Community Facilities

- The only State Government Community facilities addressed are schools. The DSP should address possible requirements for other types of State Government community facilities, including hospitals.

Staging of Development

- The draft DSP includes a staging plan which shows development generally extending sequentially eastward, from the existing developed areas to the west. However, it is also stated that: *"The fragmented nature of land ownership across the EWDSP area may mean that some more consolidated landholdings can be initiated ahead of the development front. In these situations, it will be the responsibility of a proponent to make the case why this should occur, demonstrate adjacent precincts are not disadvantaged or development potential compromised, demonstrate support from service providers and pre-fund the capital costs associated with necessary infrastructure provision."*

The proposal to allow for areas ahead of the development front to be able to proceed ahead of what the DSP staging plan is otherwise indicating, is supported, provided the DSP conditions for allowing such pre-frontal development are strictly applied, and also that it is clear that the planning steps set out in the DSP (local structure planning etc) are still required to be undertaken on a precinct-basis. Further, in addition to pre-funding of capital costs of infrastructure provision, funding of community service provision, at least on an interim basis, may also be required (eg: subsidising of public transport services for a period of time).

Statutory Compliance

Nil

Strategic Implications

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

- "1. Society
 - 1.3 Distinctive Places
 - 1.3.1 Create distinctive places based on identity of areas"
- "2. Economy
 - 2.2 Strategic Growth
 - 2.2.4 Protect and increase availability of employment generating land"
- "3. Environment
 - 3.2 Enhanced Environment
 - 3.2.1 Maximise the environmental value of beaches, nature reserves and parklands
 - 3.4 Activated Places
 - 3.4.4 Improve local amenity by retaining and complimenting natural landscapes within the built environment
 - 3.5 Connected and Accessible City
 - 3.5.3 Advocate for major integrated transport options close to communities
 - 3.6 Housing Choice
 - 3.6.1 Facilitate housing diversity to reflect changing community needs"
- "4. Civic Leadership
 - 4.1 Working with others
 - 4.1.3 Advocate and collaborate for the benefit of the City

4.2 Good Governance

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

Risk Management Considerations

Risk Title	Risk Rating
ST-S04 Integrated Infrastructure and Utility Planning	Moderate
Accountability	Action Planning Option
Director Planning and Sustainability	Manage
Risk Title	Risk Rating
ST-S12 Economic Growth	Moderate
Accountability	Action Planning Option
Manager Advocacy and Economic Development	Manage

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

In addition to the above strategic risks, the following are further areas of particular risk associated with matters dealt with in this report:

- Development Contribution Plans

The draft DSP proposes that the City prepare (and presumably subsequently manage) a district-level DCP for this area. This presents very significant risks to the City in terms of potentially only a small proportion of the cost of community infrastructure (approx. \$50M of total \$350M) being obtained through development contributions.

A DCP for district-level physical infrastructure (regional roads etc) would also involve a significant amount of funding (approx. \$280M) and any flaws in the preparation and/or management of a DCP of this scale could have significant implications for the City.

Local-level DCPs would also similarly involve a significant amount of funding (totalling approx. \$700M) so would similarly present significant implications in the event of any flaw in preparation and/or management.

A risk also potentially exists of the State government progressing the further planning of the DSP area to the point of allowing subdivision and development to occur, but with no arrangement in place for the obtaining of development contributions for infrastructure provision. While the City may attempt to argue a case to the State government that it wishes development contributions to be collected, but not by the City, it is possible that the State government may argue that there is no alternative to the City collecting the contributions. In this event, given the Minister for Planning and WAPC have the power to approve the rezoning, local structure planning and subdivisions required to enable development to proceed, the City could find itself faced with newly developing communities expecting the City to provide the sort of infrastructure and services expected of a local government. However, if no arrangement is in place for development contributions, the funds which would have otherwise been available from that source would need to be obtained from other sources, including rates.

- **Water Management**

Current groundwater modelling indicates that without management strategies in place, the proposed change in land use of the DSP area would see an increase of 3 to 4m in groundwater levels in the area. To ensure that development in the area is not placed at risk of flooding due to this increase in groundwater levels due to land use change, and due to periodic very high rainfall events, a District Water Management Strategy (DWMS) is being prepared for approval by the DWER, and the draft DSP states that this is to occur prior to the final DSP being considered for approval.

Policy Implications

Once the DSP has been finalised, Local Planning Policy 5.3: East Wanneroo will need to be reviewed to consider if any changes may be required to ensure consistency with the planning process set out in the DSP.

Financial Implications

The future development of a major new urban area of approximately 50,000 dwellings and 150,000 population will clearly have significant financial implications for the City.

The most immediate financial implications associated with the draft DSP itself relate to the proposal for the City to prepare and manage a district-level DCP for the area. If the City did take on this role, then there would be a significant cost involved in the preparation of the DCP, and no funding is currently budgeted for this. It is noted, however, that if the City is required to do this work, this cost should be able to be subsequently recouped through the DCP.

Voting Requirements

Simple Majority






Recommendation

That Council:

1. **ENDORSES** the comments included in Attachment 5 for inclusion in a submission to be made by the City on the draft East Wanneroo District Structure Plan; and
2. In submitting the comments referred to in 1 above, **REQUIRES** that Administration also advise the Western Australian Planning Commission that:
 - a) The Western Australian Planning Commission is commended for progressing the urbanisation of the East Wanneroo area through its preparation of the District Structure Plan.
 - b) In general, the District Structure Plan is considered a balanced document and is seen as an effective mechanism to provide a district-level planning framework for the area.
 - c) In particular, the City strongly supports:
 - i) the requirement for all planning steps (eg: local structure planning for precincts) to be completed before approval of subdivision and development;

- ii) recognition by the District Structure Plan of the significant environmental and landscape values of the area;
- iii) the integration of future development and the various lakes within the area in order to enhance the sense of place and unique character of the area;
- iv) the proposal to manage stormwater and the changes to groundwater levels in the area which will result from the proposed land use change, in a manner which will adequately mitigate flood risk, minimise fill requirements, and improve the environmental condition of the wetlands in the area;
- v) the proposed parklands links and how this will provide a very attractive pedestrian-cycle route network around the area;
- vi) the proposed density and diversity of housing types, including the higher density in and around the activity centres as well as the proposed 'character areas';
- vii) the conceptual designs for the two proposed centres which should provide distinctive community focal points for the local community;
- viii) the identification of the central Transit Corridor route as the preferred alignment for a potential eventual East Wanneroo Rail Link;
- ix) the consultation undertaken with the Whadjuk Working Party and the resulting protection of an Aboriginal heritage site in Mariginiup.

Attachments:

1 	DSP Map	19/392083	
2 	Precincts	19/392089	
3 	Flowchart	19/392106	
4 	Staging Plan	19/392112	
5 	Comments on Draft East Wanneroo District Structure Plan	19/447263	Minuted

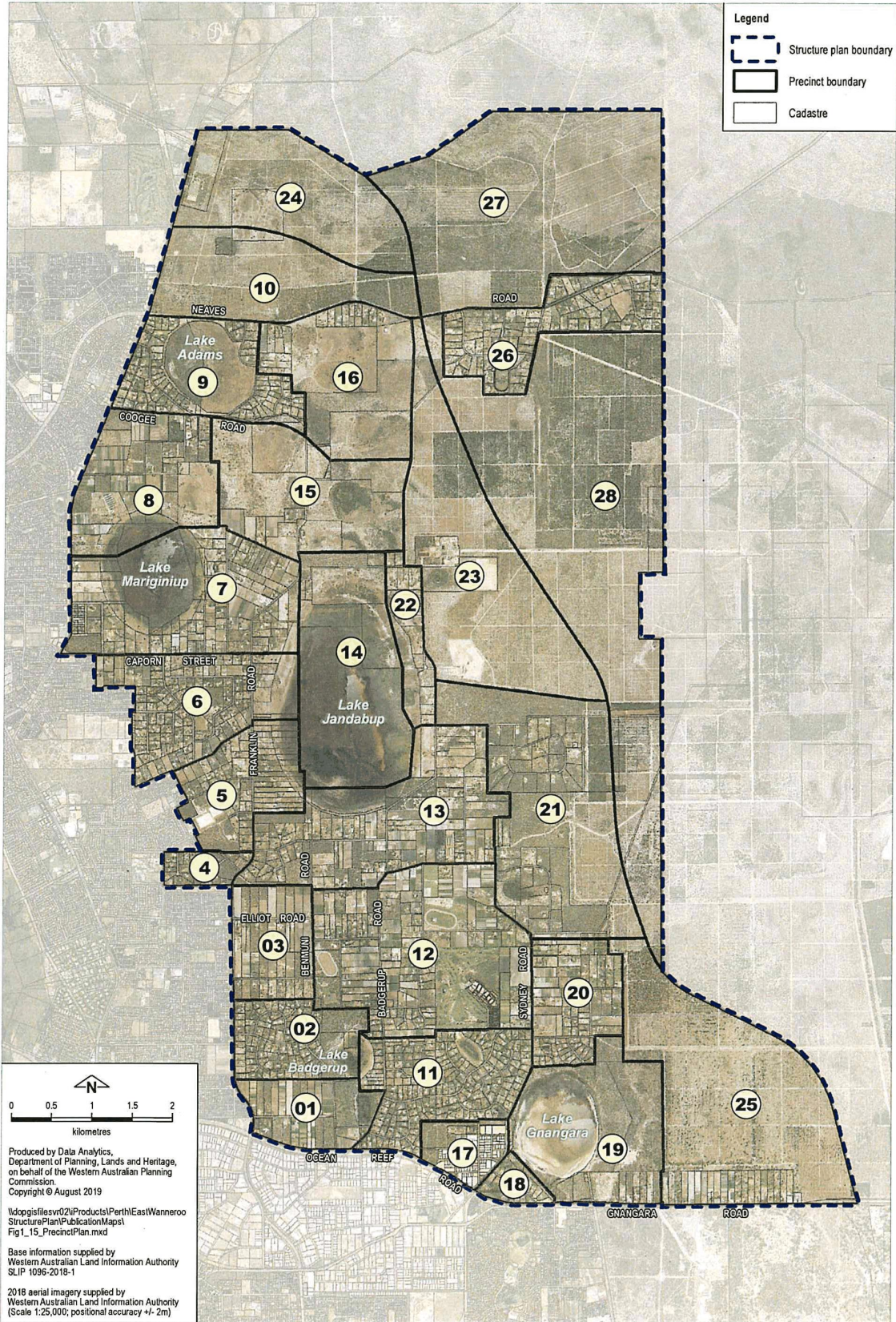


Figure 1.15: Precinct Plan

WANNEROO district structure plan
draft for public consultation

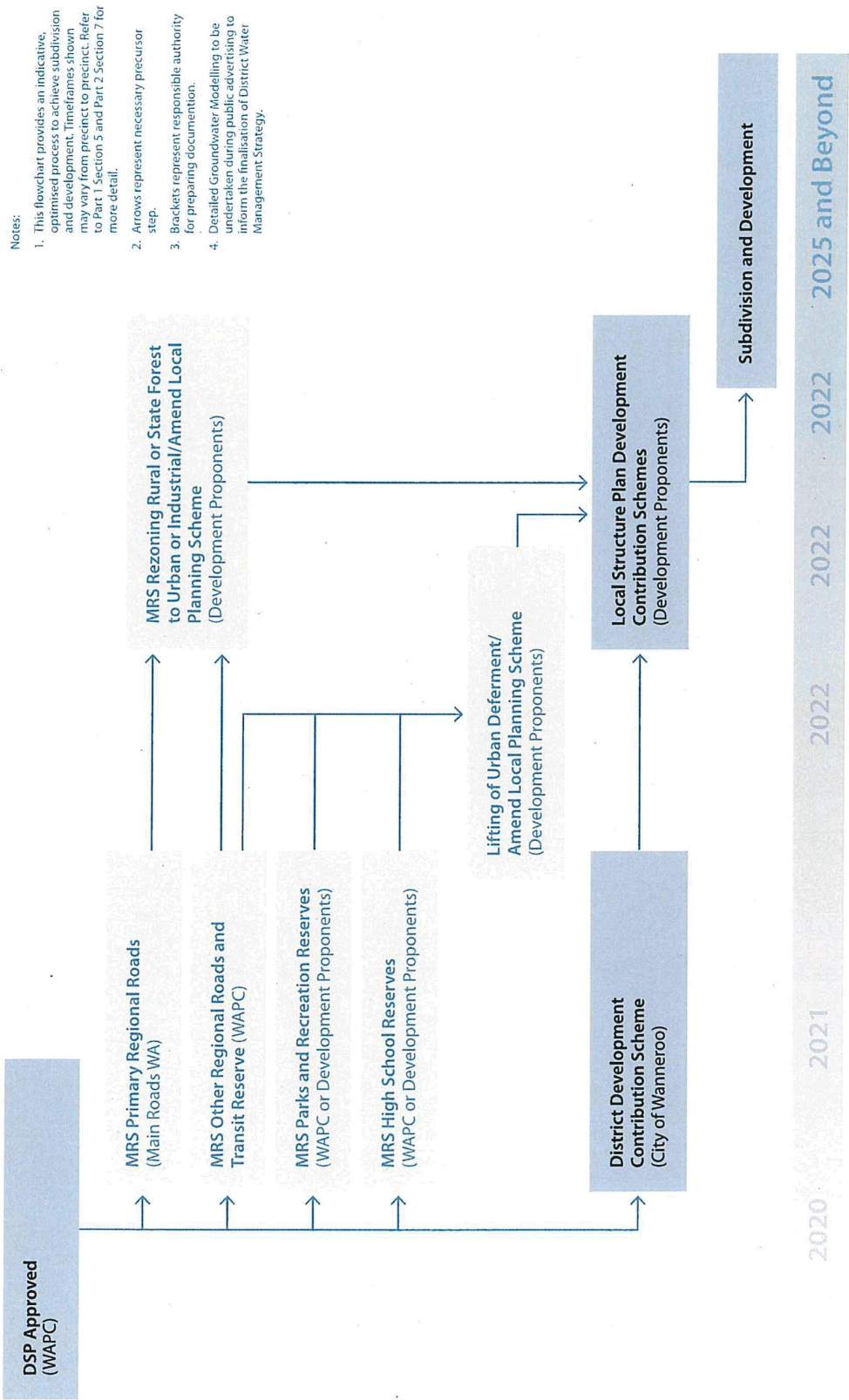


Figure 1.2: District Planning Process Flowchart

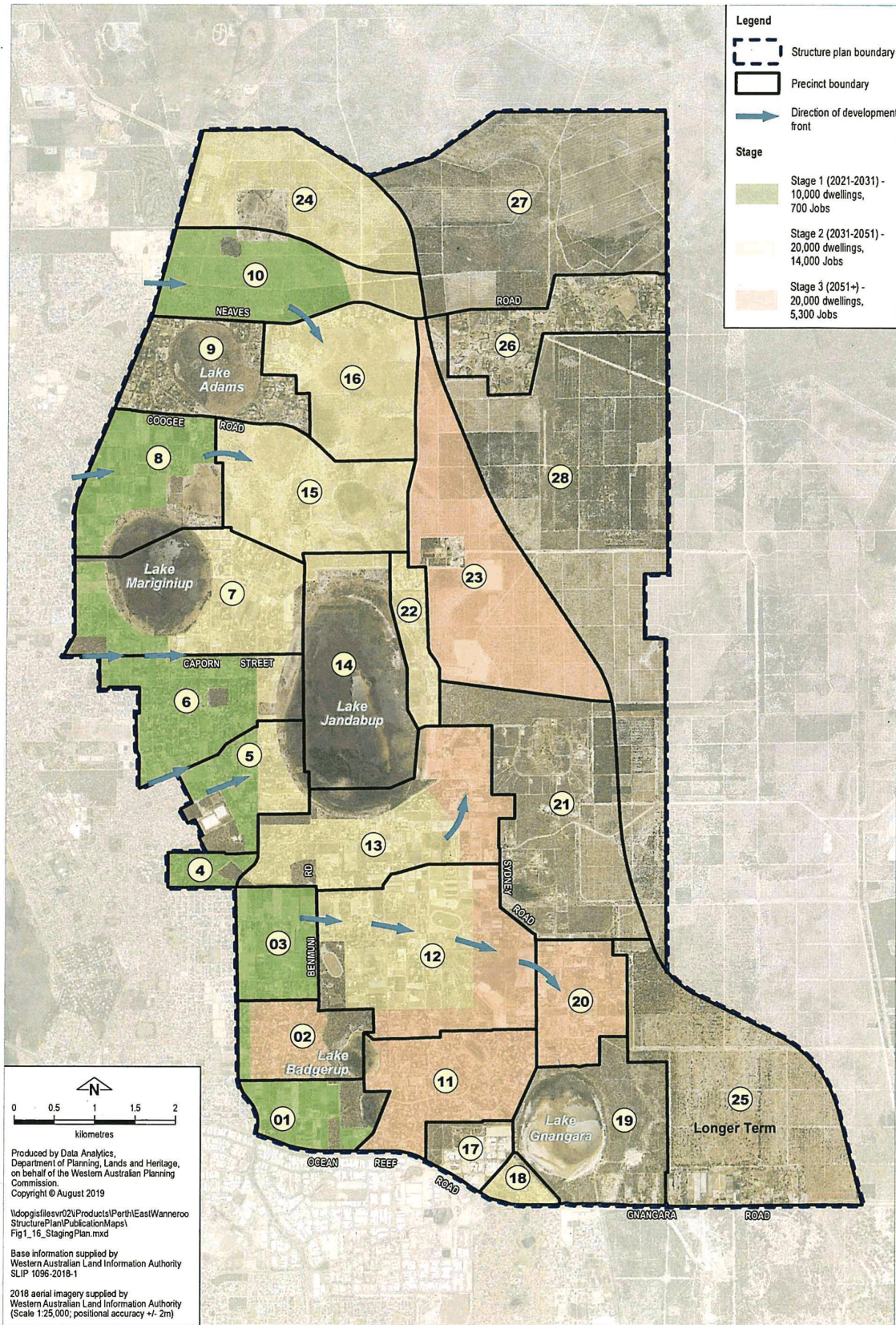


Figure 1.16: Staging Plan

COMMENTS ON DRAFT EAST WANNEROO DISTRICT STRUCTURE PLAN

No.	Draft DSP Proposal	Comment
1.	<p><u>Vision Statement: aspirational principles</u> (Executive Summary)</p> <p>There appears to be a gap between the DSP's broad vision statement, and the more detailed subsequent DSP proposals.</p>	<p>This gap could be addressed through including key aspirational guiding principles which are forward looking and acknowledge that the development of this area is going to be occurring well into the future. For example, the principles can address critical issues such as retention of local character, and addressing climate change and the implications of this for energy and water supply. These principles can be required to be had regard to in subsequent steps in the planning process for the area.</p> <p>It should be noted that most other DSP, including the Alkimos-Eglinton and Yanchep-Two Rocks DSPs, include such guiding principles.</p> <p>Regarding retention of local character, the DSP should emphasise that this should be seen to relate to not only the proposed 'character areas', but to the whole area. This is particularly recognising the potential presented by the extensive wetlands system in the area, and their significance in respect to Aboriginal heritage and culture. The Aboriginal heritage and culture should indeed be more fully referenced throughout the plan, in terms of its potential for 'place' creation and community education. The proposed activities centres also present particularly important opportunities for 'place' creation.</p>
2.	<p><u>East Wanneroo Rail Link (EWRL)</u></p> <p>(3.7 (Part 1); 6.3.2 (Part 2))</p> <p>Two options for the alignment of a possible future railway are shown, with the option aligned through the proposed urban areas being the preferred option.</p>	<p>The DSP should not present two options for the future EWRL. It is essential that the EWRL be aligned along the central Transit Corridor route in order to integrate the transport infrastructure into the urban area, to activate the area and increase public transport accessibility to the future community. The City strongly opposes the inclusion of a second option aligned along the Whiteman Yanchep Highway route.</p> <p>The Transit Corridor reserve must be suitable in terms of width and vertical and horizontal geometry to accommodate the EWRL and changes to technology in the future should be appropriately considered.</p> <p>The DSP should make it clear that the initial (pre-EWRL) Transit system will be undergrounded for those sections shown as underground on the main DSP plan,</p>

19/445797

1

	<p>prior to the conversion of the initial transit system to a railway.</p> <p>Although it is acknowledged that this is outside the structure plan area, it should be noted that the City wishes to see the EWRL link with the Neerabup industrial/employment area to the north, with a station serving that area, as well as the nearby motor sports complex. The Neerabup area is anticipated to include future uses which are of a more intensive nature than the typical industrial areas of today, and which would mean that a station in this area would be well used, and assist in reducing private vehicle use, and provide the various benefits associated with that.</p> <p>Other major employment and activity centres will also require good public transport services and links to the railway stations, in particular the Wangara industrial area and the Banksia Grove district centre.</p>
3.	<p><u>Transit Route Link to Wanneroo Town Centre</u></p> <p>(6.3.6 and Figure 2.12 (Part 2))</p> <p>A rapid bus service route is proposed to link the Wanneroo Town Centre to the proposed Gwangara district centre.</p> <p>The 'rapid transit route' shown on Figure 2.12 linking the Wanneroo Town Centre to the Transit Corridor should be shown on the main DSP plan (Figure 1.1). The related DSP text should also refer to it as a rapid transit route (rather than a rapid bus service route) to make it clear that this route is ultimately intended to be a rail-type of transit service. This is an important activity and transport link between the new East Wanneroo urban area and the Wanneroo Town Centre, which is one of the City's key activity centres. It is also noted that the Wanneroo Town Centre will be the key economic and social centre to the new East Wanneroo community for many years until the development of the centres and other nodes in the area.</p> <p>The aim should be to have a light or heavy rail link from the EWRL to the Wanneroo Town Centre, and then further west to the Northern Suburbs rail line in the Joondalup City Centre. The Joondalup City Centre is a Strategic Metropolitan Centre and such a direct link to that centre will greatly improve the connectivity of the urban areas east of Lake Joondalup to both the Wanneroo Town Centre and the Joondalup City Centre.</p>
4.	<p><u>Roads</u></p> <p>(3.7 (Part 1); 6.3 (Part 2))</p> <p>A major road network is proposed for the DSP</p> <p>There is inadequate consideration to east-west 'Other Regional Road' links between the DSP area and Wanneroo Road and Pinjar Road to the west. Elliot Road (west of Lenore Road) and Caporn Street should be designated as Integrator Arterial Roads, and reserved as Other Regional Roads on the MRS, to provide a more complete and</p>

19/445797

2

<p>area which involves a network of integrator arterial roads (proposed MRS 'Other Regional Roads') for the eastern part of the area, but no major roads linking the eastern area to the existing major roads to the west, other than Neaves Road and the Neaves Road realignment in the northern part of the DSP area.</p> <p>The Neaves Road realignment west of the Whiteman Yanchep Highway is shown as an integrator arterial road.</p> <p>Following the release of the draft DSP, the DPLH published a version of the main DSP map which shows the DSP proposals on a cadastral base (ie: showing property boundaries).</p>	<p>well connected major road network for this general area.</p> <p>Elliott Road (west of Lenore Road) is of particular concern, as it is expected to be subject to continuing increases in traffic volumes as the new urban areas to the east develop. The DSP acknowledges this, but defers taking any action on it to future reviews on the DSP. However, upgrades required to the road to enable it to manage the increased traffic will entail widening of the road reserve and this will affect many adjacent properties. It would therefore be desirable for the widening land to be reserved in the short term so that land acquisition can progressively occur as properties come on the market.</p> <p>The section of the Neaves Road - Flynn Drive east-west route west of the Whiteman Yanchep Highway should be a Primary Regional Road in the MRS, recognising its important linking function between the North-West and North-East Sub-regions.</p> <p>The publishing of the main DSP map on a cadastral base has been of benefit in allowing landowners to see more clearly how their property would be affected by the proposals. However, it has also meant that some of the proposals which are of an indicative nature (eg: alignments of the integrator arterial roads and neighbourhood connector roads) have been understood by landowners whose properties have those proposals marked on them, to be necessarily affected by those proposals. This will not necessarily be the case:</p> <ul style="list-style-type: none"> • For the integrator arterial roads, the DPLH/WAPC will soon be preparing detailed alignments and land requirement plans to inform proposed MRS amendments. Such detailed design work generally aims to avoid existing development, where possible. • For the neighbourhood connector roads, detailed alignments and land requirement plans for these will be prepared as part of LSP preparation for each precinct. Again, this detailed design work would be expected to be aiming to avoid existing development, where possible. • The DSP should clarify the indicative nature of some of the proposals shown on the DSP map (and state this on the DSP map itself). Information should also be
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19/445797

3

		included explaining how the indicative proposals will be subject to further detailed design work to arrive at detailed proposals, and that in the course of this, existing development will be avoided, where possible.
5.	<p><u>Activity Centres</u> (3.1 and 3.2 (Part 1); 6.1.1 (Part 2))</p> <p>The main DSP map shows a transit station near the edge of the proposed Gwangara district centre, and a transit station just to the west of the proposed Mariginiup neighbourhood centre. A high school is proposed on the edge of the proposed Gwangara district centre, using a multi-storey building format.</p>	<p>The activity centres should be slightly repositioned to ensure that the Transit Stations are centrally located within these centres, so that all parts of the centre can benefit from proximity to the station.</p> <p>The City supports the provision of compact multi-level high schools within and near activity centres which would help activate the centres. However, it should be noted that high schools present considerable traffic issues at start and end of school hours and traffic and parking management plans will need to properly address this issue.</p>
6.	<p><u>Industrial Areas/Employment Opportunities</u> (3.12, 4 (Part 1); 6.6, 8 (Part 2))</p> <p>Two large areas in the current State Forest reserve area are designated as 'Industrial'.</p>	<p>The two major proposed 'industrial' areas were designated as 'Industrial Investigation' areas under the North-West Sub-regional Planning Framework. It is understood that the preparation of the DSP had been intended to be the 'investigation' required to determine if these areas should indeed be future industrial areas. However, it is apparent from recent discussions involving a number of government agencies that a substantial amount of further work is required to properly address the future use of these areas, including the implications for the existing Water Corporation production bores in these areas (particularly the southern area), and the implications of any changes to those bores on groundwater management in the broader area.</p> <p>It is recommended that further investigation be undertaken as to whether these industrial areas are indeed required, and if so, for what types of uses, and over what timeframe.</p> <p>Despite the above comment, should the WAPC still propose to designate these areas for a particular use, they should be redesignated as 'employment' or 'economic development' or similar to indicate and better reflect that there is considerable flexibility as to what types of uses may eventuate in these longer term development areas.</p>

19/445797

4

	<p>Also, these areas need to be regarded as long term development areas, and not be permitted to develop in the shorter term and potentially compromise the development of the Neerabup industrial/employment area.</p> <p>The draft DSP states that up to 20,000 jobs may ultimately be created in the DSP area.</p> <p>Those jobs will be part 'population-driven' jobs which will be associated with any major new urban area (eg: jobs associated with the activity centres and schools throughout the area), and partly jobs associated with the industrial/employment areas shown on the plan. As noted above, those latter areas should be subject to further investigation, however an over-riding consideration that should be informing these investigations is the need to promote local job creation in this general area.</p> <p>This is particularly important, noting that the urbanisation of the East Wanneroo area will see the displacement of existing agriculture (and its associated jobs) by urban development. However, it is noted that the loss of these existing jobs will be far outweighed by the new job creation associated with the development of the DSP area.</p> <p>It is also noted that the proposed significant population growth in the DSP area will have a positive impact on existing nearby activity centres, particularly the Wanneroo Town Centre, which should receive a significant boost, including local job creation, and will support the realisation of the recent Council adopted Wanneroo Town Centre Activity Centre Plan (noting that this still requires approval of the WAPC). This will particularly be the case if the Wanneroo Town Centre is well linked to the proposed transit/railway route, which is being recommended.</p> <p>While the designation of areas for this purpose is supported, more detailed clarification of the type of uses envisaged for this area should be provided, including some specific examples, particularly to indicate how such uses are seen to fit with the plan's proposal that this remain a rural area. Some guidance regarding how the interface of this area with the adjacent 'Industrial' area to the east may also be helpful.</p>
7.	<p><u>'Tourism Opportunities' Area</u> (3.13, 4 (Part 1); 8 (Part 2)) A 'Tourism Opportunities' area is proposed just to the east of Lake Jandabup.</p>

19/445797

5

8.	<p><u>Water Management</u></p> <p>(3.10 (Part 1); 6.5 (Part 2))</p> <p>It is proposed that more detailed groundwater modelling be done to enable a District Water Management Strategy (DWMS) to be prepared, and that this will include establishing 'controlled groundwater levels' across the DSP area. Those levels are intended to enable drainage management to be undertaken (including sub-soil drains) such that high groundwater levels (in the order of a 3 to 4m increase) that would otherwise present significant problems for development, will not occur, and the need for fill to achieve adequate clearance above maximum groundwater levels will be minimised.</p>	<p>Due to the importance of water management in the area, the proposed management of groundwater and stormwater in a manner which will minimise requirements for fill to achieve adequate clearance above groundwater levels is supported, provided that the proposed District Water Management Strategy (DWMS) that will inform this approach is approved by the Department of Water and Environmental Regulation.</p> <p>The minimisation of fill is important not only to reduce use of an important basic raw material (sand), but also to enable the natural landform and topography to be retained as much as possible. This not only enhances the creation of distinctive and attractive places, but also should allow existing vegetation to be retained as much as possible (which will also contribute to 'place' creation).</p> <p>This can be compared to many other current urban development areas where significant bulk earthworks are undertaken and the resulting urban development is lacking any distinctive character.</p> <p>The DSP needs to ensure that the above approach is effectively implemented through the subsequent planning and development stages, including an over-riding principle that bulk earthworks are minimised with a view to the maximum retention of existing landform, bushland and significant trees. Existing vegetation (particularly significant trees) should be retained wherever possible, and not just in regional and local parkland areas, but also within the urban development itself.</p> <p>The preparation of the DWMS should include consideration of the longer term 'export' of excess groundwater in the area as a result of the urbanisation of the area, to the North Wannon area for use by growers, and to facilitate possible longer term intensive agriculture area that may be developed with the Jandabup industrial/employment area, should that proposal be retained in the final DSP.</p>
9.	<p><u>District-level Development Contribution Plan (DCP)</u></p> <p>(2.2.2 (Part 1)).</p> <p>It is proposed that the district-level DCP be</p>	<p>The City strongly objects to the proposal that the district-level DCP be prepared and managed by the City. When DSPs are prepared by the State Government and district-level DCPs are required as key implementation tools for the DSP, the State Government or some other implementation body should also be responsible for the district-level DCP.</p>

19/445797

6

	prepared (and presumably managed) by the City.	<p>This is particularly the case where the State Government is proposing to cap contributions for community infrastructure to such an extent that only a small proportion of the cost of that infrastructure would be met through developer contributions.</p> <p>It is estimated that the cost of district-level community infrastructure in the area could be approximately \$350 million. The draft State Planning Policy (SPP) 3.6 – Infrastructure Contributions (released by the WAPC in July 2019) proposes a maximum levy of \$2,500 per dwelling for local community infrastructure, and that if district and/or regional community infrastructure is also proposed, then the maximum levy may be increased by \$1,000 per dwelling, to a total of \$3,500 for a combination of local, district and regional community infrastructure. It has been inferred from this that if it is proposed to have a DCP dealing just with district and/or regional community infrastructure, then under the draft SPP, a maximum levy of \$1,000 per dwelling would apply. If this is the case then a shortfall of approximately \$300 million could result. It would be contrary to the user-pays and need-nexus principles of development contributions for such a substantial funding shortfall to be expected to be partly met by the existing residents and ratepayers in the City, and would mean a significant annual increase in Council rates over many years, which would be unlikely to be possible anyway if the Government decides to proceed to cap rate increases.</p> <p>Another possible consequence of capping of infrastructure contributions is that infrastructure may not be delivered, or may be significantly delayed, both being to the detriment of the local community.</p> <p>The Community Facilities Plan adopted by Council to inform the DSP, was on the basis that there is no 'cap' on the potential contribution by DCPs to fund community infrastructure. If 'caps' are introduced as part of the current review of State Planning Policy 3.6 – Development contributions for infrastructure, then the Community Facilities Plan will have to be substantially amended to reflect this change. This may potentially mean that the level and amount of infrastructure could be reduced to reflect reduced income generated by DCPs.</p>
10.	Local-level DCPs	It is assumed that this is intending to be referring to both Local Structure Plans and

19/445797

7

	<p>(Figure 1.2 (Part 1)). Figure 1.2 refers to 'Local Structure Plan Development Contribution Schemes', and with 'Development Proponents' being responsible for the preparation of this.</p>	<p>local-level DCPs, and that both of these are to be prepared by development proponents. If this is the intention, then the Figure should clearly say this.</p> <p>In respect to development proponents being responsible for preparation of local-level DCP's, while this is supported, it is assumed that WAPC will be expecting that the local-level DCPs, once prepared, will be subsequently managed by the City. Given the significant financial risk to the City in managing DCPs, (particularly if subject to caps on levies which may mean that only a relatively small proportion of the infrastructure costs may be able to be collected through the levies), the City does not agree to assume such management responsibility. Preparing and managing DCPs can also be extremely resource intensive, and this can be compounded through managing community expectations for infrastructure provision, when the funding for this is restricted through capping of levies. The City therefore wishes to work with the WAPC in investigate possible alternative approaches to management of DCPs.</p>
11.	<p><u>Local Structure Plans (LSP)</u></p> <p>(Figure 1.2, 2.2 (Part 1)) The planning process set out in the flowchart in Figure 1.2 of the draft DSP suggests that LSPs will be prepared subsequent to determining of proposed regional reserves and lifting of deferment. The process described in section 2.2 of Part 1 also refers to these district-level steps being completed prior to commencement of precinct-level processes, including LSP preparation (although it does refer to some steps being done in parallel or concurrently).</p>	<p>It is clear LSP preparation will be expected to play an important role in undertaking the district-level steps, and this may be why 2.2.6 of Part 1 refers to a precinct 'concept local structure plan' being prepared to support requests for lifting of deferment.</p> <p>It is recommended that the role of LSPs in the process be more clearly explained and better depicted on the Figure 1.2 flowchart.</p>
12.	<p><u>Reservation of MRS Other Regional Roads</u></p> <p>(Figure 1.2, 2.2 (Part 1)) It is unclear from the draft DSP as to whether the proposed Other Regional Roads are intended to be reserved for that purpose on the</p>	<p>From discussions with DPLH officers, it is understood that MRS amendments to reserve the proposed Other Regional Roads are now intended to be done by the WAPC through a limited number of MRS amendments across the whole East Wimmeroo area, rather than on a precinct basis. The DSP should clarify this matter.</p>

19/445797

	MRS on a precinct, or some other basis.	
13.	<p><u>Planning of Major Infrastructure</u></p> <p>(Appendix H, Engineering Servicing Report)</p> <p>The Engineering Servicing Report advises that the Water Corporation and Western Power will be reviewing and updating their servicing concept planning for the DSP area, and provision will need to be made in some future road reserves for accommodating some of this infrastructure.</p>	<p>WAPC should request the Water Corporation and Western Power to review their infrastructure planning for this area as soon as possible, as this information will be needed to determine the reserve width required for some of the proposed Other Regional Roads.</p>
14.	<p><u>Precinct Boundaries and Terminology</u></p> <p>(4 (Part 1); 8 (Part 2))</p> <p>The draft DSP divides the DSP area into 28 smaller 'precinct' areas</p>	<p>Precinct boundaries should be reviewed to have more regard to future land use boundaries and staging, as well as facilitating precincts independently managing groundwater and stormwater issues affecting each precinct. This particularly relates to the boundaries of some of the major Parks and Recreation areas which contain wetlands, where a precinct comprising the full wetland reserve area may enable the total wetland area to be considered in a comprehensive manner, rather than a piecemeal manner through it being included in a number of precincts adjacent to the wetland.</p> <p>Given the use of the term 'precinct' in draft State Planning Policy 7.2: Precinct Design, to avoid confusion, and the likelihood that 'precincts' as per SPP 7.2 will subsequently be designated within the DSP area, the DSP should use a different term for its 'precincts' or define and clarify the use of the term in the DSP.</p>
15.	<p><u>Infrastructure Provision</u></p> <p>(7 (Part 2))</p> <p>The draft DSP indicates that a significant amount of new infrastructure will be required over time to enable the development of the DSP area, however does not provide any prioritisation of this infrastructure.</p>	<p>Whiteman Yanchep Highway needs to be constructed north to the proposed Neaves Road-Flynn Drive link in the near future to relieve peak hour pressure on Wanneroo Road and the existing local roads in this area (particularly Lenore-Franklin Roads) and also to stimulate the development of the Neerabup industrial/employment area, through providing improved access to key freight handling facilities to the south, particularly the ports and Perth airport.</p> <p>Similarly, construction of the Neaves Road-Flynn Drive link needs to occur in the</p>

19/445797

9

		<p>near future to improve access between the Neerabup industrial/employment area and the major freight handling facilities at Muchea and its links to the North Link infrastructure.</p> <p>While the draft DSP notes that there is currently some spare capacity in the existing wastewater and water mains adjacent to this area, it is important that the Water Corporation continues with its current projects to connect this area to the Alkimos Wastewater Treatment Plant and to increase capacity of the water supply infrastructure as soon as possible.</p>
16.	<p><u>Community Engagement</u> (4.4 (Part 2))</p> <p>The draft DSP refers to the input to the preparation of the draft provided by the Community Reference Group established by the DPLH.</p>	<p>The WAPC/DPLH is requested to undertake focussed community engagement with the residents and landowners in the DSP area where there are clear differences in the views of local residents about the future of their particular areas. This particularly applies to the southern part of the DSP area (which was shown remaining rural on the 2011 East Wimmeroo Structure Plan, but designated as Urban Expansion on the Planning Investigation on the 2018 North-West Sub-regional Planning Framework), where it is clear that such differences in views exist.</p> <p>Such targeted engagement would assist the WAPC in understanding the community's support or objection for what the draft DSP may be proposing for each area, and in being able to have regard for that in determining the final DSP proposals for each area.</p>
17.	<p><u>Place Creation and Activation</u> (3.5 (Part 1); 6.1.4 (Part 2))</p> <p>This draft DSP designates four 'Character Areas'.</p>	<p>While the DSP has identified the four proposed 'character areas', it should be noted that they are all located central to the DSP area and are residential in nature only. It is expected that precincts in the northern, southern and eastern extents of the DSP area would have differing character that should be protected as well. Further, the activity centres (which are the main focus of place distinctiveness across the metropolitan area) should be discussed in the context of place creation. The wetland system which is a major character feature of the DSP area should also be further highlighted. As noted earlier, the Aboriginal heritage and culture associated with the wetlands present considerable potential for place creation and community education. Further consideration is recommended on this, and where other unique characteristics (other than residential development) might warrant special protection/attention.</p>

19/445797

10

		<p>Information will be provided to the WAPC regarding the City's Place Framework, and an example of the City's Local Area Plans. The purpose of this will be to highlight that the City and its community wishes for retention of local character to be a key consideration through all planning stages for the urbanisation of this area, and that this is reflected in the City's Strategic Community Plan.</p> <p>The draft DSP's vision statement and the draft vision for the City's 'Transitional Rural' Place Management Area are very similar and this is pleasing to see. However, there needs to be sufficient guidance in the DSP on how its vision will be realised and the key elements protected through subsequent planning stages.</p> <p>It is acknowledged that the DSP is a high level strategic document to guide future urbanisation, however an increased focus on places for people and how this will be facilitated through the planning process should be included. To this end, the DSP should state that the preparation of Place Activation Plans should be a requirement of future activity centre plans when they are prepared.</p> <p>The DSP should address possible requirements for other types of State Government community facilities, including hospitals.</p> <p>The proposal to allow for areas ahead of the development front to be able to proceed ahead of what the DSP staging plan is otherwise indicating, is supported, provided the DSP conditions for allowing such pre-frontal development are strictly applied, and also that it is clear that the planning steps set out in the DSP (local structure planning etc) are still required to be undertaken on a precinct-basis. Further, in addition to pre-funding of capital costs of infrastructure provision, funding of community service provision, at least on an interim basis, may also be required (eg: subsidising of public transport services for a period of time).</p>
18.	<p><u>Other State Government Community Facilities</u></p> <p>The only State Government Community facilities addressed are schools.</p>	
19.	<p><u>Staging of Development</u></p> <p>(6 (Part 1))</p> <p>The draft DSP includes a staging plan which shows development generally extending sequentially eastward, from the existing developed areas to the west. However, it is also stated that: <i>"The fragmented nature of land ownership across the EWDSP area may mean that some more consolidated landholdings can be initiated ahead of the development front. In</i></p>	

19/445797

11

	<p>these situations, it will be the responsibility of a proponent to make the case why this should occur, demonstrate adjacent precincts are not disadvantaged or development potential compromised, demonstrate support from service providers and pre-fund the capital costs associated with necessary infrastructure provision."</p>	
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19/445797

3.2 Close of Advertising - Annual Review of Cells Costs for the East Wanneroo Cells 2 and 4-9 (Planning and Developer Contribution Arrangements) Consideration of Public Submissions

File Ref:	5734V02 – 19/446953
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	6

Issue

To consider Administrations recommended responses to public submissions received in relation to the Annual Review of Cell Costs for the East Wanneroo Cells 2 and 4-9 Developer Contributions and agree on the recommended options for Council consideration.

Background

The City's DPS 2 provides the statutory basis for the administration and management of developer contributions, including provisions that describe the nature and extent of Cell Works that are required to be charged to the Developer Contributions Plans (DCPs).

The East Wanneroo Cells include the areas of Wanneroo, Ashby, Tapping, Sinagra, Hocking, Pearsall, Landsdale, Darch, Madeley and Wangara (refer Consolidated Structure Plan Map - **Attachment 1**).

On 14 May 2019, the Audit and Risk Committee considered the annual review findings for Cells 2-9 and on 4 June 2019 Council approved public advertising of Cells 2 and 4-9 (PS03-06/09). Cell 3 was excluded from advertising to enable further consideration of Amendment No. 178 to DPS 2.

On 19 November 2019, the Audit and Risk Committee considered the public submissions received in relation to Cells 2 and 4 – 9 and provided a recommendation to Council in response to the submissions. In this regard, Council is advised that the Audit and Risk report included an incorrect figure in relation to the proposed options for Cell 9, which should be \$29,947 (not \$29,998) to align with the most recent externally audited annual review findings. The correct figure includes financial transactions up to 30 June 2019 (updated from March 2019) and has been included into this report to ensure Council is considering the latest information available.

The annual review included the recommendations of the City's Internal Transactional Review, which included review and confirmation of the findings by William Buck. These findings include the recommended financial adjustments for the additional works based on the interpretation of Cell Works and project accounting errors, as per the following:

- *Project Accounting Errors* - The total net corrections results in a recoupment of \$2,718,723 from the relevant Cell accounts back to municipal.
- *Environmental Offsets (Omission of Costs)* - The total net corrections results in a recoupment of \$3,552,608 from the relevant Cell accounts back to municipal.
- *Interpretation of Cell Works* - The net correction results in a recoupment of \$2,539,116 from the relevant Cell accounts back to municipal.

- *Interest Adjustment* - The net correction of interest results in a recoupment of \$1,843,002 from the relevant Cell accounts back to municipal.

The following summary table represents the overall findings from the Internal Transactional Review and the recommended financial adjustments for each Cell (2 and 4-9).

Internal Transactional Review Findings			
Cell	Net Adjustments	Interest Adjustments	Total net recoupment to Municipal
2	540,358.18	182,567.78	722,925.96
4	945,928.09	39,638.79	985,566.88
5	3,695,719.44	972,548.68	4,668,268.12
6	3,209,964.10	961,890.87	4,171,854.97
7	112,029.00	16,591.83	128,620.83
8	-65,851.79	-485,663.80	-551,515.59 (credit to Cell)
9	372,300.22	155,427.99	527,728.21
Total	8,810,447.24	1,843,002.14	10,653,449.38

The above Internal Transactional Review findings were included into the annual review recommended costs for each Cell and subsequently advertised. As noted in the above table, all Cells are affected by a municipal recoupment, excluding Cell 8, which involves a reimbursement by municipal associated with the overcharging of this Cell for PR-2609 (Ocean Reef Road construction).

Revised Land Valuation

Land valuations for Cells 2 and 4-9 were last revised in November 2015 (PS08-11/2015). In accordance with DPS2, if it is necessary for any reason to ascertain the value of any land within a contribution scheme area, then the City is required to appoint a valuation panel to arrive at a consensus value, advertise the proposed value and refer submissions to the Valuation Panel for comment. After having considered the submissions and any comment from the Valuation Panel, the Council is required to fix the value to be applied.

In this regard, in accordance with the provisions of the scheme, the City engaged a valuation panel and received a consensus agreement on land value (**Attachment 2**).

The recommended change to land values is considered to be relatively minimal across most residential Cells, however a decline in industrial land values (Cells 7 and 8) is noted as per the table below.

EAST WANNEROO CELL	Agreed Land Values (2015) - Adopted 10 November 2015 (Report PSD08-11/2015) - Cell 9 Adopted 13 October 2015		Proposed Land Values (2019) - Pending Adoption		Change in Land Valuation (\$)	Change in Land Valuation Inclusive of Solatium (\$)
	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM	CONSENSUS VALUE	CONSENSUS VALUE PLUS 10% SOLATIUM		
2	\$1,875,000	\$2,062,500	\$1,912,500	\$2,103,750	\$37,500	\$41,250
4	\$1,950,000	\$2,145,000	\$1,975,000	\$2,172,500	\$25,000	\$27,500
5	\$2,000,000	\$2,200,000	\$2,025,000	\$2,227,500	\$25,000	\$27,500
6	\$2,100,000	\$2,310,000	\$2,125,000	\$2,337,500	\$25,000	\$27,500
7	\$2,500,000	\$2,750,000	\$2,125,000	\$2,337,500	-\$375,000	-\$412,500
8	\$2,050,000	\$2,255,000	\$2,020,000	\$2,222,000	-\$30,000	-\$33,000
9	\$2,000,000	\$2,200,000	\$2,025,000	\$2,227,500	\$25,000	\$27,500

Annual Review of Infrastructure Costs Cost Per Lot (Advertised)

Part 9 and Schedule 6 of DPS2 set out the provisions for the management and implementation of the East Wanneroo Developer Contributions Arrangements. In accordance with these provisions, Council is required to determine whether to increase, decrease, or maintain the current ICPL rates as a result of the review. At the meeting of Council on 4 June 2019, the following ICPL rates were approved for the purpose of public advertising.

1. Increase the ICPL for Cell 2 from \$24,361.96 to \$26,936.

Administration identified that a minor increase in the contribution rate was necessary to accommodate increases in the cost estimates associated with the increased land valuation and the recoupment of environmental offset charges identified through the Internal Transactional Review.

2. Retain the current ICPL for Cells 4, 5 and 6 at \$23,328, \$30,909 and \$24,679 respectively.

Administration identified that Cells 4, 5, and 6 may result in excess funds being collected when all the land in the Cell has been developed. However, the potential for excess funds is highly dependent upon all land developing and all Cell Works being completed in an economical manner. These Cells are predominately developed with only 4%, 5% and 11% of the developable land remaining in each Cell respectively. Administration identified a range of factors that could affect the Cell Costs and potential income, including hold-out landowners, environmentally constrained land and compulsory land acquisition and there remains a significant risk that these excess funds may not occur. Given the Cells are predominately developed and that consideration will be given to establish wind-up provisions for these Cells, it was agreed by Council that the ICPL rate should be retained. This will enable remaining Cell works to be completed and landowners to progress their respective developments before any excess funds can be accurately established and returned.

3. Reduce the ICPL rate for Cells 7 and 8 (Industrial Cells) from \$13.15 to \$9.73 and \$24.44 to \$16.93 respectively.

Administration identified that a reduction in the square metre rate for the industrial cells (Cells 7 and 8) was necessary due to the inclusion of interest generated on the cell accounts and an increase in the developable area of the cell due to the deletion of several (future) roads within the structure plan area, thereby increasing the area of the land to charge contributions.

4. Reduce the ICPL rate for Cell 9 from \$32,205 to \$21,733.

Since the adoption of cell costs in 2015, lot yields have been exceeding lot yield estimates in this cell and significant savings have been achieved in the finalising the cell works, including Public Open Space Development costs. The Cell is 75% developed and the annual review of costs resulted in a reduction in the ICPL rate.

Consultation

In accordance with the provisions of DPS2, the City advertised the proposed land value for a period of 28 days and the revised Cell Costs for a period of 42 days as per the following.

- Annual Review - 11 June to 23 July 2019
- Revised Valuation - 8 June to 8 July 2019

Advertising was carried out by means of advertisements in the West Australian and Wanneroo Times, letters sent to affected landowners and on the City's website.

Comment

Eleven submissions were received during the public consultation period. A summary of submissions along with Administrations recommended response is detailed in **Attachment 3**.

The key submissions have been summarised in relation to the following issues.

Objection to the proposed reduction in the Infrastructure Cost Per Lot (ICPL) for East Wanneroo Cell 9 from \$32,205 to \$21,733 per lot.

Summary of objector's comments

- *The City has previously set the Cell 9 ICPL rates too high and this has not been reviewed since the adoption of Cell Costs in 2015. This combined with significant savings on Cell Costs since then has resulted in previous contributors effectively subsidising future contributors through a significant reduction in the ICPL rate from \$32,205 to \$21,733.*
- *Landowners have predominately requested that Council should not reduce the rate and make a partial return (similar to Cell 1) or retain the current rate pending full development (currently 75% developed), at which time the excess funds can be returned to all contributors.*

Administration Response

The suitability of making a return and reconciling the Cell Costs is based on whether a reduction in the contribution rate from \$32,205 to \$21,733 is considered to be a substantial reduction; and whether reconciling the historic payments with contributing landowners would be consistent with the principle of equity.

Although DPS2 is the statutory document that guides developer contributions in relation to the East Wanneroo Cells, if the Scheme does not provide sufficient guidance on the detailed aspects, the State Planning Policy (SPP3.6) should be used to check alignment with developer contribution best practice. In this regard, the DPLH recently released a draft of SPP 3.6, which specifies that where a substantial reduction in the cost contribution liability occurs due to factors including overestimated contingency and component costs, the local government should reconcile and adjust a landowners contribution liability and refund excess money paid over the adjusted amount, as soon as circumstances permit.

A reduction from \$32,205 to \$21,733 could be considered a substantial variation, however there is no clarification provided in the draft SPP 3.6 on quantifying a 'substantial' variation.

The current balance of Cell 9 is over \$22 million and therefore (with consideration for budget estimates) the Cell could make such a return if required. However, there is an estimated remaining expenditure of over \$32 million and approximately \$16 million in remaining contributions (at the current ICPL). On this basis, at full development there would be an excess of \$5.5 million for this Cell. However, at this time there is a deficit of approximately \$10 million dollars in the Cell 9 account to complete all remaining Cells Works. If future income is excluded, which cannot be guaranteed, there would not be an excess in Cell funds that could be returned at this time.

Based on the above the following options can be considered by Council.

a) *Proceed with advertised ICPL rate as approved by Council for advertising purposes.*

Note - The prospect of landowner objections to the reduction in the ICPL was identified in the Audit and Risk Committee report of 14 May 2019, where the reduction in the ICPL rate was viewed as a reflection of actual costs/income in this Cell, where fluctuations in the rate could be reasonably expected.

b) *Calculate and make a partial return of estimated excess funds to contributing landowners; recalculate the ICPL rate and readvertise.*

Note - This would result in approximately \$4.5 million dollars of funds being returned to contributing landowners (i.e. return \$2,258 per lot and readvertise the ICPL rate at approximately \$29,947).

c) *Retain current ICPL rate of \$32,205 until full development of the Cell and make a return of excess funds at that time (as done for Cells 4, 5 and 6).*

d) *Uphold the objection and prepare a new option for consideration that includes calculating a partial return of estimated excess funds to contributing landowners and recalculate the ICPL rate for readvertising.*

Note - The estimated return of excess would be held in a separate DCP account pending receipt of adequate future income to complete the remaining Cell Works and/or closure of the Cell. This will ensure that landowners are aware of the City's intent to retain funds separately for the ultimate return of excess to previous contributors.

This option would require re-advertising of the Cell 9 annual review recommendations in accordance with DPS 2.

Recommended Action:

On balance, the preferred option by Administration is to recalculate the annual review to isolate the portion of excess funds to previous contributors, pending a return being considered in the future (in accordance with option d), and apply the remaining landowner's portion of estimated excess funds to reduce the current ICPL from \$32,205 to \$29,947.

The isolated excess funds would equate to approximately \$4.5 million for previous contributors and \$1.1 million would be applied to remaining (future) contributors. The adjustments equates to \$2,258 per lot, which would be applied to 2,017 contributions ICPL's already paid (previous contributors) and 498 estimated remaining ICPL contributions (future contributors).

Consideration for this preferred option should note that this would result in 'future' subdividers receiving a benefit by a reduction in the ICPL rate from \$32,205 to \$29,947, whilst the previous contributors would need to await the finalisation of Cell Works. In this regard, the City would retain previous contributor's estimated excess funds, pending the remaining (estimated) contributions being received.

A recalculation of the annual review for Cell 9 has been completed (**Attachment 4**) and reflects the preferred review methodology to be used for the purposes of re-advertising. In this regard, Administration has taken the opportunity to update Cell transactions to include income and expenditure since the last review calculation (31 March 2019) and now includes transactions up to 30 June 2019. The revised calculations for Cell 9 have been reviewed by the City's external auditors and is considered to be acceptable for the purposes of public advertising (refer **Attachment 5**).

Objection to the City's revised interpretation of the Cell Works

Summary of objector's comments

- *Recoupment of funds back to the municipal account is opportunistic and is inconsistent with industry best practice and SPP 3.6.*
- *The City is seeking to include all of the infrastructure necessary to support the ultimate 4-carriageway alignment, with the exception of the second carriageway pavement itself and the municipal fund is being reimbursed accordingly. This interpretation is inconsistent with how the "full earthworks and one carriageway" requirement has been applied elsewhere in the City and in the State generally. The operational SPP 3.6 refers to "construction including earthworks for the whole road reserve, the construction of one carriageway comprised of two lanes and associated drainage works". Neither the current or draft versions of SPP 3.6 refers to kerbing, service ducts, street lighting, intersection treatments associated with the second carriageway as being a standard infrastructure cost.*
- *It is unreasonable to modify this interpretation as part of the annual review process when the DCP has been in operation for an extended period, and without any formal consideration or modification to the DCP itself. This is not a minor or indexed change to a cost apportionment schedule, but rather a substantial change in the interpretation and implementation of the DCP, resulting in the redistribution of approximately \$92,000 in additional infrastructure costs to Cell 9 and \$2.5 million across the broader DCP areas. In Cell 6, the fifth item in the table refers to "Additional street lighting between intersections at Kingsway". This description is ambiguous and unacceptable to justify the associated \$1.034 million charge to Cell 6.*
- *A change of this magnitude warrants a higher level of scrutiny than what has been undertaken. On this basis, it is requested that Schedule 6 of DPS 2 should be amended accordingly to clarify the precise extent of infrastructure to be included into the DCP and that a scheme amendment should be considered and approved by the WAPC and the Minister for Planning before the costs are adjusted.*

Administration Response

Consideration for a revised interpretation of Cell Works was made as part of the Internal Transactional Review (December 2018) and has undergone significant investigation into the proper interpretation of DPS 2. This approach was approved by Council and a similar approach was taken as part of the annual review of Cell 1.

The City's previous interpretation of Cells Works only included 'single' carriageway road pavement and structures, which resulted in dual carriageway works being funded by traditional funding methods, including State and local government funding arrangements (grants) and not DCP funding. The City's previous interpretation excluded costs that could

otherwise be interpreted as a 'Cell Work' under DPS 2 (i.e. dual carriageway structures and environmental offset costs).

The submissions are requesting the City to initiate a scheme amendment to DPS 2 to clarify the scope of the Cell Works for abutting District Distributor roads before recouping the additional costs. In this regard, the City has utilised DPS 2 as the primary statutory document and not SPP 3.6. The SPP 3.6 only provides general principles and guidance to the local government and where this policy contradicts DPS 2 the City is required to utilise the local planning scheme.

The current DPS 2 provisions were gazetted in 2001 and pre-date the introduction of SPP 3.6 and are considered to be the head of power to be applied to the interpretation of Cell Works. On this basis, it is not recommended that Council initiate a Scheme Amendment.

The Cells are now predominately developed and it is not considered necessary to amend DPS 2, where Council has already made a determination in relation to the interpretation of Cells.

Based on the above, the following options can be considered by Council:

- a) *Continue to utilise the City's revised interpretation to determine cost allocation and recoupment, as approved by Council for advertising purposes (and not undertake a scheme amendment).*
- b) *Utilise an interpretation of Cell Works that is consistent with SPP 3.6, which refers to "DDR road works as being earthworks for the whole road reserve, the construction of one carriageway comprised of two lanes and associated drainage works and shared use paths".*
- c) *Initiate an Amendment to DPS 2 to clarify that the DPS 2 provisions include dual carriageway structures and environmental offset costs.*

Recommended Action

The preferred option by Administration is to utilise the proper interpretation of DPS 2, in accordance with Council's previous consideration of this matter and that an amendment to DPS 2 is not required.

Objection to the high cost of environmental offsets.

Summary of objector's comments

The submission indicates that Environmental Offset costs are significantly higher than offsets costs required in other local government areas and private development.

Administration Response

The methodology for calculating environmental offsets is based on the actual and estimated costs incurred by the City in implementing the environmental offset management plans necessary to clear land for Cell Works (DDR construction). At the time of preparing the management plans, the City sought to identify land for rehabilitation and conservation within the locality and in ownership or management of the City rather than acquiring land for conservation in an area remote to the contributing Cells. Whilst the cost of the environmental offset may be considered higher than some other offset approvals, it results in a significantly better outcome by improving local reserve for the enjoyment of the residents within the contribution scheme area and was a necessary expense to enable the completion of the Cell

Works. **Attachment 6** depicts the cost calculation for the environmental offset costs being recouped for Cell 6 that were associated with the Hartman Drive clearing permit.

Based on the above, the following options can be considered by Council

- a) *Continue to utilise the City's revised interpretation to determine cost allocation and recoupment as a municipal recoupment and as approved by Council for advertising purposes.*
- b) *Not use the City's actual (incurred costs) and agree to utilise a different methodology for determining 'alternative' costs for environmental offsets based on other similar examples or evidence provided by a suitably qualified consultant.*

Recommended Action

In accordance with DPS 2, the calculation of the ICPL for the East Wanneroo Cells is determined by deriving the gross cost of the Cell Works being the total cost of the fixed 'actual' and estimated future costs. The environmental offset costs are defined as a Cell Work of DPS 2 and were necessary to facilitate the construction of specific road works for each Cell. Because the actual costs of the environmental offsets are known, it is recommended that Council utilises these costs in the annual review in accordance with option a).

Statutory Compliance

The City is currently in breach of its obligations under Clause 9.11.1 of DPS2 to review Cell Costs on an annual basis. The completion of the annual review under DPS2 will bring the east Wanneroo Cells into statutory compliance.

As the City has been undertaking external audits of City accounts, inclusive of the Cell 1 DCP fund annually, the City has complied with the provisions 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

4.2.1 Provide transparent and accountable governance and leadership”

Risk Management Considerations

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

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

There are risks associated with the implementation of the Cells 2 and 4-9 Annual Review due to the extended period of time since the last review in 2006 (2015 for Cell 9). The above risks have been identified and considered within the City's existing Strategic Risk Register.

Although formal reviews have not been undertaken in accordance with the annual review requirements of DPS 2, the City has implemented ongoing monitoring of the Cell accounts. It is noted that Council is not required, in accordance with the provisions of DPS2, to change the ICPL or return funds prior to full development. The Annual Review has been undertaken to ensure that adequate contingency is held to fund the remaining Cell Works and recognises factors that may impact on a particular Cells income and expenditure estimates.

The work undertaken by the City in relation to the Internal Transactional Review and proper interpretation of the provisions of DPS2 along with the completion of the annual review for all Cells reduces the City's risk of impacts on trust, probity and accountability as it will bring the City to a level of compliance.

Policy Implications

Nil

Financial Implications

Administration has reviewed the East Wanneroo Cells and makes recommendations that some infrastructure which has previously been funded through City's municipal accounts can now be funded from the Cells 2 and 4-9 accounts.

The specific financials for each Cell will vary depending upon each Cell's particular circumstances. Administration maintains detailed financial spreadsheets for DCP's, which is common practice across the Local Government sector. The reconciliation of financial spreadsheets across all Cells has identified some outstanding balances requiring more detailed investigation. The outstanding balances have mostly occurred in historic development prior to 2006, where detailed review of records is required. These balances are considered to be relatively minor and will be investigated as part of the next annual review process.

A significant aspect of the Annual Review has been the incorporation of the Internal Transactional Review findings (refer Internal Transactional Review findings in the Background section of this report), which have been externally reviewed by William Buck and previously considered by the Audit and Risk Committee on 14 May 2019 and Council on 4 June 2019. The Internal Transactional Review identified \$10.6 million in overcharges to the City for Cells 2 and 4-9. As at 30 June 2019, the City has made prior-period adjustments to recognise these financial misstatements. As a result of recognising these financial misstatements, \$10.6 million has been transferred out of the East Wanneroo Cells 2 and 4-9 and recouped to the City's Strategic Projects Reserve.

Some objectors have questioned the City's interpretation of Cell Works, which forms part of the \$10.6 million recoupment to the Strategic Projects Reserve. There is a possibility that if Council maintains its position on this interpretation that landowners may request this matter to be referred to commercial arbitration in accordance with DPS 2. If this occurs a different outcome could be reached which would affect the total value of the recoupment to the City.

The revised calculations for Cell 9 were reviewed by the City's external auditors (refer **Attachment 5**) and are considered to be acceptable for the purposes of public advertising.

Voting Requirements

Simple Majority

Recommendation

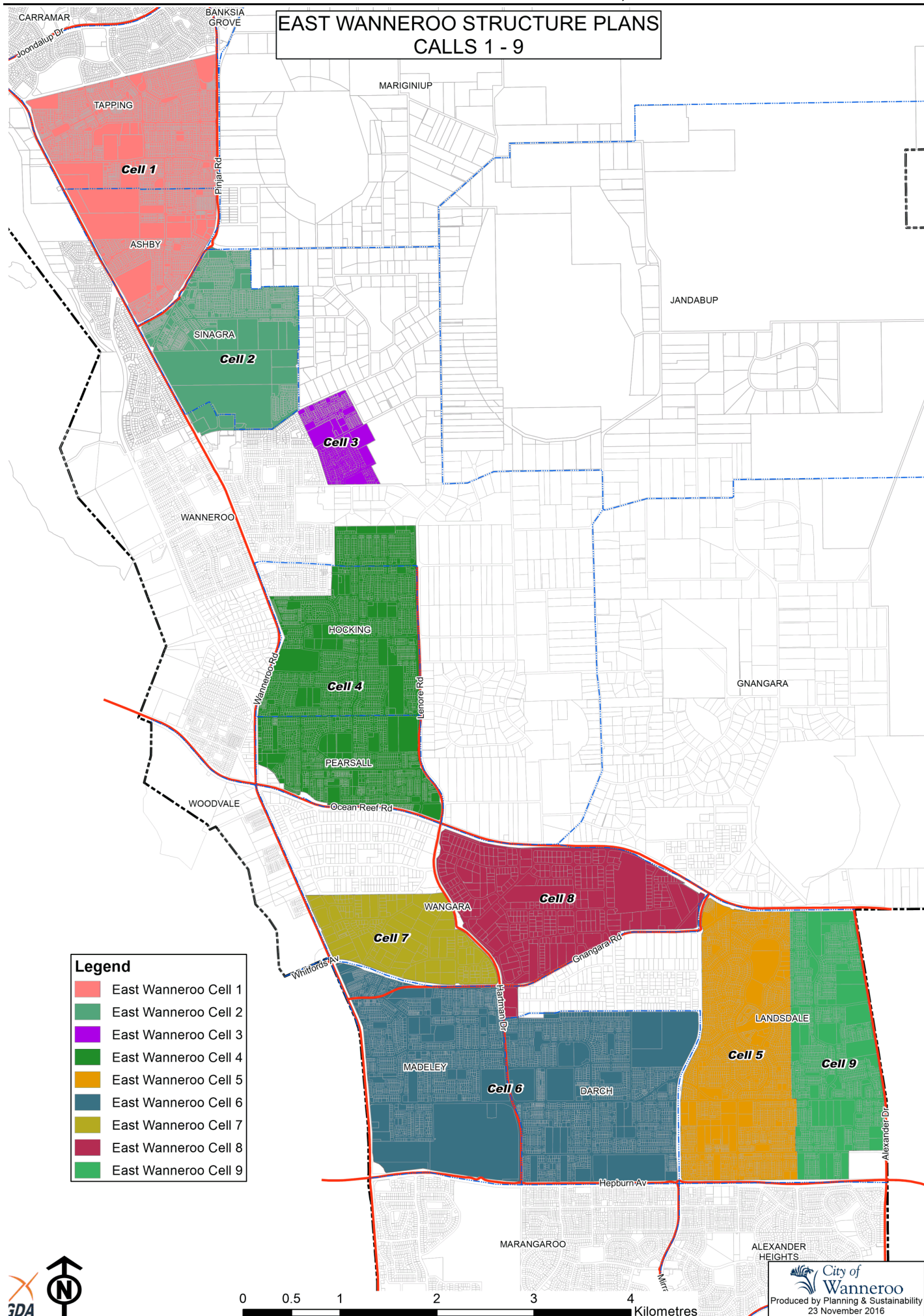
That Council:-

1. **As RECOMMENDED** by the Audit and Risk Committee meeting held on 19 November 2019;
 - a) **NOTES** the public submissions received during the public consultation period for the East Wanneroo Cells 2 and 4-9 annual review of costs, as depicted in Attachment 3 to this report;
 - b) **ENDORSE** the recommended response made by Administration as described in the comments section and as defined in Attachment 3 to this report;
 - c) **APPROVES** the re-calculation of the Annual Review for Cell 9, which involves:
 - i) **Estimating excess funds at full development;**
 - ii) **Recognise and retain the portion of excess funds to previous contributors, pending a return being considered in the future (subject to excess funds being realised); and**
 - iii) **Applying the remaining landowner's portion of estimated excess funds to reduce the current ICPL from \$32,205 to \$29,947;**
 - d) **RE-ADVERTISE** the revised Cell Costs for Cell 9 in accordance with Clause 9.11 of District Planning Scheme No.2, as depicted in Attachment 4; and
2. **APPROVES** the Annual Review of Cell Costs for Cells 2 and 4-8 in accordance with Clause 9.14.3 and 9.11.5 of District Planning Scheme No. 2, as defined in the below table;

East Wanneroo Cells 2, 4-8 Annual Review of Cells Costs – December 2019				
Cell	Land Valuation (Assessed Value)	Land Valuation (Assessed Value, Plus 10% solatium – Clause 9.14.5 of DPS 2)	2019 ICPL (Residential Cells)	2019 Area Rate (Industrial Cells)
2	\$1,912,500	\$2,103,750	\$26,936	
4	\$1,975,000	\$2,172,500	\$23,328	
5	\$2,025,000	\$2,227,500	\$30,909	
6	\$2,125,000	\$2,337,500	\$24,679	
7	\$2,125,000	\$2,337,500		\$9.73 per m ²
8	\$2,020,000	\$2,222,000		\$16.93 per m ²

Attachments:

1. Attachment 1 - Cells 1-9 Consolidated Location Plan	19/162679
2. Attachment 2 - Consensus Value 2019	19/208853
3. Attachment 3 - Summary of Submissions Table - Cells 2,4-9 Annual Review	19/470835 Minuted
4. Attachment 4 - Cell 9 - Income and Expenditure Summary (Revision - October 2019)	19/427834 Minuted
5. Attachment 5 - Cell 9 - Annual Cost Review - Final Audit Report	19/440752
6. Attachment 6 - Hartman Drive Environmental Offset Costs	19/427634





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Our Ref: V114-18

12 March 2019

City of Wanneroo
Locked Bag 1
WANNEROO WA 6945

Attention: Mr Mike Hudson
Coordinator Scheme Contributions

Dear Mike

**Re: Provision of Valuation Services for the East Wanneroo
Development Areas - Cells 1 to 9**

As requested, Mr Brian Zucal and myself have conferred in relation to the above matter and confirm as being fair, the following Cell Values:

Cell	Valuation Panel Recommendations \$ per hectare	10% Additional Value (Solatium) \$ per hectare
1	\$1,912,500	\$2,103,750
2	\$1,912,500	\$2,103,750
3	\$1,925,000	\$2,117,500
4	\$1,975,000	\$2,172,500
5	\$2,025,000	\$2,227,500
6	\$2,125,000	\$2,337,500
7	\$2,125,000	\$2,337,500
8	\$2,020,000	\$2,222,000
9	\$2,025,000	\$2,227,500

Kind regards.

Wayne Srhoy AAPI, Masters (Property)
Certified Practising Valuer
Licensed Valuer No. 44175
Western Australia

B E Zucal AAPI
Certified Practising Valuer
Licensed Valuer No. 100
Western Australia

Directors Peter A Duffield, Damian Molony AAPI, Victor J Sankey AAPI
Liability limited by a scheme approved under Professional Standards Legislation

Sullivan Commercial Pty Ltd - Licensee
ACN 051 442 070 ABN 20 051 442 070
Licensed Real Estate Agents

Associated Offices: Adelaide • Brisbane • Darwin • Melbourne • Perth • Sydney • Victor Harbor

Attachment 2: Summary of Submitters' Comments on East Wanneroo Cells 2, 4-9 Annual Review 2019

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
1	Blackmont Property – John Young Property Subject of Submission – Lots 56 & 57 Queensway Road Landsdale	Cell 9	No Objection - Supports a reduction in the ICPL from \$32,205 to \$21,733 to reflect the actual and estimated remaining costs as proposed in the annual review.	Noted	Nil
2	Main Roads WA Property Subject of Submission – Not Applicable	Cells 2 & 4-9	No Objection	Noted	Nil
3	Delstrat Pty Ltd was developer on behalf of related party – Landowner – Willcox Ardross Pty Ltd ATF Willcox Ardross Unit Trust Property Subject of Submission – 193 Gngara Road Wangara	Cells 7	No Objection - supports the revised cell costs	Noted	Nil
4	Delstrat Pty Ltd was developer and trustee for the landowner – Basso Unit Trust Property Subject of Submission – 23 Destiny Way Wangara	Cell 8	No Objection - supports the revised cell costs	Noted	Nil
5	Riverside Developments Co Pty Ltd Property Subject of Submission – Lots 127&128 Kingsway and Lots 129&162 Landsdale Road Landsdale	All Cells – Mainly Cell 9	<ul style="list-style-type: none"> Riverside Development Co. subdivided various landholdings in Cell 9 into 118 residential lots and contributed \$3,832,395 to the Cell 9 DCP. The statutory requirement to perform Annual Reviews of East Wanneroo Cells 1-9 has not been undertaken since 2006. No objection to increase land acquisition value or the advertised reduced infrastructure cost per lot. The reduced infrastructure costs are a result of increased lot yields (up to 13 lots per hectare) and lower than estimated actual costs. The lots yields and cost savings apply to the entire cell; however the benefits are only being applied to the remaining landowners by reducing the contribution rate (\$32,205 to \$21,733), which is unfair and inequitable. The surplus belongs to those landowners/entities. The approach being taken by Council should align with Councils decision on 4 June 2019 in relation to a partial return of estimated excess funds for Cell 1. 	<ul style="list-style-type: none"> Noted This is correct for cells 1 to 8. However Cell 9 was more recently adopted by Council in October 2015. Noted Because the Cell 9 contribution arrangements (DPS 2 provisions) were adopted more recently (2015) a higher estimated lot yield of 13 lots per hectare was utilised in accordance with Part 9 of DPs 2. Notwithstanding, lot yields have been exceeding the estimated, thereby contributing to the creation of excess funds in this cell. Cell 1 is predominately developed (approx. 96%) and the City was able to accurately account for the remaining 	Cell 9 – Refer revised calculation – Attachment 4

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<p>Cell 9 is 75% development and it would be grossly unfair to not return funds to landowners who have paid the monies into the account. A reduction in the per lot contribution rate without a corresponding return to the landowners/entities that have paid excess funds would result in historic subdividers essential subsidising future subdividers. A partial return of estimated excess funds (partial return) should be made (as per Cell 1) to ensure a fair and equitable outcome for Cell 9 landowners.</p>	<p>income and expenditure. The Cell 1 partial return methodology excluded remaining income from the return (as contingency) and made allowance for remaining cell costs and still resulted in a significant excess of funds currently available in the cell account. Cell 9 has approximately \$32 million dollars of expenditure remaining and only \$22 million in the cell accounts (with an estimated \$16 million of contributions remaining). This 'could' result in approximately \$5.5 million in excess funds being generated at 'full' development. However, at this time there is a deficit of approximately \$10 million dollars in the cell 9 account to complete the cell works. If future income is excluded (as per the Cell 1 return methodology), there would not be an excess in cell funds that could be returned.</p> <p>Notwithstanding, it is noted that the recently advertised draft of SPP3.6 (July 2019) indicates that <i>"where a significant variation in the contribution rate results, then reconciling of the rate should occur by making a return to previous contributors"</i>.</p> <p>A reduction from \$32,205 to \$21,733 could be considered a significant variation, however there is no clarification provided in the draft SPP 3.6 on quantifying a 'significant' variation. Specific consideration was given to this issue through the City's DCP Project Board and ELM, where a preferred approach was recommended involving the apportionment of estimated excess funds at full development between landowners that have contributed (pending finalisation of costs and income in the cell) and the remaining landowners (yet to contribute). In this regard, the ICPL rate would only reduce by \$2,258 (i.e. \$32,205 to \$29,947) and the City would retain previous contributor's estimated excess funds pending the remaining contributions being</p>	

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
				received. This matter is further discussed in the comments section of this report and will require re-advertising of the annual review for this cell.	
6	Perron Developments Pty Ltd Property Subject of Submission – Verdura Estate Landsdale Road Landsdale	All Cells – Mainly Cell 9	<ul style="list-style-type: none"> Perron developed the Vendura Estate in Cell 9 and created 138 lots and contributed \$4.14 million in contributions. The annual review proposes a significant reduction in the contribution rate where earlier subdividers are effectively subsidising those that are yet to develop. It is noted that the significant reduction results in some considerable inequities in the operation of the DCP, where the City's previous failure to undertake regular reviews has resulted in earlier subdividers (like Perron) being charged more per lot than those yet to develop. It is recommended that the current contribution rate of \$32,205 per lot be maintained across the undeveloped portions of the cell, and that at the completion of the DCP, the excess funds be reimbursed equitably across the entire cell. This approach is far more equitable than the 'cost to complete' approach, which is currently proposed. The City's revised interpretation of the cell works (in particular those associated with dual carriageway works) and subsequent recoupment of funds back to the municipal account is opportunistic, and is inconsistent with the industry best practice and SPP 3.6. It is understood that the DCP has always allowed for "full earthworks and one carriageway" to also include kerbing, service ducts, street lighting, intersection treatments, relocation of existing services, dual use paths, and structures ultimately built for a dual carriageway (2 lanes in each direction.....". We understand that Council is now seeking to include all of the infrastructure necessary to support the ultimate 4-carriageway alignment, with the exception of the second carriageway pavement itself and the municipal fund is being reimbursed accordingly. <p>This interpretation is inconsistent with how the "full earthworks and one carriageway" requirement has been applied elsewhere in the City of Wanneroo and Western Australia generally. We also note that the operational SPP 3.6 refers to "construction including earthworks for the whole road reserve, the construction of one carriageway comprised of two lanes and associated drainage works". Neither the current or draft versions of SPP 3.6 refers to kerbing,</p>	<ul style="list-style-type: none"> Noted Refer response 5 (dot point 5) or comments section of the report. The City has previously not charged for some works that are cell works under the proper interpretation of DPS 2, inclusive of dual carriageway structures. Also refer to the comments section of this report. 	Cell 9 – Refer revised calculation – Attachment 4

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<p>service ducts, street lighting, intersection treatments associated with the second carriageway as being a standard infrastructure cost.</p> <p>It is unreasonable to modify this interpretation as part of the annual review process when the DCP has been in operation for an extended period, and without any formal consideration or modification to the DCP itself. This is not a minor or indexed change to a cost apportionment schedule, but rather a substantial change in the interpretation and implementation of the DCP, resulting in the redistribution of approximately \$92,000 in additional infrastructure costs to Cell 9 and \$2.5 million across the broader DCP area. A change of this magnitude warrants a higher level scrutiny than what has been undertaken. On this basis, it is requested that Schedule 6 of DPS 2 should be amended accordingly to clarify the precise extent of infrastructure to be included into the DCP and that the amendment should be considered and approved by the WAPC and the Minister for Planning before the costs are adjusted.</p> <ul style="list-style-type: none"> The reimbursement of excess funds is not clearly defined in DPS 2 and Perron supports the City's intention to prepare an amendment to provide greater clarity on the methodology to return excess funds. In regard to a future amendment, the City's attention is drawn to section 6.7.2.13 of the 2019 draft SPP 3.6 which provides a clear basis for the reimbursement of excess funds. 	<ul style="list-style-type: none"> Noted – The City is currently awaiting the finalisation of draft SPP 3.6 and will utilise the policy in the review and preparation of any required amendments to DPS 2 as part of improving the operational provisions of DPS 2. 	
7	Parcel Property Pty Ltd Property Subject of Submission – Lot 2 Driver Road Darch	Cell 6	<ul style="list-style-type: none"> Parcel has recently purchased Lot 2 Driver Road, Darch, which is proposed to accommodate an excess of 275 lots (Residential and Business) as well as the provision of a 4.8142Ha Public Open Space (POS). The current per lot cost of \$24,679 proposed to be maintained is acceptable now. The collection of \$24,679, based on an overall density of 9 lots per Hectare may have been reasonable at the creation of the DCP. However, the increase in density across the Cell in subsequent years has the obvious effect of overcharging the scheme. Parcel does not protest these charges at this point and understands the City's decision to roll the current charges based on a lack of certainty surrounding future development. We confirm that we are comfortable with \$2,150,000/Ha and believe the Solatium should be maintained and applied to this refund at the appropriate time. I note that while this was not included in the Council Agenda item, it is currently publicly available on the website. An adjustment was made to this table in June 2019. We are not sure what this adjustment was 	<ul style="list-style-type: none"> Noted Noted Noted The ICPL rate table on the City's websites refers to June 2019 in relation to the date the Cell 1 annual review was adopted by Council and is 	Nil

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<p>and seek clarification from the City as to what was changed. We refer to the "header" at the top of the table.</p> <ul style="list-style-type: none"> Parcel cautiously welcomes the rectification of incorrect accounting, despite the increase in cost to the Cell 6 Scheme. How can the City incorrectly account for a quantum of charge approximately \$4M? Can the City ensure safeguards are in place to prevent this from occurring again? Does the City have a mechanism in the scheme to change the bottom line charge of Cell 6 by this quantum? In relation to the addition of Environmental Offsets at \$278,310, can the City provide advice as to how this amount has been calculated? Parcel Property, through numerous other land developments has paid Environmental Offsets. Most recently, a clearing permit for an excess of 15Ha was provided with Offset charges being much lower. Parcel does not agree to the imposition of these offsets without additional information being provided. What is the current bank balance for Cell 6? On review of the Income and Expenditure Summary we assume that the City currently has approximately \$28,399,122 at bank (Payments made to date less Expenditure to date). How much interest is being accrued on the current bank balance and are these funds to be used to offset future charges? Can the City provide a cash flow to demonstrate that this is the case? If there are significant funds at bank, the accrued interest should be offset yearly and recognised in subsequent DCP reviews. Notwithstanding the uncertainty around development time frames due to Lots 1 and 2 Driver Road Darch, nursery sites, caravan park and other un-developed properties. Can the City provide an update on triggers that would facilitate the closure of the Cell 6 DCP? Based on the assumed cash at bank, can the City confirm that there are enough funds at bank to cover all outstanding items within the Cell 6 DCP? On review of the Income and Expenditure Summary, all outstanding expenditure can be spent whilst remaining a surplus of approximately \$6M. Parcel has requested that the City provide payment in full for the POS at transfer as opposed to this amount 	<p>relevant to Cell 1 only.</p> <ul style="list-style-type: none"> The City has implemented numerous improvements to DCP operation, including monthly reconciliation of accounts. The correction will occur upon Councils agreement to make the adjustment and is consistent with DPS 2 requirements to utilise actual expenditure on cell works. Refer comments section of this report and Attachment 6. The current balance is defined in the Income and Expenditure Summary table attached to the 4 June Council report as \$28,399,122. Interest returns fluctuates annually, however to date \$11.825 million in interest has been generated on the cell account over the life of the DCP. This interest forms part of the cell funds balance and is credited monthly to the account. The East Wannon Cells do not have an operational period (unlike more recent DCP's) and closure is currently anticipated upon the development or subdivision of all the land in the cell. Whilst the cell currently has adequate funds to complete the 'estimated' remaining cell works there remains over \$22 million in remaining expenditure. The City has identified that there is a potential for excess funds to be generated and has recommended that the ICPL be retained at this time pending further consideration of wind-up provisions of the scheme, finalisation of draft SPP 3.6 and greater accountability over the remaining cell works costs and estimated income. The City has been undertaking discussions with parcel Property as an 	

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<p>being "offset" against future DCP charges. This issue is of extreme importance to Parcel and as such we consider it prudent to formally request that arrangements be made, preferably legal and ratified by Council or CEO. This will facilitate the full payment for 4.8142Ha of POS land at the point of transfer from Parcel to the City. Parcel acknowledges that Environmental and Planning works are required to be completed prior to the creation of the POS land; however this does not prevent the creation of a Deed confirming the above.</p> <ul style="list-style-type: none"> There is currently no allowance for the provision of landscaping within the Cell 6 DCP. The POS land to be provided within Lot 2 Driver Road, Darch is intended to serve a broader district purpose. The City has confirmed that there is a high demand for community sporting facilities within the Darch/Madeley area. Considering the District demand for this facility, Parcel requests that arrangements be made to allocate funds from the surplus DCP to the landscaping of this POS. There is a direct "need and nexus" for the provision of this infrastructure and a strong argument for its inclusion. Given that Cell 6 has a forecast surplus of \$15.17M, it is considered that funds can be afforded for the landscaping of this park. Parcel intends to provide for the POS early within the development and seeks the opportunity to meet with the City to discuss a path forward to construction. Should this item be included in the DCP, Parcel would be willing to consider a "works in kind" arrangement for the landscaping of this POS. Notwithstanding the City's Policies for the construction of POS areas (notable Sporting Park, in this instance) Parcel has provided a detailed cost estimate to provide for the installation of irrigation, turf, trees and bollards to the POS. There is no allocation for play equipment in this pricing as it is purely intended to service the immediate sporting demand. We provide this costing schedule (equating to \$1,665,559). 	<p>operational consideration. This site has significant (unresolved) factors associated with the historic use of the site for landfill and is currently restricted by the Agreed Structure Plan as a 'Landfill Precinct'. It is anticipated that the landowners will continue to work with the City and other government agencies to achieve a residential certification and Administration will consider appropriate arrangements to finalise the cell works and future contributions in this regard.</p> <ul style="list-style-type: none"> The City can only utilise cell funds for the purposes defined in DP 2 and does not include POS development costs (land acquisition only). Notwithstanding, if excess funds do occur and a landowner's entitlement cannot be verified or the landowner located, then it is possible that any residual excesses could be applied in accordance with Clause 9.13.3 of DPS 2, which specifies that <i>"subject to the approval of the Minister of Planning, either towards further improvements and facilities within the Cell or transferred to the Cell Account of an abutting Cell where insufficient funds will be received to complete Cell Works that are common to both Cells"</i>. Noted – It is acknowledged that the City will continue to work with the landowner to achieve appropriate and economical outcomes for the affected landowner, the City and local residents in accordance with the provisions of DPS 2. 	
8	Oscar Drescher	All Cells	<ul style="list-style-type: none"> Request to extend submission period until 2 August 2019 in relation land valuation. 	<ul style="list-style-type: none"> An extension was given until 29 July, however a further submission was not provided. 	Nil
9	Stockland	Cells 2 & 9	<ul style="list-style-type: none"> Stockland is a significant landowner for the remaining area to be developed in Cell 2, having acquired Lot 1040 Wanneroo Road, Sinagra in late 2017. It is 	<ul style="list-style-type: none"> The methodology for charging ICPL contribution is defined in DPS 2 and is premised on lot creation and/or lot 	Cell 9 – Refer revised calculation – Attachment 4

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
	Property Subject of Submission – Corimbia Estate Landsdale (Cell 9) and Lot 1040 Wanneroo Road Sinagra (Cell 2)		<p>important that landowners who seek an increase in the Cell 2 density are not 'penalised', via contribution of an over-stated total infrastructure apportionment on a per lot basis.</p> <ul style="list-style-type: none"> • Stockland notes that to avoid any large variability in the ICPL due to changes in density the remaining Cell 2 liability should maintain a 'Total Liability' approach across all remaining landholdings. Allowing for remaining landholdings to maintain a charge rate capped to 'today's calculation of total landholder liability' would ensure that a consistent infrastructure apportionment is aligned to both historical and future development by providing a known Total Liability for all landowners. This approach would be similar to an area based approach, however avoid any likely amendments being required to the Scheme. It would further 'avoid' a Net Excess being collected, as reflected in other comparative Cells in the Scheme area. This is due to fixing the apportionment of the current scheme charging across all landholdings. In doing so the City would only collect the appropriate amount from each future landowner. • It is recommended to maintain the Cell 2 rate, fixed to its equivalent landholding and Total Liability for all owners - ensuring equality for all landowners, and encourage (not discourage) a greater population within the Cell, most notably within the Town Activity Centre. • Interim Charge Position: It is noted that the June Council meeting resolved to hold an interim position with respect to the Cell 2 contribution charge rate. Stockland considers this appropriate at this time until further assessment of the Cell can be undertaken. • Cell 9 review - Stockland notes that the methodology proposed to be used for Cell 9 varies to that proposed by the City over Cells 4,5,6 and Cell 1 (Cell 1 being subject to separate review process). It is currently being proposed to adjust and apportion a lower ICPL rate across the remaining development within Cell 9, whereas within Cells 1, 4, 5 & 6 it is determined to maintain a consistent ICPL charge rate, and to return any identified excess to landowners. Stockland views that this change in methodology for Cell 9 creates an inequitable charging basis across the 9 Scheme areas. Whilst different cells reflect unique infrastructure requirements, an inconsistent approach is not appropriate, and further creates an inequitable ICPL within the specific Cell 9 area, across different landowners. The approach proposed for Cell 9 	<p>potential. It is recognised that this could translate into additional contributions be paid for increased density development.</p> <ul style="list-style-type: none"> • The City is required to calculate and charge landowners in accordance with the requirements of DPS 2. The City acknowledges that Stockland has approached to the City to finalise its contribution obligations by 'offsetting' cell works (POS land provision) and finalising the contribution liability. The finalisation of cell costs can assist the cells accountability by fixing costs/income relevant to a particular landholding. Further consideration to formalising the landowner's obligations through a deed of release (prior to subdivision or development) will occur as an operational consideration and does not affect the annual review of costs. • The annual review is required to ensure adequate funds will be received to complete the cell works over the course of the DCP and will increase, crease or remain the same depending upon the cells gross costs. An individual landowner's liability will only be fixed when payment has been accounted for. • The annual review is proposing a small increase in the ICPL rate from \$24,361.96 to \$26,936. • Refer response 5 (dot point 5) or comments section of the report. 	

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			essentially apportions a higher contribution for the provision of infrastructure to pioneer earlier developments, and lessens the apportionment of these charges on latter developments. Whilst this methodology can occur as a standard practice in administering a Contribution Scheme, it can only be done equitably if it is undertaken as part of a regular annual review basis. Given this review is the first review period to be undertaken since 2006, it is now in equitable to revise this methodology for Cell9, on this basis and at this time. It is requested that the current Cell9 ICPL rate is maintained until the completion of the Cell, consistent with maintaining an equitable ICPL across all landowners, under a consistent methodology for all Cell areas, whereby this will create an excess that can then be returned to all landowners at an appropriate time (at the earliest possible timing).		
10	Partco Development Holdings Max Baumwol Property Subject of Submission – Lots 71 and 72 Queensway Road Landsdale	Cell 9	<ul style="list-style-type: none"> Partco have created over 116 lots in East Wimmeroo Cell 9 and paid contributions at \$32,205 per lot. Developers in Cell 9 will now only have to pay \$21,733 per lots. Partco paid \$1,094,970 for 34 lots just a few months ago (February 2019) at \$32,205 per lot and this is manifestly unfair and lacks any sense of propriety, particularly where the City has acknowledged a breach of the statutory provisions of DPS 2 to annually review, the rates have not been reviewed since 2006 and have been proven to be excessive in relation to Cell 9. There has been savings made in actual expenses and Cell 9 has been creating more lots than estimated. Cell 9 was adopted in 2015 and the reduction in the contribution rate is considered acceptable, however this should include a refund of excess funds that were paid at the higher ICPL rate. Alternatively, the rate should not be reduced and retained at the current rate for remaining landowners until the final costs are known and excess returned to all landowners equitably. 	<ul style="list-style-type: none"> Refer response 5 (dot point 5) or comments section of the report. A reduction in the ICPL would be affected by any return of excess funds to contributing landowners and therefore these issues are not mutually exclusive. Noted – Refer comments section of this report. 	Cell 9 – Refer revised calculation – Attachment 4
11	Mr Philip Stannard (Chieti Place Land Development Pty Ltd) Mr Jim Giumelli (Borbey Pty Ltd) Mr Kevin Jeavons (the Kingsway Syndicate)	Cell 6	<ul style="list-style-type: none"> Supports deletion of underpasses and requests clarification on the timing for an Amendment to DPS 2 to improve statutory provisions in relation to estimated lot yields and return of excess provisions. The \$10,653,449 appearing in the summary table of the Council report does not reconcile with the net municipal recoupment in the preceding table, which 	<ul style="list-style-type: none"> Noted – Subsequent to public advertising the WAPC released a draft version of SPP 3.6 proposing a range of improvements to the operational management of DCP's. The City is awaiting a final determination on SPP 3.6 to enable a consistent approach can be applied and ultimately accepted by the WAPC. Noted – Text in the 4 June Council report references Project Accounting errors, Offsets, Interpretation and 	Nil

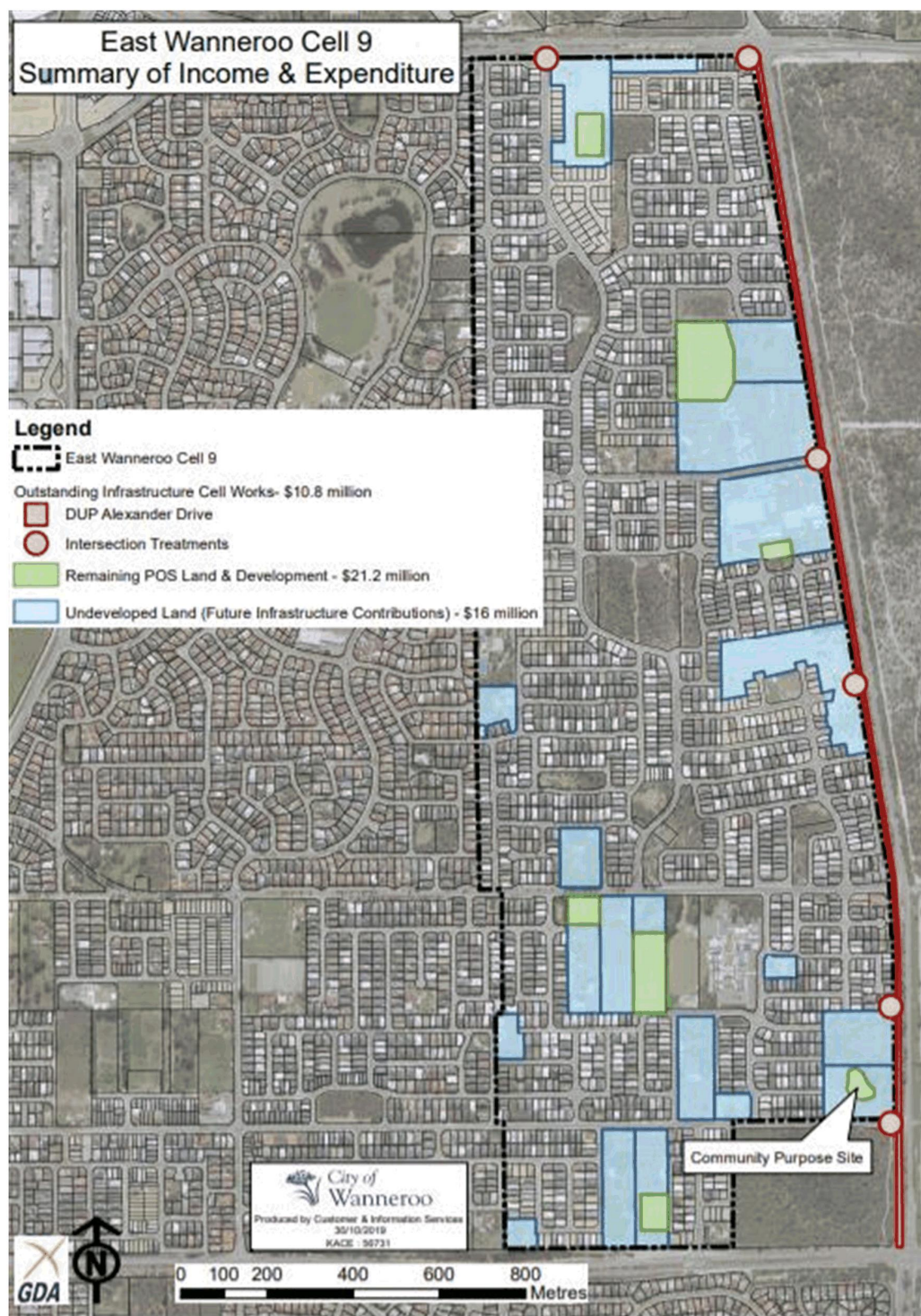
No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<p>refers to Project Accounting Errors (\$3,106,690), Environmental Offsets (omissions) (3,552,608); Interpretation of Cell Works (2,539,116) and interest adjustments (\$2,211, 987). These corrections sum to \$11,410,401 not \$10,653,449 –what implications will this have on the land value and infrastructure costs.</p> <ul style="list-style-type: none"> Total net recoupment for Cell 6 of \$4,171,854 does not reconcile with the total listed \$4,171,853 – why? Table for Cells 5 and 6 both refer to a recoupment of \$2,350,301 to Cells 1 and 2 for 'Mirrabooka Avenue' (incorrectly charged). Does this mean the total charge is \$4,700,602? Why are Cells 5 and 6 being charged the same amount when Cell 5 has a greater liability to continue to Mirrabooka Avenue? Please clarify that this recoupment only applies to 50% of the cost of Mirrabooka Ave between Hepburn and Furniss Road, as per Schedule 6 of DPS 2. 	<p>Interest adjustments. These amounts included draft adjustments for Cell 3, which was removed from the annual review shortly before presentation to Council and incorrectly included to original figures in the body of the text. Notwithstanding, the adjustment table and annual review calculations did include the correct amount of \$10,653,449 and therefore there is no implications on the proposed land valuation or infrastructure costs. These figures have been corrected in the background section of this report, as per the following: Project Accounting Errors (\$2,718,723), Environmental Offsets (omissions) (3,552,608); Interpretation of Cell Works (2,539,116) and interest adjustments (\$1,843,002). These corrections sum to \$10,653,449.</p> <ul style="list-style-type: none"> This is a minor rounding error and has no material impact on the annual review of cell costs. The City omitted to charge the construction costs of Mirrabooka Ave – Landsdale (PR-1311) incurred from the financial year 2007/2008 to 2011/2012 to Cells 5 and 6. Cell 5 and Cell 6's Bank Account are currently overstated by \$2,350,301 respectively and Municipal Account is correspondingly understated by a combined total of \$4,700,602. The recoupment of \$4,700,602 is \$2,350,301 from Cell 5 and \$2,350,301 from Cell 6 to Municipal Account. <p>The apportionment of the cost is accordance to Clause 3 Specific Cell Works of Schedule 6 of DPS2 applicable to Cells 5 and 6, as per Schedule 6 of DPS 2, which specifies -</p> <p><i>Mirrabooka Avenue (between Hepburn Avenue and Furniss Road)</i> <i>* 50% of the total cost to acquire the ultimate road reserve land;</i> <i>* 50% of the total cost of constructing the full earthworks, one carriageway and all structures."</i></p>	

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<ul style="list-style-type: none"> Attachment 2 in the Council report refers to “<i>Detailed listing of Transactional Audit Recommendations</i>” why does the comment in the first item refer to Cell 7. Journal corrections for Cell 6 refer to \$565,363, however the corresponding amount in Attachment 7 is \$565,365. The fifth item in the table refers to “<i>Additional street lighting between intersections and roundabout at Kingsway incorrectly recorded</i>. This description is ambiguous and unacceptable to justify the associated \$1.034 million charge to Cell 6 – More information required. The table refers to “<i>Construction costs of PR-1311</i>”. This is vague and does not provide for interrogation of the stated costs. More information required on PR-1311, is the cost shared equally between cells 5 and 6, does this split accord with DPS 2, why are the comments different between cells 5 and 6 in the Transactional Audit Recommendations Table in the Council report of 4 June 2019, is the City suggesting a total recoupment of \$5,194,595.86 from cells 5 and 6, why do the figures in the table differ between Cells 5 and 6 (albeit only 14 cents), how is the recoupment from Cell 6 reconciled in Table 7. 	<p>It should be noted that this project only relates to the section of Mirrabooka avenue that abuts both cells equally and not the section located north of Furniss Road, which is subject to a different cost apportionment as per DPS 2.</p> <ul style="list-style-type: none"> This is a typographical error and should refer to Cell 6. Noted and Agreed The City's Internal Transactional Audit has identified works not previously charged to the cell under the proper interpretation of cell works. The works refer to street lighting along Hartman Drive that were previously charged to municipal under 'additional street lighting' as part of PR (Project) 1387. Also refer comments section of this report under “<i>Principles and methodology for interpreting Cell Works</i>”. There were also \$432,564.26 of incorrect debit journals reversed from Cell 6 so the net allocation to Cell 6 was \$601,747.80. PR-1311 relates to the Mirrabooka Avenue single carriageway construction. The internal Transactional Audit identified that \$98,107.47 charged to GL – 717876-9399-431 in 2008 via BJ 07/08- 600 as construction costs for the construction project for Mirrabooka Ave in Landsdale from Hepburn Avenue to Heathfield Drive/Madeley Drive (PR-1311). However, these amounts were not recorded as income in work order/project cost for PR-1311 because PR numbers were missing as analysis code in the processed journals. Since the seventh item (\$2,597,298) in the table is taking up all expenses funded by Municipal from work order/project for PR 1311, these amounts need to be removed from Cell 6. <p>This project is shared equally (refer dot point 4) and is in accordance with DPS</p>	

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<ul style="list-style-type: none"> Please provide details of the environmental costs (\$278,310) listed in the ninth item of the table to justify those costs being charged to Cell 6. Table 7 refers to a Gross estimated Remaining Income of \$13,346,654. Based on the current ICPL of \$24,679 and an estimated lot yield of 541, when multiplied the amount differs by \$4,685, what is the reason for the discrepancy, albeit immaterial? DPS 2 prescribes 9 lots per hectare for estimating future income for the cell, however evidence and history indicates that actual yield is nearly double. This means that the remaining estimated income would be double that depicted in the review and would increase from \$13.3 million to \$26.7 million. 	<p>2. The 'description' of the works in the Transactional Audit Recommendation Table are the same for both cells 5 and 6 and whilst the comments are different they are both technically correct in that the works are required to be charged equally between cells 5 and 6, which equates to a total recoupment of \$5,194,595.86. There is a minor variation between the cells due to a rounding being applied to one cell and not the other resulting in a difference of 14 cents.</p> <p>The adjustments can be reconciled with the annual review table. Under Transactional Audit Finding first item - Mirrabooka Ave - Incorrectly Charged to Cell 1 and 2 showed \$2,350,301. This equals to the combination of the seventh and the tenth item under Cell 6 in Attachment 2 of the 4 June report (i.e. \$2,597,298 - \$246,996 = \$2,350,302 rounding – actual figures are \$2,597,297.86 and \$246,996.44).</p> <ul style="list-style-type: none"> This figure was extracted from the City's expenditure using actual capital and staffing costs records. The offset management plan has required \$241,856.87 of capital costs and \$36,453.23 of associated staffing costs (total \$278,310.10). Also refer Attachment 6. The estimated lot yield calculation is rounded. Without rounding, the amount would equate to 540.81 lots. The City is required to utilise the estimated lot yield of 9 lots per/ha as defined in DPS 2. The annual review identifies that this cell is likely to receive additional lot creation resulting in an estimated excess in cell funds at full development. However, it should be noted that the lot yields are based on the net residential area of a cell (447 hectares for Cell 6) and that the cell 6 records indicate that lot yield is occurring at approximately 11.5 lots per hectare (i.e. 89% developed of 447 hectares is 398 hectares developed). 	

No	Submitter	Cell	Submitter Comment	Administration Response	Modification
			<ul style="list-style-type: none"> Adequate funds exist in the Cell 6 account to complete the remaining cell works add to this a possible increased lot yield income of \$26.7 million and excess of \$30 million could be achieved. Against this background, we request that the City administer a partial return of excess funds in Cell 6, as occurred for Cell 1. The City has already accounted for receiving the \$10.65 million in estimated total net municipal recoupment? 	<p>4568 contributions received divided by 398 hectares = 11.5 lot per hectare. Consideration for increasing the estimated lot yield can only be made through an amendment to DPS 2, which has been considered as a possible option for the cells. However, due to several factors in this cell that could affect the future development potential of some landholdings and the unknown implications of draft SPP 3.6, the City is recommending that the ICPL rate for this cell be retained.</p> <ul style="list-style-type: none"> As noted above, the City can only recognise income estimates that align with the estimated lot yields for the cell as defined in DPS 2, which indicates a potential excess of over \$15 million if all land in the cell develops. The cell still has over \$22 million in remaining cell works and there are factors that could potentially affect the cell from receiving the remaining income. The methodology used in Cell 1 excluded future income estimates from the return, which if applied to this cell now would not translate into a return (also refer above dot point). Correct, the City has accounted for \$10.65 million in the financial year 2018/19 as the net municipal recoupment. 	

East Wanneroo Cell 9 – Summary of Income and Expenditure



East Wanneroo Cell 9 – Summary of Income and Expenditure

EAST WANNEROO CELL 9 - ANNUAL REVIEW 2019	Amounts (\$)	COMMENTS
Expenditure		
Transactional Audit Findings		
Traffic lights and signals	\$ 92,239	Re-apportionment of costs between municipal and Cell 9 - Municipal Recoupment
Environmental offset requirements	\$ 280,061	New Works - Municipal Recoupment
Interest adjustment	\$ 155,428	Interest Adjustment (for aforementioned Audit corrections) - Municipal Recoupment
SubTotal	\$ 527,728	Municipal Recoupment Total \$527,728
Expenditure to Date (Actuals)		
Public Open Space (10%)	\$ 39,226,688	Land Acquisition and Historic POS Credits (where applicable)
District Distributor Roads	\$ 5,321,316	Land Acquisition and Construction Costs
Administration Costs	\$ 1,308,832	Salary Recoupment, Legal Fees, Consultants
Total expenditure to date	\$ 46,384,564	Current Cell 9 Balance is \$21,616,872 (Payments made to date less Expenditure to Date)
Remaining Expenditure (Estimated) - Annual Review		
Public Open Space (10%)	\$ 20,826,990	Approx 5.4 ha and POS Development
District Distributor Roads	\$ 10,856,962	Remaining construction & acquisition costs (Roadworks and Drainage)
Administration Costs	\$ 280,000	Estimated - \$40k per annum for 7 years
Total	\$ 31,963,952	
Total Expenditure/Costs (Gross Costs)	\$ 78,348,516	Total Remaining Expenditure (Including Transactional Audit Adjustments)
Income		
Payments Made to Date		
Contributions and Interest	-\$ 68,001,436	All Income (funds) Received (includes interest)
Total	-\$ 68,001,436	
Gross Estimated Remaining Income		
Estimated Contributions at Current ICPL of \$32,205 at ELY of 498	-\$ 16,023,900	498 Lots at Estimated Lot Yield of 13 Per/Ha
Total Estimated Income	-\$ 84,025,337	
Estimated Cell Balance at Full Development		
Total Combined Expenditure/Costs (Gross Costs)	\$ 78,348,516	
Total Combined Estimated Income	-\$ 84,025,337	
Net Excess/Shortfall at Current ICPL	\$ 5,676,820	Excess
Estimated Return at Full Development		
Estimated Credit per ICPL	\$ 2,258	
Estimated Credit for Landowner (Already Paid - 2,017 ICPL payments) - to be held until full development or closure	\$ 4,553,540	
Estimated Credit for Remaining Landowners (ELY - 498 ICPL payments)	\$ 1,123,280	
Revised ICPL Rate		
Current Infrastructure Cost Per Lot	\$ 32,205	
Proposed decrease in ICPL (estimated excess applied to reduce ICPL)	-\$ 2,258	
Proposed Infrastructure Cost Per Lot (ICPL)	\$ 29,947	

Background Information

- Cell Area – 215 ha (182 ha Net)
- Infrastructure Contributions Per Lot (ICPL) received - 2017
- Infrastructure Contributions Per Lot (ICPL) remaining - 498
- Remaining Area to be Developed – 20%
- Public Open Space Acquired – approx. 16 Ha
- POS Remaining – 5.4 ha (\$21.2 million)
- DDR Works (Various) - \$10.8 million

Comments

This cell is predominately (80%) developed, with only 498 lots estimated to be remaining. There has been savings made with actual expenditure being less than the estimated for road construction works and POS development. The cell is also tracking above the estimated lot yields of 13 lots per hectare. An estimate of excess funds at full development has been calculated to facilitate the retention of potential excess funds for return to contributing landowners (that have contributed to date) and a

East Wanneroo Cell 9 – Summary of Income and Expenditure

reduction in the ICPL rate based on an apportionment of estimated excess to future subdividers. This results in \$4,553,540 to be retained for the future return to contributing landowners (subject to adjustment and final cell costs) and a reduction in the current ICPL of \$32,205 to \$29,947 for future subdividers (partial excess return applied through a reduction in the ICPL rate. This cell was adopted in 2015 and therefore consideration for potential excess funds was considered to be appropriate in this instance, however the return cannot be made until such time as greater certainty has been achieved on the remaining cell costs and income yet to be received.

Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Cell 9

Scope

We have performed an audit of the Annual Review of cell costs for Cell 9 following the City's subsequent changes in costs and methodology in compliance with District Planning Scheme No. 2 ("DPS 2"). Our agreed scope work included the audit of actual costs incurred during the period 1 April 2019 to 30 June 2019 and the review of the City's revised methodology of the cost estimations for the financial year ending 30 June 2019 and Infrastructure Cost Per Lot ("ICPL") calculation methodology to ascertain that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of cell costs and ICPL are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the cell costs incurred, estimated and the Infrastructure Cost Per Lot ("ICPL") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all cell cost records are free of misstatements and omissions, and establish adequate internal controls for cell cost incurring, estimating and the calculation of ICPL rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the cell cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating cell costs for the remaining cell works, and assess the documentation provided to certify that the cell costs are incurred and estimated as per the District Planning Scheme No. 2 ("DPS 2"). We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, ICPL rate calculation and estimation is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of cell costs incurred and estimations made for the remaining cell development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and cell cost estimations in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

CHARTERED ACCOUNTANTS & ADVISORS

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Limitation on the scope

- We have not audited the accuracy and completeness of actual costs incurred up to 30 June 2018 and have accepted our previous audit results for the period 1 July 2018 to 31 March 2019.
- We have not performed any market valuation assessment of lands and relied on third party valuation reports of McGees Property signed by certified practicing valuers, for validating the reliability of land acquisition costs estimated.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Cell 9, as there is no such requirement stated in DPS 2 to consider SPP 3.6 for Cell 9.
- We have not received the Council approval (as required by Section 9.11 of DPS 2) for the revision of cell cost calculation methodology when it differs from the ICPL rate calculation formula per Section 9.6.3. We audited the ICPL rate calculation per Section 9.6.3 of DPS 2 with the ICPL rate calculation formula and based on the proposed ICPL rate calculation revised methodology recommended for Council approval per Section 9.11 of DPS 2.

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the cell costs incurred, estimated for remaining cell development works, and ICPL rate of \$20,796 (as per DPS 2 ICPL formula) and a revised ICPL rate of \$29,947 (as per the proposed ICPL rate calculation methodology) were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Part 8 Finance and Administration section of the DPS 2, which describes the basis of accounting and the City's methodology and basis used in cell cost incurring, cost estimation of future cell development works and calculating the proposed ICPL rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report. This report replaces the report issued on 24th May 2019.

William Buck Audit (WA) Pty Ltd disclaim all liability to any party other than the City who choose to rely in any way on the contents of this Audit Report does so at their own risk.

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

A handwritten signature in black ink, appearing to be 'C Manifis'.

Conley Manifis
Director
Dated this 7th day of November 2019

Hartman Drive Environmental Offset Costs

Year	Capital Costs of Offset Site	Staffing costs relating to the Offset Site	TOTAL
2008/2009	\$ -	\$ 5,371.10	\$ 5,371.10
2009/2010	\$ -	\$ 5,612.63	\$ 5,612.63
2010/2011	\$ 35,570.97	\$ 13,345.62	\$ 48,916.59
2011/2012	\$ 55,620.25	\$ 3,337.22	\$ 58,957.47
2012/2013	\$ 46,448.35	\$ 1,190.00	\$ 47,638.35
2013/2014	\$ 24,238.12	\$ 1,454.29	\$ 25,692.41
2014/2015	\$ 15,873.02	\$ 952.38	\$ 16,825.40
2015/2016	\$ 24,126.22	\$ 1,080.00	\$ 25,206.22
2016/2017	\$ 20,287.29	\$ 1,800.00	\$ 22,087.29
2017/2018	\$ 19,692.65	\$ 2,310.00	\$ 22,002.65
Actual to date	\$ 241,856.87	\$ 36,453.23	\$ 278,310
2018/2019	\$ 27,663.55	\$ 1,936.45	\$ 29,600.00
2019/2020	\$ 26,168.22	\$ 1,831.78	\$ 28,000.00
2020/2021	\$ 25,233.64	\$ 1,766.36	\$ 27,000.00
2021/2022	\$ -	\$ -	\$ -

3.3 Alkimos-Eglinton Development Contribution Plan - Annual Review of Costs (2019)

File Ref:	23155 – 19/379312
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider the annual review of cost estimates for the Alkimos-Eglinton Development Contribution Plan in accordance with the provisions of Schedules 14 and 15 of DPS 2.

Background

Amendment No. 122 to DPS 2 was gazetted in September 2014, and introduced the Developer Contribution Plan (DCP) provisions into DPS No. 2.

The DCP identifies various community infrastructure and provides estimates on the cost, estimated contributions and the timing for the delivery of infrastructure within Alkimos and Eglinton. The infrastructure costs include planning, design, project management costs, site, servicing, construction costs and land acquisition costs associated with the following infrastructure:

- Surf Life Saving Club
- Public Open Space (Active x2)
- Multipurpose Hard Courts (x2)
- Community Centre (x2)
- Library (x2)
- Indoor Recreation Centres (x2)

In accordance with DPS 2, the DCP has an operation period of 25 years and during this time period the City is required to review the various elements of the DCP at one and five year intervals as per the following:

Annually

- DCP Cost Estimates.
- DCP Cost Indexation.
- Contributing Land Area.
- Cost per Hectare.

5-yearly

- Community Facility Plan (CFP) assumptions and recommendations
- Full DCP Review.

The Alkimos-Eglinton DCP utilises the Per Hectare model of calculating development contributions, which involves the levy of a contribution based on the total area of developable land subject to a subdivision application, rather than the number of lots or dwellings proposed to be created as a result of that subdivision (i.e. Yanchep Two Rocks DCP).

The *Per Hectare* model utilises 'net contributing area' rather than 'gross contributing area' as the contributing area in recognition of the fact that 'net contributing area' best represents the area of land that will contribute to the need for community facilities.

A landowner's liability to make a cost contribution arises in accordance with provisions of DPS 2 and will be calculated using the Council adopted contribution rate (currently \$9.91 per square metre). There is approximately \$12.6 million in the DCP Account that has been received from contributing landowners. This amount represents the total contributions received towards the Alkimos Eglinton DCP and represents approximately 10% of the DCP net developable area. The DCP provisions were gazetted in September 2014 and the DCP Report and associated cost schedule first approved by Council in April 2015. Schedule 15 of DPS 2 specifies that the Alkimos Eglinton DCP has an operating period of 25 years from the date of gazettal of Amendment 122.

Contribution costs will be determined and applied through the City's and WAPC planning approval mechanisms and will be applied to the net contributing area applicable to the planning approval.

This report is considering the annual review requirements of the DCP to ensure that the cost contribution amount is correctly set to ensure the collection of sufficient funds to cover the cost of approved infrastructure. A full 5-year review will be undertaken in 2020 once the 5-year review of the CFP has been completed. The review of the CFP is currently being prepared by Administration and it is expected to be completed by the end of the year.

Detail

The Alkimos-Eglinton Development DCP Report's Cost Apportionment Schedule (CAS) has been revised to reflect the latest cost estimates (refer **Attachment 1**).

The following provides the outcomes of each element of the annual review. The contribution cost amount is calculated by estimating the total cost of the infrastructure (including administration costs), then subtracting any contributions received and interest generated on the scheme accounts. The remaining estimated cost is then apportioned over the remaining net contributing area. The salient figures of the review completed in September 2019, include:

- Total estimated facility cost (actual plus estimated) - \$70,977,989
- Total remaining administration costs (to 2039) - \$1,709,846
- Total contributions received - \$12,765,623
- Future estimated interest - \$913,337 (deduction to gross cost)
- Total DCP Cost (net remaining) - \$59,008,874 (rounded)
- Net Contributing Area (NCA) – reduced from 605.34 (last review in 2018) to 595.23 hectares (land remaining to be charged based on Agreed Structure Plans).

In accordance with Schedule 14 of DPS 2, the City must have such estimated costs independently certified by appropriate qualified persons and must provide such independent certification to an owner when requested to do so. In this regard, the following costs form part of the review, including construction cost estimates provided by an independent quantity surveyor and valuer:

- *All Costs* - Estimates should include the best and latest information available, until the expenditure on the relevant item of infrastructure or administrative costs has occurred. In this regard, the City engaged Donald Cant Watts and Corke to provide updated information on the facility costs, which has resulted in an overall reduction in the total cost of the facilities from \$71,243,305 to \$70,977,989 which is generally reflective of more competitive pricing for construction in the current market (**Attachment 2**).

- *Land acquisition* – Valuation estimates are required in accordance with Schedule 14 of DPS No. 2. The City engaged Brian Zucal and Associates, which retained the same valuation as 2018 at \$101 per m2 (refer **Attachment 3**).

Consultation

In accordance with clause 11.4 of Schedule 14 of DPS 2, the local government's review of estimated costs shall recommend that the estimated costs are to be:

- (a) maintained;
- (b) reduced; or
- (c) increased.

Where the review of estimated costs recommends those costs be maintained or reduced, pursuant to clauses 11.4(a) or (b), then the local government shall decide to either maintain or reduce the estimated costs and shall notify owners of its decision. In accordance with clause 11.6 of Schedule 14 of DPS 2, where the review of estimated costs recommends those costs be increased pursuant to clause 11.4(c), then the local government shall in writing invite comment on the proposal from owners for a period of not less than 28 days, prior to making any decision to increase the estimated costs.

As the overall estimated costs have not increased (refer Financial section), advertising is not required.

The Alkimos-Eglinton DCP Technical Advisory Committee (consisting of landowners and representatives from the City) has confirmed that there is no current need for the Committee to meet.

Comment

The purpose of the annual DCP review process is to ensure that sufficient funds continue to be collected from developing landowners to meet the cost of delivering the infrastructure by the DCP. Administration has worked with landowners' representative through the annual DCP review process and whilst formal consultation is not required under DPS 2, the landowners' representative has indicated their overall acceptance of the cost estimates.

Should Council adopt the revised cost contribution amount, it will have immediate effect and will be applied to all future subdivision and development that is required to make contributions in accordance with the DCP. The adopted costs will remain in place until the next annual review, or until such time as Administration considers it to be necessary to revise the cost estimates.

Whilst this report is only considering the annual revised cost estimates, the DCP requires the review of assumptions and recommendations every five years. This will be undertaken in 2020 and will follow the review of the CFP, which will inform any re-prioritisation of infrastructure identified in the DCP.

Whilst an overall (minor) reduction in the total facility costs of \$265,316 to \$70,977,989 is depicted, this has not translated into a lower contribution rate, primarily due to a corresponding reduction in the net contributing area (development since last annual review).

On this basis, it is recommended that the rate of \$9.91 per square metre (same as 2018 annual review) be retained. In accordance with DPS 2, public consultation of the annual review of costs is only required when the estimated costs increase. Notwithstanding, Administration has undertaken discussions with the affected landowner's representative throughout the annual review process, who has acknowledged and supports the annual review.

Statutory Compliance

The annual review of the Alkimos-Eglinton cost estimates has been completed in accordance with Part 11 of Schedule 14 of DPS 2, which will bring the DCP into compliance with its annual review requirements.

Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

3.4.2 *Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation”*

Risk Management Considerations

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

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Strategic Risk Registers. The annual review of the DCP assists in addressing the impacts of the strategic risk relating to Long Term Financial Planning as it ensures that appropriate budget monitoring, timing and provisions are considered. In addition, the strategic risk relating to Stakeholder Relationships applies as a key element in the DCP review process is maintaining effective engagement with relevant stakeholders.

Policy Implications

Nil

Financial Implications

The DCP is subject to an annual review process to ensure that the cost contribution amount is correctly set to ensure the collection of sufficient funds to cover the cost of approved infrastructure items over the life of the DCP.

In September 2019, the annual review findings were discussed with the DCP landowner representative, who (on behalf of the Yanchep Two Rocks Technical Advisory Committee) supported the revised rate of \$9.91 and advised that a meeting of the committee was not required.

The recommendations of the annual review were subsequently reviewed by William Buck in November 2019 and a copy of their findings has been included as **Attachment 4**.

A minor update to the annual review calculation occurred after obtaining support from the landowner group, resulting in a slightly different annual review figure being audited.

The variation relates to a reduction in the remaining developable area of the DCP from 595.23 hectares to 595.08 hectares. The reduced developable area generates a negligible increase in the cost per hectare from \$99,136.76 (\$9.9137 m²) to \$99,161.36 (\$9.9161 m²), which equates to a \$24.60 increase per hectare rate (or 0.025%). When rounded, the contribution cost increases from \$9.91 to \$9.92 per square metre.

In accordance with DPS 2, if the costs increase the local government shall in writing invite comment on the proposal from owners for a period of not less than 28 days and then report back to Council on submissions.

Given the variation between the Annual Review is negligible and landowners have supported the initial rate of \$9.91 per square metre, it is recommended that Council retain the current contribution rate of \$9.91 per square metre, as depicted in **Attachment 1**.

In this regard, it should be noted that the administration costs associated with advertising (newspaper advertisements, letters and staff time) and re-auditing would be higher than the financial impacts of the variance on remaining landowners, and therefore, would not represent an economical outcome for the DCP.

It should be noted that the DCP will undergo a fundamental review in 2020 as part of the DCP 5 year review requirement, as required by DPS 2. The 5 year fundamental review will provide greater accuracy on the remaining developable area and consider the prioritisation of infrastructure works based on the recommendations of the Northern Growth Corridor Community Facility Plan review, which is anticipated later this year.

Voting Requirements

Simple Majority

Recommendation

That Council in accordance with the RECOMMENDATIONS of the Audit and Risk Committee held on 19 November 2019 APPROVES the revised Alkimos-Eglinton Development Contribution Plan cost estimates in accordance with Clause 11.4 of District Planning Scheme No. 2 as outlined in Attachment 1, including:

- 1. Development Contribution Plan facility cost estimate of \$70,977,989 with a remaining net liability of \$59,008,874.20 (gross costs less contributions and interest received);**
- 2. Development Contribution Plan cost indexation - as reported in the facility cost report;**
- 3. Net contributing land area remaining – 595.23 hectares; and**
- 4. Cost per hectare - \$99,136.67 (or \$9.91 m²).**

Attachments:

1. Attachment 1 - Alkimos Eglinton DCP Annual Review 2019	19/398264	Minuted
2. Attachment 2 - Revised Community Facility Cost Report - September 2019 (Alkimos Eglinton)	19/398304	
3. Attachment 3 - Alkimos Eglinton Independent Valuation (2019)	19/379655	
4. Attachment 4 - Alkimos Eglinton Annual Cost Review - External Audit Report by William Buck	19/459784	

ALKIMOS EGLINTON DCP - FACILITY COST APPORTIONMENT (2019)

Infrastructure Item	Annual Review 2018 (\$)	Inc/Exp LTD 2019	Annual Review Updated Cost 2019 (\$)	Updated Developable Area (ha)	Cost per Hectare	% Change
ALKIMOS EGLINTON DCP						
Surf Life Saving Club, Alkimos South Coastal Village	\$ 4,898,258		\$ 4,830,686	595.23	\$ 8,115.70	-1%
Public Open Space (Active), Alkimos Parks and Recreation Reserve	\$ 6,847,821		\$ 6,753,353	595.23	\$ 11,345.83	-1%
Multipurpose Hard Courts, Alkimos Parks and Recreation Reserve	\$ 2,948,454		\$ 2,907,779	595.23	\$ 4,885.16	-1%
Library, Alkimos Secondary Centre	\$ 7,350,975		\$ 7,253,863	595.23	\$ 12,186.71	-1%
Community Centre, Alkimos Secondary Centre	\$ 5,629,681		\$ 5,560,100	595.23	\$ 9,341.13	-1%
Indoor Recreation Centre, Alkimos Secondary Centre	\$ 9,888,607		\$ 10,427,475	595.23	\$ 17,518.47	5%
Public Open Space (Active), Eglinton District Centre	\$ 6,847,821		\$ 6,753,353	595.23	\$ 11,345.83	-1%
Multipurpose Hard Courts, Eglinton District Centre	\$ 2,948,454		\$ 2,907,779	595.23	\$ 4,885.16	-1%
Indoor Recreation Centre, Eglinton District Centre	\$ 10,902,578		\$ 10,769,638	595.23	\$ 18,093.31	-1%
Community Centre, Eglinton District Centre	\$ 5,629,681		\$ 5,560,100	595.23	\$ 9,341.13	-1%
Library, Eglinton District Centre	\$ 7,350,975		\$ 7,253,863	595.23	\$ 12,186.71	-1%
Estimated Facility Cost	\$ 71,243,305		\$ 70,977,989.00			
Shortfall in contributions to be made up by interest (remaining)	-\$ 2,448,830	\$ 1,535,493	-\$ 913,336.99	595.23	-\$ 1,534.43	
Collected contributions plus interest	-\$ 11,763,494	\$ 12,765,623.34	-\$ 12,765,623.34	595.23	-\$ 21,446.63	
Funding Accounted (Deducted from Cost)	-\$ 14,212,324	\$ 14,301,116	-\$ 13,678,960		\$ 96,264.08	
Confirmed Administration Costs (Preparation of DCP, Cost estimates)	\$ 47,501	-\$ 47,501	-\$ 0	595.23	-\$ 0.00	
Confirmed Administration Costs (Alkimos Eglinton Specific)	\$ 20,000	-\$ 20,000	\$ -	595.23	\$ -	
Estimated Administration Costs (Administer the DCP) (\$76,500 p.a. x 25 years)	\$ 1,912,500	-\$ 202,654.47	\$ 1,709,846	595.23	\$ 2,872.59	
Sub Total Administrative Costs	\$ 1,980,001	-\$ 270,155	\$ 1,709,846		\$ 2,872.59	
TOTAL	\$ 59,010,982	\$ 14,030,961	\$ 59,008,874.20		\$ 99,136.67	

LANDOWNER COST APPORTIONMENT - 2018 Annual Review -NDA Updated from Landowners Oct16

DEVELOPMENT / LANDOWNER	REVISED SITE AREA (HA)	REVISED DEVELOPABLE AREA (HA)	LANDOWNER CONTRIBUTION (%)	TOTAL COST	LANDOWNER COST	COST CONTRIBUTION (\$/HA)
Alkimos Beach	224.42	65.39	10.52	\$ 59,008,874	\$ 6,207,014.05	\$ 94,922.99
Alkimos City Centre	212.62	34.47	5.54	\$ 59,008,874	\$ 3,271,995.32	\$ 94,922.99
Central Alkimos	261.42	60.23	9.69	\$ 59,008,874	\$ 5,717,211.44	\$ 94,922.99
Alkimos Coastal Node	91.91	22.49	3.62	\$ 59,008,874	\$ 2,134,817.95	\$ 94,922.99
Shorehaven	241.23	49.93	8.03	\$ 59,008,874	\$ 4,739,504.69	\$ 94,922.99
Spiers	67.15	17.1	2.75	\$ 59,008,874	\$ 1,623,183.06	\$ 94,922.99
Eglinton Estates LSP 82	633.56	204.17	32.84	\$ 59,008,874	\$ 19,380,426.03	\$ 94,922.99
Eglinton Estates North East	241.48	107.35	17.27	\$ 59,008,874	\$ 10,189,982.54	\$ 94,922.99
Eglinton Estates North West	102.25	60.52	9.74	\$ 59,008,874	\$ 5,744,739.11	\$ 94,922.99
TOTAL	2076.04	621.65	100.00		\$ 59,008,874.20	
Total developed from last updated NDA until August 2018		-16.31				
		605.34				
Total Developed from Last updated NDA until September 2019		-10.11				
Total Remaining Developable Area September 2019		595.23				

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Community Facilities at Alkimos - Eglinton & Yanchep Two Rocks - Development Contribution Plans 2019 Updated Estimates

September 2019

CONFIDENTIAL

Client:	City of Wanneroo
DCWC Project No.	W19098

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VERSION

Version	Date	Purpose	Author
1.0	26/08/2019	2019 Desktop Update	MS
2.0	25/09/2019	2019 Desktop Update	MS

DISTRIBUTION

Name	Organisation	Date	Method
M. Hudson	City of Wanneroo	25/09/2019	Email
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Contents

EXECUTIVE SUMMARY	I
BASIS OF COST PLAN	2
COST PLAN SUMMARY	3
COST RISKS AND DEGREE OF UNCERTAINTY	4
ATTACHMENTS	5

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Executive Summary

All costs in this report exclude GST unless stated otherwise.

The City of Wanneroo prepared a Community Facilities Plan (CFP) in 2011 for the Northern Coastal Growth Corridor (incorporating the Alkimos - Eglinton and Yanchep – Two Rocks district areas) which identified the need for provision of community facilities of varying type and scale.

DCWC has been commissioned to review and update the previously issued estimates dated March 2016 and August 2018 respectively. The update is predicated on a desktop update only of the escalation allowances with all design information assumed unchanged from that which was previously issued.

Basis of Cost Plan

Schedule of Input Information

The following information was used in the preparation of the indicative elemental cost plan:

- City of Wanneroo email(s) correspondence dated 31st July 2019;
- The previously issued report dated August 2018 and the information contained therein; and
- For the purposes of the escalation update the Australian Institute of Quantity Surveyors Construction Cost Index Forecast (CCIF) Perth, WA has been utilised (June Quarter 2019)

Methodology

The indicative cost estimates are based on escalation up to August 2020. The escalation will need to be reviewed upon the development of the programme for delivering the facilities which will take place over a significant period.

Exclusions

The following costs are excluded:

- GST.
- Government and Local Authority Charges (except for the Development Application fee).
- Government apprentice training scheme contribution.
- City of Wanneroo costs and consultant's fees associated with the preparation of the Development Contribution Plan and programme delivery.
- Loose furniture and equipment.
- Public art.
- Unforeseen ground conditions.
- Land costs for the Multipurpose Hardcourts, Public Open Spaces for Alkimos, Eglinton and Alkimos Surf Life Saving Club.
- Financing costs.

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Cost Plan Summary

Facilities Located in Alkimos Eglinton & Two Rocks

Ref	Facility	GFA (m2)	Rate (\$/m2)	Total (\$)	Comments
	Eglinton District Centre				
1	Library District	1,547	4,689	7,253,863	Land cost Included
2	Community Centre District	1,449	3,837	5,560,100	Land cost Included
3a	Public Open Space District Pavilion	1,005	2,446	2,458,447	Land cost Excluded
3b	Public Open Space District Oval			4,294,906	Land cost Excluded
4	Indoor Recreation Centre District	3,116	3,456	10,769,638	Land cost Included
5	Multipurpose Hard Courts District			2,907,779	Land cost Excluded
	Alkimos				
6	Multipurpose Hard Courts District			2,907,779	Land cost Excluded
7	Indoor Recreation Centre District	3,116	3,346	10,427,475	Land cost Included
8	Surf Life Saving Club	1,166	4,143	4,830,686	Land cost Excluded
9a	Public Open Space District Pavilion	1,005	2,446	2,458,447	Land cost Excluded
9b	Public Open Space District Oval			4,294,906	Land cost Excluded
10	Community Secondary Centre	1,449	3,837	5,560,100	Land cost Included
11	Library Secondary Centre	1,547	4,689	7,253,863	Land cost Included
	Yanchep Two Rocks				
12	Beach Activity Community Facilities			2,158,873	Land cost Excluded

The cost plan summary is included in [attachment 1](#)

Cost Risks and Degree of Uncertainty

The indicative cost estimates for some of the facilities are based on previously issued conceptual drawings and a design brief, for other facilities, cost plans were developed from the required functional areas within the Design Model with no specific design information other than for the reference scheme. There is therefore an inherent level of cost uncertainty involved in utilising these indicative cost plans during any negotiations with developers to assess their contributions towards the DCP.

The main cost risks in using the indicative cost plans to arrive at the developers cost contributions include the following:

COST RISK	MITIGATION
The building areas exceed the area assumed in the Design Model	A planning contingency of 5% has been included in the where no concept design is in place.
The building form and type of construction differs from the assumptions used to determine the building costs	A design contingency of 10% has been included in the cost plan for this risk.
The external works areas exceed the assumptions used to determine the external works costs	A planning and design contingency of 5% respectively has been included in the cost plan for Multipurpose Hardcourts and Alkimos SLS Club
Existing site conditions result in high costs of site preparation	Allowance will need to be made for this risk during negotiations with the developers otherwise the construction contingency will need to be sufficient enough.
Land costs exceeding the indicative costs provided in 2016	The purpose of providing land costs is for the apportionment of costs between the developers therefore they retain the risk.
Escalation in building costs after August 2020 until construction commences	Allowance will need to be made for this risk during negotiations with the developers.
Uncompetitive tender market at time of tender	Allowance will need to be made for this risk during negotiations with the developers.
Project delays, particularly in obtaining funding and approval to proceed	Allowance will need to be made for this risk during negotiations with the developers
Change in Building regulations to more stringent requirements resulting in construction cost increases	A design contingency of 10% has been included in the cost plan for this risk.

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Attachments

List of attachments

1. Cost Plan Summary

ATTACHMENT 1- COST PLAN SUMMARY

CITY OF WANNEROO
COMMUNITY FACILITIES

	Library District		Community Centre District		Indoor Recreation Centre District Alkimos		Indoor Recreation Centre District Eglinton		Multipurpose Hard Courts District		Public Open Space District - Alkimos Eglinton				Alkimos Surf Life Saving Club		Beach Activity Community Facilities	
											Pavilion		Oval					
Description	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total	Rate	Total
FECA (m2)	1,547		1,171		2,975		2,975				665				1,060			
UCA (m2)	0		278		141		141				340				106			
GFA (m2)	1,547		1,449		3,116		3,116		0		1,005		0		1,166		0	
Substructure	115.85	179,225	103.24	149,600	102.57	319,600	102.57	319,600	0.00	0	106.57	107,100	0.00	0	39.82	46,425	0.00	0
Substructure Subtotal	115.85	179,225	103.24	149,600	102.57	319,600	102.57	319,600	0.00	0	106.57	107,100	0.00	0	39.82	46,425	0.00	0
Columns	61.75	95,520	31.39	45,480	65.18	203,100	65.18	203,100	0.00	0	31.97	32,130	0.00	0	36.84	42,960	0.00	0
Upper Floors		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	83.36	97,200	0.00	0
Staircases		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	17.24	20,100	0.00	0
Roof	313.24	484,590	305.68	442,935	328.00	1,022,045	328.00	1,022,045	0.00	0	303.29	304,805	0.00	0	180.48	210,440	0.00	0
External Walls	218.99	338,780	127.04	184,080	178.15	555,100	178.15	555,100	0.00	0	150.83	151,580	0.00	0	229.92	268,090	0.00	0
Windows	221.65	342,900	75.38	109,220	45.14	140,670	45.14	140,670	0.00	0	70.66	71,010	0.00	0	109.95	128,200	0.00	0
External Doors	36.20	56,000	20.01	29,000	16.37	51,000	16.37	51,000	0.00	0	26.37	26,500	0.00	0	55.38	64,575	0.00	0
Internal Walls	27.72	42,880	71.49	103,590	35.03	109,150	35.03	109,150	0.00	0	55.60	55,880	0.00	0	102.06	119,000	0.00	0
Internal Screens	17.45	27,000	16.22	23,500	26.06	81,200	26.06	81,200	0.00	0	57.31	57,600	0.00	0	10.29	12,000	0.00	0
Internal Doors	10.73	16,600	23.53	34,100	8.73	27,200	8.73	27,200	0.00	0	10.75	10,800	0.00	0	35.16	41,000	0.00	0
Superstructure Subtotal	907.74	1,404,270	670.74	971,905	702.65	2,189,465	702.65	2,189,465	0.00	0	706.77	710,305	0.00	0	860.69	1,003,565	0.00	0
Wall Finishes	47.75	73,865	42.07	60,955	38.06	118,595	38.06	118,595	0.00	0	32.52	32,680	0.00	0	56.76	66,185	0.00	0
Floor Finishes	218.37	337,825	133.69	193,720	143.35	446,690	143.35	446,690	0.00	0	108.58	109,120	0.00	0	81.12	94,590	0.00	0
Ceiling Finishes	116.65	180,450	93.85	135,994	98.66	307,438	98.66	307,438	0.00	0	106.75	107,280	0.00	0	76.14	88,785	0.00	0
Finishes Subtotal	382.77	592,140	269.61	390,669	280.08	872,723	280.08	872,723	0.00	0	247.84	249,080	0.00	0	214.03	249,560	0.00	0
Fittings	234.32	362,500	97.65	141,500	178.20	555,260	178.20	555,260	0.00	0	202.59	203,600	0.00	0	80.33	93,660	0.00	0
Special Equipment	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Fittings Subtotal	234.32	362,500	97.65	141,500	178.20	555,260	178.20	555,260	0.00	0	202.59	203,600	0.00	0	80.33	93,660	0.00	0
Sanitary Fixtures	51.21	79,223	42.43	61,478	15.18	47,303	15.18	47,303	0.00	0	47.64	47,880	0.00	0	43.74	51,000	0.00	0
Sanitary Plumbing	30.73	47,534	25.46	36,887	15.18	47,303	15.18	47,303	0.00	0	34.74	34,913	0.00	0	23.89	27,851	0.00	0
Water Supply	71.69	110,912	59.40	86,069	21.25	66,224	21.25	66,224	0.00	0	48.63	48,878	0.00	0	38.22	44,562	0.00	0
Gas Service	20.48	31,689	16.97	24,591	6.07	18,921	6.07	18,921	0.00	0	13.90	13,965	0.00	0	19.11	22,281	0.00	0
Space Heating	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Ventilation	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Evaporative Cooling	0.00	0	0.00	0	69.89	217,770	69.89	217,770	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Air Conditioning	307.26	475,335	254.57	368,865	91.08	283,815	91.08	283,815	0.00	0	208.43	209,475	0.00	0	286.63	334,215	0.00	0
Fire Protection	10.24	15,845	8.49	12,296	10.03	31,238	10.03	31,238	0.00	0	6.95	6,983	0.00	0	9.55	11,141	0.00	0
Light and Power	153.63	237,668	127.28	184,433	150.37	468,563	150.37	468,563	0.00	0	104.22	104,738	0.00	0	143.32	167,108	0.00	0
Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Transportation Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Services Subtotal	645.25	998,206	534.59	774,619	379.06	1,181,137	379.06	1,181,137	0.00	0	464.51	466,832	0.00	0	564.46	658,158	0.00	0
BUILDING COST	2,285.93	3,536,341	1,675.84	2,428,293	1,642.55	5,118,185	1,642.55	5,118,185	0.00	0	1,728.28	1,736,917	0.00	0	1,759.32	2,051,368	0.00	0
Centralised Energy Systems	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Site Preparation	15.76	24,381	16.75	24,267	6.74	21,012	14.35	44,724	0.00	31,689	0.00	0	0.00	96,053	30.02	35,000	0.00	38,418
Roads, Footpaths and Paved Areas	207.12	320,415	244.52	354,310	138.74	432,310	138.74	432,310	0.00	1,400,000	0.00	0	0.00	900,370	485.42	566,000	0.00	622,330
Boundary Walls, Fencing and Gates	22.01	34,050	23.60	34,200	40.00	124,650	18.82	58,650	0.00	35,750	0.00	0	0.00	95,875	36.02	42,000	0.00	65,000
Outbuildings and Covered Ways	61.41	95,000	0.00	0	0.00	0	0.00	0	0.00	267,000	0.00	0	0.00	0	0.00	0	0.00	182,500
Landscaping and Improvements	39.08	60,450	47.12	68,275	21.02	65,500	56.16	175,000	0.00	0	0.00	0	0.00	1,683,480	67.75	79,000	0.00	183,275
External Works Subtotal	345.38	534,296	331.99	481,052	206.51	643,472	228.08	710,684	0.00	1,734,439	0.00	0	0.00	2,775,778	619.21	722,000	0.00	1,091,523
External Stormwater Drainage	67.38	104,234	72.20	104,612	6.40	19,940	59.61	185,756	0.00	166,367	0.00	0	0.00	105,000	129.81	151,358	0.00	201,695
External Sewer Drainage	19.00	29,400	28.99	42,000	21.90	68,250	21.90	68,250	0.00	13,125	0.00	0	0.00	73,500	22.51	26,250	0.00	13,125
External Water Supply	5.09	7,875	5.43	7,875	2.53	7,875	2.53	7,875	0.00	7,875	7.84	7,875	0.00	7,875	6.75	7,875	0.00	7,875
External Gas	5.09	7,875	5.43	7,875	2.53	7,875	2.53	7,875	0.00	7,84	7,875	0.00	7,875	6.75	7,875	0.00	0	0
External Fire Protection	19.00	29,400	20.29	29,400	9.44	29,400	9.44	29,400	0.00	0	0.00	0	0.00	29,400	22.51	26,250	0.00	0
External Electric Light and Power	78.61	121,616	82.47	119,506	52.61	163,921	52.61	163,921	0.00	13,125	0.00	0	0.00	63,000	110.01	128,268	0.00	114,035
External Communications	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Special Services	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
External Services Subtotal	194.18	300,400	214.82	311,268	95.40	297,261	148.61	463,077	0.00	200,492	15.67	15,750	0.00	286,650	298.35	347,876	0.00	336,730
External Alterations and Renovations	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
SUB TOTAL	2,825.49	4,371,037	2,222.65	3,220,613	1,944.45	6,058,918	2,019.24	6,291,946	0.00	1,934,931	1,743.95	1,752,667	0.00	3,062,428	2,676,			

BRIAN ZUCAL & ASSOCIATES

VALUATION AND PROPERTY CONSULTANTS
(ESTABLISHED 1974)

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VALUATION REPORT

**PROPOSED LAND ACQUISITION BY
CITY OF WANNEROO**

**COMMUNITY SITES - ALKIMOS AND EGLINTON,
WESTERN AUSTRALIA**

UNDER INSTRUCTIONS FROM:

Mr Phil Bland
Land Acquisitions Officer
Property Services
City of Wanneroo
23 Dundobar Road
WANNEROO WA 6065

PREPARED BY:

Brian Zucal & Associates
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13 AUGUST 2019

INDEX

REPORT SUMMARY	2
INTRODUCTION & TERMS OF REFERENCE.....	6
ASSUMPTIONS, CONDITIONS & LIMITATIONS	6
LOCATION	7
LEGAL DESCRIPTION.....	9
Limitations, Interests, Encumbrances & Notifications	10
Registered Proprietor.....	10
LAND DESCRIPTION	10
TOWN PLANNING/ZONING.....	10
IMPROVEMENTS	10
ROADS & SERVICES.....	10
LEASE DETAILS	10
ENVIRONMENTAL, HERITAGE & CULTURAL ISSUES	11
Soil Contamination.....	11
Aboriginal Sites.....	11
Heritage and Cultural	11
BASIS OF VALUATION.....	11
VALUATION APPROACH	12
Valuation Methodology	12
Sales Evidence	12
Comments.....	16
Conclusions	17
Valuation Calculations	19
VALUATION.....	19

APPENDICES

- Appendix I: Copy of Instructions
- Appendix II: Extract from Alkimos Eglinton District Structure Plan Map No. 18
(dated 15 March 2019)
- Appendix III: Alkimos City Centre Activity Centre Plan (dated August 2018)
- Appendix IV: Eglinton District Centre Plan (dated 16 April 2019)
- Appendix V: Allara Structure Plan
- Appendix VI: Alkimos - Eglinton Development Contribution Plan

REPORT SUMMARY

PROPERTY ADDRESS: Proposed community centre sites as shown on the Alkimos-Eglinton Development Contribution Plan attached.

CLIENT: City of Wanneroo

LANDOWNERS: Not known.

INSTRUCTIONS: We are advised that the City of Wanneroo requires a valuation of the englobo value of proposed Community Sites in Alkimos and Eglinton, Western Australia.

The sites are each required for a library, community centre and indoor recreation centre. The sites are not clearly defined at this stage as the areas where the facilities are proposed are currently undeveloped. The enclosed plans show the approximately locality of the sites.

It is proposed that areas of the sites will be as follows:

	<u>Alkimos</u>	<u>Eglinton</u>
Library	8,000 m ²	8,000 m ²
Community Centre	8,000 m ²	8,000 m ²
Indoor Recreation Centre	15,000 m ²	15,000 m ²

BRIEF DESCRIPTION:

Alkimos

The proposed sites are englobo parcels of land located on the northern side of Romeo Road, east of the intersection of Marmion Avenue, and west of the proposed rail line.

The land falls into the Alkimos Secondary Centre as described hereon in this report. Established residential development is located immediately to the north and south of the subject Secondary Centre and also opposite on the western side of Marmion Avenue extending through in part to coastal areas.

The englobo sites are undeveloped and comprise undulating coastal scrubland.

No services are located within the Alkimos Secondary Centre land but we presume such services will be readily extended from neighbouring subdivisions.

It is proposed that the areas of the sites will be as follows:

Library:	8,000 m ²
Community Centre:	8,000 m ²
Indoor Recreation Centre:	<u>15,000</u> m ²
Total Area:	31,000 m ²

Eglinton

The proposed sites are englobo parcels of land located on the northern and southern sides of Pipidinny Road and west of the proposed rail station.

The library and indoor recreation centre are shown to be on the northern side of Pipidinny Road, eastwards of the existing residential development known as Allara Estate.

The community centre site is located just off the southern side of Pipidinny Road,.

The englobo sites are undeveloped and comprise undulating costal scrubland.

There are no services connected to the subject sites but we presume all essential services can in due course be extended from neighbouring subdivisions. In this regard, we also presume that the sites on the northern side of Pipidinny Road will be connected to services from the existing Allara Estate subdivision.

It is proposed that the areas of the sites will be as follows:

Library:	8,000 m ²
Community Centre:	8,000 m ²
Indoor Recreation Centre:	<u>15,000</u> m ²
Total Area:	31,000 m ²

ZONING:

Alkimos

As shown in the extract of the Alkimos Eglinton District Structure Plan Map No. 18 appended hereto, the proposed Community Site(s) form part of "Alkimos Secondary Centre " being located on the northern side of Romeo Road and west of the proposed extension of the rail line.

The proposed uses in the Secondary Centre are shown in the Alkimos City Centre Activity Centre Plan dated August 2018, a copy of which is appended to the rear of this report. It will be noted that the uses comprise residential, commercial, mixed use, business, civic and cultural and serviced industrial.

Eglinton

The library and indoor recreation centre are shown as being just on the northern side of Pipidinny Road in an area shown as "R60-R100" in a structure plan map which accommodates the existing Allara subdivision.

The proposed community centre site is shown to be located south of Pipidinny Road in the Alkimos Eglinton District Structure Plan Map No 18 dated 15 March 2019.

The extract of the Eglinton District Centre Plan dated 16 April 2019 (a copy of which is appended hereto) shows the prospective uses in the precinct as being residential, commercial, business, and private club and recreation.

INTEREST VALUED: Freehold Interest assuming the lots are unsiteworked land with no services connected including road access.

DATE OF INSPECTION: 13 August 2019

DATE OF VALUATION: 13 August 2019

VALUATION: We assess the value of the subject Community Sites at Eglinton and Alkimos in accordance with the detail within this report and as at the date of valuation to be:

ALKIMOS COMMUNITY SITE(S)

THREE MILLION, ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$3,130,000)

EGLINTON COMMUNITY SITE(S)

THREE MILLION, ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$3,130,000)

Our adopted valuations are exclusive of GST

LICENSED VALUER: B. E. ZUCAL
CERTIFIED PRACTISING VALUER
LICENSED VALUER NO. 100
FOR THE STATE OF WESTERN AUSTRALIA

Important: All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

INTRODUCTION & TERMS OF REFERENCE

In accordance with our instructions received from Mr Phil Bland, Land Acquisitions Officer, Property Services, City of Wanneroo, dated 1 August 2019, we have assessed the englobo values of the proposed Community Sites at Alkimos and Eglinton in accordance with our assumptions as indicated hereunder.

Our valuation is based on the assumption that the subject sites are englobo parcels of land with no services, site works, or roadways.

We are advised that the sites are for a library, community centre, and indoor recreation centre for both localities. The sites are not clearly defined at this stage as the areas where the facilities are proposed are currently undeveloped. The enclosed plans show the approximately locality of the sites.

We are further advised that the areas of each of the sites in Alkimos and Eglinton will comprise the following areas:

Library:	8,000 m ² each
Community Centre:	8,000 m ² each
Indoor Recreation Centre:	15,000 m ² each

ASSUMPTIONS, CONDITIONS & LIMITATIONS

- This report is on the assumption that the property is free of actual or potential contamination including asbestos and is not subject to flooding. We have not investigated the site beneath the surface or undertaken vegetation or soil sampling or viewed geotechnical advice.
- The assessment value is based on the facts and evidence as they existed as at the date of valuation and no warranty can be given to the maintenance of the value in the future.
- The valuation is made on the basis there are no encroachments. A survey report from a registered surveyor has not been undertaken.
- We have assumed the land is not subject to a lease unless otherwise stated.
- We have assumed that the property being freehold is not subject to any Native Title Claims. A search of claims lodged with the Native Title Legislation has not been undertaken.
- Brian Zucal and Associates cannot extend liability, reissue, or confirm the initial valuation after a period of three months from the date of valuation, without undertaking a reinspection of the property and further investigation and analysis.

LOCATION

The land subject to this valuation is situated in the coastal suburbs of Alkimos and Eglinton, situated some 40 kilometres north of the Perth Central Business District.

The Alkimos Eglinton District Structure Plan dated December 2010 (Project Overview) states inter alia:

"Embracing over 2,626 hectares of land with 7.5 kilometres of coastal frontage, the Alkimos Eglinton Project will:

- Create over 23,000 dwellings which will ultimately house a new, vibrant coastal community of in the vicinity of 57,000 people;*
- Preserve over 500 hectares of the coastal dunal system and environmentally significant landforms;*
- Incorporate two major east-west Social/Pedestrian/Cycle linkages, connecting the ocean to the major north-south Regional Park System extending from Woodvale to Yanchep;*
- Create the Alkimos Secondary Activity Centre and Eglinton District Activity Centre and incorporate three new Coastal Villages;*
- Develop the Eglinton Marina;*
- Address important sustainability criteria;*
- Provide nine new Primary Schools, two High Schools and sites for two Private Schools;*
- Provide a modern second tier public transport system connecting the rail stations at Secondary and District Activity Centres to the three coastal villages and adjoining residential precincts;*
- Provide a wide range of housing diversity;*
- Provide for localised employment opportunities; and*
- Make a significant contribution to satisfying land and housing supply in the City of Wanneroo and Perth Metropolitan Region as a whole, for the next 20-25 years*

The proposed Community Site(s) in Eglinton are situated some 5 kilometres north of the Alkimos Community Site(s) on the northern and southern sides of Pipidinny Road, a little east of the initial development stages of Allara (refer plan attached).

Allara is described by the developers (Satterley/Landcorp) as being located *"... in the growing suburb of Eglinton, just north of Alkimos. Only 20 minutes from the Joondalup City Centre and 8 minutes from the Butler Train Station, you can live in a different kind of community, where we embrace clever thinking and a smarter way of living".*

The developers state inter alia:

Allara will offer:

- *Fully master planned community that will be home to around 3,400 home sites;*
- *Local broadband network throughout;*
- *Approved Mitchell Freeway extension from Burns Beach to Hester Avenue, due for completion in 2017;*
- *Only 5 minutes to the new shopping precinct in Yanchep;*
- *Close to beautiful beaches;*
- *Just 45 minutes to Perth CBD;*
- *Nearby primary schools include John Butler, Butler, East Butler, Quinns Beach, Yanchep Beach and St James Anglican.*
- *Nearby high schools include Yanchep District, Butler College, Clarkson, Irene McCormack Catholic College and Mindarie Senior College."*

The location of the Eglinton Community Site(s) comprising the library and indoor recreation centre appears to fall into land proposed for R60-R100 development which currently remains undeveloped with existing development comprising Stage's 1-4 of Allara located in the north western portion of the precinct as shown on the plan attached.

The proposed Community Site(s) in Alkimos are located on the eastern side of Marmion Avenue and north of Romeo Road in "Alkimos Secondary Activity Centre" precinct. This precinct is undeveloped and remains undulating coastal scrubland.

Land immediately opposite on the western side of Marmion Avenue is substantially developed with modern housing with immediate access to coastal beaches. St James Anglican School is located on the northwestern corner of Graceful Boulevard and Marmion Avenue, with the Gateway retail complex underway on the corresponding southwestern corner. Similarly, land on the southern side of the precinct is substantially developed with reasonably constructed dwellings whilst a small initial subdivision is underway to the north of the precinct.

The Alkimos Eglinton District Structure Plan (December 2010) comments that the "WAPC's Metropolitan Centres Policy and the City of Wanneroo Centre Strategy Policy identifies "Alkimos Secondary Activity Centre" as having regional status with the floor space of 50,000 square metres NLA with recent studies indicating a potential increase to 65,000 square metres GLA."

The Alkimos Eglinton District Structure Plan (December 2010) also goes on to say "*The Centre will function not only as a major retail entre but importantly as a true regional centre incorporating a wide range of regional uses.*

These are considered essential to achieving sustainable employment and community creation in this important part of the North West Corridor."

The Centre will become the community, social and economic heart of Alkimos Eglinton. In addition to retail, the Centre will accommodate a number of other uses including:

- civic buildings;
- offices
- bulky goods;
- medical facilities;
- entertainment (cinemas, bars, restaurants/cafes);
- educational establishments (including potential TAFE or university campuses)'
- community buildings and halls;
- medium and high density residential;
- urban parks; and
- railway station.

LEGAL DESCRIPTION

We have not been provided with a legal description of the subject sites. In this regard we understand a firm location for the community sites has not yet been made.

Our investigations however suggest that the prospective Alkimos sites form part of Lot 9602 on Plan 409771 in the ownership of West Australian Land Authority comprising a landholding of approximately 199 hectares.

Similarly, our investigations suggest that the prospective Eglinton community centre site forms part of Lot 9 010 on Plan 415254 in the ownership of the West Australian Land Authority comprising a landholding of approximately 202 hectares.

The proposed library and recreation centre sites are located on land north of Pipidinny Road comprising Lot 800 on Plan 404604 in the ownership of Eglinton Estates Pty Ltd (Stockland) comprising a landholding of approximately 40 hectares.

It should be noted that we have not undertaken title searches of the above properties to confirm the above information.

Limitations, Interests, Encumbrances & Notifications

Not known but assumed unencumbered.

Registered Proprietor

Believed to be West Australian Land Authority and Eglinton Estates Pty Ltd (Stockland) as described above. However, as indicated earlier, this aspect has not been confirmed.

LAND DESCRIPTION

A final location for the community sites has not yet been made and accordingly it is not possible to give a cadastral and/or topographical description of the land required. Our general observations however indicate that the land is uncleared coastal scrub, undulating in nature, and in general terms appears well drained.

TOWN PLANNING/ZONING**Alkimos**

As shown in the extract plan appended hereto, the proposed Community Site(s) from part of "Alkimos Secondary Centre " being located on the immediate northern side of Romeo Road and west of the proposed extension of the rail line.

Eglinton

As indicated in the Allara Structure Plan appended hereto, the proposed library and recreation centre located to the north of Pipidinny Road are likely to form part of an area of land zoned R60-R100 which is located immediately west of the rail line and south of an area proposed to be set aside for POS. The community centre site, as indicated earlier, is proposed to be located on the southern side of Pipidinny Road.

IMPROVEMENTS

The land is unimproved.

ROADS & SERVICES

In due course, the land in both precincts will be well serviced with roads and rail as well as a superior class of residential infrastructure.

LEASE DETAILS

We assume that the subject land is not subject to any lease or similar agreement.

ENVIRONMENTAL, HERITAGE & CULTURAL ISSUES**Soil Contamination**

The subject land appears as pristine coastal scrubland and we do not believe there will be environmental matters of any concern. However, appropriate investigations will be required in this regard to confirm this observation.

Aboriginal Sites

We have assumed the subject land to be unaffected by native title claim for the purpose of this valuation.

Heritage and Cultural

We presume the subject land is not listed or considered to have historical significance by the National Trust or Western Australian Heritage Commission. For the purpose of this valuation we have assumed the subject land is unaffected.

BASIS OF VALUATION

We have assessed our valuations on the basis of unencumbered fee simple titles being available with vacant possession.

Our valuations are determined on the basis that the properties, the Titles thereto and their use is not affected by any matter other than that mentioned in this report.

We have valued the subject properties at their open market value which is defined under DPS2 as:

"Value means the fair market value of land, at a specified date, which is defined as the capital sum that would be negotiated in an arm's length transaction in an open and unrestricted market, assuming the highest and best use of the land with all its potential and limitations (other than the limitation arising from the transaction for which the land is being valued), wherein the parties act knowledgeably, prudently and without compulsion to buy or sell".

The value assessments herein assume:

- (a) A reasonable period within which to negotiate the sale taking into account the nature of the subject land and the state of the market;
- (b) Values will remain static throughout the period;
- (c) The property will be freely exposed to the market; and
- (d) No account has been taken of an additional bid by a special purchaser.

VALUATION APPROACH

Valuation Methodology

As indicated earlier, we have been instructed to assess the englobo value of the Community Sites.

Our approach in this regard is to adopt the fact that the land is comprised within the Alkimos Eglinton District Structure Plan Precinct and would otherwise likely be approved for residential development.

Our valuation approach has assumed an underlying residential medium density coding of R40 as being the applicable zoning (in our view) on which Community Site values should be assessed.

We are further more of the view that regardless of where the Community Sites are located in the subject precincts, their value will not be enhanced if they were in fact to be located in higher valued use scenarios compared to that of R40.

We have assumed that the hypothetical sites have an area in the aggregate for each precinct of 3.1 hectares.

We have further assumed that the sites are not serviced, have no road frontage(s), are not siteworked, and will be well located in relatively close proximity to the prospective rail line extension.

Our valuation approach has been to firstly consider sales of englobo lots in similar localities to the subject realty to then confirm our adopted conclusion utilising this approach with a hypothetical subdivisional analysis making allowances inter alia for subdivisional costs and a deferral period as to when the community sites will likely be made available for development purposes.

It is important to note we have not been provided with authoritative advice as to subdivisional costs and we stand to be corrected if our assumptions are contrarian to the developers' costings in the subject locality.

In the first instance, we have considered a variety of englobo urban development sites as indicated hereunder.

Sales Evidence

397 Pipidinny Road, Eglinton

Sale Price:	\$47,575,000 GST inclusive
Sale Date:	30 January 2019
Land Area:	80.6 hectares
Zoning:	Urban Development

Brian Zucal and Associates

Improvements: Vacant land.

Comments: Purchased by Peet 2018 Pty Ltd for future residential subdivision

The property is located on the south western corner of Marmion Avenue and Pipidinny Road.

The site is undulating costal land diagonally opposite the developing Allara Estate subdivision.

The sale reflects the large landholding and the generally depressed state of the residential market prevailing in the locality at the moment together with the likely costly site works and extension of services relevant to subdivision of the site.

Analysis: \$53.65/m² nett of GST

91 Shorehaven Road, Alkimos

Sale Price: \$1,111,975 GST inclusive

Sale Date: 20 June 2019

Land Area: 3,500 square metres

Zoning: Urban - likely school site/use

Improvements: Vacant land.

Comments: The site is located on the north western corner of Skysail Avenue and Bulwark Avenue, east of an established school oval.

The site is generally unsiteworked but is a subdivided lot with services immediately adjoining.

The site was purchased by the Minister for Education.

The locality is substantially developed with modern, good quality homes on the western side of Marmion Avenue.

Analysis: \$289/m² nett of GST

101 Santorini Promenade, Alkimos

Sale Price: \$9,790,000 (GST inclusive)

Sale Date: 18 August 2017

Land Area: 90,001 m²

Improvements: Vacant land.

Comments: The land is zoned "Public Use".

Brian Zucal and Associates

Purchased by Ministry for Education for high school and "Trinity Open Space".

Services adjoin but the land was unsiteworked as at date of sale.

Analysis: \$100.00/m² rounded (nett of GST)

23 Portside Promenade, 25K Portside Promenade, 56 Scotthorn Drive and 58 Scotthorn Drive, Alkimos,

Sale Price: \$13,410,000

Sale Date: 15 June 2017

Land Area: 23 and 25 Portside Promenade adjoin with a total area of 128,738 square metres.

56 and 58 Scotthorn Drive adjoin with a total area of 36,133 square metres.

The total area of the land is 164,871 square metres and it should be noted that the two parcels described above do not adjoin but are well separated.

Improvements: Vacant land.

Comments: Undulating parcels of land purchased by WAPC.

23 Parkside Promenade is zoned "Urban Development" whilst the remaining sites are zoned "Parks and Recreation".

Analysis: \$81.30/m² overall average

10 Caporn Street, Sinagra

Sale Price: \$3,100,000

Sale Date: August 2018

Land Area: 15,286 m²

Zoning: "Urban Development"

Improvements: Large house and sheds; the house is considered to have added value due to its location on the site; adopted value for analysis purposes \$150,000.

Comments: The land is zoned Urban Development.

Good redevelopment site with all necessary services available.

Analysis: \$193/m² nett of GST

20 Clarkson Avenue, Tapping

Sale Price: \$4,500,000

Sale Date: April 2018

Land Area: 19,390 m²

Improvements: Vacant land.

Comments: Zoned "Urban Development" and shown on the Structure Plan as having R60 potential.

A well located development parcel with medium density residential potential.

Analysis: \$232/m² nett of GST

The analysed value reflects the increased density potential of the sale site.

260 Kingsway, Darch

Sale Price: \$4,300,000 nett of GST

Sale Date: 27 October 2017

Land Area: 20,998 m²

Improvements: Five bedroom/three bathroom residence constructed in 1981 with little added value.

Comments: Zoned "Urban Development" with densities of R20 and R30.

Good indication of value in an established residential area.

Analysis: \$205/m² nett of GST

26 Rangeview Road, Landsdale

Sale Price: \$4,250,000 nett of GST

Sale Date: 6 April 2017

Land Area: 20,234 m²

Improvements: Four bedroom/two bathroom residence constructed in 1980 with pool which has been retained following subdivision of the englobo site; added value for analysis purposes of \$150,000.

Comments: Zoned "Urban Development".

Good indication of value.

Analysis: \$203/m² nett of GST

45 Kingsway, Madeley

Sale Price: \$8,000,000

Sale Date: 5 October 2016

Land Area: 33,387 m²

Improvements: Brick and iron residence (six bedroom/three bathroom) constructed in 1986 with little added value.

Comments: Zoned "Urban Development" with R20 zoning.

Good indication of value. Located in an established precinct.

Analysis: \$240/m² nett of GST

Comments

The best sale for comparison with the subject property is that of 397 Pipidinny Road, Eglinton, as it best meets the parameters of the subject valuation, namely the valuation of hypothetical englobo parcels of land that are unsiteworked with no services connected or road access and essentially with little subdivisional planning in place.

The Pipidinny Road sale is for an extremely large englobo lot in comparison with that of the subject realty and in our view discount for magnitude should apply when comparing the sale property with the subject properties.

We have previously adopted a valuation for the subject properties in our updated 29 July 2018 of \$101.00 per square metre. In our view the residential market has since weakened however englobo land in the subject localities is well held and there has been considerable ongoing infrastructure works in the locality.

In the final analysis however, and in comparison with the Pipidinny Road sale, we have retained our previous valuation for the respective lots of \$101.00 per square metre nett of GST.

To confirm the above point of view, it will be noted the remaining englobo sales above are essentially for site worked/partly site worked subdivided lots with services in the main connected or adjoining and with established road access. The average value of the sales evidence is \$215.00 per square metre rounded (unsiteworked, no services including roads etc).

It is not possible for us to estimate with any great deal of accuracy the infrastructure costs that would apply to the analysis of these sales to arrive at an englobo unserviced land value. Infrastructure costs would include the cost of site works, provision of infrastructure services and roads, and basic planning. In our view, \$100 per square metre is a fair estimate which indicates a value for the englobo sales evidence land of \$115 per square metre nett of GST.

The sales evidence land however is generally in a higher valued locality than that of the subject realty and a further discount is realistic.

Adopting \$15 per square metre (13 per cent discount) for this aspect reflects a value of the subject realty of \$100 per square metre nett of GST.

Conclusions

As previously instructed, our valuations are to be based on the assumption that the subject sites are notional englobo parcels of land with no services, site works, or roadways. The sites are each required for a library, community centre and indoor recreation centre, for both localities. The sites are not clearly defined at this stage as the land where the uses are proposed is currently undeveloped.

The above comparative evidence suggests a value for the subject realty of around \$100 per square metre.

We have also considered a hypothetical subdivisional analysis as a check approach to valuation, adopting a land area in total of 31,000 square metres for each locality.

Our HSA is accordingly as follows:

Hypothetical Subdivisional Analysis

Developable Area: 80% of 31,000 m² = 24,800 m²

Number of Lots, say 400 m² (average) = 62

Gross Realisation (including GST)

62 lots @ \$200,000/lot = \$12,400,000

Less GST @ 10%: \$1,127,273
\$11,272,727

Less Sales & Legal Fees @
4% of Gross Realisation: \$496,000
\$10,776,727

Less Profit & Risk @ 15%: \$1,405,660
\$9,371,067

Less Estimated Costs of Subdivision (nett of GST)

(a) Development Costs - 62 lots
@ say \$70,000/lot: \$4,340,000

(b) Project Management @ 1%
of Gross Realisation: \$124,000

(c) Interim Rates & Taxes, say: \$50,000
\$4,514,000

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(d) Interest on Development	
Costs - say 6 months @ 7%: <u>\$157,990</u>	
	<u>\$4,671,990</u>
Gross Land Value:	\$4,699,077
Less Interest on Englobo Land	
Purchase, say 12 months @ 7%;	
net value:	\$4,391,660
Less Acquisition Costs @ 5%;	
net value:	\$4,182,534
Less Scheme Contribution Costs -	
31,000 m ² @ say \$11.11/m ² : <u>\$344,410</u>	
Land Value:	\$3,838,124
Defer 3 years @ 7% pending improvement	
in market conditions:	\$3,133,052
Land Value (rounded) nett of GST:	\$101.00/m²

We comment that the HSA approach above is very much a check method of valuation as this approach would normally require appropriate subdivided lot plans to be prepared and costed. We have not been provided with this information and accordingly we consider our costings to be an approximation only, although they are based on subdivisional costings in the general Landsdale/Wanneroo localities.

As to the adopted gross realisation above, we have considered sales in Allara Estate and note that 10 Glisten Chase with an area of 375 square metres sold in May 2018 for \$199,000; 8 Glisten Chase with an area of 375 square metres sold in December 2017 for \$196,000; 19 Glisten Chase with an area of 450 square metres sold in October 2018 for \$223,000; 17 Glisten Chase with an area of 450 square metres sold in October 2018 for \$223,000; and 33 Glisten Chase with an area of 450 square metres sold in September 2018 for \$214,000.

Signage in Allara Estate indicates that the developer will provide building incentives to the total amount of \$12,000. Accordingly, considering this aspect, we are of the view that the nett value of a 400 square metre lot in the locality could fairly be considered to be \$200,000 GST inclusive.

Considering our valuation approaches, we maintain our previous view that the value of the subject realty is equivalent to \$101.00 per square metre nett of GST.

Our valuations are accordingly as follows:

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Valuation CalculationsAlkimos Community Site(s)31,000 m² @ \$101.00/m²: \$3,130,000Eglinton Community Site(s)31,000 m² @ \$101.00/m²: \$3,130,000

We comment that we so no difference in values for a Community Site in Alkimos and that of a Community Site in Eglinton.

DATE OF INSPECTION: 13 August 2019

DATE OF VALUATION: 13 August 2019

VALUATION

We assess the value of the subject Community Sites at Eglinton and Alkimos in accordance with the detail within this report and as at the date of valuation to be:

ALKIMOS COMMUNITY SITE(S)

THREE MILLION, ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$3,130,000)

EGLINTON COMMUNITY SITE(S)

THREE MILLION, ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$3,130,000)

Our adopted valuations are exclusive of GST

Yours faithfully



**B. E. ZUCAL
CERTIFIED PRACTISING VALUER
LICENSED VALUER NO. 100
FOR THE STATE OF WESTERN AUSTRALIA**

Independent Auditors' Report to the City of Wanneroo ("the City") on the Annual Cost Review for Alkimos-Eglington Development Contribution Plan

Scope

We have performed an audit of the Annual Cost Review of Alkimos-Eglington Development Contribution Plan ("DCP") and reviewed the methodology used in calculating and estimating the costs for the remaining DCP works, to establish the accuracy of the draft Annual Cost Review of Alkimos-Eglington DCP as per the requirement under the District Planning Scheme No. 2 ("DPS 2") and provide independent certification of such costs. Our agreed scope of work relied on third party for verification of the number of lots or square meter ("M²") used to calculate the developer contributions. Our audit of 2018/2019 annual costs covered transactions from July 2011 onwards included within the opening balances, while ascertaining that the actual expenditure incurred gives a true and fair view and ensure that the assumptions used in the estimations of DCP costs are in accordance with the DPS 2.

The City's Responsibilities

The City is responsible for ensuring that the DCP costs incurred, estimated and the Cost Per Hectare ("CPH") charged are in accordance with the DPS 2 and related regulations, policies and procedures. The City is responsible for ensuring that all DCP cost records are free of misstatements and omissions, and establish adequate internal controls for DCP cost incurring, estimating and the calculation of CPH rates, and ensure that adequate financial records have been maintained. The City is responsible for providing all financial records and related data, other information, explanations and assistance necessary for the conduct of the audit of the DCP cost reviews.

Compliance with Independence and Other Ethical Requirements

We have complied with the relevant independence and other ethical requirements relating to assurance engagements, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior.

Auditor's Responsibilities

Our responsibility is to express an opinion on the reasonability of the methodology used, in calculating and estimating costs for the remaining works, and assess the documentation provided to certify that the costs are incurred and estimated as per the District Planning Scheme No. 2 ("DPS 2"). We conducted our audit in accordance with Auditing Standards. These Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the methodology used in forming the basis of cost incurring, CPH rate calculation and estimation is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the methodology used in forming the basis on the relevance of DCP costs incurred and estimations made for the remaining DCP development works.

The procedures selected depend on the auditor's judgement including the assessment of the risks of material misstatement of the methodology used. In making those risk assessments, the auditor considers internal control relevant to the City's preparation of the methodology used in forming the basis of cost incurring and DCP cost estimations in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.

CHARTERED ACCOUNTANTS & ADVISORS

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South Perth WA 6951

Telephone: +61 8 6436 2888

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An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the City, as well as the City's alignment to DPS 2.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Limitation on the scope

- We have not performed any market evaluation for estimated costs and relied on the third-party reports of Donald Cant Watts Corke for validating the reliability of estimated cost of works.
- We have not applied any requirements of the State Planning Policy 3.6 ("SPP 3.6") for evaluating the cost review of Alkimos-Eglington, as DPS 2 is derived from SPP 3.6 and the City management excluded it from the audit.
- We have relied on the number of lots or M² (as the case may be) as outlined on the individual Landgate Deposited Plan ("DP") maps as provided by the City to determine each DP total number of lots or M² (as the case may be).

Audit Opinion

In our opinion, other than stated under the Limitation of Scope Paragraph above, in all material respects, the DCP costs incurred, estimated for remaining development works, and proposed CPH rate of \$99,161.36 (as per DPS 2 CPH formula) were fairly stated and in compliance to DPS 2.

Basis of accounting and restriction of distribution

Without modifying our opinion, we draw your attention to Schedule 15 Developer Contribution Plan of DPS 2, which describes the basis of funding, method of calculating contribution and the CPH rate, for the purpose of reporting to the City. As a result, the methodology used in forming the basis of this may not be suitable for another purpose. Our report is intended solely for the City and should not be distributed or used by other parties' other than the City. The Audit Report is not to be used by any other party for any purpose nor should any other party seek to rely on the opinions, advices or any information contained within this Audit Report.

William Buck Audit (WA) Pty Ltd disclaim all liability to any party other than the City who choose to rely in any way on the contents of this Audit Report does so at their own risk.

William Buck Audit (WA) Pty Ltd
ABN 67 125 012 124

A handwritten signature in black ink, appearing to be 'C Manifis', written over a horizontal line.

Conley Manifis
Director

Dated this 13th day of November 2019

Approval Services

3.4 Consideration of Amendment No. 42 to the East Wanneroo Cell 6 Approved Structure Plan No. 8

File Ref:	3381-42 – 19/13721
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	11

Issue

To consider submissions received during public advertising of Amendment No. 42 to the East Wanneroo Cell 6 Approved Structure Plan No. 8 (ASP8).

Applicant	Harley Dykstra
Owner	The Drpich Family Trust
Location	Lots 1 and 2374 Wanneroo Road, Madeley
Site Area	1.8486 hectares (ha)
MRS Zoning	Urban
DPS 2 Zoning	Urban Development
ASP 8 Zoning	Residential (R25)

Background

On 15 November 2017, Harley Dykstra on behalf of the proponent requested the City to consider an amendment to ASP8 by rezoning,

- Lot 1, Wanneroo Road, Madeley from Residential Precinct to Commercial; and
- Lot 2374 Wanneroo Road, Madeley partly from Residential Precinct to Commercial and to recode the remaining Residential Precinct from R25 to R80.

Detail

The Site

The site is currently vacant and is bounded by Kingsway Tourist Park to the north, residential area to the east and Kingsway Shopping Centre to the south. The site is accessible from Wanneroo Road to the west and Old Trafford Avenue to the east. **Attachment 1** is the location plan of the subject lots (the site).

The proposal

The amendment proposes to rezone a 9110m² portion of the site fronting Wanneroo Road to Commercial to facilitate bulky goods retailing and to recode the remaining 9376m² from R25 to R80 to facilitate development of up to 66 multiple dwellings (apartments). The residential R80 area will gain access only from Old Trafford Avenue. **Attachments 2 & 3** contain the amendment document and concept plan respectively. The concept plan does not propose road connections between the site and the land to the north occupied by Kingsway Tourist Park as depicted in ASP8 (**Attachment 4**). A pedestrian connection from the residential area to Wanneroo Road is not proposed either. A left-in/left-out access to Wanneroo Road is proposed.

Applicant's justification

The applicant has justified the proposal as follows:

1. *The introduction of a Commercial zoning will allow for limited commercial development to provide for showroom or large format retail.*
2. *The proposed Residential R80 density possibly yielding 66 dwellings is in keeping with the property's location adjoining the Kingsway Shopping Centre.*
3. *The proposed Commercial zone satisfies the Western Australian Planning Commission's (WAPC) State Planning Policy 4.2 – Activity Centre for Perth and Peel (SPP4.2) as follows:*
 - *Promotes bulky goods retail adjacent to or in close proximity to Kingsway Shopping Centre, regional road and public transport networks;*
 - *Does not encroach into residential or industrial land and therefore reduces the potential loss of these land uses to inappropriate development; and*
 - *The site is located in a preferred and suitable location at an edge-of centre integrated with the core activity precinct namely Kingsway Shopping Centre.*

Consultation

Under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council's consent to advertise a structure plan amendment is not required. However, on 21 December 2017, Administration advised the Mayor and Elected Members that Administration was undertaking advertising of the subject amendment.

The amendment proposal was advertised for public comment for a period of 28 days by means of an on-site sign, an advertisement in the Wanneroo Times newspaper and the City's website and letters to the nearby affected landowners and occupiers. The submission period commenced on 8 January and closed on 5 February 2018 with a total of 10 submissions being received. Eight of the submitters objected to the proposed R80 coding, with the main issues raised as follows:

- Increase in residential density from R25 to R80;
- Increase in traffic on Old Trafford Avenue; and
- Questioned the traffic volumes stated in the Traffic Impact Assessment (TIA) which noted a marginal increase of 10 vehicles per day (vpd) between R25 and R80 development.

Five submitters supported the proposed Commercial zone.

The City also received submissions from the MRWA and the DPLH. MRWA commented on the access and egress to the Commercial site via Wanneroo Road. DPLH advised that the proposal was ad hoc in nature.

A more detailed discussion of the issues raised is provided below in the Comment Section.

A summary of the public submissions and Administration's responses are included as **Attachment 5**.

On 7 May 2019, the applicant submitted an updated amendment report addressing the issues raised by MRWA and the submitters. Since receiving the modified document, Administration has been in discussion with the applicant to resolve issues relating to the appropriateness of the subject site for the proposed Commercial zone. But no agreement could be reached. Administration therefore could not report to Council on the amendment proposal immediately after the close of the advertising period on 5 February 2018. The issues raised in the submissions are discussed in the Comment section below.

Comment

Issues raised in the public submissions

Increase in Residential Density

Some of the submitters objected to the proposed R80 coding and noted that it did not accord with the City's Local Planning Policy 3.1 – Local Housing Strategy Implementation (LPP3.1). LPP 3.1 recommends R60 density within,

- 400 metres from an edge of an Activity Centre; and
- 250 metres of a high frequency bus route designated stop. High frequency is defined as having a minimum of four services per hour during peak hours.

Following discussions with Administration, the applicant modified the proposal to recode the Residential Precinct as R60, since Wanneroo Road is a high frequency bus route (bus route 389) and the site is at the edge of an Activity Centre, namely, Kingsway Shopping Centre. **Attachment 6** is the modified plan recoding the residential area as R60. The modified R-Code plan was not advertised as it addressed the concerns raised by the submitters.

Traffic

Marginal Increase in traffic

The submitters questioned the marginal increase of 10 vpd between R25 and R80 developments as indicated in the applicants TIA. The TIA compared the likely volume of traffic generated at R25 (40 dwellings across the entire site) and R80 (66 apartments) development potential, which is 320 and 330 vpd respectively.

The traffic generated by R25 dwellings were calculated at the rate eight vehicle trips per day per dwelling which equates to 320vpd for 40 dwellings. The R80 development is likely to consist of two, three and three+ bedroom apartments yielding approximately 66 apartments.

Neither the WAPC nor the City has the daily trip generation rate for apartments. Therefore the applicant has used the *New South Wales (NSW) Guide to Traffic Generating Developments (2002)* which recommends five vehicle trips per apartment per day. The City's Transport and Traffic section and the DPLH officers have advised that NSW standards are acceptable to calculate the volume of traffic generated by apartments and that they are using NSW standards. At the rate of five vehicle trips per apartment per day, 66 apartments would generate 330 vpd. Hence the increase between R25 and R80 development is only a difference of 10vpd.

Impact on Old Trafford Avenue

The current volume of traffic on Old Trafford Avenue is 335 vpd. The additional volume of traffic generated by future residential development at the proposed R60 density is 300vpd. Therefore the total volume of traffic on Old Trafford Avenue is estimated to be 635 (335+300) vpd. Old Trafford Avenue is a 16-metre wide Access Street with a six metre wide

carriageway. As per the provisions of the WAPC's Liveable Neighbourhoods Policy, the indicative volume of traffic on an Access Street is 1,000vpd. The proposed levels of traffic on Old Trafford Avenue will be less than the capacity of the road.

While the number of vehicles trips per day will increase substantially as a result of residential development at the proposed R60 coding, this remains well within the indicative capacity of Old Trafford Road.

MRWA comments

MRWA in its submission advised the City that it can consider support of the proposed Commercial zoning on the basis that connectivity is:

- *Located at the very northern extent of the existing lot 2374 to connect to Wanneroo Road;*
- *The connection would be limited to left-in/left-out at the most; and*
- *Connection to Old Trafford Avenue is maintained.*

The applicant has modified the site plan by relocating the left turn crossover at the northern extent of the site as depicted in **Attachment 7**.

MRWA also advised that it had no objection to the total area being rezoned to a higher residential density provided all vehicle access is via Old Trafford Avenue.

Discussions with MRWA officers indicate that the above advice was provided as per the provisions of the WAPC's Development Control Policy 5.1 – Regional Roads (vehicular access), which states as follows:

“Where alternative access is or could be made available from side or rear streets or from rights-of-way or laneways, no access shall be permitted to the regional road unless special circumstances apply.”

Accordingly MRWA as a special circumstance allowed a left-in/left-out access to the Commercial zone from Wanneroo Road and advised that residential traffic can exit only via Old Trafford Avenue.

City's Transport and Traffic section comments

The City's Transport and Traffic section has provided the following comments.

- A pedestrian/bicycle access is required for emergency/safety concerns and this access should be a direct link to Wanneroo Road as well as to the Kingsway Shopping Centre.
- The proposed increase in traffic volume will not impact on the road network capacity in the locality and particularly on Old Trafford Avenue.

The concept plan does not provide a pedestrian connection to Wanneroo Road. However, a pedestrian connection to Wanneroo Road is currently available via the shopping centre car park (**Attachment 8**).

Employment generation

Administration has assessed the Large Format Retail/Bulky Goods/Showroom Sustainability Assessment report submitted by the applicant and advised that it was generally supportive of the proposed amendment and additional employment it may generate on the proviso the development doesn't detract from the adjacent Kingsway Shopping Centre.

Discussion

Proposed Commercial Zone

The proposed amendment depicts an area of approximately 9110 square metres being rezoned to Commercial. This is approximately the western half of the subject site. DPS 2 part 7.7 Commercial Zone states that the Commercial zone is intended to accommodate existing or proposed shopping and business centres where the planning of the locality is well advanced.

DPS2 section 3.7.2 lists the objectives of the Commercial zone as being:

- (a) *make provision for existing or proposed retail and commercial areas that are not covered currently by a Structure Plan;*
- (b) *provide for a wide range of uses within existing commercial areas, including retailing, entertainment, professional offices, business services and residential.*

DPS2 Table 1 – The Zoning Table sets out a wide range of permissible and discretionary uses in the Commercial zone which includes a range of land uses such as: Banking; Car Wash; Consulting Rooms; Medical Centre; Service Station (which includes Petrol Filling); Shop; Showroom; Supermarket; Take-Away Food Outlet; Veterinary Consulting and Veterinary Hospital; among others.

In this regard the proposal forms an unplanned expansion of the Kingsway Activity Centre which is contrary to the provisions of State Planning Policy 4.2 and is discussed in further detail below.

The applicant has submitted a development concept plan that does not form part of the proposed amendment. The development concept plan indicates that the site would be developed for showrooms (bulky goods retail). However this has no relevance to the range of uses that are permitted under the proposed Commercial zone for the land and should be disregarded as there is no proposal to limit the permitted range of uses.

Assessment against State Planning Policy 4.2 provisions

The applicant has justified the proposed Commercial zone on the basis that it satisfies the WAPC's SPP4.2 as it promotes bulky goods retail, does not encroach into the residential area and it is an edge of centre site integrated with Kingsway Shopping Centre. In this regard the following matters are noted with reference to subclause 5.6.1 of SPP4.2.

5.6.1 Bulky goods retailing and mixed business

The applicant has proposed the amendment in order to accommodate bulky goods retailing. Subsection 5.6.1 of SPP4.2 provides the criteria to establish bulky good retailing, which are as follows:

- “(1) The responsible authority should ensure that shop-retail uses are located in a pedestrian friendly urban environment. In general, bulky goods retailing is unsuited to the walkable catchment or the core of activity centres given their size and car-parking requirements, low employment densities and need for freight vehicle access.*
- (2) Bulky goods are displayed and sold from retail showrooms that typically comprise extensive display and storage areas with direct vehicle access and car parking. Bulky goods retailing does not include the sale of food, clothing or personal effects goods.*
- (3) The responsible authority should promote clusters of bulky goods retail adjacent to, or in close proximity to activity centres and the regional road and public transport networks.*

This should maximise the use of infrastructure, including the shared use of car parking; limit the number of car trips; and economically support other activity centre business.

- (4) The encroachment of bulky goods retail into residential and industrial zones should be avoided. Furthermore, locating such development in an ad hoc manner or as ribbon development along regional roads is discouraged. Bulky goods retail should be developed with access and urban design controls so as not to interfere with traffic flow and safety, or detract from the amenity of public transport or the locality.*
- (5) Local governments should review the land use permissibility of bulky goods retail to reduce its potential dispersal throughout industrial zones. Such development should be directed to selected Mixed Business or equivalent zones with suitable road and public transport access. Local planning schemes and planning decision-making for bulky goods retail should include consideration of land requirements based on demonstrated future floor space needs and the need to retain affordable industrial land.*
- (6) The preferred sequence of suitable locations is:*
 - 1. Edge-of-centre sites integrated with, but not within, the walkable catchment or core activity centre precincts.*
 - 2. Where it is demonstrated that sufficient suitable sites in or adjacent to activity centres are not available, out-of-centre mixed business or equivalent zones integrated with established and well-located bulky-goods nodes.*
 - 3. In limited circumstances where it is demonstrated that sufficient suitable sites in or adjacent to activity centres or within or integrated with existing bulky-goods nodes are not available, other out-of-centre mixed business or equivalent zones."*

The applicant has addressed the above six criteria as follows:

- The Commercial site is located outside the core of Kingsway Shopping Centre;
- It does not intend to include food and clothing businesses;
- The proposal promotes bulky goods adjacent to or in close proximity to Kingsway Shopping Centre, regional road and public transport networks;
- Maximises the use of infrastructure including shared use of car parking; limiting the number of trips and economically support other activity centre business;
- Does not encroach into residential or industrial land and therefore reduces the potential loss of these land uses to inappropriate development;
- It is proposed to having had due consideration to land requirements based on demonstrated future floor space needs; and
- The site is located in the preferred and suitable locations in an edge of centre site integrated with the core activity precinct.

Administration, however, considers that the proposed Commercial zone does not satisfy SPP4.2 for the following reasons:

1. The proposal is to zone the land Commercial allows for a wide range of uses other Showroom that includes retail, consulting and entertainment activities which if approved would forms an unplanned expansion of the Kingsway Activity Centre which is contrary to the provisions of DPS2 Section 3.7 Commercial Zone.
2. The revised concept plan provided by the applicant is not relevant to the amendment. While it makes provision for Showrooms (for bulky goods retailing), Service Station and Private – Recreation (**Attachment 7**). Proposing any land use other that Showroom is contrary to the provisions of SPP4.2. (The revised concept plan was not advertised for public comment because the proposal was not to approve the concept plan but the proposed Commercial zone.)

3. In ASP8 the site is entirely zoned as Residential with a density coding of R25. The proposal to rezone part of the site to Commercial is considered to be an encroachment into the Residential zone which is contrary to SPP 4.2 section 5.6.1 (4).
4. The policy discourages ribbon development along regional roads. If the Commercial zone along Wanneroo Road were to be supported then it would set an undesirable precedent and be contrary to the intent of SPP4.2.
5. The applicant has provided **Attachment 9** which is a map locating the neighbouring bulky goods precincts at Joondalup, Malaga and Balcatta in an attempt to demonstrate that there are no suitable nearby sites for the range of uses. In this regard it is noted that Wangara, located about two kilometres from the site, is zoned Service Industrial and Business wherein as per the provisions of DPS 2 the use class Showroom is a Permissible (P) use. The Wangara Industrial area has substantial areas of land available for the provision for bulky goods retailing and is in close proximity. There is also the ability and to develop Showrooms within Kingsway Shopping Centre as per the provisions of Kingsway City Activity Centre Approved Structure Plan No.59. There is also a substantial amount of undeveloped land in the Centre. Hence the subject proposal is considered to be unnecessary and ad hoc in nature given that the adjoining activity centre has been established to accommodate such land uses.

Bushfire Management

The applicant submitted a Bushfire Management Plan (BMP) including Bushfire Attack Level (BAL) contour map, which classifies that site as BAL Low and 12.5. The BMP has been reviewed by Administration. It was noted that risk to future development from wildfire was very low and no concern was identified. The Department of Fire and Emergency Services (DFES) only wish to review the BMP if the rating is either BAL40 or BAL FZ. On this basis the BMP was not referred to DFES. **Attachment 10** is the Bushfire Attack Level (BAL) contour map indicating a BAL ratings. **Attachment 11** provides an explanation of the BAL ratings.

Administration's position

Administration considers that the proposed amendment should not be supported for the following reasons:

- The proposal does not satisfy SPP4.2 as the proposed Commercial zone is considered to be an encroachment into a Residential Zone and it is ad hoc in nature;
- The Wangara Industrial area is in close proximity and provides extensive opportunity for bulky goods retailing to meet the needs of the local community. There is also an opportunity to develop Showrooms within Kingsway Shopping Centre as per the provisions of Kingsway City Activity Centre Approved Structure Plan No.59. Hence the subject proposal is considered to be unnecessary and ad hoc in nature;
- It would set an undesirable precedent for proliferation of ribbon development along Wanneroo Road, which is a regional road; and

Statutory Compliance

This Structure Plan Amendment has been processed in accordance with the requirements of 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

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

This proposal has been assessed under the provisions of the WAPC's State Planning Policy 4.2 – Activity Centres for Perth and Peel and the City's Local Planning Policy – Local Housing Strategy Implementation 3.1.

Financial Implications

Nil

Voting Requirements

Simple Majority












Recommendation

That Council:-

1. Pursuant to Clause 20(2) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 **RECOMMENDS** to the Western Australian Planning Commission that Amendment No.42 to East Wanneroo Cell 6 Approved Structure Plan No.8 to rezone Lots 1 and 2374 Wanneroo Road, Madeley from Residential Precinct to Commercial and to recode from Residential R25 to Residential R60 **SHOULD NOT BE APPROVED** as the proposed Commercial Zone does not satisfy Western Australian Planning Commission's State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2) as listed below:
 - a) The proposal is contrary to section 5.6.1 (4) as the proposed Commercial zoning encroaches into approved residential areas under the structure plan;
 - b) The proposal is contrary to section 5.6.1 (4) as the proposed Commercial zoning constitutes ribbon development along a regional road which is not supported by the policy; and

- c) The proposal is contrary to section 5.6.1 (6) as the proposed Commercial Zone is out of sequence as it has not been demonstrated that there is a lack of available land for commercial development in the area either within the Kingsway Activity Centre or the Wangara Industrial Area;
2. The proposal to rezone the western 9110 square metre portion of the site to Commercial is contrary to District Planning Scheme No.2 section 3.7 Commercial Zone as the proposal will constitute an unplanned expansion of the Kingsway City Activity Centre; and
3. ADVISES the submitters of Council's decision.

Attachments:

1  .	Attachment 1 - Location plan	19/14010
2  .	Attachment 2 - Amendment document as advertised	19/14027
3  .	Attachment 3 - Concept Plan	19/14507
4  .	Attachment 4 - Extract of ASP8	19/433847
5  .	Attachment 5 - SUBMISSION SCHEDULE	19/434323
6  .	Attachment 6 - Revised amendment plan	19/435204
7  .	Attachment 7 - Revised concept plan	19/433855
8  .	Attachment 8 - Pedestrian connection	19/434228
9  .	Attachment 9 - Nearby bulky goods precinct	19/433996
10  .	Attachment 10 - BAL map	19/13885
11  .	Attachment 11 - BAL explained	19/13894



Part One - Implementation

Amendment No.41 to the
East Wanneroo Cell 6 Agreed Structure Plan (ASP8)

Amendment No.41 to the
East Wanneroo Cell 6 Agreed Structure Plan (ASP8)

The City of Wanneroo, pursuant to its District Planning Scheme No.2, hereby
amends the Agreed Structure Plan by:

1. Amending the zoning and coding of lots 1 & 2374 Wanneroo Road, Madeley from Residential R25 to Commercial and Residential R80, and revising the adjoining indicative road layout.

Record of Amendments Made to the East Wanneroo Cell
6 Structure Plan (ASP8)

TABLE OF AMENDMENT(S)

Amendment No.	Summary of Amendment	Finally Endorsed by City of Wanneroo	Finally Endorsed by WAPC
41	Amend the zoning and coding of lots 1 & 2374 Wanneroo Road, Madeley from Residential R25 to Commercial and Residential R80 and revising the adjoining indicative road layout.		

This Structure Plan Amendment is prepared under the provisions of the City of Wanneroo District
Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 41 TO THE EAST
WANNEROO CELL 6 AGREED STRUCTURE PLAN (AGREED STRUCTURE PLAN NO.8)

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 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

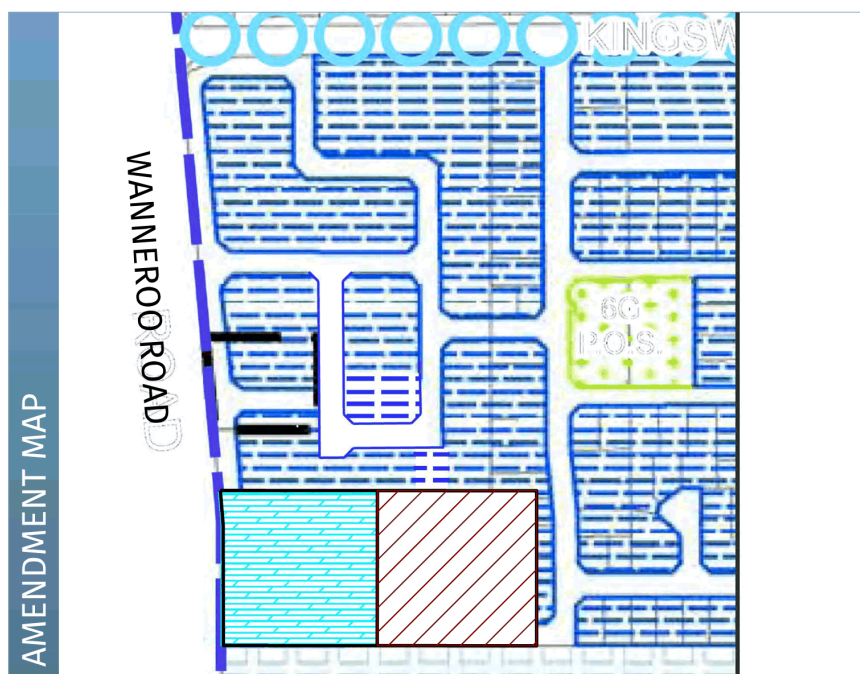
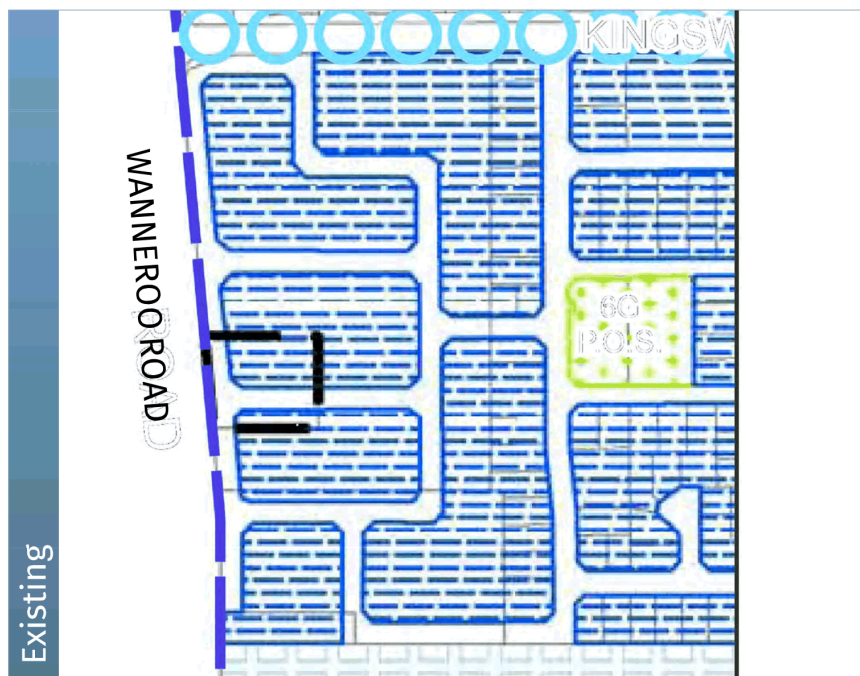
..... Date of Expiry

Plan 1

Structure Plan Map

AGREED STRUCTURE PLAN No.8 EAST WANNEROO CELL 6 AMENDMENT No.41

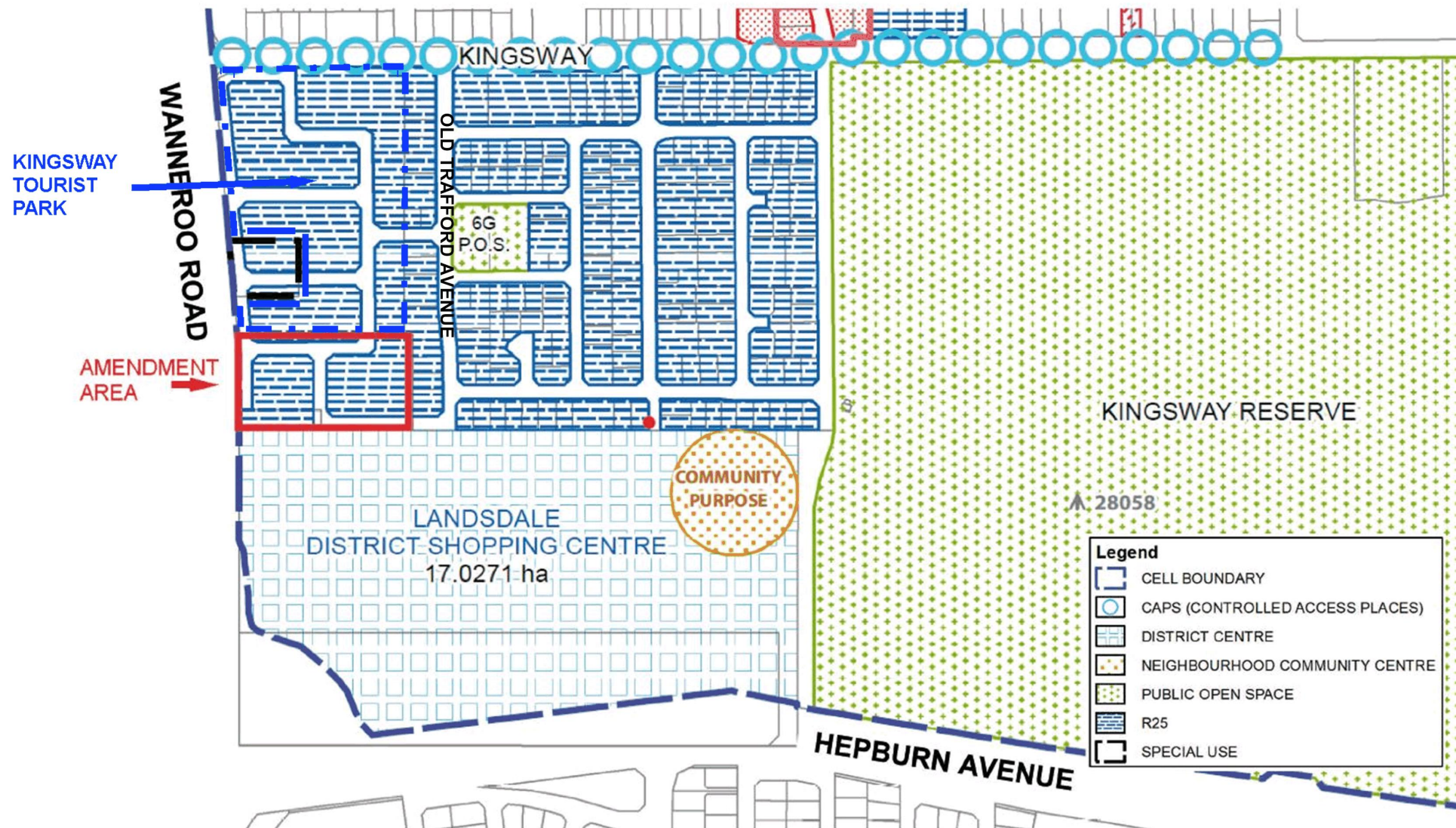
Lots 1 & 2374
Wanneroo Road
Madely



Plan No. | 21290-06A Drawn | JPW 06/11/17







**EXTRACT OF EAST WANNEROO CELL 6
APPROVED STRUCTURE PLAN NO.8
INDICATING THE AMENDMENT NO.38 AREA**

CITY OF WANNEROO
AMENDMENT NO. 42 TO THE EAST WANNEROO CELL 6 NO. 8
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(Advertising Closed 5 February 2018)

No.	Submitter No. in the list	Summary of Submission	Administration Comment and Recommendation
1.	1, 2, 4, 6, 8	Oppose the proposed R80 density coding but support the commercial proposal.	The City's Local Planning Policy 3.1 – Housing Strategy Implementation recommends a density coding of R60 within 400 metres from an edge of an Activity Centre. The amendment area being adjacent to Kingsway Shopping Centre, the applicant has revised the amendment proposal by recoding the residential area as R60.
2	1, 2, 3, 4, 5, 6, 7, 8	<p>The current road infrastructure available in the locality will not cope with the amount of extra traffic generated by the proposed R80 development. The roads are already overloaded on weekends due to sporting events in the Kingsway Regional Sporting Complex.</p> <p>The applicant's report states that the traffic generated from an R25 development would be approximately 320 vehicles per day (vpd) while the R80 development would be approximately 320vpd. Given there is potential for 66 dwellings how can there only be an increase in 10vpd.</p>	<p>The City's Traffic section has assessed the Traffic Impact Assessment (TIA) and has advised that the additional traffic generated by the proposal will not impact on the movement of traffic on Old Trafford Avenue.</p> <p>The TIA is based on a multiple dwelling development consisting of 2, 3 and 3+ bedroom apartments yielding approximately 66 apartments. The applicant has considered the New South Wales Guide to Traffic Generating Developments (2002), which recommends 4 to 6.5 vehicle trips per apartment per day depending on the number of bedrooms in the apartments. As an average, the applicant has assumed 5 vehicle trips per apartment per day. Therefore 66 apartments are estimated to generate 330 vpd.</p> <p>The March 2018 a week-long traffic count taken by the City on Old Trafford Avenue recorded an average traffic volume of 335 vpd. Therefore the total volume of traffic on Old Trafford Avenue is likely to be 665 vpd.</p> <p>Old Trafford Avenue reserve is 16 metres wide with a 6-metre wide carriageway. As per the provisions of the WAPC's Liveable Neighbourhoods policy the indicative volume of traffic this road is 1,000 vpd. Therefore Old Trafford Avenue has the capacity to carry additional traffic generated by the proposed</p>

No.	Submitter No. in the list	Summary of Submission	Administration Comment and Recommendation
			development. The applicant having reduced the density coding to R60, the volume of traffic generated by the proposal will be less than 330vpd.
3	1, 2, 6, 7	The three storey R80 structures are not supported because they would: <ul style="list-style-type: none"> - Have negative impacts on the privacy of adjoining residents; and - Block afternoon sunlight entering the adjoining residents. The above issues would not be the case if the developments were single/double storey.	The applicant has proposed to code the residential zone as R60 to accord with LPP 3.1. The WAPC's State Planning Policy 7.3 Residential Design Codes - Volume 2 – Apartments allows up to 3 storeys in R60 coded areas. Any future residential development proposals will be assessed under the provisions of this policy relating to privacy and daylight and solar access to adjoining and nearby residential development.
4	1	The existing road layout in the Agreed Structure Plan (ASP) shows multiple entrances/exits to the site giving options for residents. The concept plan only has one point leading to Old Trafford.	The road layout shown on ASP8 is based on green-title development creating individual lots. The concept plan proposes a multiple-dwelling development accessing from Old Trafford Avenue and therefore connections to the land to the north is not proposed.
5	1	The concept plan does not identify visitor parking and with the amount of units there would be limited availability leading to parking on the street, causing further congestion.	At the development stage as per the provisions of R-Codes, the number of visitors parking will be determined.
6	1	The existing road layout in the ASP shows a road going from Old Trafford Avenue to the Kingsway Shopping Complex. Residents were advised this was not going to go ahead as it would cause traffic problems. The scale of this development would be similar to that.	The Kingsway City Shopping Centre Approved Structure Plan No.59 proposes a vehicular access to the shopping centre from Old Trafford Avenue. However, instead of the vehicular access, a pedestrian connection has been constructed providing access to the shopping centre.
7	5	If the commercial traffic can access from	Wanneroo Road is reserved as a Primary Regional Road Reserve in the WAPC's

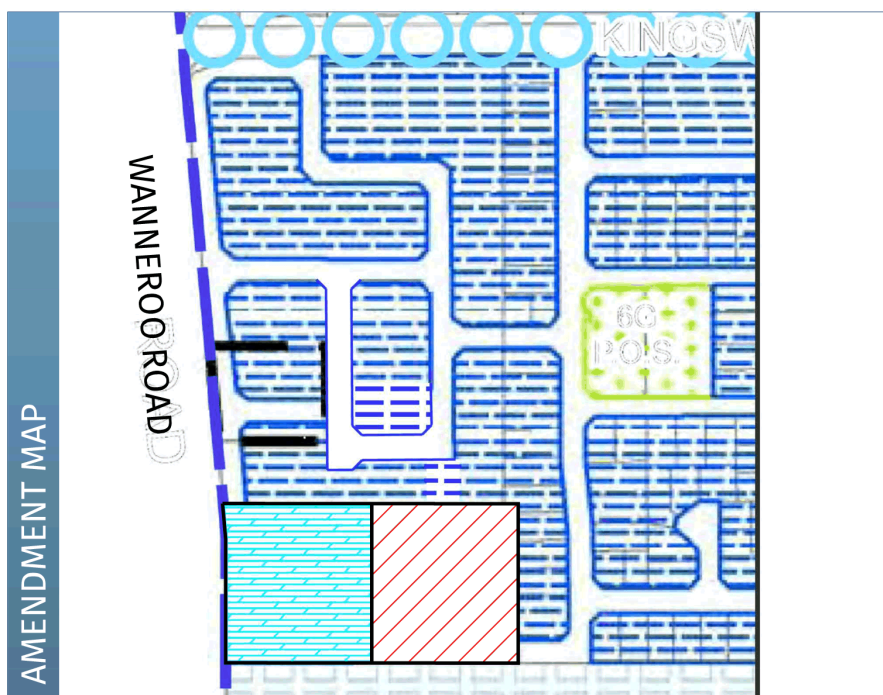
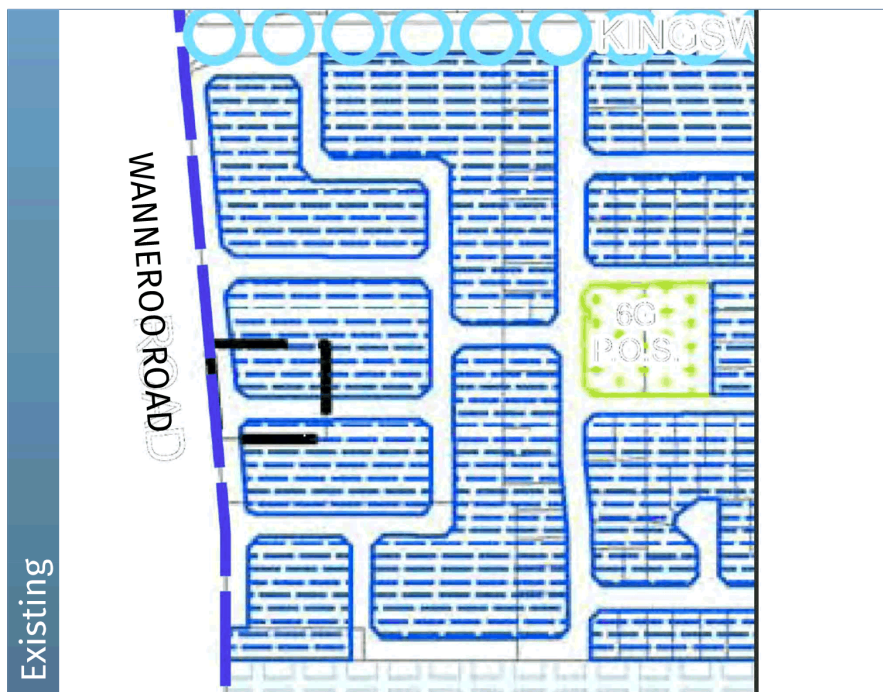
No.	Submitter No. in the list	Summary of Submission	Administration Comment and Recommendation
		Wanneroo Road why can't the residential traffic also come from Wanneroo Road?	<p>Metropolitan Region Scheme and is managed by Main Roads WA (MRWA). While providing support for Commercial traffic to gain access from Wanneroo Road, MRWA advised that it would not support Residential traffic to gain access from Wanneroo Road.</p> <p>WAPC's Development Control Policy 5.1 Regional Roads (vehicular access) states that the types of development that would be allowed access to a regional road include large traffic generators such as major shopping, recreation or community centres. Therefore residential developments will not be allowed to gain access from a regional road such as Wanneroo Road.</p>

List of details of the submitters

No.	Details of the submitters
1	Anonymous
2	Dinko Zec 7 Newlands Way, Madeley
3	Anonymous
4	Linda Tran & Teik Lean 32 Old Trafford Avenue Madeley
5	Jim & Matilda Finlay 28 Old Trafford Avenue Madeley
6	Biljana Nesevki 24 Trent Bridge Avenue Madeley
7	Dianna & Murray Townsend 36 Old Trafford Avenue Madeley
8	Dusan & Slavica Krsteski 40 Old Trafford Avenue Madeley

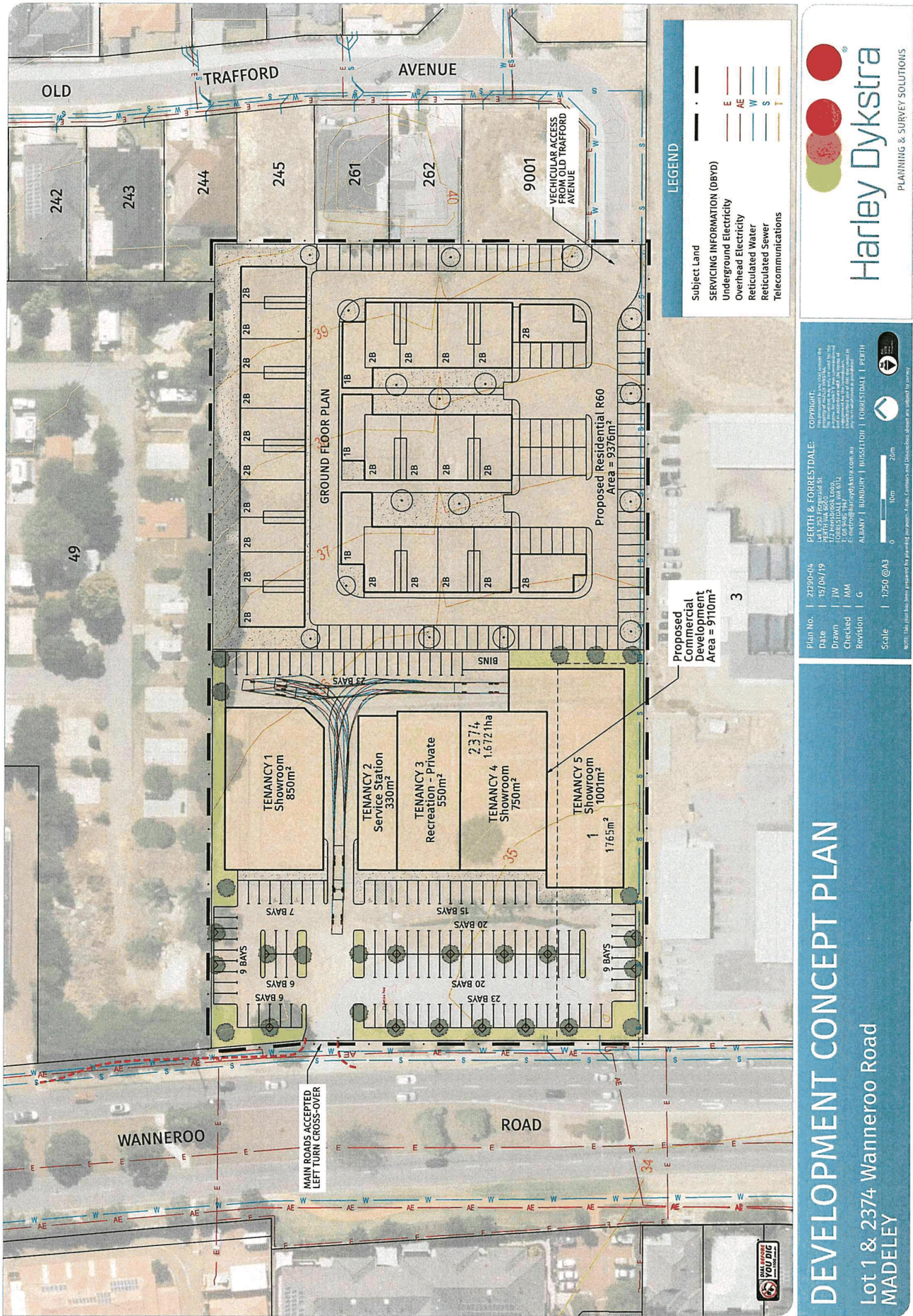
AGREED STRUCTURE PLAN No.8 EAST WANNEROO CELL 6 AMENDMENT No.41

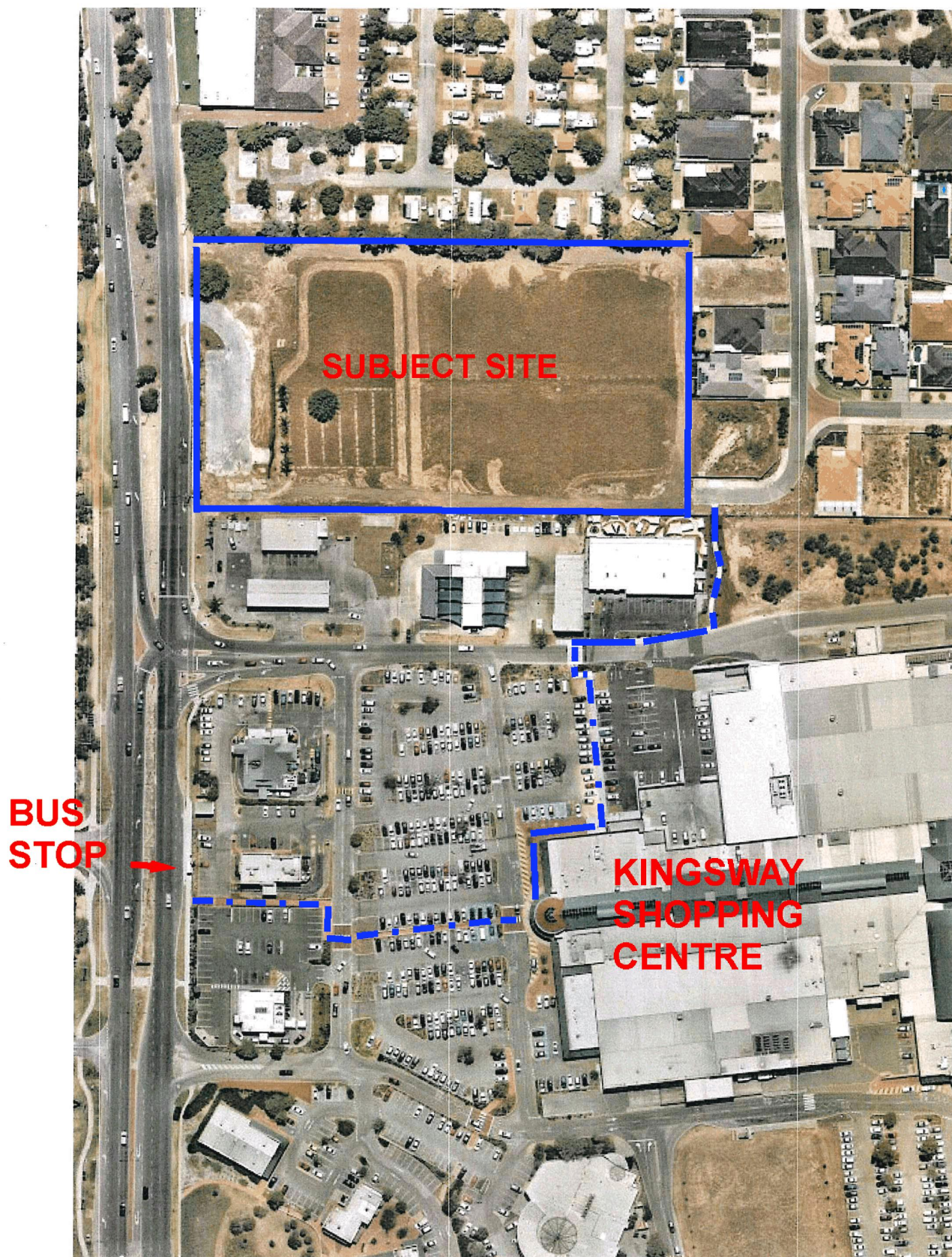
Lots 1 & 2374
Wanneroo Road
Madeley



Mapping prepared by Harley Dykstra
Lvl 1, 252 Fitzgerald Street, PERTH WA 6000
15/2 Hensbrook Loop, FORRESTDALE WA 6112
T: 08 9495 1947
Plan No. | 21290-06C Drawn | JW 06/11/19







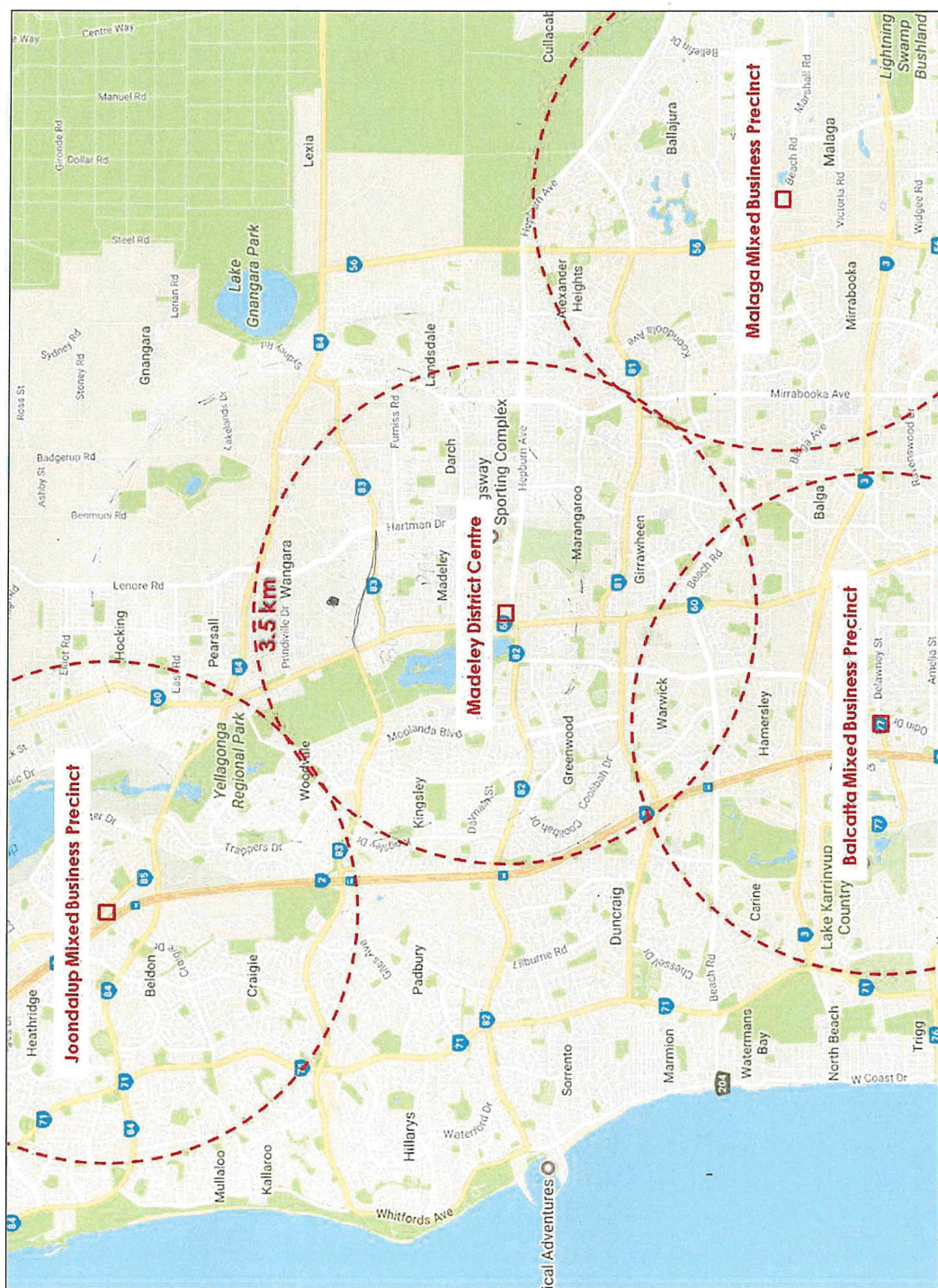
Google

PEDESTRIAN CONNECTION TO THE
BUS STOP ON WANNEROO ROAD<http://maps.au.nearmap.com/?>

04/11/2019

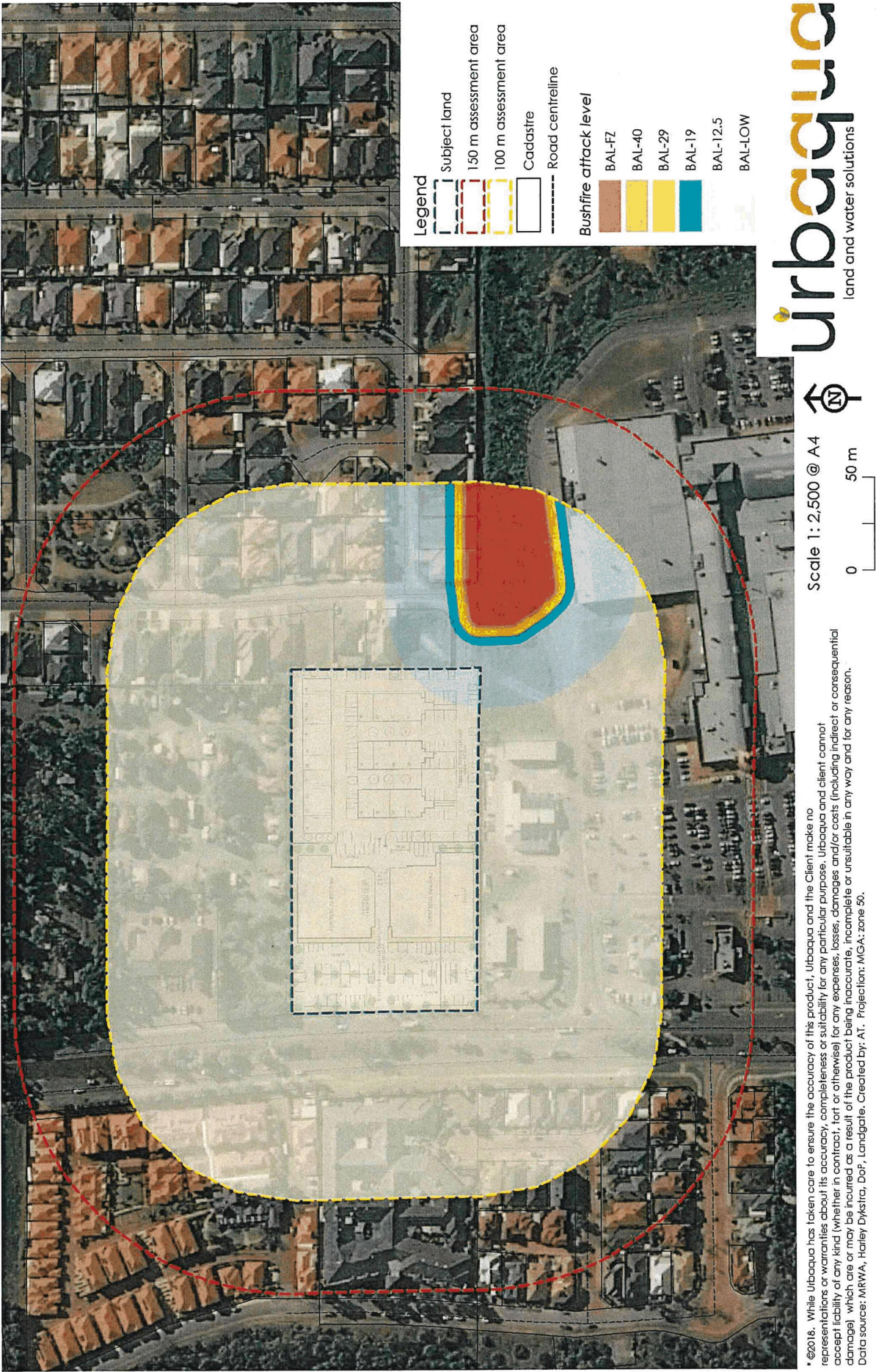
4. LINDRUM ROAD BALCATTA – 3 KM SOUTH
3. Joondalup Drive Edgewater – 8 km north

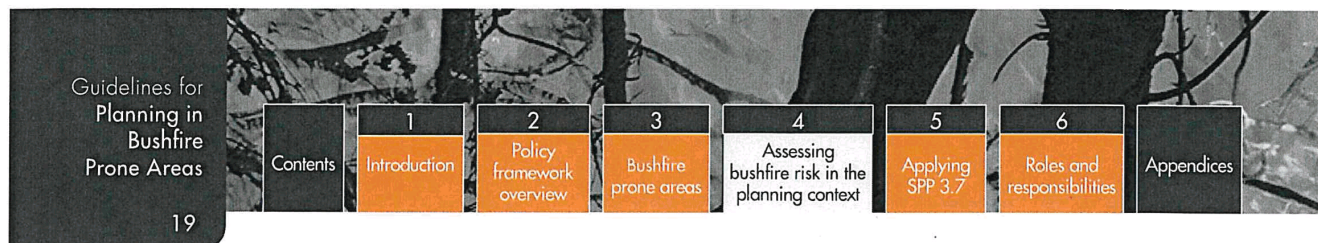
LOCALITY MAP – NEIGHBOURING BULKY GOODS PRECINCTS



These three precincts are currently estimated to comprise 76,000sqm of bulky goods retail outlets. Three of the precincts contain in excess of 17,000sqm. The exception is Wangara which

Harley Dykstra - Bushfire Management Plan, Lots 1 & 2374 Wanneroo Rd, Madeley
Figure 5 - Bushfire attack level contours





The BAL descriptions and assessment methodologies are located in AS 3959, referenced in the Building Code of Australia and reprinted in Table 2. The BAL may be used to determine the construction standard required.

Table 2: BAL and corresponding descriptions of the predicted levels of exposure and heat flux exposure thresholds

BAL	DESCRIPTION (Source: AS 3959-2009, Appendix G)
BAL-LOW	The risk is considered to be VERY LOW. There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL-12.5	The risk is considered to be LOW. There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5kW/m ² .
BAL-19	The risk is considered to be MODERATE. There is a risk of ember attack and burning debris ignited by wind-borne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19kW/m ² .
BAL-29	The risk is considered to be HIGH. There is an increased risk of ember attack and burning debris ignited by wind-borne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29kW/m ² .
BAL-40	The risk is considered to be VERY HIGH. There is a much increased risk of ember attack and burning debris ignited by wind-borne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40kW/m ² .
BAL-Flame Zone (FZ)	The risk is considered to be EXTREME. There is an extremely high risk of ember attack and burning debris ignited by wind-borne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40kW/m ² .

Figure 7: BAL construction levels in context



3.5 Consideration of Development Application (DA2019/216) - Single House Additions (Retrospective Gate Structure and Fence, Retaining Walls and Proposed Driveway Realignment) - Lot 251 (17) Knight Road, Gngangara

File Ref: DA2019/216 – 19/429283
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 9

Issue

To consider a development application (DA2019/216) for Single House Additions seeking retrospective approval for Retaining Walls, a Gate Structure and Fence and proposed Driveway Realignment at Lot 251 (17) Knight Road, Gngangara (subject site).

Applicant	Adrian Licastro
Owner	Adrian Licastro
Location	Lot 251 (17) Knight Road, Gngangara
Site Area	10,116m ²
DPS 2 Zoning	Special Rural (SR/05)

Background

On 21 May 2018, Administration received an enquiry to investigate whether an existing retaining wall at the subject site had a valid development approval. The site is 10,116 square metres in area, zoned Special Rural under DPS 2 and is located within Special Rural zone No. 5. The Single House Additions are a discretionary ("D") use within the Special Rural zone which means that the use is not permitted, unless Council exercises discretion and grants development approval.

Development approval for a single house, an outbuilding and a pool cabana was granted on 9 August 2016 (DA2016/603). The dwelling is currently being constructed. The site contains a single house (under construction), a workshop, several retaining walls and a gate structure and fence. The site also contains an existing single house (to be demolished) and an existing outbuilding (to be demolished). A location plan of the subject site is included in **Attachment 1**.

Upon investigation it was identified that several structures on the subject site have not been approved by the City. The City advised the landowner to either remove the unauthorised structures from the subject site, or to lodge a development application seeking approval for the unauthorised structures.

On 30 July 2018, the applicant submitted a development application (DA2018/964) seeking approval for the following:

- Gate structure and fence (existing);
- Two retaining walls towards the southern boundary (existing);
- Several retaining walls on the north-west portion of the site (existing);
- A retaining wall adjacent to the approved pool and cabana (proposed); and
- Front fence modification (proposed).

The application was advertised for public comment and one objection was received. The objection was in relation to the gate structure and fence and two retaining walls on the southern portion of the subject site. The applicant modified the application to remove these

elements to allow for an expedited approval of the remaining structures. DA2018/964 was approved under delegated authority on 21 February 2019 for the retaining walls on the north-western side of the site, with the gate structure and the two retaining walls towards the southern boundary removed from the application.

On 21 February 2019, Administration also received a development application (DA2019/216) for the following remaining unauthorised structures:

- Gate structure and fence;
- Two retaining walls towards the southern boundary; and
- Proposed driveway realignment (that was not part of the original application).

A plan detailing the approved development on site and development proposed by this application is included in **Attachment 2**. During the assessment of the application, it was noted that large portions of the site have been cleared of vegetation without approval. A Revegetation Plan was also submitted with the application (see **Attachment 3**).

Administration presented the item to Council at the Briefing Session on 8 October 2019 recommending the application be refused. Administration was not supportive of the gate structure and fence, fill and retaining walls as the development was not considered to meet the objectives of the Special Rural zone for the following reasons:

- The development is not considered to be compatible with the surrounding low density residential development;
- The development is located within the 15 metre setback area and negatively impacts on the amenity of the surrounding residents and amenity and character of the zone;
- The development has a negative impact on the amenity of the locality by way of scale and appearance on the surrounding development and streetscape; and
- The development has a negative impact on the rural character of the area as the development was considered out of context with the surrounding development.

Following the briefing session on 8 October, the item was withdrawn pending a meeting between the applicant and Administration to discuss the application further. A meeting between the applicant and Administration was held on 10 October. Revised plans were subsequently lodged by the applicant on 21 October 2019, which proposed minor modifications to the plans in an effort to align the development with the objectives of the Special Rural zone. These modifications will be discussed further in the detail section (below).

Detail

As noted above, the current application is for a number of existing unauthorised works comprising gate structure and fence, retaining walls, proposed driveway realignment and a Revegetation Plan. These elements have been itemised on **Attachment 4**.

Gate Structure and Fence (Item 1.1)

The gate structure and fence originally comprised two pillars, a gate and attached masonry fence. One pillar was located on the southern (side) boundary and the other was setback 7.9 metres from the southern side boundary. A 15 metre side setback is required for all structures. The masonry pillar on the boundary was 2.2 metres high and the other pillar setback 7.9 metres, was 1.85 metres high.

The masonry fence was setback 10.3 metres from the southern (side) boundary in lieu of the required 15 metre setback and was 0.7 metres in height with a 1.2 metre high colorbond fence atop of the fence. The fence had an additional limestone pillar approximately 1.8

metres in height at the 'end' of the fence, towards the dwelling. This pillar was setback approximately 16.5 metres from the southern side boundary.

Fill and Retaining Walls (Item 1.2)

There are two sections of retaining wall along the southern side boundary retaining fill, with a minimum setback of 5.5 metres where a 15 metre setback is required. Retaining Wall 1 has a height of 0.9 metres.

Retaining Wall 2 varies in height from 0.3 metres at the front of the property to a maximum height of approximately 1.9 metres. Wall 2 is retaining fill in the front portion of the site, with the ground level raised to the same finished level as the dwelling. The site previously gently undulated from a Reduced Level (RL) of 9.94 at the front north east corner of the site to 5.29 RL approximately halfway along the southern (side) boundary. This has resulted in a significant alteration of the natural ground level with the southern front portion of the site being retained to 7.5 RL by filling this portion of the site.

Balustrading with a height of 1.2 metres is also proposed atop the retaining wall along the southern Retaining Wall 2 with 1.8 metre high colorbond fencing proposed on the corner junction and return portion of the wall as it meets with the house.

The plans also denote the western portion of the retained front yard to be for the provision of a future basketball court and gazebo. Both the future basketball court and gazebo intrude into the 15 metre side setback area.

Revegetation Plan

A revegetation plan was provided by the applicant that proposed to revegetate approximately 2900 square metres of the site and consists of a mixture of mostly native species in the front portion, northern (side), and rear of the site. The revegetation plan also proposes some introduced species and a lawn area within the front portion of the site between the house and a proposed revegetated front setback area.

Driveway Realignment (Item 1.3)

The driveway approved as per DA2016/603 is proposed to be relocated 8 metres south of the previously approved location. The relocation of the driveway is to prevent the removal of existing trees on site.

Modified Plans

On 21 October 2019, the applicant provided amended plans (see **Attachment 5**) and an amended Revegetation Plan (see **Attachment 6**) to Administration for consideration. The amended plans proposed the following modifications to the development described above and subject of this application:

- Reduce the height of the pillars and fence which are part of the gate structure from 1.8 metres in height to a height of 1.2 metres;
- Reduce the height of Retaining Wall 1 from 0.9 metres to 0.5 metres in height.
- Reduce Retaining Wall 2 from 7.5 RL to 7.32 RL (effective maximum height of 1.32 metres);
- Truncating the north-west portion of the retaining wall to form a two-level retaining wall with the lower level having a 6.97 RL (effective height of 0.9 metres) and the higher level having a 7.32 RL (effective height of 1.32 metres);
- Correcting the height of the northern portion of Retaining Wall 2 to reflect its actual height of a 7.91 RL (effective height of 1.9 metres);

- Modification of the fencing proposed atop of Retaining Wall 2 from 1.8 metre high colorbond fencing to 1.0 metre high post and panel balustrading; and
- Modification of the revegetation plan to include plant species identified as being natural habitats for the Carnaby's cockatoo.

Consultation

The proposal was advertised to adjoining landowners for a period of 21 days as part of the previously approved development application (DA2018/964). The application was advertised from 12 September 2018 to 3 October 2018. A submission was received objecting to the proposal for the following reasons:

- Setback variations;
- Loss of amenity; and
- Development not being in line with the objectives of the Special Rural zone.

The submission received is considered relevant to the current application (DA2019/216), as this application comprises those elements that were part of the original application but were later removed. As such, further advertising of the proposed variations in this application was not required as an objection had already been received. The City has been in regular contact with the adjoining landowners who confirm that they maintain their objection to the proposal.

The proposal was also referred to the DWER for comment as the site had been cleared of significant amounts of native vegetation. DWER confirmed that the amount of clearing on site was below the threshold for DWER to undertake compliance action and advised that a clearing permit was not required.

Comment

Gate Structure, Fence and Retaining Walls

The gate structure and fence were objected to by the adjoining landowner to the south, on the grounds that they were concealing a large amount of rubbish and building material which was building up along the boundary. However, this is not a valid planning consideration as unauthorised storage of materials can be dealt with separately and is not part of this application.

The applicant has advised that as the subject site is currently under construction and some building material is being stored on site, which will be cleared once construction is completed.

Administration presented the item to Council at the Briefing Session on 8 October 2019 following which the item was withdrawn from the Agenda, pending a meeting between the applicant and Administration to discuss the application further, prior to making a determination.

At the meeting between the applicant and Administration on October 10, the applicant advised that the site levels could not be reduced significantly due to a portion of the septic system having been constructed and installed within the retained portion of the site. Upon further investigation by Administration, it was confirmed the septic system has not received the relevant approvals. Administration has also advised that the septic system cannot be approved retrospectively under the relevant Health Regulations as Administration must inspect the septic prior to installation. Therefore, the installation of the septic system is also unauthorised and has no bearing on consideration of reducing the level of fill on the site back to the natural ground level.

Administration had a further on-site meeting on November 7 2019 with the applicant regarding Retaining Wall 2. The applicant provided a final set of amended plans (see **Attachment 7**) for consideration on 12 November 2019. The plans proposed the following changes to Retaining Wall 2:

- Reduce Retaining Wall 2 from 7.32 RL to 7.1 RL (effective maximum height of 1.1 metres);
- The truncated north-west portion of the retaining wall being modified from a two-level retaining wall to a single level retaining wall at 7.1 RL (effective height of 1.1 metres).
- Reducing the height of the northern portion of Retaining Wall 2 from 7.91 RL to 7.1 RL;
- Removal of the proposed balustrading a top of Retaining Wall 2; and
- Removal of reference on the plans to a future gazebo and basketball court in the side setback area.

Clause 3.18.2 of DPS 2 sets out the objectives of the Special Rural zone which is to:

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

Clause 3.18.3 (e) of DPS 2 requires Council to pay particular regard to the effect on flora and fauna and the character and amenity of the Special Rural Zone when considering relaxing development standards, including setbacks.

The modified Retaining Wall 2 and associated fill is not considered acceptable development for the following reasons:

- Clause 3.18.3 (d) of DPS 2 requires development to be setback a minimum of 15 metres from side or rear boundaries. Retaining Wall 2 is setback approximately 5.5m from the side boundary and is not considered to be in keeping with the semi-rural character of the locality. The setback area allows for a vegetated buffer between properties which has been removed to facilitate fill of the site and Retaining Wall 2.
- Clause 3.18.3 (i) of DPS 2 requires land to be managed to avoid it being cleared of vegetation. The site has been cleared of approximately 3000m² of native vegetation which is considered to detrimentally impact on the rural character of the area. The proposed revegetation does not adequately remediate the impact of the cleared vegetation given that the cleared area now consists of urban development. Furthermore given that Administration does not support Retaining Wall 2 and the associated fill, the proposed revegetation of this area is considered null and void.
- The fill and Retaining Wall 2 are not in keeping with the existing low density development of surrounding properties as it has resulted in the removal of vegetation and now consists of a retaining wall and associated fill. Having regard to Clause 3.18.3 (e), the development does have a detrimental impact on native vegetation and the character and amenity of the zone.
- The fill and Retaining Wall 2, which was not approved as part of the original approval, have resulted in the outlook from the adjacent property being onto built form comprising retaining wall and filled land levels, where previously it was onto native vegetation on naturally sloping site. The vegetation clearing and subsequent development is considered to be visually obtrusive and adversely impacts on the amenity of the adjoining site and locality. Photographs of the development as viewed from the adjoining property are provided in **Attachment 8**.
- The fill and Retaining Wall 2 at the front of the site has resulted in the removal of large portions of vegetated areas and changes to the existing site levels which have a detrimental impact on the amenity of the locality. The fill and retaining is not in keeping

with the surrounding development and therefore is not considered to meet the objectives of the Special Rural zone. Photographs of the development as viewed from the street are provided in **Attachment 9**.

- The unauthorised fill at the front of the site has resulted in the alteration of the natural ground levels of the site. This has resulted in modified site levels which are not in keeping with the existing and surrounding topography of the locality. The impact of this development is considered detrimental to the rural character and amenity of the locality and does not meet the objectives of the Special Rural zone.

The modified Gate Structure, Fence and Retaining Wall 1 were modified following the meeting with Administration on 10 October. These structures are now supported by Administration as the modified development is considered to meet the objectives of the Special Rural zone as follows:

- The reduced height of the pillars and fence are now matching that of the post and wire boundary fencing, which is a height of 1.2 metres and as amended are not out of character with the Special Rural zone; and
- The reduced height of Retaining Wall 1, to a height of 0.5 metres is no longer visually obtrusive or adversely impacting on the amenity of the adjoining property. Given the purpose of the wall is to delineate the driveway and has been reduced in height, it is no longer considered to adversely impact on the adjoining property.

It is noted that the area adjacent to the gate structure and fence has been proposed to be revegetated in accordance with the revegetation plan provided. Given that the revegetation plan is not supported by Administration (as set out below), this area will be required to be revegetated accordingly and shall be addressed through separate compliance action and does not prevent approval of these structures.

Revegetation Plan

Aerial imagery shows significant clearing of the subject site occurred between June and November 2015. No approval was sought for this clearing which was identified during the assessment of the current proposal. The applicant has provided a Revegetation Plan to remedy the clearing which proposes to retain existing vegetation in addition to planting of 2000m² of native and non-native species, and installation of approximately 910m² of lawn.

Clause 3.18 of DPS 2 relates to the Special Rural Zone where it is intended that all development is conducted in a manner that preserves the local amenity and the natural landscape of the zone. Clause 3.18.3 (i) states land shall not be cleared of vegetation except where it is necessary to permit the construction of buildings or where the vegetation is dead and poses a safety issue.

Attachments 8 and 9 provide photographs of the subject site as viewed from the adjoining property and the road. The removal of the vegetation has significantly impacted on the amenity and natural landscape as viewed from these locations. The proposed revegetation of the site does not sufficiently remedy the impact of the clearing and involves the planting of non-native species in addition to lawn, where native vegetation previously existed.

Whilst it is acknowledged clearing of some vegetation was necessary to facilitate development of the approved dwelling and ancillary infrastructure, the extent of clearing which has occurred is significant and cannot be justified against the development approvals that have been issued. The proposed revegetation will not adequately restore the amenity or the natural landscape and as such, the Revegetation Plan is not supported.

Should Council agree with Administration's recommendation, an appropriate level of revegetation will be investigated by Administration for further action.

Driveway Realignment

The realignment of the approved driveway location is supported as it will result in the retention of existing trees on site.

Conclusion

The variations to the natural ground level and Retaining Wall 2 are not supported as they do not meet the objectives of the Special Rural zone of DPS 2 and are contrary to the provisions set out within Clause 67 of the Deemed Provisions of DPS 2. It is therefore recommended that Council refuse these components of the application.

While the above development is not supported, the Gate Structure, Fence, Retaining Wall 1 and proposed driveway realignment are considered to meet the objectives of the Special Rural zone and are recommended for approval.

Should Council endorse Administration's recommendation, the applicant has a right of review with SAT in accordance with Part 14 of the *Planning and Development Act 2005*. The applicant must make an application to SAT within twenty eight (28) days of the date of determination.

Should the applicant not seek a review of the determination, or should SAT uphold Council's decision, Administration will seek compliance with the City's DPS 2 and planning framework by bringing the site into compliance with its existing approvals.

Statutory Compliance

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

Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

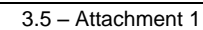
That Council:-

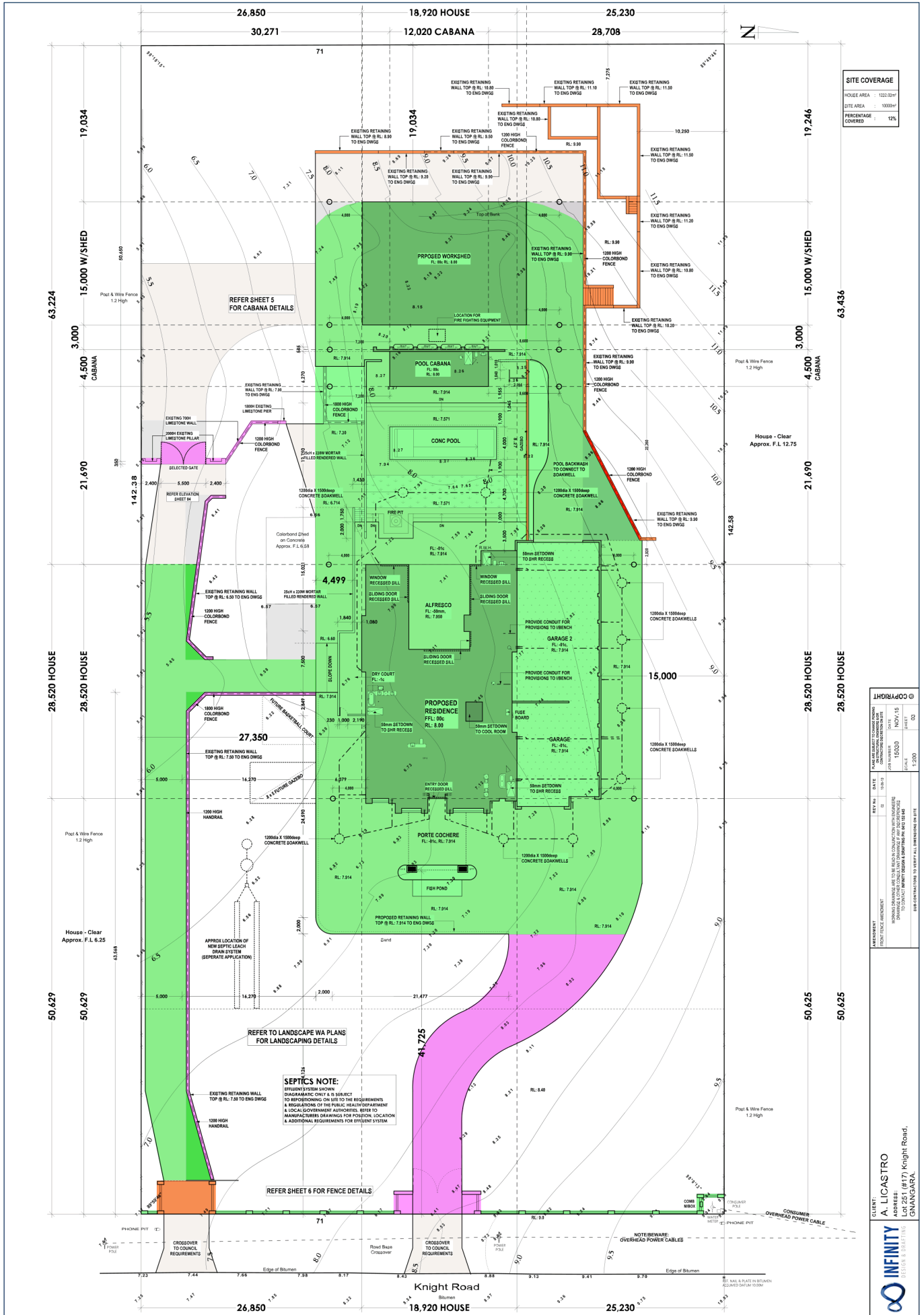
- 1. Pursuant to Clause 68(2)(c) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2 and under the provisions of the Metropolitan Region Scheme, REFUSES the Development Application (DA2019/216), as shown in Attachment 2 for the Existing Single House Addition (Retaining Wall) at Lot 251 (17) Knight Road, Gngara for the following reasons:**
 - a) The development does not satisfy the requirements of Clause 3.18.2 (a) and (b) of the City of Wanneroo District Planning No. 2, as the development is not considered to be compatible with the surrounding low density residential development and is therefore not consistent with the objectives of the Special Rural zone;**
 - b) The Development does not satisfy the requirements of Clause 3.18.3 (d) and 3.18.3 (e) as the development is located within the 15 metre setback requirement and negatively impacts on the amenity of the surrounding residents and amenity and character of the zone which is not consistent with the objectives of the Special Rural Zone;**
 - c) The development does not comply with Clause 67 (m) of the City of Wanneroo District Planning Scheme No. 2 as the proposal has a negative impact on the amenity of the locality by way of scale and appearance on the surrounding low density residential development and streetscape and therefore is inconsistent with the objectives of the Special Rural zone; and**
 - d) The development does not comply with Clause 67 (n) of the City of Wanneroo District Planning Scheme No. 2 as it will have a negative impact on the rural character of the area as the proposal is considered out of context with surrounding development and therefore inconsistent with the objectives of the Special Rural zone.**
- 2. Pursuant to Clause 68(2)(b) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2 and under the provisions of the Metropolitan Region Scheme, APPROVES the Development Application (DA2019/216) as shown in Attachment 2 for the Single House Additions (Gate Structure and Fence, Retaining Wall and Driveway Realignment) at Lot 251 (17) Knight Road, Gngara, subject to the following conditions:**
 - a) This approval only relates to the proposed Single House Additions (Gate Structure and Fence, Retaining Wall and Driveway Realignment), as indicated on the approved plans. It does not relate to any other development on the lot;**
 - b) Stormwater and any other water run-off from the structures driveway shall be collected and retained on site; and**
 - c) No further vegetation shall be cleared on the property without prior approval by the City.**
- 3. ADVISES the submitters of Council's determination; and**

- 4. ADVISES the applicant that unauthorised development is to be removed within 90 days and the site is to be revegetated by a qualified and accredited company that is a member of the Revegetation Industry Association of WA or the Environmental Consultants Association of WA. A revegetation plan is to be prepared and implemented to the satisfaction of the City.**

Attachments:

1 	DA2019/216 - Attachment 1 - Location Plan - 17 Knight Road GNANGARA	19/85751	
2 	DA2019/216 - Attachment 2 - Existing Approvals and Proposed Development - 17 Knight Road GNANGARA	19/344758	Minuted
3 	DA2019/216 - Attachment 3 - Revegetation Plan - 17 Knight Road GNANGARA	19/440974	
4 	DA2019/216 - Attachment 4 - Site Plan & Elevations - 17 Knight Road GNANGARA	19/85754	
5 	DA2019/216 - Attachment 5 - Amended Plans & Elevations - 17 Knight Road GNANGARA	19/441005	
6 	DA2019/216 - Attachment 6 - Amended Revegetation Plan - 17 Knight Road GNANGARA	19/92825	
7 	DA2019/216 - Attachment 7 - Final Amended Plans - Single House Additions - 17 Knight Road GNANGARA	19/446426	
8 	DA2019/216 - Attachment 8 - Neighbour Photos - 17 Knight Road GNANGARA	19/344761	
9 	DA2019/216 - Attachment 9 - Street Photos - 17 Knight Road GNANGARA	19/344764	



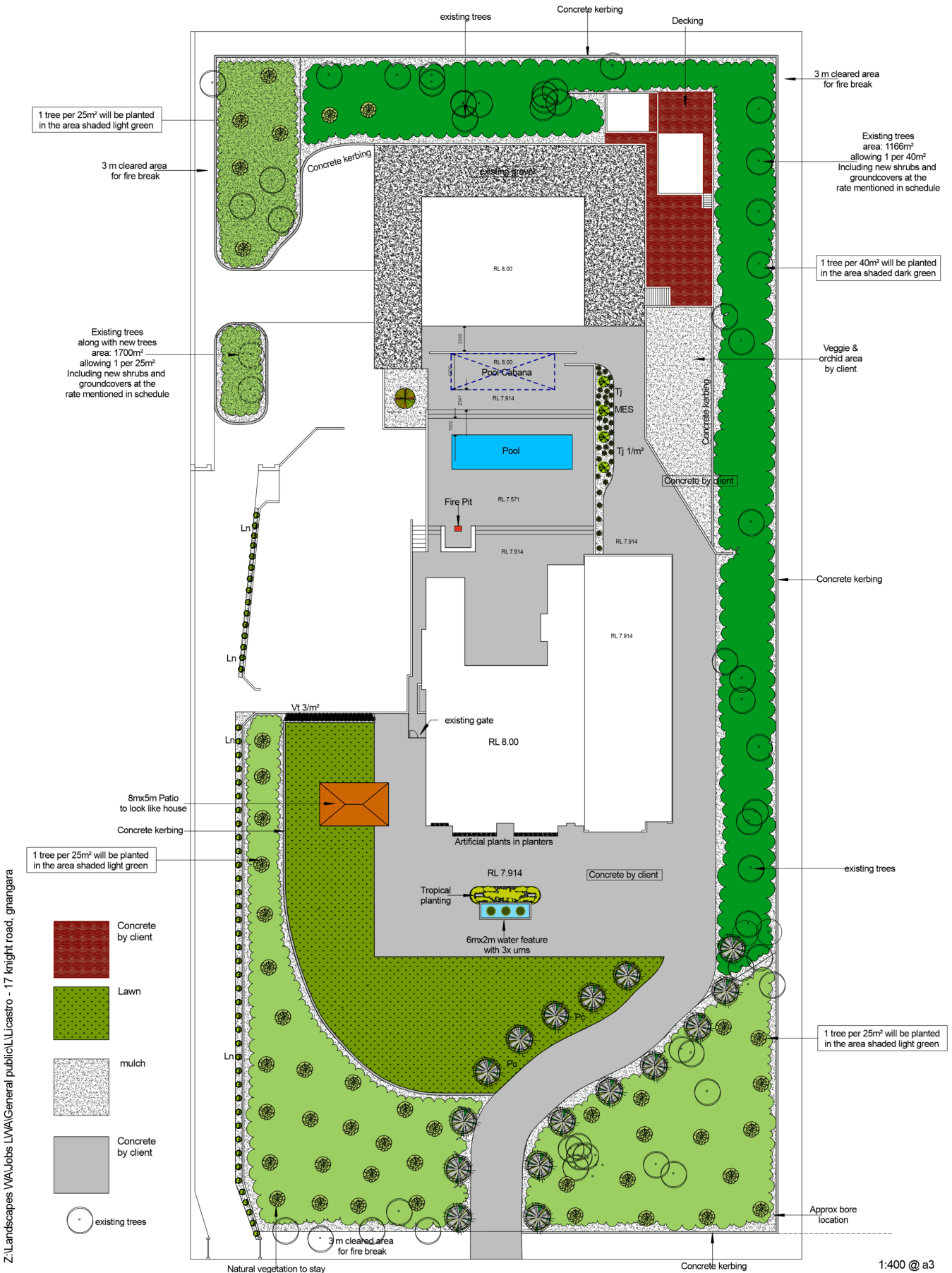


SITE COVERAGE	
HOUSE AREA	1222.0m²
SITE AREA	1000.0m²
PERCENTAGE COVERED	12%

APPENDIX A - CLIENT INFORMATION	
CLIENT	A. LICASTRO
ADDRESS	Lot 251 (#17) Knight Road, GNANGARA.
DATE	NOV 15
SCALE	1:500
SHEET	02

APPENDIX B - PROJECT INFORMATION	
PROJECT NAME	WANNEROO RESIDENTIAL DEVELOPMENT
PROJECT NO.	15000
DATE	NOV 15
SCALE	1:500
SHEET	02










© COPYRIGHT 2019

CLIENT INFORMATION:
Address : 17 knight road, gungahara
Client name : Licastro
Phone no :
E-mail :

Landscape Template	10/04/2019	MG
Landscape Design	17/04/2019	Najmus Saquib
Landscape Design (R1)	29/04/2019	Mark Gillott
Landscape Design (R2)	29/07/2019	Najmus Saquib
Landscape Design (R3)	13/08/2019	Najmus Saquib

Client Approval : Approval Date :

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Measurements - All measurements and levels to be confirmed on site prior to commencement of any works. Levels may require adjusting on site.
Reticulation Note - Gardens to be irrigated by automatic reticulation system with drip lines and drippers. all reticulation to comply with watering guidelines.

Plant Schedule			
Symbol	ID	Plant Name	Qty
	MES	Magnolia Emerald Spire	15
	Ln	Lauris Nobilis	3
	Vt	Viburnum tinus	33
	Tj	Trachelospermum jasmenoides	35
	Pc	Pyrus calleryana capital	15
		Tropical planting- area 14m ²	

Magnolia Emerald Spire



Laurus nobilis



Viburnum tinus



Pyrus calleryana capital




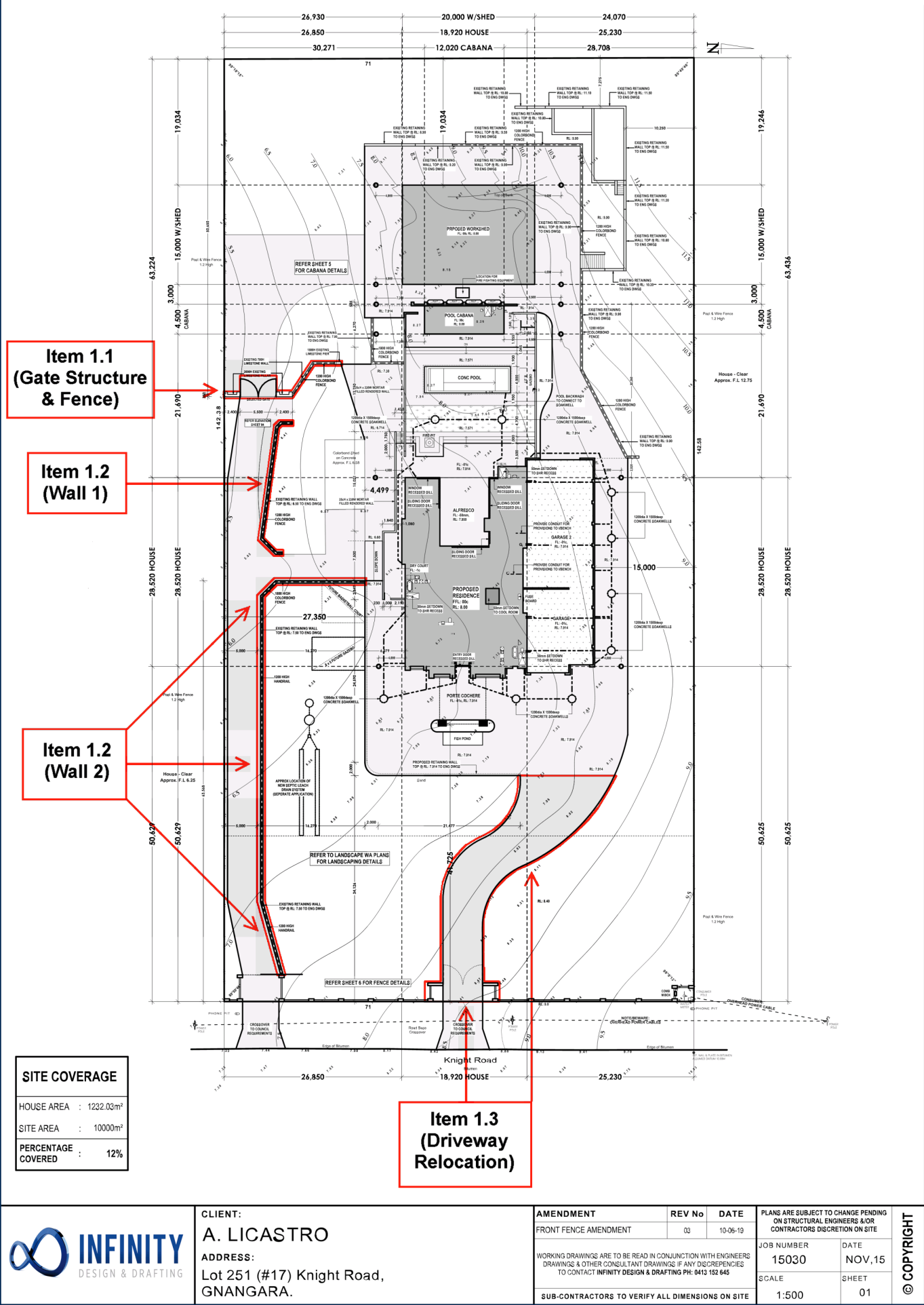
Trachelospermum jasmenoides

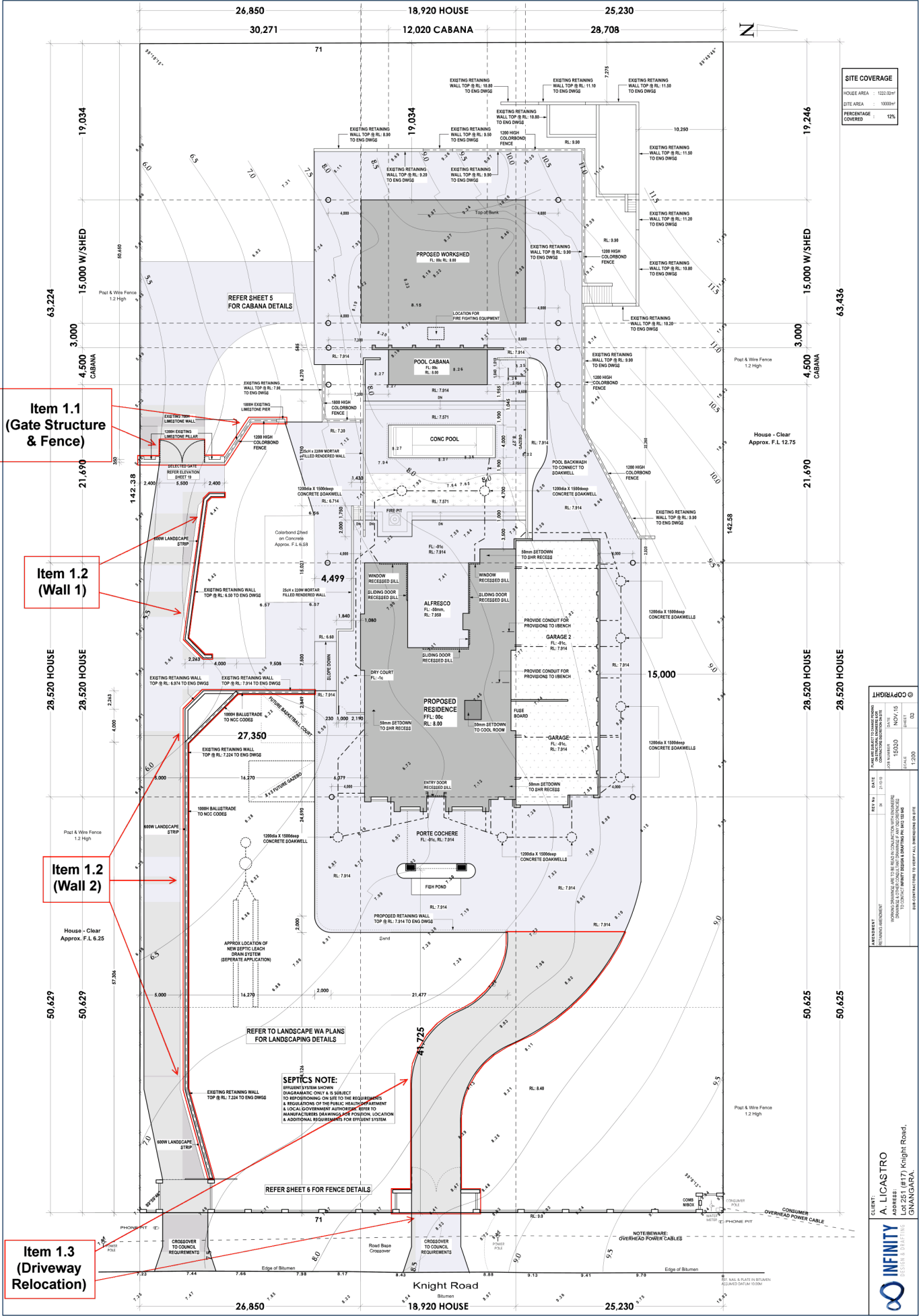


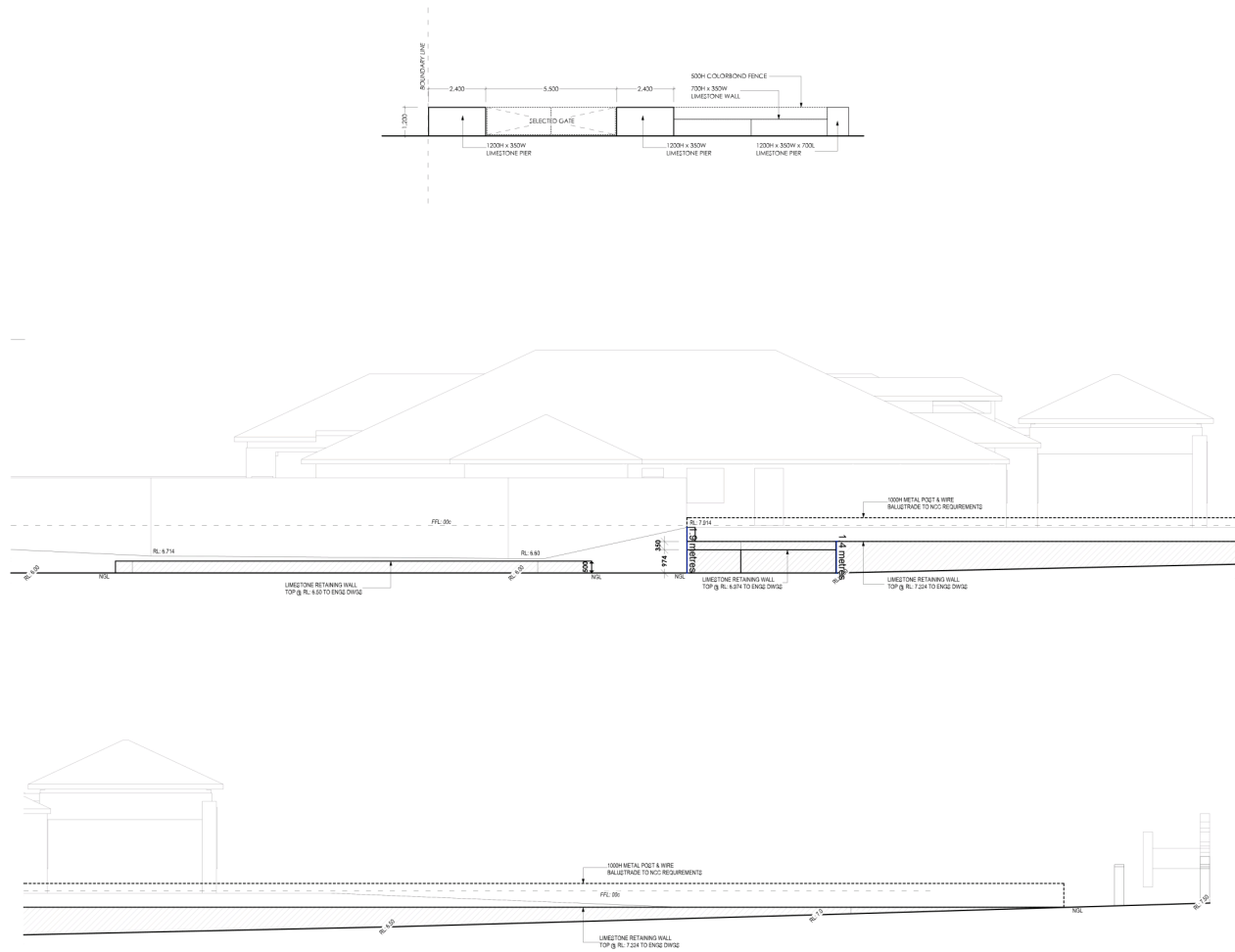
Z:\Landscapes WA\Jobs LWA\General public\L\Licastro - 17 knight road, ngangara

1:100 @ a3

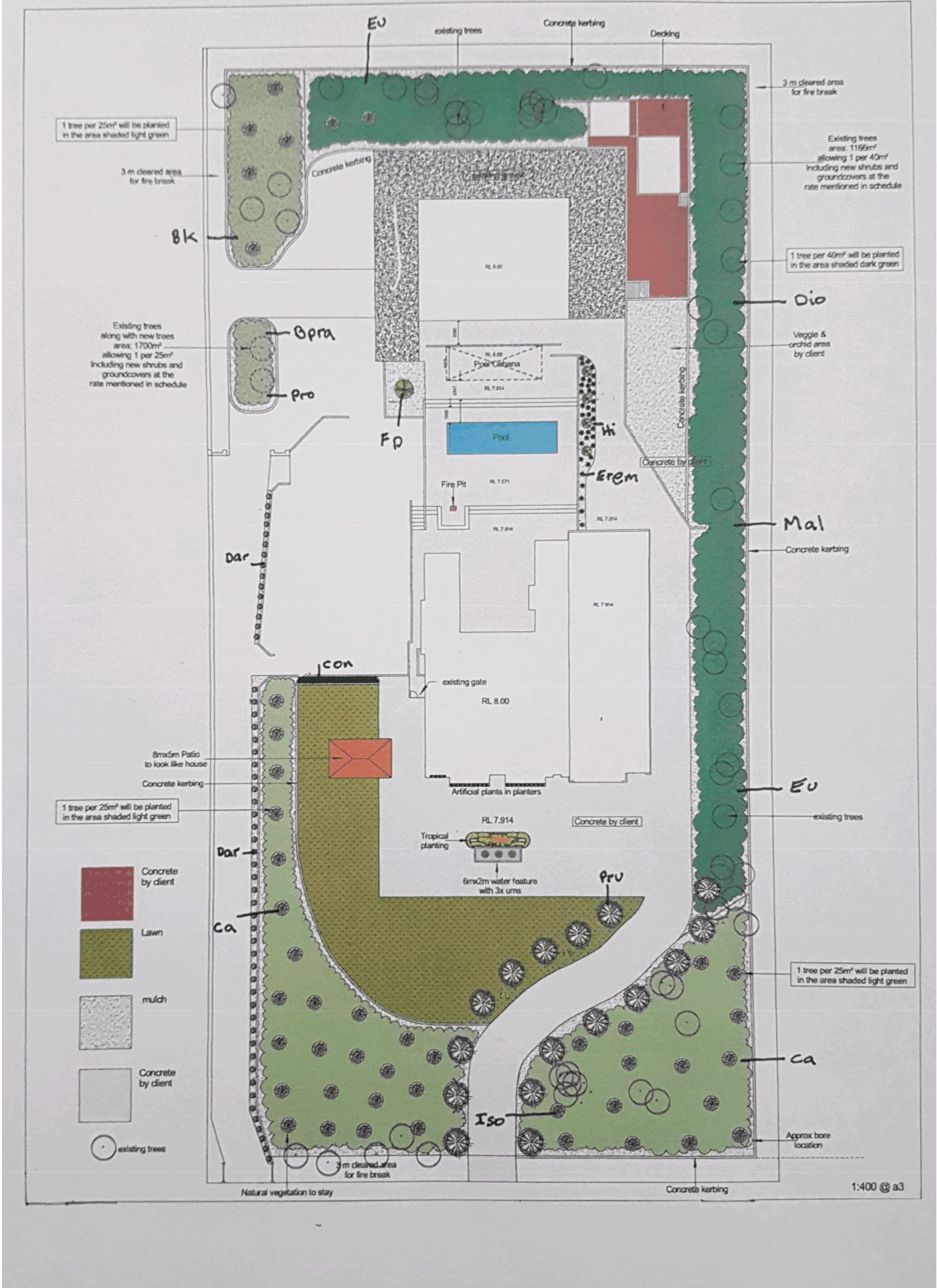
	COPYRIGHT 2019 ©	CLIENT INFORMATION:				Landscapes WA owns the copyright of this design, which includes photographs of the works illustrating the design and planting selection. No part of this plan may be reproduced without permission.
		Address : 17 knight road, ngangara				
		Client name : Licastro				
		Phone no :				
		E-mail :				
			Landscape Schedule	17/04/2019	Najmus Saquib	Measurements - All measurements and levels to be confirmed on site prior to commencement of any works. Levels may require adjusting on site. Reticulation Note - Gardens to be irrigated by automatic reticulation system with drip lines and drippers. all reticulation to comply with watering guidelines.
		Landscape Schedule (R1)	29/04/2019	Mark Gillott		
		Client Approval :		Approval Date:		
























	CLIENT:		A. LICASTRO		AMENDMENT		REV No	DATE	PLANS ARE SUBJECT TO CHANGED FINDINGS INSTRUCTIONAL DRAWINGS & IOP CONTRACTING DECISION ON SITE	
	ADDRESS:		Lot 251 (#17) Knight Road, GNANGARA.		RETAINING AMENDMENT		04	21-10-19	JOB NUMBER	DATE
					WORKING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS & OTHER CONSULTANT DRAWINGS IF ANY DISCREPANCIES TO CONTACT INFINITY DESIGN & DRAFTING PH: 0413 102 840				15030	NOV.15
					SUB-CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE				SCALE	SHEET
									1:100	19
© COPYRIGHT										



Plant Schedule				
Symbol	ID	Plant Name	Qty	Size
	Hi	Hibiscus	4	5Lt
	Dar	Darwinia Citriodora	44	5Lt
	Con	Convolvulus	10	140mm
	Erem	Eremophila glabra	20	140mm
	Pro	Prunus amygdalus	16	90Lt
	Pro	Protea repens	1/m ²	140mm
	Isop	Isopogon scaberrimus		
	BK	Banksia kippistiana	1/2m ²	140mm
	Bpra	Banksia praemorsa		
	Ca	Callistemon	12	90Lt
	Dio	Diospyros	5	30Lt
	Mal	Malus domestica	5	30Lt
		Existing Trees		
	Eu	Eucalyptus	10	90Lt
		New Tree		
		Tropical Plant		
		Feature plant.	1	90Lt

Note

Deep root planting zones will be installed in stages throughout building completion.

Automated reticulation from existing bore will irrigate individual zones by Drip/Spray system.

Plants Used by Carnaby's Black Cockatoo

List prepared by Christine Groom, Department of Environment and Conservation 15 April 2011



Department of
Environment and Conservation

For more information on plant selection or references used to produce this list please visit the Plants for Carnaby's Search Tool webpage at www.dec.wa.gov.au/plantsforcarnabys

Our environment, our future

Species	Used for			Priority for planting for Carnaby's	Growth form	Flower colour	Soil type				Sun exposure	Soil drainage				Origin
	Feeding	Nesting	Roosting				Clayey	Gravelly	Loamy	Sandy		Well drained	Poorly drained	Waterlogged	Salt affected	
Acacia baileyana (Cootamundra wattle)*				Low	Tree	Yellow					○					Australian native
Acacia pentadenia (Karri Wattle)				Low	Tree	Cream					○					WA native
Acacia saligna (Orange Wattle)				Low	Tree	Yellow					○					WA native
Agonis flexuosa (Peppermint Tree)				Low	Tree	White					○					WA native
Araucaria heterophylla (Norfolk Island Pine)				Low	Tree	Green					○					Exotic to Australia
Banksia ashbyi (Ashby's Banksia)				Medium	Tree or Tall shrub	Yellow, Orange					○					WA native
Banksia attenuata (Slender Banksia)				High	Tree	Yellow					○					WA native
Banksia baxteri (Baxter's Banksia)				Medium	Tall shrub	Yellow					○					WA native
Banksia carlinoides (Pink Dryandra)				Medium	Medium or small shrub	White, cream, pink					○					WA native
Banksia coccinea (Scarlet Banksia)				Medium	Tree	Red					○					WA native
Banksia dallanneyi (Couch Honey-pot Dryandra)				Low	Medium or small shrub	Orange, brown					○					WA native
Banksia ericifolia (Heath-leaved Banksia)				Medium	Tall shrub	Orange					○					Australian native
Banksia fraseri (Dryandra)				Medium	Medium or small shrub	Orange					○					WA native
Banksia gardneri (Prostrate Banksia)				Low	Medium or small shrub	Orange					○					WA native
Banksia grandis (Bull Banksia)				High	Tree	Yellow					○					WA native
Banksia hookeriana (Hooker's Banksia)				Medium	Tall shrub	Orange					○					WA native
Banksia ilicifolia (Holly Banksia)				High	Tree	Cream					○					WA native
Banksia kippistiana (Dryandra)				Medium	Medium or small shrub	Yellow					○					WA native
Banksia leptophylla				Low	Medium or small shrub	Yellow					○					WA native
Banksia littoralis (Swamp Banksia)				High	Tree	Yellow					○					WA native
Banksia menziesii (Firewood or Menzie's Banksia)				High	Tree	Yellow, pink, red					○					WA native
Banksia mucronulata (Swordfish Dryandra)				Medium	Medium or small shrub	Yellow					○					WA native
Banksia nivea (Honey-pot Dryandra)				High	Medium or small shrub	Orange					○					WA native
Banksia nobilis (Golden Dryandra)				Medium	Tall shrub	Orange					○					WA native
Banksia praemorsa (Cut-leaf Banksia)				Medium	Tall shrub	Red, yellow, green					○					WA native
Banksia prionotes (Acorn Banksia)				High	Tree	Orange					○					WA native

Species	Used for			Priority for planting for Carnaby's	Growth form	Flower colour	Soil type				Sun exposure	Soil drainage				Origin
	Feeding	Nesting	Roosting				Clayey	Gravelly	Loamy	Sandy		Well drained	Poorly drained	Waterlogged	Salt affected	
Hakea megalosperma (Lesueur Hakea)				Medium	Medium or small shrub	White, cream, pink, red					○					WA native
Hakea multilineata (Grass Leaf Hakea)				Medium	Tall shrub	Pink					○					WA native
Hakea obliqua (Needles and Corks)				Medium	Tall shrub	White					○					WA native
Hakea oleifolia (Dungyn or Olive-leaved Hakea)				Medium	Tree	White					○					WA native
Hakea pandanilarpa subsp. crassifolia (Thick-leaved Hakea)				Medium	Tall shrub	Cream					○					WA native
Hakea polyanthema				Medium	Medium or small shrub	White					○					WA native
Hakea petiolaris (Sea Urchin Hakea)				Medium	Tall to medium shrub	Cream, pink					○					WA native
Hakea preissii (Needle Tree)				Medium	Tall shrub	Yellow					○					WA native
Hakea prostrata (Harsh Hakea)				High	Tall to medium shrub	White					○					WA native
Hakea psilorrhyncha				Medium	Tall shrub	Cream					○					WA native
Hakea ruscifolia (Candle Hakea)				Medium	Tall shrub	White					○					WA native
Hakea scoparia (Kangaroo Bush)				Medium	Tall shrub	Cream					○					WA native
Hakea smilacifolia				Medium	Medium or small shrub	White					○					WA native
Hakea spathulata				Medium	Medium or small shrub	Red					○					WA native
Hakea stenocarpa (Narrow-fruited Hakea)				Medium	Medium or small shrub	White					○					WA native
Hakea sulcata (Furrowed Hakea)				Medium	Medium or small shrub	White					○					WA native
Hakea trifurcata (Two-leaved Hakea)				High	Tall shrub	White					○					WA native
Hakea undulata (Wavy-leaved Hakea)				High	Tall shrub	White					○					WA native
Hakea varia (Variable-leaved Hakea)				Medium	Tall shrub	White					○					WA native
Helianthus annuus (Sunflower)*				Low	Herb	Yellow					○					Exotic to Australia
Hibiscus sp. (Hibiscus)				Low	Tall shrub	Various					○					Exotic to Australia
Isopogon scabriusculus				Medium	Medium or small shrub	Pink					○					WA native
Jacaranda mimosifolia (Jacaranda)				Low	Tree	Blue, purple					○					Exotic to Australia
Jacksonia furcellata (Grey Stinkwood)				Medium	Tall shrub	Orange					○					WA native
Lambertia inermis (Chittick)				Medium	Tree	Red, orange, yellow					○					WA native
Lambertia multiflora (Many-flowered Honeysuckle)				Medium	Medium or small shrub	Orange, yellow					○					WA native
Liquidamber styraciflua (Liquid Amber)				Medium	Tree	Green					○					Exotic to Australia
Lupinus sp. (Lupin)*				Low	Herb	Yellow, blue					○					Exotic to Australia
Macadamia integrifolia (Macadamia)				Medium	Tree	White					○					Australian native
Malus domestica (Apple)				Low	Tree	White					○					Exotic to Australia
Melaleuca leuropoma				Medium	Medium or small shrub	Cream, purple, yellow					○					WA native
Melia azedarach (Cape Lilac or White Cedar)**				Low	Tree	Purple					○					Exotic to Australia
Mesomelelea sp.				Medium	Grassy or strappy						○					WA native
Protea repens				Medium	Tree or medium to small shrub	White, cream, pink					○					Exotic to Australia
Protea 'Pink Ice'				Medium	Tree or medium to small shrub	White, cream, pink					○					Exotic to Australia

Species	Used for			Priority for planting for Carnaby's	Growth form	Flower colour	Soil type				Sun exposure	Soil drainage				Origin
	Feeding	Nesting	Roosting				Clayey	Gravelly	Loamy	Sandy		Well drained	Poorly drained	Waterlogged	Salt affected	
Hakea megalosperma (Lesueur Hakea)				Medium	Medium or small shrub	White, cream, pink, red					○					WA native
Hakea multilineata (Grass Leaf Hakea)				Medium	Tall shrub	Pink					○					WA native
Hakea obliqua (Needles and Corks)				Medium	Tall shrub	White					○					WA native
Hakea oleifolia (Dungyn or Olive-leaved Hakea)				Medium	Tree	White					○					WA native
Hakea pandanarcarpa subsp. crassifolia (Thick-leaved Hakea)				Medium	Tall shrub	Cream					○					WA native
Hakea polyanthema				Medium	Medium or small shrub	White					○					WA native
Hakea petiolaris (Sea Urchin Hakea)				Medium	Tall to medium shrub	Cream, pink					○					WA native
Hakea preissii (Needle Tree)				Medium	Tall shrub	Yellow					○					WA native
Hakea prostrata (Harsh Hakea)				High	Tall to medium shrub	White					○					WA native
Hakea psilorrhyncha				Medium	Tall shrub	Cream					○					WA native
Hakea ruscifolia (Candle Hakea)				Medium	Tall shrub	White					○					WA native
Hakea scoparia (Kangaroo Bush)				Medium	Tall shrub	Cream					○					WA native
Hakea smilacifolia				Medium	Medium or small shrub	White					○					WA native
Hakea spathulata				Medium	Medium or small shrub	Red					○					WA native
Hakea stenocarpa (Narrow-fruited Hakea)				Medium	Medium or small shrub	White					○					WA native
Hakea sulcata (Furrowed Hakea)				Medium	Medium or small shrub	White					○					WA native
Hakea trifurcata (Two-leaved Hakea)				High	Tall shrub	White					○					WA native
Hakea undulata (Wavy-leaved Hakea)				High	Tall shrub	White					○					WA native
Hakea varia (Variable-leaved Hakea)				Medium	Tall shrub	White					○					WA native
Helianthus annuus (Sunflower)*				Low	Herb	Yellow					○					Exotic to Australia
Hibiscus sp. (Hibiscus)				Low	Tall shrub	Various					○					Exotic to Australia
Isopogon scabriusculus				Medium	Medium or small shrub	Pink					○					WA native
Jacaranda mimosifolia (Jacaranda)				Low	Tree	Blue, purple					○					Exotic to Australia
Jacksonia furcellata (Grey Stinkwood)				Medium	Tall shrub	Orange					○					WA native
Lambertia lnermis (Chittick)				Medium	Tree	Red, orange, yellow					○					WA native
Lambertia multiflora (Many-flowered Honeysuckle)				Medium	Medium or small shrub	Orange, yellow					○					WA native
Liquidamber styraciflua (Liquid Amber)				Medium	Tree	Green					○					Exotic to Australia
Lupinus sp. (Lupin)*				Low	Herb	Yellow, blue					○					Exotic to Australia
Macadamia integrifolia (Macadamia)				Medium	Tree	White					○					Australian native
Malus domestica (Apple)				Low	Tree	White					○					Exotic to Australia
Melaleuca leuropoma				Medium	Medium or small shrub	Cream, purple, yellow					○					WA native
Melia azedarach (Cape Lilac or White Cedar)**				Low	Tree	Purple					○					Exotic to Australia
Mesomeleana sp.				Medium	Grassy or strappy						○					WA native
Protea repens				Medium	Tree or medium to small shrub	White, cream, pink					○					Exotic to Australia
Protea 'Pink Ice'				Medium	Tree or medium to small shrub	White, cream, pink					○					Exotic to Australia

Species	Used for			Priority for planting for Carnaby's	Growth form	Flower colour	Soil type				Sun exposure	Soil drainage				Origin
	Feeding	Nesting	Roosting				Clayey	Gravelly	Loamy	Sandy		Well drained	Poorly drained	Waterlogged	Salt affected	
<i>Pinus canariensis</i> (Canary Island Pine)				Low	Tree	Brown					○					Exotic to Australia
<i>Pinus caribea</i> (Caribbean Pine)				Low	Tree	Brown					○					Exotic to Australia
<i>Pinus pinaster</i> (Pinaster or Maritime Pine)**				Medium	Tree	Brown					○					Exotic to Australia
<i>Pinus radiata</i> (Radiata Pine)**				Medium	Tree	Brown					○					Exotic to Australia
<i>Prunus amygdalus</i> (Almond Tree)				Medium	Tree						○					Exotic to Australia
<i>Raphanus raphanistrum</i> (Wild Radish)*				Low	Herb	Various					○					Exotic to Australia
<i>Tipuana tipu</i> (Tipu or Rosewood Tree)**				Low	Tree	Yellow					○					Exotic to Australia
<i>Xanthorrhoea preissii</i> (Grass Tree)				Medium	Grassy or strappy	Cream					○					WA native

* Weed

** Potential weed















3.6 Consideration of Development Application (DA2019/778) for Additions to Educational Establishment (Maintenance Shed and Modifications to Car Parking and Adjacent Road Network) at Lot 400 (157) Kingsway, Darch.

File Ref:	DA2019/778 – 19/411989
Responsible Officer:	Director Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	4

Issue

To consider a development application (DA2019/778) for Additions to Educational Establishment (Maintenance Shed and Modifications to Car Parking and Adjacent Road Network) at Lot 400 (157) Kingsway, Darch (subject site).

Applicant	EIW Architects
Owner	Kingsway Christian Education Association Inc
Location	Lot 400 (157) Kingsway, Darch
Site Area	80522m ²
DPS 2 Zoning	Private Clubs & Recreation, Urban Development
ASP 8 Zoning	Private Clubs & Recreation

Background

On 21 June 2019 the City received a development application for Additions to an Existing Educational Establishment comprising of a Maintenance Shed/Uniform Shop and Modifications to the existing Car Parking and Adjacent Road Network at Kingsway Christian College (KCC). The subject site is bounded by Westport Parade to the north, Hartman Drive to the west, Carripan Road to the east, and Kingsway to the south.

The existing road network and available parking around KCC is in high demand during school pick-up and drop-off periods, peaking between the hours of 8:00am to 9:00am and 3:00pm to 4:00pm. The KCC in consultation with the City of Wanneroo, have instituted several measures to relieve traffic congestion during the peak period. These measures include the conversion of Westport Parade into a boulevard treatment to improve pedestrian safety and encourage walking and cycling access, as well as the installation of on-street parking bays along Carripan Road and Westport Parade to increase parking capacity around the school site.

Further to the above, on 5 November 2015, the City approved a development application for Additions to Educational Establishment (Car Park and Associated Works) in the south-east corner of the subject site. The approved development included an addition of right-turn-out movements from the south-east carpark exit of KCC onto Carripan Road by constructing a break in the existing median, located 80 metres north of Kingsway. This modification assisted in alleviating congestion by allowing some traffic to leave this carpark southbound toward Kingsway, rather than channelling all traffic northward along Carripan Road and onto Westport Parade, as is the case with the majority of the rest of the traffic associated with KCC. Following this, the modifications proposed as part of the current application intend to address congestion to the north and north-east of the site, being Carripan Road and Westport Parade.

Currently, Carripan Road is configured as a boulevard including a raised central median. Full traffic movements are permitted at each end of Carripan Road at intersections with Kingsway and Westport Parade. Traffic heading southbound along Carripan Road can only exit the road by way of:

- Entering Kingsway Christian College;
- Entering the College Park estate at 1 Fontaine Street, Darch; or,
- Exiting at the southernmost end onto Kingsway.

Similarly, traffic heading northbound along Carripan Road can only exit the road by way of;

- Entering Kingsway Christian College;
- Entering the College Park estate at 1 Fontaine Street, Darch; or
- By exiting at the northernmost end onto Westport Parade.

While there is some southbound flow from the southernmost carpark as previously discussed, most traffic associated with KCC is currently directed northbound along Carripan Road. Most of this traffic then turns left (westbound) onto Westport Parade, toward Hartman Drive. As such, the most significant congestion currently associated with KCC traffic is located to the north and north-east of the site along Carripan Road and Westport Parade. It is this congestion which the proposed traffic modifications, discussed further below, are intended to address.

A location plan of the subject site is included in **Attachment 1**.

Detail

The development application proposes additions to an existing Educational Establishment which is a “D” (Discretionary) use in the Private Clubs and Recreation zone under DPS 2. The details of the development are as follows:

- Widening of the existing Westport Parade crossover and modification to the adjacent median island to accommodate left-in/left-out movements instead of the current left-out/right-out;
- Conversion of the verge parking bays to the west of the Westport Parade crossover into bus bays for KCC private bus services;
- Alteration of the footpath, parking bays, and signage along part of Carripan Road to facilitate Kiss & Ride. Signage along the modified portion of Carripan Road will read “Kiss & Ride - No Parking between the hours of 8-9am and 2:30-4pm during weekdays” in lieu of “3P 7:30am-4:00pm school days.”;
- Removal of vegetation on the corner of Westport Parade and Carripan Road to accommodate a new Maintenance/Uniform Shop to replace existing facilities and relocation of an existing shed;
- Removal of a number of existing structures within KCC to install new landscaping, play areas, and additional parking; and
- Internal car parking reconfiguration.

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

Consultation

The application was advertised for a period of 21 days in accordance with Clause 64(3) of the Deemed Provisions of DPS 2 by means of two on-site signs, written correspondence to landowners and occupiers within an approximate 100 metre radius of the subject site, a notice in the local newspaper, and a notice published on the City’s website. The development plans and supporting documentation were also available on the City’s website during the

consultation period. The advertising period commenced on 26 September 2019 and concluded on 17 October 2019. A total of nine submissions were received during this time, all objecting to the proposal.

The main issues raised during the advertising period relate to:

- Proposed road network modifications and proposed bus bays will increase the existing traffic issues on Westport Parade and Carripan Road; and
- Location of the proposed uniform shop/maintenance shed results in loss of amenity and significant clearing of native vegetation.

A more detailed discussion of the major issues raised during the public consultation period is provided in the Comment section.

A summary of submissions received and Administration's responses are included in **Attachment 3**.

Comment

The key issues raised in submissions relate to traffic issues, the location of the shed and clearing of vegetation as outlined below.

Traffic Issues

A number of submitters objected to the proposed road network modifications, including the Westport Parade crossover and adjacent median island alterations, the proposed bus bays on Westport Parade, and the proposed Kiss & Ride on Carripan Road, as they believe that the modifications will increase vehicle congestion and endanger pedestrian safety.

However, as discussed in the Background section above, the proposed modifications are intended to resolve the existing traffic congestion issues both within the KCC site and on Westport Parade and Carripan Road.

The proposed modifications are supported by a traffic report which was referred to the City's Traffic Services for assessment. The City's Traffic Services has determined that these modifications are safe and will reduce congestion on the road network surrounding KCC and improve pedestrian safety both within and around the site. Further details of how each of these key modifications will improve the situation is discussed further below.

A summary of the existing traffic issues within KCC and the surrounding road network is included in **Attachment 4**.

Parking Modifications

Outside of peak school times, there is little to no congestion in this area, the road network and available parking around KCC is only in high demand during school pick-up and drop-off periods, peaking between the hours of 8:00am to 9:00am and 3:00pm to 4:00pm. The applicant has advised that, currently during the peak period, the car parking bays along Carripan Road and Westport Parade are used at full capacity. Due to the current configuration of parking within KCC and access ways from Westport Parade and Carripan Road, vehicles are also reportedly being parked on the median islands and pedestrian access ways, which creates a range of safety issues.

Whilst the Administration and the applicant acknowledge parking and congestion issues in the area, the KCC has a surplus of 81 bays based on car parking standards. The current proposal does not seek to increase the number of students or staff members on site and therefore it is not required under DPS 2 for KCC to provide additional parking. However, changes to the parking configuration within and immediately abutting KCC are proposed to

relieve congestion in and around the school site. The proposed parking changes are as follows:

- Conversion of 11 on-street bays along the western portion of Westport Parade to three bus bays;
- Conversion of seven on-street bays along Carripan Road to seven Kiss & Ride bays;
- Inclusion of seven additional Kiss & Ride bays on-site; and
- Removal of a net four on-site bays due to the proposed modifications to the internal parking layout.

Currently there are a total of 319 parking bays available within KCC. The proposal results in a net loss of four on-site bays and 11 on-street bays. This will reduce the existing parking surplus to 66 bays. The City's DPS 2 car parking standards for Education Establishments is set out in the table below;

Education Establishments	Car Parking Standard
Kindergarten	Provision of a drive-in pickup/set down facility plus eight (8) bays.
Primary School	A minimum of 46 car bays for staff and visitor parking for the first 475 students and then ten (10) car bays for every 100 students or part thereof afterwards, plus fourteen (14) pickup/set down bays for every 100 students or part thereof which may be provided in the road reserve.
Secondary School	A minimum of 60 car bays for staff and visitor parking for the first 600 students and then ten (10) car bays for every 100 students or part thereof afterwards plus seven (7) pick up/set down bays for every 100 students or part thereof which may be provided in the road reserve.

Despite the proposed modifications, the total number of parking bays within KCC remains compliant with the City's car parking standard. The implementation of the proposed bus bays and Kiss & Ride bays will reduce congestion along Westport Parade and Carripan Road by ensuring efficient use of the parking bays. The City's Traffic Services advised that the proposed Kiss and Ride bays along Carripan Road encourage shorter stays during the peak periods which will result in quicker turnaround and less parking demand within the school site. As such, this will help relieve existing congestion issues and improve conditions for parking and pedestrian safety on the KCC site.

Bus Bays on Westport Parade

The applicant proposes to convert 11 on-street parking bays along the western portion of Westport Parade to the northern side of the existing playing fields, to three bus bays each designed to accommodate a 12.5m bus. These proposed bays will accommodate KCC private bus services, used for pick-up and drop-off services, excursions, and similar. The KCC buses will be locked away in easily accessed dedicated storage on the school grounds when not in use. During the public comment period, submitters' primary concerns regarding the bus bays were;

- That it was not fair that public car bays were being removed to accommodate private school buses; and
- That the proposed bus bays would contribute to traffic congestion and safety issues.

In relation to the first point above, the on-street parking along Westport Parade was not required by any planning mechanism at the time of the development. The bays were installed by the City in 2014 as part of a traffic management plan, intending to assist in relieving

parking issues and congestion in the area, which at the time, was primarily associated with KCC. The provision of on-street bays was intended to serve the purpose of traffic management along Carripan Road and Westport Parade. The City's Traffic Services advised that the current proposal will further improve parking and traffic flow by:

- Encouraging efficient use of the available space, as three buses accommodate more students than eleven cars;
- Removing the need for buses to manoeuvre through the school grounds as they currently do during peak periods, causing queuing and congestion on site which then spills into the adjacent road network;
- Removing the need for buses to make a turn from KCC grounds onto Westport Parade which is too narrow for the buses to make and which results in them driving over pedestrian infrastructure;
- Encouraging traffic flow by allowing the buses to stand and be boarded in a slip lane out of the way of moving traffic; and
- Simplifying the movement required by the buses into a simple left-in, left-out slip lane in the direction of traffic allowing streamline movement.

In light of the above, the conversion of the selected on-street parking bays to bus bays is capable of support.

As regards traffic congestion and safety issues, the City's Traffic Services has advised that the proposed bus bays will improve both pedestrian safety and traffic flow. Currently, the KCC private buses circulate within school grounds which results in traffic congestion due to insufficient space within the school site. As a result of private buses and vehicles queuing within the school site, traffic congestion extends onto the surrounding road network. Moving these buses onto Westport Parade will prevent conflict and the ensuing congestion, and will allow private vehicles to circulate more easily through the school grounds. The City's Traffic Services has also observed that when exiting the school site at the Westport Parade crossover, buses cannot navigate the narrow roadway without driving up the kerb and onto pedestrian crossovers, creating safety issues. By allowing for a simple entry and exit from an on-street embayment in the direction of traffic, complications associated with turning buses including pedestrian endangerment and queuing within the school site will no longer occur.

The proposed conversion of on-street bays to bus bays is intended to improve the existing congestion along Westport Parade. The City's Traffic Services raised no issues with these bays being located on Westport Parade and being utilised as bus bays as long as they are marked and used accordingly. The use of these bays in accordance with the approved plans will be monitored by the City's Rangers.

Modifications to Westport Parade Crossover and Adjacent Median Island

Westport Parade experiences significant congestion for traffic heading eastward along Hartman Drive, and northward along Carripan Road. In 2014, the City installed a median strip along Westport Parade to a maximum width of 1.8 metre to improve for safety of pedestrian crossings. As a result, Westport Parade was turned into a narrow boulevard to achieve a safe pedestrian environment. There is insufficient road reserve for further such treatments.

Further to this, traffic is also congested at the intersection of Hartman Drive and Westport Parade due to Hartman Drive being a single carriageway District Distributor. It has a relatively high traffic volume with limited gaps at peak times, and as cars must cross the entire carriageway rather than waiting in a slip, this leads to vehicles being banked up on Westport Parade in order to turn right and left onto Hartman Drive. In October 2019, the City was advised that Main Roads has approved to fund the City's project to upgrade Hartman

Drive to a dual carriageway. This project is expected to be completed within 2020. As part of this project, the City is intending to improve the existing traffic congestion at the intersection of Hartman Drive and Westport Parade by installing a median island for vehicles to take refuge. This will result in vehicles being able to turn right in and right out in groups rather than banking up along Westport Parade.

Meanwhile, the modifications proposed by KCC relating to the Westport Parade crossover and median island are as follows;

- To widen the existing crossover onto Westport Parade eastward to a maximum width of six metres to allow entry and exit movement (left-in/left-out only), and extend the adjacent median island eastward by 12 metres as recommended by the City's Traffic Services to restrict right-in/right-out movements. This will prevent queuing caused by people waiting for a gap in the westbound traffic to right-turn into or out of the carpark, while also allowing school-generated traffic to enter the carpark from an additional point, relieving congestion on Carripan Road;
- To moderate traffic speeds by use of flush paths, line markings and speed humps to ensure drivers are vigilant at all times; and
- To provide a footpath and additional pedestrian access gate off Westport Parade to minimise the pedestrian conflict with private vehicles at this crossover. This will comprise a two metre path allowing for safe passage of cyclists and pedestrians, while also providing a path for students using the Kiss & Ride facility along the access way onto Westport Parade.

The City's Traffic Services has advised that these modifications will help reduce existing traffic congestion and improve pedestrian safety on Westport Parade. Traffic Services has also liaised with the applicant to ensure that the modifications will not cause undue queuing or obstruction of access to residential properties along Westport Parade or Carripan Road.

Kiss & Ride along Carripan Road

The applicant proposes to modify some of the existing on-street bays along Carripan Road to Kiss & Ride. Currently, these bays are signposted as '3-hour parking' which the applicant contends is an inefficient use of the bays and results in traffic congestion along Carripan Road during the peak period. It is considered that the Kiss & Ride facilities will operate more efficiently than dedicated longer-term bays over the peak period. Signage along Carripan Road is proposed to be modified accordingly.

The applicant provided a traffic report in support of the proposed Kiss & Ride parking bays. The traffic report was reviewed by the City's Traffic Services and raised no concerns to the proposed modification. The proposed car parking modification along a portion of Carripan Road to Kiss & Ride bays and associated signage to restrict parking during certain periods is considered by Administration to reduce the need for vehicles to circulate within the school site, reduce stay times, and thereby, reduce traffic congestion by ensuring efficient use of the parking bays.

Maintenance/Uniform Shop Location

Concerns were raised regarding the proposed size and location of the uniform shop/maintenance shed due to its proximity to the existing residential properties along Carripan Road. Concerns included that the proposed landscaping will not sufficiently screen the proposed shed and that the landscaping will not be sufficiently maintained. In addition, objectors opposed the clearing of native vegetation required to accommodate the development.

The height of the new facility will be 4.7 metres to the ridge line of the roof and 3.5 metres to the top of the external walls. The corner entry element has a height of 6 metres, and is oriented internally toward the school and away from the side boundaries. Thus the height is similar to that of single and two storey dwellings in the area.

The proposed new uniform shop/maintenance shed will replace the existing uniform shop building, workshop, demountable offices and shed which are to be demolished. The area where the existing structures are located will then be converted to a turfed play area for students.

Administration has sought explanation from the applicant as to why the new facility cannot be built where the existing structures are located and the native remnant vegetation retained as a nature play area. The applicant has advised that the former structures are now too small to accommodate for the needs of KCC and they desire to position the new facilities further from the teaching blocks and across the carpark from the rest of the school since they do not need to be regularly accessed by students. The new play area located where the existing facility is to be removed will then be more easily and safely accessed by students.

Landscaping

DPS 2 prescribes a six metre street setback for non-residential buildings, and a three metre secondary street setback. The proposed uniform shop/maintenance shed meets the setback requirements of DPS 2. In addition, the existing vegetation strip along Carripan Road and Westport Parade will be maintained to a maximum width of 6 meters so that it provides sufficient screening to the adjoining residential properties.

DPS 2 prescribes that 8% of the site area is developed and maintained as landscaping. The proposed development will result in 12% of the site being landscaped. The proposed shrubs and trees proposed to be planted are indicated to exceed two metres in height which will contribute to the amenity of the site and the presentation of the development. As such, Administration considers that the proposed amount of landscaping on site is acceptable and can adequately screen the proposed shed.

The proposal involves clearing of 2800m² of native vegetation. The type of vegetation is Banksia Woodland which is in Good to Excellent condition and is protected at a federal level as it is a threatened ecological community (TEC). To clear a TEC, the applicant requires a referral to the Commonwealth to gain approval from the Minister for Environment. In addition, KCC is required to seek a clearing permit from the Department of Water and Environmental Regulation (DWER) as it is an environmentally sensitive area. Should the federal or state level refuse the proposed clearing, KCC will not be able to proceed with this aspect of the development.

The local government is not the determining body for any of the above permits and must assess the suitability of the proposed development in accordance with the provisions of DPS 2. The proposed development and associated clearing must be considered to be in accordance with the objective of its zone, being Private Clubs and Recreation. This is as follows:

- To accommodate uses such as private golf clubs, private educational, institutional, recreational and tourist accommodation activities.

The proposed clearing is required for the purpose of accommodating a maintenance shed/uniform shop which is in association with its use being a private school. This is in accordance with the above objective and as such, is capable of support.

Further to the above, as part of the proposal, the applicant provided a targeted flora survey and a native landscaping plan to address environmental concerns. These documents indicate that a combination of retention and revegetation will be used to ensure that the site

overall maintains the required landscaping, and prioritises native species, particularly the species that are currently on the site. The revegetation of the bushland area will include a native garden along the northern side of the lot and multiple garden beds on the eastern side of KCC. A combination of mature trees and new vegetation will be used to minimise impact on the ecosystem.

In light of the above, Administration considers that the proposal adequately addresses concerns about the location of the shed and its impact on both amenity and the local environment.

Conclusion

The development application for a Additions to Educational Establishment (Maintenance Shed/Uniform Shop and Modifications to Car Parking and Adjacent Road Network) at Lot 400 (157) Kingsway, Darch has been assessed against the relevant provisions of DPS 2 and ASP 8 and is considered to satisfactorily meet the requirements. Administration considers that the issues raised during the advertising period have been sufficiently addressed and no further modifications to the proposal are required.

It is therefore recommended that Council approve the proposed development subject to conditions.

Statutory Compliance

This application has been assessed in accordance with the City of Wanneroo's DPS 2 and ASP 8.

Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority





Recommendation

That Council:-

1. Pursuant to Clause 68(2)(b) of the Deemed Provisions of District Planning Scheme No. 2, APPROVES the Development Application (DA2019/778), as shown in Attachment 2, for Additions to Educational Establishment (Maintenance Shed/Uniform Shop and Modifications to Car Parking and Adjacent Road Network) subject to the following conditions:
 - a) This approval relates to the proposed Additions to Educational Establishment (Maintenance Shed and Modifications to Car Parking and Adjacent Road Network) as indicated on the approved plans. It does not relate to any other development on the lot;
 - b) Stormwater and any other water run-off from buildings or paved areas shall be collected and retained on site;
 - c) Within the parking area there shall be (1) shade tree planted in tree wells for every four (4) parking bays and protected from damage by vehicles and thereafter maintained to the City's satisfaction;
 - d) Parking areas, driveway and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-Street Car parking (AS2890) and shall be drained, sealed, marked and thereafter maintained to the City of Wanneroo's satisfaction;
 - e) The parking areas and associated access depicted on the approved plans shall only be used for the parking of private vehicles and shall not be used for the purpose of storage or obstructed in any way at any time, without the prior written approval of the City of Wanneroo;
 - f) Planting and Landscaping shall be carried out in accordance with the plans as submitted prior to the occupation of the building and thereafter maintained to the satisfaction of the City;
 - g) Detailed civil engineering drawings and specifications for works within the public road reserve (earthworks, parking, roads and drainage) shall be lodged for approval to the City prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City; and
 - h) A construction management plan shall be submitted for approval when application is made for a building licence. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - i. The delivery times for materials and equipment to the site;
 - ii. Storage of materials and the location and type of equipment on site;
 - iii. Parking arrangements for contractors and sub-contractors;
 - iv. Construction times;
 - v. Measures to minimise noise impacts on surrounding residents; and

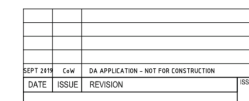
- vi. Any other matter required by the City.
2. **ENDORSES** Administration's responses to the submissions as provided in Attachment 3; and
3. **ADVISES** the submitters of its decision.

Attachments:

1 	Attachment 1 - DA2019/778 - Location Plan - Lot 400 (157) Kingsway Darch	19/423601	
2 	Attachment 2 - DA2019 778 - Plans of Proposal - Lot 400 (157) Kingsway Darch	19/427869	Minuted
3 	Attachment 3 - DA2019 778 - Schedule of Submissions following Advertising - Lot 400 (157) Kingsway Darch	19/427775	Minuted
4 	Attachment 4 - DA2019/778 - Summary of Current Major Traffic Issues	19/462386	



Attachment 1: Location Plan – Lot 400 (157) Kingsway, Darch



building ideas

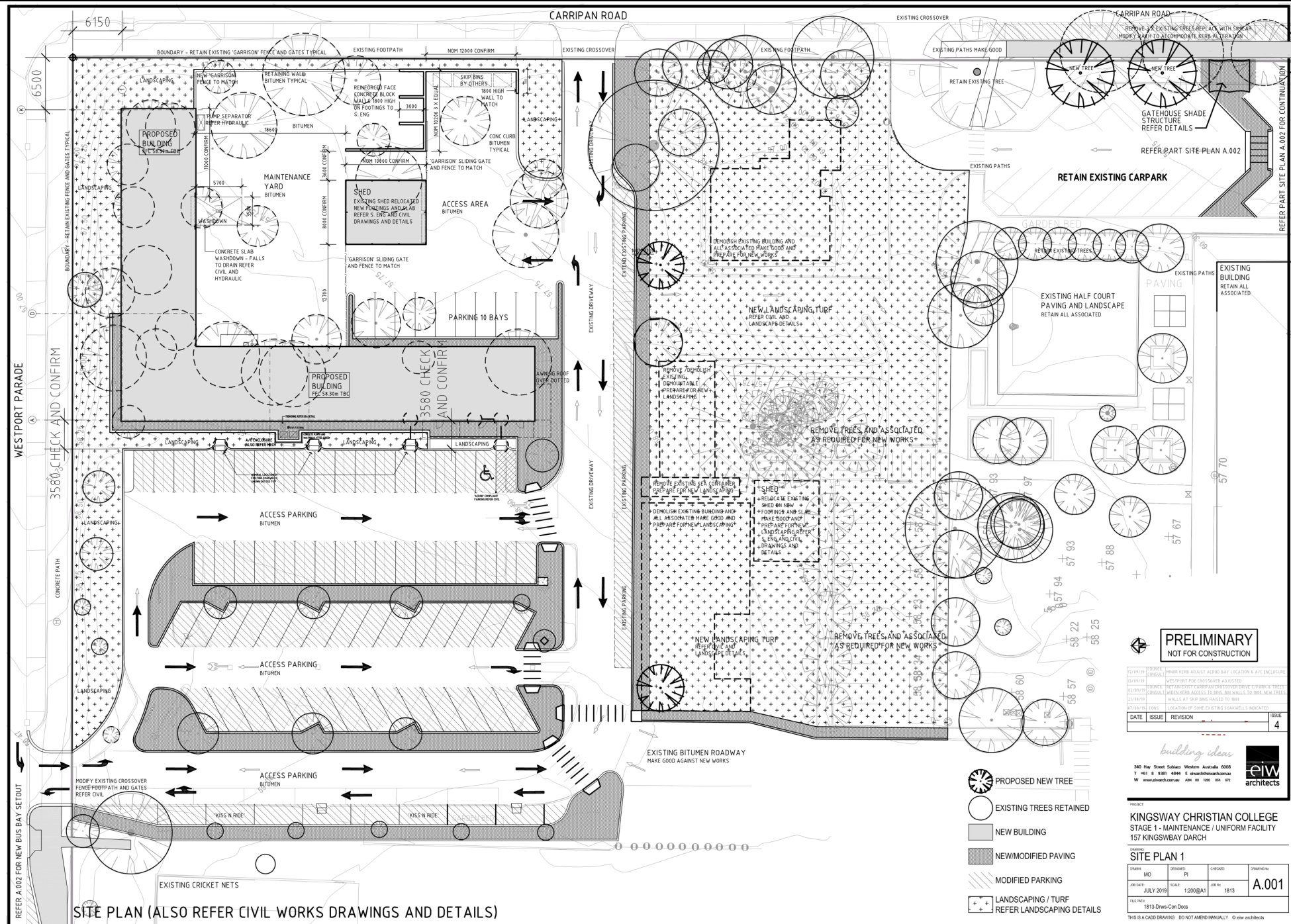
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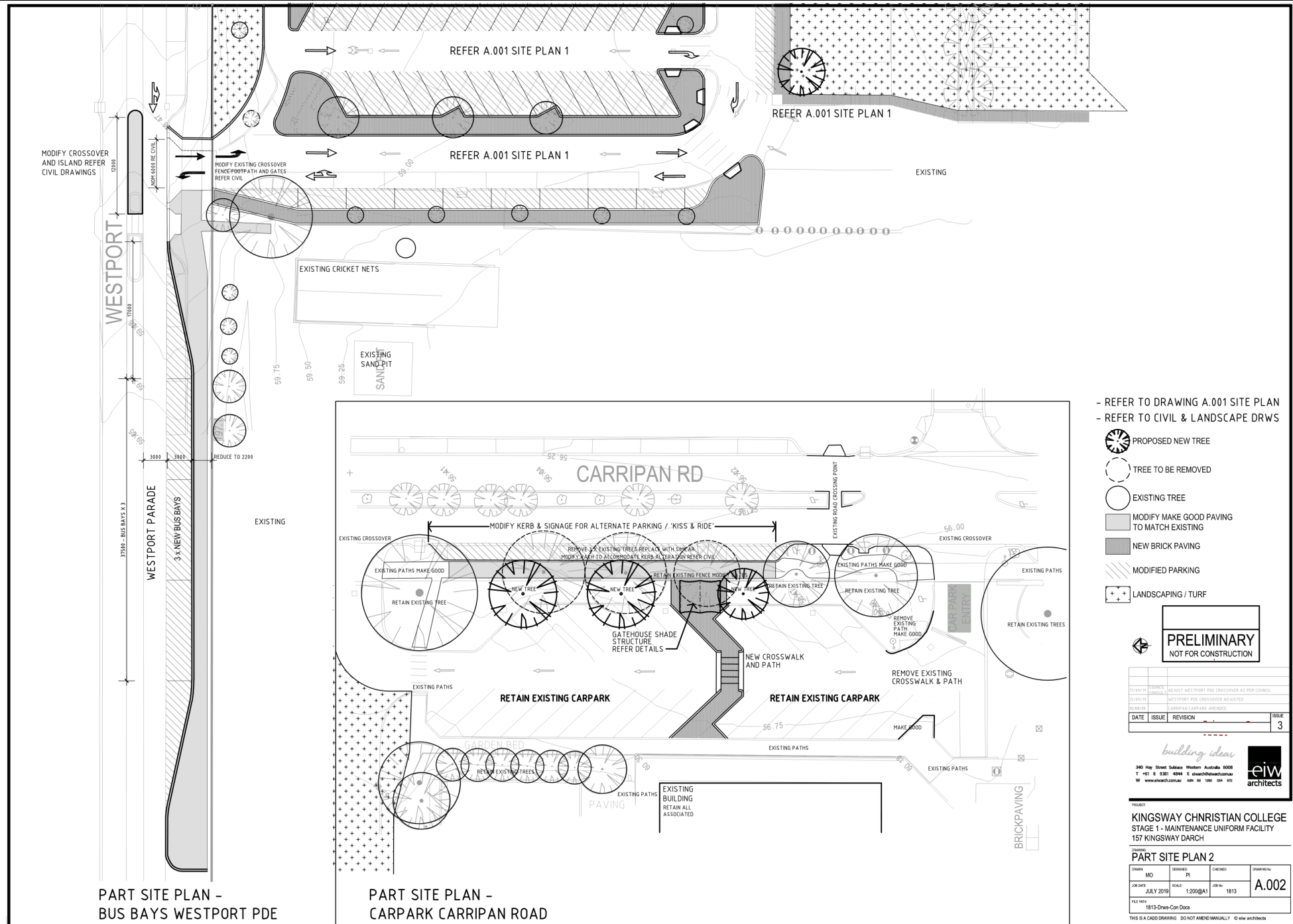
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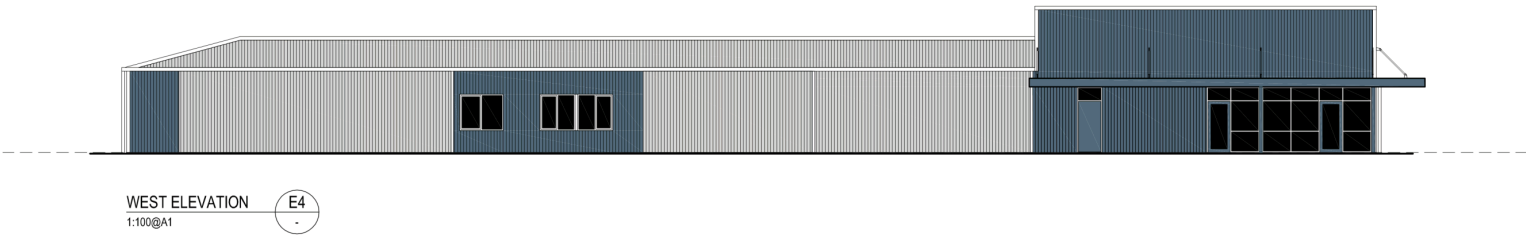
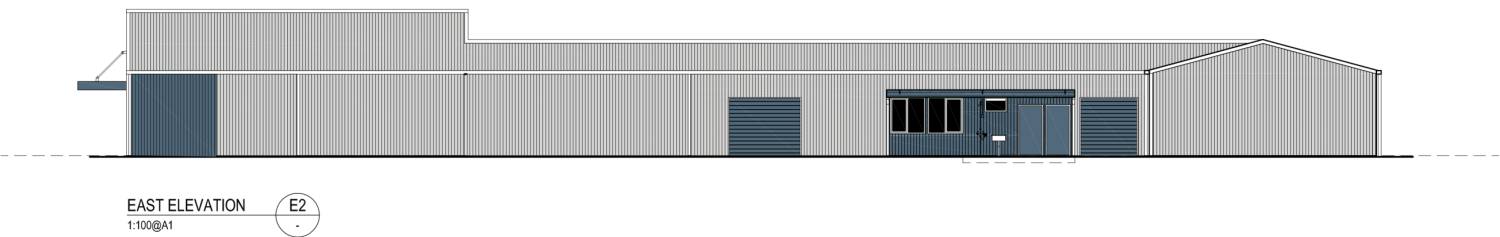
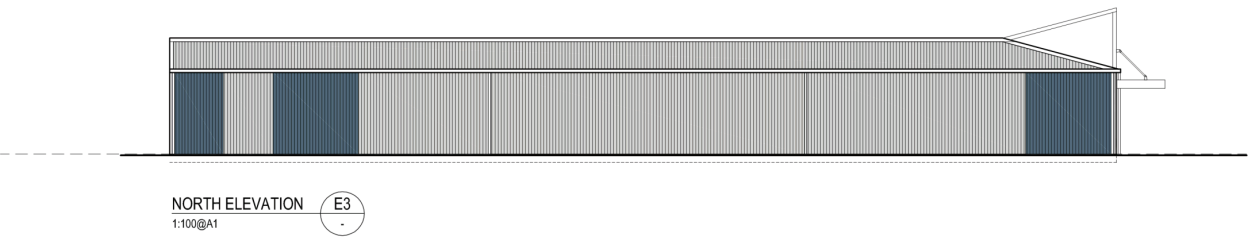
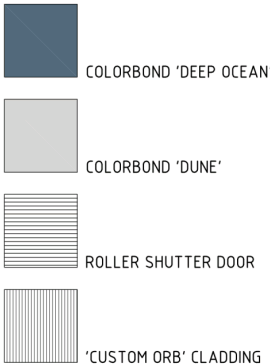
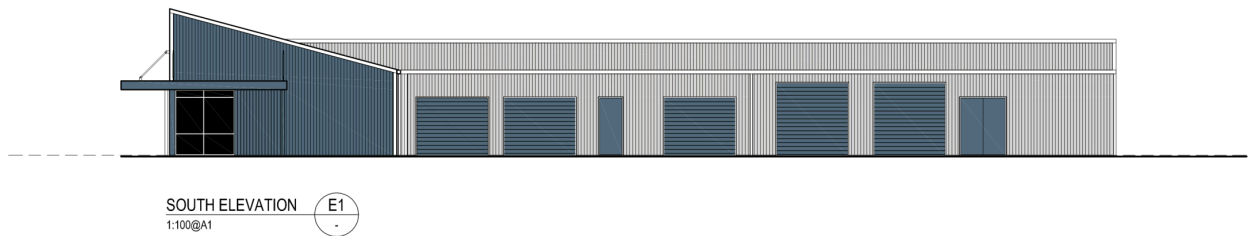
PROJECT:
KINGSWAY CHRISTION COLLEGE
STAGE 1
157 KINGSWAY DARCH

DRAWING LOCATION / SITE PLAN			
DRAWN MO	DESIGNED PI	CHECKED	DRAWING/REV A.00
JOB DATE SEPT 1979	SCALE 1:2000@A2	JOB NO. 1813	
FILE PATH 1813-Drws-CD-00			

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MAINTENANCE & UNIFORM SHOP - ELEVATIONS

SCALE : 1:100@A1 0 1 2 10m

KINGSWAY CHRISTIAN COLLEGE - STAGE 1
157 KINGSWAY, DARCH
JOB NO. :1813 DATE :AUG 2019 DWG NO. :SK.01 REV : 30.08.2019



CITY OF WANNEROO
DA2019/778 Maintenance/Uniform Shop Facilities and services
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

(Advertising Closed 17 October 2019)

No.	Summary of Submission	No. of Submissions	Administration Comment	Recommendation
1.	Overall position on proposal			
1.1	Objects to the proposal	9 (1, 2, 3, 4, 5, 6, 7, 8, 9)	Noted.	No modifications required.
2.	Traffic			
2.1	The proposed traffic modifications will exacerbate existing traffic congestion problems. This is inconvenient for residents and potentially dangerous.	7 (2, 3, 4, 5, 6, 7, 9)	<p>Administration and the applicant acknowledge the existence of these problems around the KCC site. The proposed traffic modifications are intended to improve the current situation by reducing congestion and improving pedestrian safety.</p> <p>The proposed development is intended to service existing staff and students and not to cause any increase to the amount of traffic associated with the KCC site. Parking provided is sufficient under the City's DPS 2, and other traffic modifications have been designed to encourage a smoother and more efficient flow of traffic, particularly at peak times. These proposed traffic modifications were supported by a traffic report which was referred to the City's Traffic Services during assessment. The City's Traffic Services have determined that the proposed traffic flow is safe and within the capacity of the road network, and furthermore, that the proposed modifications will reduce congestion in the area and will not unduly obstruct access to nearby residential properties.</p>	No modifications required.

No.	Summary of Submission	No. of Submissions	Administration Comment	Recommendation
2.2	The proposed traffic modifications will encourage misuse of residents' driveways, disobedience of traffic control infrastructure (eg. driving over the traffic island). This is inconvenient for residents and potentially dangerous.	7 (2, 3, 4, 5, 6, 7, 9)	<p>Administration and the applicant acknowledge the existence of these problems around the KCC site. The proposed traffic modifications are intended to improve the current situation by reducing congestion and improving pedestrian safety.</p> <p>KCC currently has a surplus of 81 bays as per the City's DPS 2 parking requirement. The proposal does not seek to increase the number of students or staff using these bays, therefore improving local parking capacity and encouraging more efficient use of both existing parking and the surrounding road network, which should reduce parking issues in the area.</p> <p>Incidences of dangerous driving and the like should be reported to the Western Australian Police, while misuse of driveways or parking measures should be reported to the City Rangers.</p>	No modifications required.
2.3	The proposed bus bays should be contained within the school site, and should not reduce parking available to residents.	2 (2, 8)	<p>Noted.</p> <p>There are currently 51 on-street parking bays located on Westport Parade and Carripan Road, immediately adjacent to the KCC site. The proposed bus bays require the conversion of 11 of these bays on Westport Parade, leaving 40 bays still available to residents and other users of the area. Administration therefore considers that the conversion of the proposed 11 car bays into bus bays will not significantly detriment residents' access to on-street parking.</p>	No modifications required.

No.	Summary of Submission	No. of Submissions	Administration Comment	Recommendation
			Further to this, the applicant contends and the City's Traffic Services agrees that the proposed bus bays will make more efficient use of the space and parking available, by transporting more students particularly at peak times and by reducing conflict between buses and private vehicles as buses will no longer be required to enter school grounds. The bus bays will therefore contribute significantly to the improvement of traffic congestion issues in the area overall, and for this reason Administration supports the proposal.	
2.4	Hartman Drive has now become a major thoroughfare and the Westport/Hartman intersection needs further traffic management or redesign.	3 (3, 4, 5)	Hartman Drive and the associated changes recommended by some submissions are not subject of this application are to be addressed through the City's Traffic Services.	No modifications required.
2.5	The provision of "Kiss & Ride" parking on Carripan Road is not warranted and will not be effective.	1 (7)	Noted. The proposed Kiss & Ride bays will be identified and regulated by signage stating the operating hours of the Kiss & Ride arrangement. The effectiveness of the signage is not a planning consideration as the City cannot assume people will disobey; however, unlawful use of the bays can be monitored by the City's Rangers. It is also noted that the Kiss and Drive signage only applies within certain times of the day, being peak times where high turnover is to be encouraged. The bays can be used for general longer-term parking outside those times.	No modifications required.

No.	Summary of Submission	No. of Submissions	Administration Comment	Recommendation
3.	Landscaping & Vegetation			
3.1	A buffer of existing bushland and/or mature trees should be retained along Carripan Road for amenity.	4 (1, 3, 5, 7)	In accordance with the landscaping plan, some of the existing vegetation will be retained along the Carripan Road and Westport Parade, and some trees proposed for removal will be replaced with mature trees, as well as new vegetation being installed. The proposed trees and shrubs are indicated to exceed two metres in height; Administration considers this sufficient to preserve amenity and screen the shed from adjoining residential properties.	No modifications required.
3.2	Clearing native bushland and destroying native habitat is not acceptable.	4 (1, 3, 5, 7)	<p>The vegetation proposed to be cleared is 2800m² of Banksia Woodland in Good to Excellent condition. The clearing is proposed on private land and is permitted by the City as per the DPS 2 as it is consistent with the zone, and landscaping obligations are met.</p> <p>Given the nature of the vegetation on the site, the applicant will also be required to seek permits from the Department of Conservation, Biodiversity and Attractions, and from the Department of Water and Environmental Regulation. If either of these parties refuses the clearing, KCC will not be able to proceed with this element.</p>	No modifications required.
3.3	In order to clear the existing vegetation the applicant must to seek for Western Australian Environmental Protection Authority (EPA) approval.	2 (3, 5)	Banksia Woodland vegetation is federally recognised as a Threatened Ecological Community (TEC) and therefore at the state level it is it is considered an Environmentally Sensitive Area. As such, the landowner is required to seek a clearing permit from the Department of Water	No modifications required.

No.	Summary of Submission	No. of Submissions	Administration Comment	Recommendation
			and Environmental Regulation (DWER). The applicant has been made aware of this.	
4.	Others			
4.1	Residents will be directly impacted by the construction during clearing & compaction of soil required; this will cause not only dust, noise, etc. but also possible cracking of walls.	1 (7)	A condition to be imposed requiring a construction management plan being submitted and approved by the City detailing how the construction of the development will be managed in order to limit the impact on the surrounding area.	Impose a condition requiring a construction management plan.
4.2	The shed is too big and too close to residential properties; it should be located further away from Westport Parade and Carripan Road.	7 (1, 3, 5, 6, 7, 8, 9)	The proposed uniform shop building (shed) is setback in accordance with Clause 4.7.1 as required. In addition, mature trees will be retained to provide screening from adjoining residential properties.	No modifications required.
4.3	The presence of a metal shed next to residential area will devalue the properties in the area.	5 (1, 3, 6, 7, 8)	The devaluation of properties is not a valid planning consideration.	No modifications required.
4.4	Rate payers should not be responsible for any of the costs associated with this development or for any damages caused by the construction process.	2 (3, 7, 8)	The applicant and/or the owner of the subject site is responsible for the cost of the development, including any damages caused during construction. The City is not undertaking any of the proposed works and therefore ratepayers will not bear any direct cost.	No modifications required.
4.5	A presentation was held to inform the residents about the proposed works; however, the invitations and timing excluded many residents and some responses were unsatisfactory.	1 (3)	The presentation in question was organised and run entirely by Kingsway Christian College. The City was not involved in the event.	No modifications required.

Attachment 4 – Summary of Current Major Traffic Issues

KCC is a private school site located between the corners of Hartman Drive and Westport Parade, and Hartman Drive and Kingsway. Hartman Drive is a District Distributor meaning it has high traffic volumes, and with two other schools in the area this can exacerbate traffic issues at pick-up and drop-off times. In addition, KCC is a school with a wide rather than local catchment, and with a high percentage of students arriving by car rather than walking and/or cycling. This combination of factors means the site is vulnerable to parking and traffic congestion issues.

One major site of congestion is along Westport Parade near the Hartman Drive intersection. Aside from the volume of traffic on these roads, there is some inefficient traffic management which contributes to congestion. In particular, cars turning out of the KCC site can currently choose to turn either right or left out of the crossover, with no entry movements available. If a car chooses to turn left there are minimal issues or obstructions until they reach Hartman Drive where they once again can choose to turn right or left. Again, turning left has minimal obstruction, but turning right requires a car to turn across three or four lanes of traffic with no place to refuge. This encourages queuing on Westport Parade as cars wait for an appropriate gap to turn right. Upgrades to Hartman Drive by the City in 2020 will help alleviate this by providing a place to refuge for turning cars, so that incremental progress through the intersection can be made, thereby reducing wait times and banking up on Westport Parade.

Meanwhile, if a car chooses to turn right out of the KCC crossover onto Westport Parade, they must wait for a gap in westbound traffic, which causes queuing within the school site. They must then cross into the eastbound lane, potentially waiting in the median strip on the way though it is not design for this, and competing with busy eastbound traffic coming from Hartman Drive. The proposed amendments to the Westport Parade crossover will help alleviate this by physically preventing right-turn movements both in and out of the school site, by way of the 12m median strip extension. The crossover will instead facilitate left movements both into and out of the school site. According to the City's Traffic Services, left movements out of the site, as discussed above, are the most efficient and least problematic type of movement, and will be especially so following the upgrades to Hartman Drive to reduce queueing. Meanwhile, the introduction of the left-in movement and associated widening of the crossover will alleviate pressures on the Carripan Road entries to the school site without interrupting the flow of traffic along Westport Parade as there will be minimal wait times and lane-crossings.

Carripan Road currently hosts three entries to the KCC grounds. The northern and southernmost entries also allow outgoing movements, only the southernmost of which allows for southbound movement. This means most traffic along this road coming either from Kingsway, or from the school site, is channelled north toward Westport Parade by medians and movement restrictions. Improving the efficiency of Westport Parade as outlined above is therefore an important part of reducing congestion on Carripan Road by encouraging traffic flow and thereby allowing cars to turn onto it more easily. In addition, the provision of Kiss & Ride bays along Carripan Road will further reduce traffic and parking problems by encouraging a higher turnover through the on-street bays, thereby discouraging cars from lingering in the high-traffic area.

Health & Compliance

3.7 Proposed Reforms to Building Regulation in Western Australia

File Ref: 21538 – 19/456820
Responsible Officer: Director Planning and Sustainability
Disclosure of Interest: Nil
Attachments: Nil

Issue

For Council to consider a position on the various options outlined in the Consultation Regulatory Impact Statement (CRIS) (**Provided separately on the Hub and in the Reading Room**) released by the State Governments Building & Energy division (formally the Building Commission).

Background

The Building & Energy Division recently released the CRIS relating to proposed reforms to Western Australia's regulatory framework for the building approval process of single residential buildings. These proposed reforms are partially in response to a nationally released report (**Provided separately on the Hub and in the Reading Room**) into the effectiveness of the building regulatory framework in Australia. The report titled "*Building Confidence – Improving the effectiveness of compliance and enforcement systems for the building and construction industry across Australia*" (the Building Confidence Report) was commissioned by all of the State Building Ministers following concerns about the inconsistent approaches adopted across each jurisdiction.

Within the CRIS, three options are proposed:

1. Retain the status quo (business as usual);
2. Implement full private certification of building approvals with all relevant recommendations of the Building Confidence Report implemented; or;
3. Implement improvements to the current system of building approvals with relevant recommendation of the Building Confidence Report

Current system and concerns

While Australia has adopted the National Construction Code (NCC) as its primary standard for the construction of buildings throughout Australia, how each State and Territory regulates the assessment, approval and inspection of buildings differs greatly. For example, some jurisdictions allow the private sector to provide a full service whereby the one building surveyor can assess an application, issue a permit, conduct inspections and sign-off on the occupancy of the building. This is commonly referred to as a 'fully privatised' system. In other jurisdictions only the local government has the ability to issue the permit or conduct inspections and this is considered a 'hybrid' system.

In April 2012, Western Australia adopted the *Building Regulations 2012* (the Regulations) which superseded the *Building Regulations 1989*. The primary change introduced by the Regulations was the ability for the private sector to certify buildings. Prior to this, the local government in which the building was to be constructed would be wholly responsible for assessing and approving that building. Since the introduction of the Regulations, an applicant now has the ability to engage the private sector for assessment and certification of buildings.

Although the Regulations introduced the private sector, it preserved the permit issuing function for the local government. What this means is that although the private sector can assess a building for compliance against the NCC, it cannot issue any Permit.

The primary issue with Western Australia's system is that unlike all other jurisdictions, it does not prescribe mandatory inspections for residential buildings. The Building Confidence Report has identified that the absence of mandatory inspections is leading to poor compliance rates for buildings and exposing consumers to unknown risks.

The CRIS seeks to explore what the impact of introducing mandatory inspections would be but also which system is best suited to introducing them. It also discusses the option of not introducing them at all, but as detailed in this report, this is an unlikely outcome.

Detail

Whilst the Regulations currently prescribe a hybrid approach that allows the private sector to certify buildings, it does not fully remove the ability for a local government to compete with the private sector. Under the Regulations, a local government must at the very least provide a certification service for residential buildings. It may then elect to provide certification for commercial buildings if it chooses to. In terms of the City, approximately 70 per cent of residential building permits and nearly all commercial permit applications are certified by the private sector. Notwithstanding that the private sector undertake most building certifications, the local government must still check each application for compliance with other legislation such as planning and health prior to performing its permit issuing function.

Although Western Australia's hybrid system is generally quite seamless, the construction industry has been lobbying Building & Energy for a fully privatised system due to the time benefits it presents. This has consistently been opposed by WALGA who believe that local government play an important role in ensuring that there is appropriate oversight of the certification process, particularly given the lack of regulation that Building & Energy provide over the building surveying industry. Additionally, WALGA contend that the majority of local governments are either meeting or exceeding the statutory timeframes that the Regulations prescribe and that a fully private system is unlikely to be much faster. The City is currently issuing permits in 6 business days, 4 business days faster than the 10 days prescribed by the Regulations.

A summary of the impact for each of the three options in the CRIS is as follows.

Option 1 – Status quo

No change – The sector will continue to operate a hybrid approach which involves both private and local government building surveyors. Local governments will also maintain their recording keeping and enforcement responsibilities. Staged Inspection of residential buildings will continue to be discretionary.

Option 2 – Full private certification

Western Australia will adopt a model similar to that of Victoria whereby the entire approval and inspection process is conducted by the private sector. This includes the permit issuing ability. The local government may still be required to be the record keeper for permits issued and it may also maintain enforcement abilities for non-compliant building work. It is intended to legislate staged inspection of residential building work with this model.

Option 3 – Improve the current system

This option will maintain the hybrid approach that the Regulations currently prescribe but it will introduce mandatory staged inspections for residential buildings and better clarity on the minimum standard of design documentation that is required to demonstrate compliance with applicable standards. More specifically, the local authority will maintain the responsibility of issuing permits, record keeping and enforcement but it will also inherit mandatory inspections. The mandatory inspections that will be prescribed are as follows:

Stage 1 – In-situ reinforcement in footings and slabs;

Stage 2 – frames, including roof construction;

Stage 3 – fire rated wall system; and

Stage 4 – final post-completion of all work

Consultation

Building & Energy are consulting with the sector on the proposed changes through a number of workshops and questionnaires. To ensure that a clear and consistent response is advocated by the City it is recommended that Council endorse a position.

Comment

Whilst the consultation period for the CRIS ends on 9 December 2019, there will be many other opportunities for the City to advocate its position. Administration has already participated in a workshop coordinated by WALGA and responded to the CRIS questionnaire to comment on general process improvement opportunities. The questionnaire did not formulate the City's position on any of the options but did suggest that it was important that mandatory inspections be considered for whichever model is adopted and that those inspections be conducted by the building surveyor who certified the design documentation.

For Council to make an informed decision, the following industry benefits and limitations have been assumed for each option.

Option 1 – Status quo

Benefits

- No need to consider resourcing implications of regulatory change
- Less “red-tape”, faster approvals
- No need to prepare for change (training, communication, advocacy)
- No change to costs for the industry or residents

Limitations

- Concerns and recommendations outlined in the Building Confidence Report will not be addressed
- The quality and compliance of residential buildings will remain largely unregulated
- Discretionary inspection programs undertaken by local governments are not cost recoverable (no statutory fees exist)

Option 2 – Full private certification

Benefits

- An applicant/builder will only need to engage with a private building surveyor to obtain all necessary building certifications and permits. There will be no need to wait for the local government to issue the permit

- Streamlined service for the construction sector and residents

Limitations

- There is no independent oversight of the private sector
- Conflicts of interest – the private Building Surveyor is issuing permits for their own certifications
- This system can lead to client relationships detracting from the professional integrity of the private certifier. With no government involvement in the process it will be difficult to identify whether the client relationship a certifier has with a builder is resulting in poor application of the National Construction Code
- Local governments may not be able to ensure compliance with other legislation (Planning, Health) before a building permit is issued
- The cost to the industry and residents will be greater
- High impact on the industry due to regulatory change

Option 3 – Improve the current system

Benefits

- Moderate impact on the industry
- Compliance of residential building work will be improved
- The cost of local governments potentially conducting inspections will likely be offset by a legislated fee structure
- Local government will maintain their statutory functions which will reduce the likelihood of conflicts of interest and negligence

Limitations

- This model has the potential to cause delays in the construction phase due to mandatory inspections
- The industry will still be required to go through a two tier system (private and government) to obtain a permit
- If local government inherits the mandatory inspection function it will need to provide appropriate resources
- The cost to the industry and residents will be greater

Whilst Option 1 has been listed within the CRIS it is very unlikely that Building & Energy will proceed with this. There is substantial political and media pressure following the release of the Building Confidence Report for national reforms to be made and Option 1 would effectively dismiss the findings of this report.

The primary concern that has led to the findings within the Building Confidence Report is that the construction industry and the building surveying sector are failing to properly administer the National Construction Code. There are a variety of reasons outlined in the Building Confidence Report for this, including the type of system adopted in each jurisdiction. In New South Wales there is criticism that their system (full private certification) has contributed to poor compliance rates of multi-story apartment buildings. Whilst Victoria, which also has full private certification, is under scrutiny for the number of high-rise buildings that have been identified as containing combustible cladding. In addition to this is the high-profile fatal incident in 2017 when the Grenfell Tower in London failed to protect occupants during a fire event has elevated the issue of appropriate building regulation to an international level.

Whilst each jurisdiction operates differently, the Building Confidence Report does not identify any particular system as being better than another. It does however recommend a “tightening of government oversight”. The primary criticism of Western Australia’s system is the absence of mandatory inspections and the pressure for Building & Energy to deliver regulatory

reforms to address this issue means that Option 1 is very unlikely. This leaves Option 2 (fully privatised) and Option 3 (hybrid government/private). Given that both New South Wales and Victoria have struggled to find impartiality with the fully privatised system it would be ambitious for Western Australia to introduce reforms that trigger mandatory inspections under Option 2 when it appears to be a model fraught with risk.

Notwithstanding that there are benefits and limitations to each option Administration considers that the most effective way for Western Australia to address the recommendations of the Building Confidence Report is to adopt Option 3. Option 2 is a system that has largely been driven by the construction industry due to the time benefits it delivers, however, the recent incidents in New South Wales and Victoria illustrate the conflict that exists under a fully private system. Unless Building & Energy were to substantially reform how they regulate building surveyors it would be difficult to adopt a fully private system with the confidence that it will be free of influence, conflicts of interest and quid pro quo. Administration also considers it inappropriate to proceed with Option 1 given the known gaps that exist by not requiring mandatory inspections.

In addition to Administration's position that Option 3 is the most suitable, WALGA have also recommended Option 3 in the agenda for the State Council meeting on 4 December 2019 (**Provided separately on the Hub and in the Reading Room (page 78)**). Administration was involved in a workshop which formulated the WALGA position and supports all recommendations made in the report. In particular, it supports WALGA's position that the local government should not be wholly responsible for conducting the mandatory inspections.

Statutory Compliance

If adopted, the proposed reforms will require amendments to the Regulations. Any amendments made may remove or impose statutory responsibilities on to the City. At this stage none of the options specify the relationship a local government may have with the Regulations. As such, it is difficult to anticipate what impact each option will have on the City.

Strategic Implications

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

“3 *Environment (Built)*

3.4 *Activated Places*

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

Risk Management Considerations

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

Local Planning Policy 4:14: Compliance (LPP 4:14) outlines how the City uses its statutory functions under the Regulations for enforcing building compliance. Any amendments to the Regulations will likely require LPP 4:14 to be reviewed and amended accordingly.

Financial Implications

The CRIS has undertaken a high-level cost benefit analysis of options 2 and 3. At this stage it is difficult to determine what impact there would be on local government, however it does note that for both options there would be a cost increase to consumers of between \$1600 and \$2200. This cost increase is likely to be a result of statutory fees which the local

government may or may not receive. It also comments that for Option 2 there would be “significant disruption, risk and time to implement” and “moderate disruption, risk and time to implement” for Option 3.

In terms of comparing the anticipated cost increase to consumers to the current costs, it would appear from the cost benefit analysis within the CRIS that statutory fees paid by the consumer will increase from around \$400 (on average) per dwelling to approximately \$2000. This is considered to be a minor increase considering the benefits that will be delivered.

If Option 3 is adopted and local governments inherit the responsibility of conducting mandatory inspections it would need to allocate additional resourcing to perform those statutory functions. Until Building & Energy release a draft amendment to the Regulations, It is difficult to quantify at this stage what resourcing would be required.

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the Chief Executive Officer to advocate Option 3 of the Consultation Regulatory Impact Statement with key stakeholders, subject to the following matters being addressed by Building & Energy in consultation with the Local Government sector:

- 1. Prior to any regulatory changes, a review of the building fees and charges is essential, to ensure that any costs associated with the approval of building work, implementation of mandatory inspections, compliance and enforcement actions, and record keeping requirements for the Local Government sector, will result in full cost recovery;**
- 2. The Independent Building Surveyor who signed the Certificate of Design Compliance should be responsible for undertaking the inspections, therefore removing sole responsibility of mandatory inspections from the Local Government; and**
- 3. Implementation of mandatory inspections should be undertaken by properly qualified personnel, at the following stages (at a minimum) of the construction process**
 - a) Foundations and footings**
 - b) Slab/reinforcement of bearers/joists**
 - c) Waterproofing**
 - d) Roof, and**
 - e) Occupancy or final completion**

Attachments: Nil

Assets

Infrastructure Capital Works

3.8 Marmion Avenue Duplication - Budget Variation

File Ref:	31839V02 – 19/462014
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider budget variations to include contributions received from developer's, landowners, MRWA and Water Corporation in project budget for Project Number PR-4140 Marmion Avenue Duplication within the 2019/2020 Capital Works budget.

Background

Council at its meeting dated 24 July 2018 considered a report and adopted (CR01-07/18) the following resolution:

“AUTHORISES the Chief Executive Officer to negotiate and enter into contractual arrangements with developers and landowners to receive contributions to construct sections of the proposed dual-carriageway for Marmion Avenue subject to the criteria outlined in this report;”

This authorisation allowed Administration to finalise discussions with the relevant developers, landowners and State Government agencies to clarify their responsibilities and contributions for the additional scope within the Marmion Avenue Duplication project, meeting the following criteria set-out in Council Report CR01-07/18:

- “a) A value for money outcome to the City;*
- b) The tender is compliant with the requirements of the Local Government Act 1986, the Local Government (Functions and General) Regulations 1996 and statutory requirements; and*
- c) Meets the City's Strategic objectives.”*

This report considers the allocation of funding contributions to Project Number PR-4140 Marmion Avenue Duplication within the 2019/2020 Capital Works budget as agreed with the relevant developers, landowners and State Government agencies.

Detail

Following discussion with the relevant landowners and developers, Administration reviewed the information as per Council's authorisation set out in Item CR01-07/18 and entered into a several contract arrangements by the way of “Deeds of Agreement” which were prepared by the City's Executive Manager Governance & Legal.

Administration has also entered into two Public Works arrangements with the following Government Agencies:

- 1) Main Road WA – Allowing for two future traffic lanes between Romeo Road and Brindabella Parkway to cater for possible future traffic congestion as a result of the Mitchel Freeway Extension to Romeo Road and the future Metronet - Yanchep Rail Extension; and

- 2) Water Corporation – Under taking the extension and diversion of the current DN700 Water Main from the intersection of Cinnabar Drive, Eglinton.

A summary of the works covered within the entered contractual arrangements with the total contributions of \$4,924,113.18 is provided below:

- Lend Lease - Alkimos Vista section of duplication;
- Landcorp - Graceful Blvd/ Romeo Road and Brindabella Parkway intersections – Alkimos Central;
- Eglinton Estates - Cinnabar Drive and Eglinton Drive roundabouts;
- Peet & Co - Carphin Drive roundabout;
- Satterley Property Group - Impressions Drive roundabout;
- MRWA - Service relocations Romeo Road to Brindabella Parkway; and
- Water Corporation - Water Main extension out of new roadway

It is noted that some of these contributions have been received by the City and held as “restricted cash” for allocation to PR-4140 Marmion Avenue Duplication and remaining will be received as the works progress through construction in the coming months within 2019/2020.

Consultation

All relevant developers, landowners and State Government agencies were consulted in determining the scope of their works which have been agreed to be undertaken as part of Marmion Avenue Duplication project.

Comment

The cost contributions have offered the City the opportunity to:

- include some of the developers and other Government agencies’ future works;
- reduce redundant works along Marmion Avenue; and
- deliver the required infrastructure requirements for:
 - the future Metronet Rail extension to Yanchep;
 - the extension of the Mitchel freeway to Romeo Road; and
 - the extension of the future Water Corporation Water Main to Yanchep.

This has also demonstrated a collaborative approach by a number of stakeholders to deliver a good outcome for the community.

Construction is progressing well with 85% of the new southbound carriageway completed to the asphalt stage, this new carriageway is being utilised by traffic in areas where works are continuing on the existing northbound carriage way under traffic management.

The section between Camborne Parkway and Sanderling Street, approximately 1.2km, is now completed with only minor off line works remaining, with road users utilising the dual lanes in this section.

Works have been scheduled to enable all major civil works to be completed for both the existing and new carriageway and new intersections by the end of February 2020 with minor works, street light installation, brick paving and line marking continuing through to approximately April 2020.

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:

- “1 Society
 - 1.4 Connected Communities
 - 1.4.1 Connect communities through engagement and involvement”
- “2 Economy
 - 2.2 Strategic Growth
 - 2.2.5 Attract investment and major development and major infrastructure”
- “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

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

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

Risk Title	Risk Rating
Financial Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

Policy Implications

The project development has given due consideration to appropriate policies including Local Planning Policy 3.8 - Marmion Ave Arterial Road Access adopted on 21 July 2015.

The budget variations listed in this report are in accordance with the Accounting Policy.

Financial Implications

Marmion Avenue Duplication Project received \$23m funding from the State Government in June 2017; and based on a projected cash flow \$22.0M of this funding was allocated to PR-4140 within the approved Capital Works Budgets for 2017/18, 2018/19 and 2019/2020 financial years with the remaining \$1.0M held as “unspent grants” for allocation in 2020/21.

As noted earlier in this report, a portion of the total contributions of \$4,924,113.18 have been received by the City and held as "restricted cash" for allocation to PR-4140 Marmion Avenue Duplication and remaining will be received as the works progress through construction in the coming months within 2019/2020.

A budget variation is now required to allocate the funds held as unspent grants and these contributions to PR-4140 to fully complete the project works in 2019/20, noting that this variation does not require any municipal funding.

It is also noted that the overall project budget is sufficient to fully complete the identified scope of works for Marmion Avenue Duplication from Butler to Yanchep.

Voting Requirements

Absolute Majority

Recommendation

That Council APPROVES BY ABSOLUTE MAJORITY the following changes to the 2019/20 Capital Works Budget to fully complete Marmion Avenue Duplication works including the works as agreed by Administration with developers, landowners, Main Roads WA and Water Corporation:-

Project No	From	To	Description
NA	\$4,924,113		Contributions from developers, landowners, Main Roads WA and Water Corporation
NA	\$1,000,000		Unspent Grants
PR-4140		\$5,924,113	Marmion Avenue Duplication

Attachments: Nil

Waste Services

3.9 RFT19168 Provision of Food Organics and Garden Organics (FOGO) Processing

File Ref:	38450 – 19/312711
Responsible Officer:	Director Assets
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider Request for Tender No: 19168 for the Provision of Food Organics and Garden Organics (FOGO) Processing.

Background

In December 2018 the City published a Non-Procurement Expression of Interest (EOI) for the Provision of FOGO Processing to better understand the potential options for organics processing available in alignment previous Council decisions. The City received six responses to that EOI from industry, which each proposed alternative options for the processing of the City's organic waste stream.

Through the above EOI process, the waste management industry indicated that:

1. FOGO processing options were available by the City's target date of 1 July 2020;
2. The above processing options could be offered within the City's boundaries; and
3. An acceptable gate fee was likely to be achieved through a tender process (based upon a facility within the City's boundaries).

Allied to the outputs from the EOI process described above, a number of different sources of information were utilised to develop a Business Case, and provide a recommendation to Council:

1. Inclusion of the community's opinion in the development of options;
2. Stakeholder engagement – meetings/discussions took place with key internal and external stakeholders;
3. Research and analysis was undertaken of numerous other Australian local government best practices;
4. An assessment of the recycling and recovery options available to the City was undertaken, and their respective issues and opportunities;
5. Thorough modelling of the costs, benefits and risks of the options identified was completed; and
6. Inclusion of data from waste audits undertaken on City of Wanneroo residents' bin contents.

The Business Case considered both Green Organics (GO) and Food Organic and Garden Organic (FOGO) disposal option, and a number of different bin size options, see **Table 1** below. The Business Case concluded that the City should pursue FOGO option 2B and 3B (noting household figures were accurate as of July 2019).

Option	Bin Sizes	Waste Processing Option	Bin Change Requirements	No. of Households Affected
BAU	240	Recyclables		
	240	RRF		
1A (GO 3 Bin System plus BAU)	140	Landfill/RRF	Addition of new 140L red lidded bin	60,775
	240	Recycling	No change	0
	240	GO	Change dark green lid to lime green	60,775
	240	Recyclables	No change	0
	240	RRF	Change dark green lid to red	10,725
1B (FOGO 3 Bin System)	140	Landfill	Addition of new 140L red lidded bin	71,500
	240	Recycling	No change	0
	240	FOGO	Change dark green lid to lime green	71,500
2A (GO 3 Bin System plus BAU)	140	Landfill/RRF	Addition of new 140L red lidded bin	60,775
	**240/360	Recycling	Addition of new 360L litre bin	30,387
	240	GO	Change dark green lid to lime green	60,775
	**240/360	Recycling	Addition of new 360L litre bin	5,363
	240	RRF	Change dark green lid to red	10,725
2B (FOGO 3 Bin System)	140	Landfill	Addition of new 140L red lidded bin	71,500
	**240/360	Recycling	Addition of new 360L litre bin	35,750
	240	FOGO	Change dark green lid to lime green	71,500
3A (GO 3 Bin System plus BAU)	240	Landfill/RRF	Addition of new 240L red lidded bin	60,775
	240/360	Recycling	Addition of new 360L litre bin	30,387
	240	GO	Change dark green lid to lime green	60,775
	240/360	Recycling	Addition of new 360 litre bin	5,363
	240	Landfill/RRF	Change dark green lid to red	10,725
3B (FOGO 3 Bin System)	240	Landfill/RRF	Addition of new 240L red lidded bin	71,500
	240/360	Recycling	Addition of new 360L litre bin	35,750
	240	FOGO	Change dark green lid to lime green	71,500
4A (GO 3 Bin System plus BAU)	240	Landfill/RRF	Addition of new 240L red lidded bin	60,775
	240	Recycling	No change	0
	240	GO	Change dark green lid to lime green	60,775
	240	Recycling	No change	0
	240	RRF	Change dark green lid to red	10,725
4B (FOGO 3 Bin System)	240	Landfill/RRF	Addition of new 240L red lidded bin	71,500
	240	Recycling	No change	0
	240	FOGO	Change dark green lid to lime green	71,500

Table 1 – Three Bin Kerbside Collection Options

On 2 July 2019 Council considered a report AS06-07/19, which discussed the outcomes of the Business Case discussed above, and resolved the following:

1. APPROVES the implementation of the Three Bin Kerbside Collection System (as per Options 2B and 3B in the Business Case) in line with the Waste Authority's Better Bins program, that separately collects Food and Garden Organics wastes for onward processing by a third party contractor in to an Australian Standard AS 4454-2012 compliant product;
2. AUTHORISES administration to invite tenders for the commissioning of a suitable contractor to process the City's Food and Garden Organics waste; and
3. SEEKS a further report following the completion of the tender process as per Recommendation 2, detailing the implementation schedule including key milestones and dates, risk mitigation strategies, and deployment details."

In alignment with Council's resolution, Administration developed a Request for Tender (RFT) to secure a suitable contractor to process the City's FOGO material.

Tender 19168 Provision of FOGO Processing was advertised on 14 September 2019 and closed on 22 October 2019.

Detail

The following details were proposed within the published tender:

Item	Detail
Contract Form	Food Organic and Garden Organic Processing Agreement
Contract Type	Schedule of Rates
Contract Duration	5 years
Commencement Date	1 July 2020
Expiry Date	30 June 2025
Extension Permitted	(3) Three periods of (5) five years
Rise and Fall	Maximum Perth All Groups CPI increases upon extensions.

Tender submissions were received from the following:

- Brockwaste WA Operations Pty Ltd;
- Cleanaway Pty Ltd;
- Drainflow Services Pty Ltd;
- Remondis Australia;
- Spartel Pty Ltd; and
- Suez Recycling and Recovery Pty Ltd.

The Tender Evaluation Panel comprised Manager Waste Services, Economic Development Officer, Project Manager Waste Services, Manager Parks and Conservation, Coordinator OSH, Project Officer Waste Services, Strategic Finance Business Partner, Contracts and Procurement Officer and External Probity Advisor.

External Probity Oversight was undertaken by William Buck Consulting (WA) Pty Ltd; who provided a Probity Report.

Tender submissions were evaluated in accordance with the Procurement and Evaluation Plan (**PEP**) which included the following selection criteria:

Category	Description	Weighting
Technical Robustness	Methodology	20%
	Capacity	20%
	Experience	20%
	Economic Development & Circular Economy	20%
Systems and Safety	Health and Safety, Risk Mitigation, OHS Measures, Environmental Management Systems	20%

The following non-weighted criteria were also assessed:

Category	Description	Assessment
Economic Viability	Price (Gate Fees)	Assessed on a price for price basis
	Value for Money	What benefits operationally does the Tenderer or its disposal location offer the City.

Pricing is not included in the qualitative criteria and is considered as part of the overall value for money assessment.

A check of all received tender documentation was undertaken prior to evaluation to ensure that all responses met minimum evidence requirements. Spartel PTY Ltd did not respond to the Health and Safety Systems Schedule therefore was not included in the further evaluation.

Tender Evaluation

Evaluation Criteria 1- Capacity – 20%

Assessment of this criterion considered the tenderers' presence in the region, personnel, including qualifications, sufficient technical resources, capability and capacity of subcontractors (if utilised). Infrastructure details, processing technology, current weighbridge and environmental licence capacity were also evaluated. The assessment of this criterion resulted in the following ranking:

Tenderer	Ranking
Suez Recycling and Recovery Pty Ltd	1
Cleanaway Pty Ltd	2
Remondis Australia Pty Ltd	2
Drainflow Services Pty Ltd	3
Brockwaste WA Operations Pty Ltd	4

Evaluation Criteria 2 - Methodology

The evaluation criterion consider the tenderers' methodology for processing FOGO material, the decontamination process, management of residual waste, material recovery rates, quality of product and market availability for end product. Facility availability, timeframes and risk assessments were also considered. The assessment of this criterion resulted in the following ranking:

Tenderer	Ranking
Suez Recycling and Recovery Pty Ltd	1
Cleanaway Pty Ltd	2
Remondis Australia Pty Ltd	2
Drainflow Services Pty Ltd	3
Brockwaste WA Operations Pty Ltd	4

Evaluation Criteria 3 – Experience

The Tenderer's relevant experience was assessed in order to evaluate ability to meet the requirements of the contract. Assessment considered the Tenderers' track record in delivering similar services, current/previous contracts and timeframes, references demonstrating experience, technical capability, quality of waste processing and the proposed timeframe for the commencement of service. The assessment of this criterion resulted in the following ranking:

Tenderer	Ranking
Suez Recycling and Recovery Pty Ltd	1
Remondis Australia Pty Ltd	2
Cleanaway Pty Ltd	3
Drainflow Services Pty Ltd	4
Brockwaste WA Operations Pty Ltd	5

Evaluation Criteria 4 – Economic Development & Circular Economy

The Tenderers' submission was assessed in relation to encouraging economic development within the City such as maintenance/creation of new jobs, facility location within the boundaries of the City and does the location provide efficiencies to the City and number of uses for end product. The assessment of this criterion resulted in the following ranking:

Tenderer	Ranking
Suez Recycling and Recovery Pty Ltd	1
Drainflow Services Pty Ltd	2
Cleanaway Pty Ltd	3
Brockwaste WA Operations Pty Ltd	4
Remondis Australia Pty Ltd	4

Evaluation Criteria 5 – Safety Systems

Evidence of safety and quality management policies and practices was assessed in each tender submission. The assessment for safety management was based on the tenderers' responses to an Occupational Health and Safety Management System Questionnaire included within the tender documentation. All tenderers provided details of their safety management systems with the following ranking:

Tenderer	Ranking
Suez Recycling and Recovery Pty Ltd	1
Cleanaway Pty Ltd	2
Drainflow Services Pty Ltd	3
Brockwaste WA Operations Pty Ltd	4
Remondis Australia Pty Ltd	4

Overall Qualitative Weighted Assessment and Ranking

Tenderer's submissions were reviewed in accordance with the Procurement and Evaluation Plan. The overall qualitative weighted assessment resulted in the following tenderer ranking:

Tenderer	Ranking
Suez Recycling and Recovery Pty Ltd	1
Cleanaway Pty Ltd	2
Remondis Australia Pty Ltd	3
Drainflow Services Pty Ltd	4
Brockwaste WA Operations Pty Ltd	5

Tender Clarifications

Following the above review process the Tender Evaluation Panel requested further information from the top three tenderers relating to their submissions, specifically surrounding the date at which their options may be available to the City.

Administration met with officers from the Department of Water and Environmental Regulation (DWER) to discuss what physical controls and expected regulatory timescales may be expected for the hypothetical approval of facilities handling FOGO materials.

Administration then met with Tenderers to discuss the variables of each proposal, what works may be required to allow acceptance of the City's materials and what regulatory approvals they may each need; and requested a written response was requested from each.

Following receipt of the written responses, Administration has determined that no Tenderer could commit to a formal date when licence amendments would be fully secured or an exact date of when their nominated facility would be available to receive FOGO material.

Tendered Price Assessment and Ranking

No tender response met the Value for Money assessment criteria to enable further financial assessment.

Consultation

Consultation with a number of internal and external stakeholders has been undertaken for this project from across the organisation.

DWER provided advice to the City on the regulatory requirements for FOGO facilities.

Comment

Tender submissions in response to the City's Tender No 19168 Provision of FOGO Processing confirmed that the waste management industry has not developed its FOGO processing options greatly since the EOI in January 2019 and that the responses received did not align with those provided previously.

It is important to note that the pricing received from all tenderers was above that previously indicated in the earlier EOI process which informed the development of the Business Case. This would appear to reflect the extra costs that the respondents will incur in transferring and transporting the City's materials to their nominated processing facility, all of which were distant from the City. This reinforces the notion discussed in the previous service delivery review and Business Case that the City is likely to benefit greatly by a facility within its own boundaries.

The Three Bin System Kerbside Collection System project implementation date is predicated on FOGO processing availability. Under the circumstance described above the City cannot progress its FOGO Three Bin Kerbside Collection Project as no actual contract start date can be determined. Tenderers appear to have underestimated the requirements of environmental licencing requirements for transfer and processing of FOGO waste.

It is recommended that all Tender submissions for RFT19168 Provision of FOGO Processing be declined.

Although the Business Case discussed in *Background* concluded the Three Bin Kerbside Collection System project should commence the FOGO, this option is not available in the short to medium term. Therefore, it is further recommended that the City pursue a tender for Processing of Kerbside Garden Organic Materials and implement the Three Bin Kerbside Collection system project in line with Option 2A and 3A discussed in Table 1 above, as soon as possible.

Statutory Compliance

Tenders were invited in accordance with the requirements of Section 3.57 of the *Act*. The Tendering procedures and evaluation complied with the requirements of Part 4 of the *Local Government (Functions and General) Regulations 1996*.

The *Waste Avoidance and Resource Recovery Act 2007 (WARR Act)* confers on the Minister for the Environment the ability to require any local government to provide waste services to its community in line with the State Waste Strategy:

- Waste Avoidance and Resource Recovery Strategy 2030; and
- *WARR Act 2007*.

Strategic Implications

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

- “3 *Environment (Natural)*
- 3.3 *Reduce, Reuse, Recycle, Waste*
- 3.3.1 *Treat waste as a resource*”

Risk Management Considerations

<i>Risk Title</i>	<i>Risk Rating</i>
<i>CO-021 Competitive Service Costing</i>	<i>High</i>
<i>Accountability</i>	<i>Action Planning Option</i>
<i>Director Community & Place</i>	<i>Manage</i>

<i>Risk Title</i>	<i>Risk Rating</i>
<i>CO-022 Environmental Management</i>	<i>High</i>
<i>Accountability</i>	<i>Action Planning Option</i>
<i>Director Planning & Sustainability</i>	<i>Manage</i>

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

Financial Risk

A financial risk assessment was undertaken as part of the tender evaluation process for all Tenderers by Corporate Scorecard Pty Ltd.

Social and Environmental Considerations

The tender specification was prepared to ensure that the evaluation is favourable to those respondents whose facilities are within the City or closest to the City's boundaries without increasing costs.

The City requires that end compost product(s) are marketed at the highest beneficial use to achieve the best environmental outcome the City's residents.

Broader Economic Impact Implications for the City of Wanneroo

Due to the City operating its own fleet, consideration was been given to any increased driving time outside the City's boundary. Extra driving time over and above that currently incurred ultimately increases non-productive time i.e. travelling time to disposal points rather than time that may be spent collecting and removing waste from the kerb.

Benefits to the local economy were also considered such as creation of new jobs/ retention of existing jobs.

Policy Implications

Tenders were invited in accordance with the requirements of the City's Purchasing Policy.

Financial Implications

Costs relating to the disposal of organic material will be funded through the general operating budget.

Subject to Council's decision on the recommendations made in this report, further financial implications will be validated in line with the analysis considered by Council on 2 July 2019; and presented to Council for further consideration as part of the outcome of the tender for green organics recycling.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. DECLINES all tender submissions for Tender No. 19168 Provision of Food Organics and Garden Organics Processing, in accordance with the conditions of tendering;**
- 2. AUTHORISES administration to invite tenders for the commissioning of a suitable contractor for the processing City's Garden Organic materials to enable the implementation of the Three Bin Kerbside Collection System (as per Options 2A and 3A as explained in the report); that separately collects Garden Organics for onward processing by a third party contractor; and**
- 3. SEEKS a further report following the completion of the tender process as per Recommendation 2, detailing the implementation schedule including key milestones and dates, risk mitigation strategies, and deployment details.**

Attachments: Nil

Community & Place

Cultural Development

3.10 Appointment of Community Representatives to the Arts Advisory Committee

File Ref:	1436 – 19/446714
Responsible Officer:	Director Community and Place
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the appointment of community representatives to the Arts Advisory Committee.

Background

In accordance with Section 5.11 of the *Act*, prior to 2019 Local Government Elections, the City has sought nominations from community representatives for those committees formally appointed under the *Act*, including the Arts Advisory Committee.

Detail

The Terms of Reference for the Art Advisory Committee provide positions for a maximum of three community representatives, who must be art professionals based in the north metropolitan region.

Nominations have been received from five City of Wanneroo residents, in order of receipt from Ms Patricia Galloway of Eglinton, Mr Jeremy Blank of Mindarie, Mrs Susan Hoy of Mindarie, Mrs Suzanne Logue of Two Rocks and Mrs Judy Rogers of Alexander Heights. The responses to the selection criteria provided by the nominees are contained in the confidential attachment.

Consultation

Nil

Comment

All the above applicants address the selection criteria adequately. Both Jeremy Blank and Suzanne Logue have volunteered their time on the Arts Advisory Committee in the past; Suzanne for six years and Jeremy for the past two. The Committee has significantly benefited from their vast knowledge however it is equitable to provide this opportunity to other local, active, interested residents.

On this basis, it is recommended that Ms Patricia Galloway, Mrs Susan Hoy and Mrs Judy Rogers join the Arts Advisory Committee as the three community representatives for a term ending at the next Local Government Election in October 2021.

The Committee will have their first meeting in March/April 2020. Ms Patricia Galloway, Mrs Susan Hoy and Mrs Judy Rogers, if endorsed will receive notification of their successful appointment in February 2020.

Statutory Compliance

Local Government Act 1995

Part 5 – Administration

Division 2 – Council Meetings, committees and their meetings and electors meetings

Subdivision 2 – Committees and their meetings

“5.10 *Appointment of committee members*

(1) *A committee is to have as its members –*

(a) *persons appointed* by the local government to be members of the committee.*

**Absolute majority required.”*

Strategic Implications

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

“1 *Society*

1.4 *Connected Communities*

1.4.3 *Build strong communities through the strength of cultural and heritage diversity”*

Risk Management Considerations

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

Absolute Majority

Recommendation

That Council APPOINTS BY ABSOLUTE MAJORITY Ms Patricia Galloway, Mrs Susan Hoy and Mrs Judy Rogers to the positions of community representatives on the City of Wanneroo Arts Advisory Committee for a term ending at the next Local Government Election in October 2021.

Attachments:

1 [!\[\]\(241407ae374027aec4b030ca93d07b05_img.jpg\)](#). Attachment 1 - Summary of Arts Advisory Committee Community Representative Nominations 19/472550

Attachment 1 – Summary of Arts Advisory Committee Community Representative Nominations

This attachment is confidential and distributed under separate cover to all Elected Members.

Administration Use Only

Attachment 1 – HPE#19/447919

Community Facilities

3.11 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 the release of the concept plan for community engagement.

Background

Hinckley Park (**the Park**) is located across three land parcels situated at 14 and 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 4.1 ha 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 estimated to be handed over to the City prior to the end of December 2019. As part of the City's forward planning and capital works program, the City 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 that was held at the Pearsall Hocking Community Centre on 10 October 2018. The outcomes from the design workshop process formed the basis of the development of the draft concept plan for the Park that 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 and limited water supply. 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

The concept plan has considered the City's existing water allocation and that of the Developer's water license, which has now transferred to the City. Given the limited water supply for the site, the concept plan has made an allowance of 1.3 ha 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. The remaining area of 2.8 ha consists of the above elements and landscaping.

Proposed Schedule

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

Task	Timeframe
Community Engagement	January 2020 – February 2020
Report to Council to advise of consultation outcomes	March 2020
Detail Design	April – June 2020
RFT for Construction	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.

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 that 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 expectations 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 22 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 play space, fitness equipment, equipment for older children, a dog park and toilets.

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

Phase 2

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 13 January until 7 February 2020, allowing for a 4 week period of feedback outside of the Christmas/New Year holiday period.

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. An 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.

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 13 January until 7 February 2020 and the outcomes of that process will be reported to Council in March 2020.

Financial Implications

The total budget for the development of Hinckley Park is \$1,001,500 with the funding source being 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

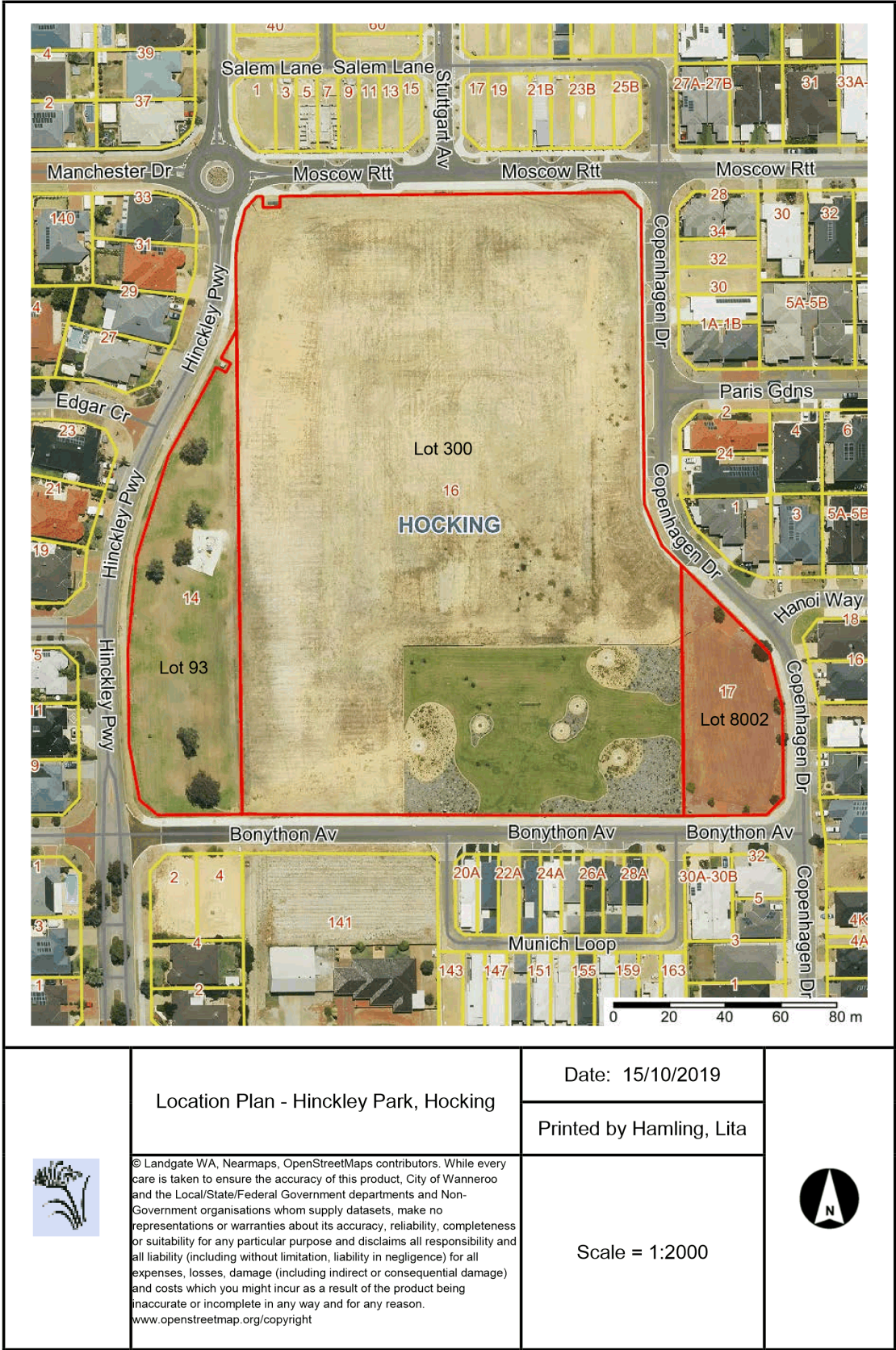
Recommendation

That Council:-

1. **ENDORSES** for the purposes of community engagement, the Hinckley Park Concept Plan, as shown in Attachment 2 of this report;
2. **NOTES** that the Hinckley Park Concept Plan will be released for a period of community engagement from 13 January until 7 February 2020, with the outcome to be reported to Council at its meeting held in March 2020; and
3. **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:

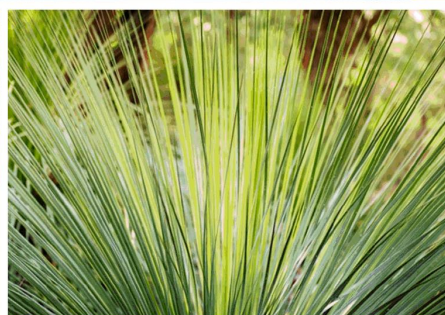
- | | | | |
|---|---|-----------|---------|
| 1  | Location Plan - Hinckley Park, Hocking | 19/401596 | |
| 2  | Hinckley Park Concept Plan - Consultation Final | 19/419435 | Minuted |





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* and 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 13 January 2020 and will conclude 7 February 2020, allowing a four-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



3.12 Upgrade Small Ball Sports Facilities at Gumblossom Reserve

File Ref: 32181 – 19/431232
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 5

Issue

To consider the Sports Australia Community Sport Infrastructure Grant awarded to North Coast Ball Club (NCBC) to upgrade the small ball sports facilities at Gumblossom Reserve, Quinns Rocks.

Background

Location

Gumblossom Park (the Reserve) is located at 15 Tapping Way, Quinns Rocks and includes the following facility provision (**Attachment 1**):

- Two active reserve playing areas (East and West);
- Floodlighting (West – Large Ball Sport Training 50 Lux, East – Large Ball Sport Amateur Competition 100 Lux);
- Baseball back nets [Main Central Diamond (Diamond 1) and South West Diamond (Diamond 3)];
- Clay Baseball Mound – Main diamond;
- Batting Cage (not currently lit);
- Sports Amenities Building with kiosk and storage, 6 x change rooms, match officials change room/first aid room, 4 x storage rooms, 100m² multi-purpose room and public toilets;
- Carpark; and
- Passive park areas and furniture.

A GIS Investigation of the reserve indicates the following:

Item	Current Status
Park Size / Hierarchy (LPP 4.3)	6.12 ha / Neighbourhood Active Reserve
Reserve No.	28376
Lot No.	501
Property Type	Crown Land – Power to Lease
Ownership	Crown Land - City of Wanneroo managed
Aboriginal Sites	None listed on GIS
Bush Forever	None listed on GIS

The Reserve is used by Quinns Football Club (soccer) during the winter season, NCBC (baseball, softball and tee ball) during the summer season and the Department of Education (Quinns Rocks Primary School) on an annual basis.

NCBC currently caters for tee ball and baseball and has approximately 400 playing members. The Reserve is the primary venue for NCBC and the typical details of their 2019 seasonal booking are as follows:

Day	Booking Times
Monday	West, East: 4:00pm – 7:00pm
Tuesday	West, East: 4:00pm – 7:00pm
Wednesday	West, East: 4:00pm – 7:00pm
Thursday	West: 6:00pm – 8:00pm East: 4:00pm – 8:00pm
Friday	West, East: 4:00pm – 7:00pm
Saturday	West, East: 7:00am – 7:00pm
Sunday	West: 8:30am – 4:00pm East: 7:00am – 1:00pm

Detail

The Move It AUS – Community Sport Infrastructure Grant (CSIG) initiative is administered by Sports Australia. The program provides grants to local governments and community organisations/clubs to deliver important upgrades to local community sport infrastructure.

A CSIG grant of \$296,865 was awarded to NCBC for baseball upgrades at the Reserve and the purchase of a variable message sign and storage container. It should be noted that the application was submitted without prior input from the City. The Club has confirmed the receipt of the funding from Sports Australia.

The Grant application from NCBC (**Attachment 2**) listed eight projects for consideration, as outlined in the table below. The cost estimates listed are as per those provided by the NCBC as a part of its application.

Project	NCBC Cost Estimate
Batting Cage Lighting Infrastructure	\$104,665
Dugout Seating and Shade Infrastructure	\$ 52,170
Variable Message Board Mobile Infrastructure	\$ 47,944
Baseball Pitching Bullpen Infrastructure	\$ 35,784
Home Run Fencing Infrastructure	\$ 28,014
Diamond 2 and 4 – T-Ball Back Net Infrastructure	\$ 16,385
Foul Ball / Dead Ball Line Flag Poles	\$ 6,521
Near Field Storage Infrastructure	\$ 4,883
TOTAL	\$296,865

Due to fact that the Reserve is Crown Land vested within the City and that the Reserve is multi-purpose in nature, Administration has reviewed each of the projects listed within the grant application to assess impact on multi-purpose use, cost and overall feasibility.

- Batting Cage Lighting Infrastructure**
 This project involves the provision of lighting to the existing batting cage (**Attachment 3**) to a 300 lux level, as per existing Australian Standard AS2560. The purpose of providing the lighting to the batting cage is to allow for night time batting training, which is currently not possible.

Based on the use of LED lighting, Administration's investigations have found that there is capacity within the existing electrical supply to support this additional lighting and that

the lighting can be implemented as per the requirements of the existing Australian Standard. Administration's estimate of cost for these works is \$120,000 and it is noted that the proposed lighting will not impact on other facility users.

- *Dug out Seating and Shade Infrastructure*

This project involves the modification of the current back net infrastructure of the main baseball diamond (Diamond 1 as per **Attachment 1**). Each wing of the back net will be extended with 20 metres of 3 metre high fencing, a swing gate will be provided for access to each dugout area and the installation of a park bench for each dugout area. The purpose of providing this infrastructure is to provide a safe environment for coaches and players during games (**Attachment 4**). The provision of shade will be via the erection of temporary gazebo to each dugout area.

Administration's estimate of cost for these works is \$12,731.68 and it is noted that the proposed dug out infrastructure will not impact on other facility users.

- *Variable Message Board Mobile Infrastructure*

The Club has procured a Variable Message Board (VMB) at a cost of \$50,000 for use as a scoreboard on match day and to advertise the Club. The NCBC is currently liaising with Administration to ascertain the appropriate approvals to utilise the VMB to advertise the Club outside of game times, noting that the use of the VMB does not impact on other users and its purchase does not require the approval of the City.

- *Baseball Pitching Bullpen Infrastructure*

The NCBC has proposed the installation of two pitching bullpens in the passive area near Diamond 1 and Diamond 3 (**Attachment 1**). The bullpen infrastructure consists of a clay mound for the pitcher, a clay mound and back net for the catcher and is used for the purposes of warm up and pitching training. **Attachment 4** provides an indication of the proposed concept.

Administration has estimated the cost of this project to be \$25,000 per bullpen, a total of \$50,000. Administration has advised the Club that, at this stage, it does not support the installation of the bullpens on the basis that they will adversely impact on the passive use of the Reserve and present an unacceptable safety hazard for passive users. Administration will continue to work with the Club in the identification of suitable options.

- *Home Run Fencing Infrastructure*

The NCBC has proposed the installation of temporary home run fencing for each of its diamonds which would be used by the NCBC during the summer season. This would require the installation of in-ground sleeves to accommodate fencing panels which could be removed at the end of the season. The cost of this project has been estimated by Administration to be \$25,000. **Attachment 4** provides an indication of proposed concept.

Administration has advised that, at this stage, it does not support this proposal as the sleeves are located just below the level of the turf, and present an unacceptable risk to users of the playing fields. In particular this relates to players from Quinns FC during the winter season, who may be injured as a result of sliding etc. on the areas in which the sleeves are located.

The provision of home run fencing also impacts Quinns Rocks Primary School in Term 1 and Term 4 as the proposed fencing limits the school's use of the playing fields and also poses a collision risk to students. This risk could be addressed if the home run fences were removed by the Club after each playing or training session.

Administration will continue to work with the Club on the identification of suitable options in this regard.

- *Diamond 2 and 4 – T-Ball Back Net Infrastructure*

This project involves the provision of a back net to each of the two diamonds (Diamonds 2 and 4) on the west playing field, both of which are currently without a back net. The scope of this infrastructure includes a back net with the dimensions of 5 metre high fencing, with two external wings of 12 metres in length and a central panel of 4 metres.

Administration's estimate of cost for these works is \$72,706.30 and it is noted that the proposed back net infrastructure will not impact on other facility users. **Attachment 4** provides an indication of the proposed concept and location.

- *Foul Ball / Dead Ball Line Flag Poles*

This project involves the installation of in ground sleeves to enable the installation of Foul Ball and Dead Ball line flag poles for each of the diamonds. The intention is that the poles remain in place for the duration of the Club's season.

Administration has advised the Club that, at this stage, it does not support this proposal as the sleeves are located just below the level of the turf and present an unacceptable risk to users of the playing fields, in particular winter users of the reserve, and that the flag poles present a collision risk for users of the reserve, active or passive.

Administration's estimate for the provision of the in ground sleeves is \$2,000, with the poles being purchased by the Club, at an estimated cost of \$6,521. **Attachment 4** provides an indication of the proposed concept.

Administration will continue to work with the Club on the identification of suitable options in this regard.

- *Near Field Storage Infrastructure*

NCBC are currently procuring a 40 foot shipping container as a part of this grant. It will be used to store the VMB and other club equipment. This cost of this is \$5,000. The Club has proposed to locate this container at the northern boundary of the batting cage.

Administration is assisting the Club in obtaining the necessary approvals.

- *Small Ball Sporting Lighting Installation*

As a part of NCBC discussions with Administration in respect to the grant projects, the NCBC has also requested Administration consider the upgrade of the existing floodlighting installation on the western playing field from its current Large Ball Sport training level (50 lux) to the appropriate AS2560 standard for small ball sport, being 250 lux infield and 150 lux outfield.

As a result of this request Administration engaged an external consultant to determine the feasibility and cost of this request. The subsequent report found that:

- The existing Western Power supply to the Reserve is adequate to accommodate an upgrade to the existing sports floodlighting system, as proposed by the NCBC;
- Strict compliance with AS2560 (small ball sports lighting) is not able to be achieved as the provision of a traditional small ball sport floodlighting installation would see two floodlighting towers located within the existing soccer pitches on the western reserve. **Attachment 5** provides an overview provided by the Lighting Consultant on what works are required to meet the standards for both small ball sports and soccer.

- To address this issue, the report recommends the following scope of works to accommodate the lux levels, noting that the installation will need to retain its compliance with AS2560 for large ball sport training (50 lux):
 - Replace existing poles (North East, North, North West and South East) with new to accommodate the additional floodlights;
 - Provide a new additional pole and floodlights adjacent to the pavilion;
 - New additional trenching and circuitry;
 - New additional control;
 - Replace existing poles (South West and South) and replace floodlights with LED to achieve AS2560 Compliance for large ball sports. This is not reflected in the Consultant's Report, but has been costed by Administration.

The cost for these works has been estimated by the report inclusive of the compliance works for AS2560 large ball sports is as follows:

Project Component	Field LED	Field HALIDE
Construction cost estimate	\$260,100	\$173,200
Additional construction cost - Pole 5 & 6 replacement for LED for soccer compliance/Modifications for Halide Soccer Compliance	\$51,200	\$10,000
Design fees	\$12,000	\$12,000
City project management fees	\$12,000	\$12,000
Contingency for rock per footing for half of the poles	\$35,000	\$25,000
Sub-total	\$370,300	\$232,200
Project contingency	\$50,000	\$35,000
Total	\$420,300	\$270,200

In respect to the grant, it should be noted that the provision of small ball sport floodlighting is not a listed, and therefore not considered as an approved expenditure. It should be noted that the provision of such lighting is not listed within the City's Long Term Financial Plan.

It should also be noted that the above advice and cost estimates are preliminary in nature and that further investigations into the feasibility, design and costs are required. Given the nature of the proposed upgrades (i.e. substantial upgrade in lux levels) additional community engagement (consultation) would need to be undertaken with residents.

Consultation

Administration has engaged with the NCBC in the review of the scope of each project and to ensure that this is in line with the requirements of the grant. Administration will continue to liaise with the NCBC and other user groups of the Reserve as a part of this process.

Subject to Council's consideration of this report, Administration will undertake further community engagement with users of the Reserve, residents and the general public as per the City's Community Engagement Policy.

Comment

Administration has worked with the NCBC to ensure that the proposed scope of works is appropriate for the Reserve, and that it is achievable within the grant funds available, with no impact on other users of the Reserve.

The provision of small ball sporting floodlighting on the western playing field of the Reserve has not previously been considered by Administration and will require further investigation and design to confirm costs and technical feasibility. In considering this proposal, however, it should be noted that Administration has identified the provision of a regional small ball sports facility (based on the current Kingsway Regional Sporting Complex provision) at the future Alkimos Regional Open Space, acknowledging that the timeframe for delivery of this facility is yet to be defined.

Statutory Compliance

The City will be required to secure any necessary approvals prior to the commencement of construction. Procurement and the delivery of the identified projects, which involve the construction of infrastructure on the Reserve, will need to be undertaken by the City.

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-O15 Project Management	Low
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

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

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. Action plans have been developed to manage this risk to support existing management systems.

Policy Implications

According to the City's Sports Floodlighting Policy, the provision of lighting for small ball sports venues will be considered on a case-by-case basis. If it is determined necessary by the City, lighting will be provided to the appropriate Australian Standard for training purposes.

Community engagement will be carried out in line with the City's Community Engagement Policy as detailed in the Consultation section of this report.

Procurement of fixed infrastructure will be undertaken by the Administration as per the City's Procurement Policy.

Financial Implications

As a result of Administration's assessment of the projects included within the NCBC's grant application, the revised cost estimates are as per the following, noting that the projects are listed in the priority order as advised by the Club:

NCBC Priority	Project	NCBC Grant Cost Estimate	COW Cost Estimate
1	Batting Cage Lighting Infrastructure	\$104,665	\$120,000
2	Dugout Seating and Shade Infrastructure	\$ 52,170	\$12,732
3	Diamond 2 and 4 – T-Ball Back Net Infrastructure	\$ 16,385	\$72,710
4	Baseball Pitching Bullpen Infrastructure (Cost is inclusive of both sites)	\$ 35,784	\$50,000
5	Home Run Fencing Infrastructure	\$ 28,014	\$25,000
6	Foul Ball / Dead Ball Line Flag Poles	\$ 6,521^	\$2,000^
N/A	Variable Message Board Mobile Infrastructure (1)	\$ 47,944	N/A*
N/A	Near Field Storage Infrastructure (2)	\$ 4,883	N/A*
	Contingency	\$7,020	N/A
	Total	\$296,865	
	City Works Component		\$282,442
	Club Component (1+2)	\$52,827	

*Note – NCBC purchase ^Note – NCBC Purchase of Flag Poles, City to supply Temporary Flag sleeves

The items costed by Administration relate to those works that are required to be undertaken by the City as a result of being the land manager. It should be noted that once the Club has expended the items related to the mobile VMB and the storage, the available grant to fund the required City works is \$241,865.

The Club component amount refers to the purchases to be undertaken by the Club.

As indicated within the above table, there are sufficient funds to undertake the following projects:

- Batting Cage Lighting Infrastructure;
- Dugout Seating and Shade Infrastructure;
- Diamond 2 and 4 – T-Ball Back Net Infrastructure;
- Home Run Fencing Infrastructure or one (1) x Bullpen; and
- Foul Ball / Dead Ball Line Flag Poles.

This is noting that the home run fence, the bull pen and the foul ball/dead ball line flags are subject to further investigation to address Administration's safety concerns.

Upon consideration by Council, Administration will create a Memorandum of Understanding (MoU) between the City and the Club to facilitate the payment of the Club contribution to the City, and to outline the obligations of each party. This is noting that the grant funds have been paid directly to the NCBC. It is worth noting that as a part of this MoU, the issue of budget overruns needs to be considered as the Club has indicated to Administration that they do not have the capacity to provide further funding to the project.

The proposed projects are not listed in the City's current budget. As such it is proposed that the 2019/20 capital works budget and draft 2020/21 capital works budget be amended as outlined below:

Year	Work Asset Item	Total Cost	Funding Source	
			Municipal	Contributions
2019/20	Gumblossom Small Ball Sports Upgrades – Design and Documentation		-	\$11,685.00
2020/21	Gumblossom Small Ball Sports Upgrades – Construction		-	\$230,000.00
TOTAL		\$241,865.00	-	\$241,865.00

The design works identified for the 2019/20 financial year is related to the batting cage lighting infrastructure, dugout seating and back net infrastructure.

Any remaining funds will need to be returned to the Club at the completion of the project, with a financial report for the purpose of the grant acquittal.

Voting Requirements

Absolute Majority

Recommendation

That Council:-




1. **NOTES the North Coast Ball Club's attainment of a Community Sports Infrastructure Grant for \$296,865 for the provision of baseball facility upgrades at Gumblossom Reserve;**
2. **NOTES the following project prioritisation (subject to addressing the City's safety concerns), with the total funding available to the City for the implementation of required works being \$241,865:**
 - a) **Batting Cage Lighting Infrastructure;**
 - b) **Dugout Seating and Shade Infrastructure;**
 - c) **Diamond 2 and 4 – T-Ball Back Net Infrastructure;**
 - d) **Baseball Pitching Bullpen Infrastructure (Cost is inclusive of both sites);**
 - e) **Home Run Fencing Infrastructure;**
 - f) **Foul Ball / Dead Ball Line Flag Poles;**
 - g) **Variable Message Board Mobile Infrastructure; and**
 - h) **Near Field Storage Infrastructure**

3. **APPROVES BY ABSOLUTE MAJORITY** the following budget amendment, pursuant to Section 6.8(1)(b) of the *Local Government Act 1995* to address the upgrade of baseball facilities at Gumblossom Reserve, noting that a new Project Number will be created upon Council endorsement:

Project Number	From	To	Description
N/A	\$11,685.00		North Coast Ball Club Sports Australia Community Infrastructure Grant contribution
PR- TBA		\$11,685.00	Gumblossom Small Ball Sports Upgrades

4. **LISTS** for consideration the sum of \$230,000 in the draft 2020/21 City budget for the construction of Gumblossom Reserve Small Ball Sports Upgrades.

Attachments:

- | | | |
|--|---|-----------|
| 1.  | Aerial Map - Gumblossom Park | 19/431298 |
| 3.  | Gumblossom Batting Cage | 19/464874 |
| 4.  | Gumblossom Park - Baseball Upgrade Concepts | 19/465078 |
| 5. | Gumblossom Baseball Small Ball Sport Lighting - Feasibility Assessment Report (Rev B) - Section 3.2 | 19/463960 |

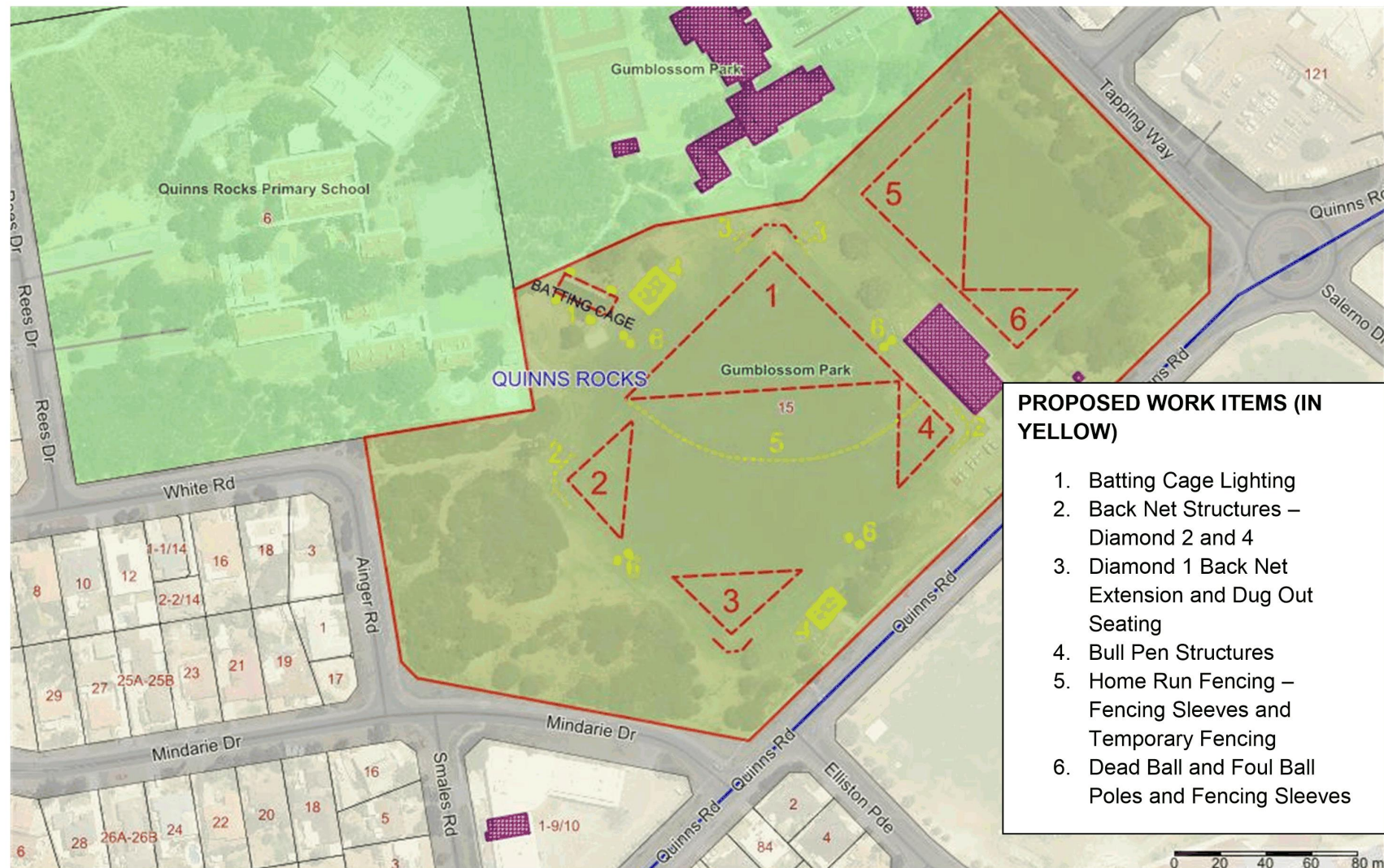


	City of Wanneroo does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that City of Wanneroo shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information. Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE.		Date: 22/11/2019	
			Printed by Mannella, Joshua	
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GUMBLOSSOM BATTING CAGE



GUMBLOSSOM BASEBALL CONCEPTS



GUMBLOSSOM BASEBALL CONCEPTS

CONCEPT – Back Net Structures – Diamonds 2 and 4 (City Drawing TS30-14-0 & TS30-13-2)



GUMBLOSSOM BASEBALL CONCEPTS

CONCEPT: Diamond 1 Back Net Extension and Dug out Seating

Note – Extension applies to both wings of the back net structure and seating to be placed behind fencing.



SPORTS SEAT



GUMBLOSSOM BASEBALL CONCEPTS

CONCEPT: Bullpen Structure



GUMBLOSSOM BASEBALL CONCEPTS

CONCEPT: Temporary Home run Fencing and Fencing Sleeves

Figure 8: Proposed Movable Home Run Fence Infrastructure

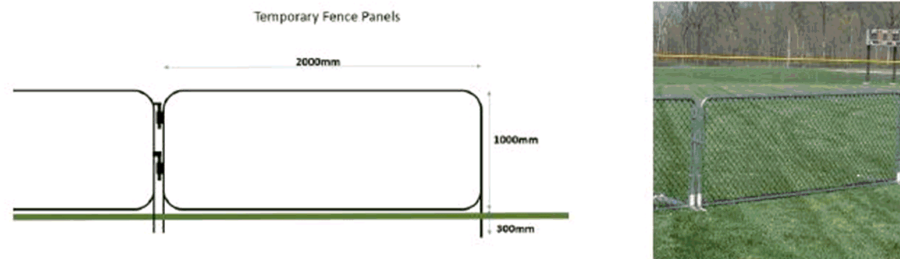


Figure 8: Movable Home Run Fence Infrastructure Layout

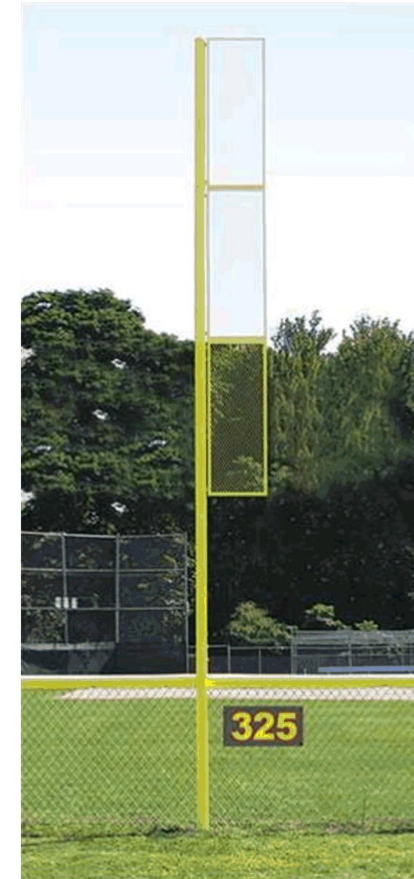
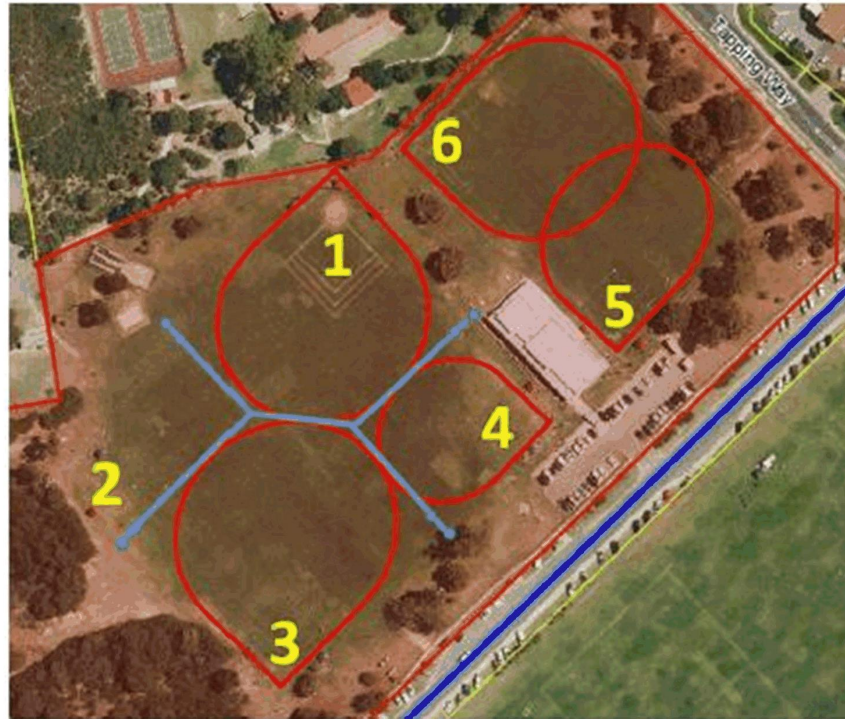


ABOVE: Temporary Fencing Sleeves

GUMBLOSSOM BASEBALL CONCEPTS

CONCEPT: Foul and Dead Ball Flag Posts

Figure 8: Dead Ball / Foul Ball Flagpole Infrastructure Layout

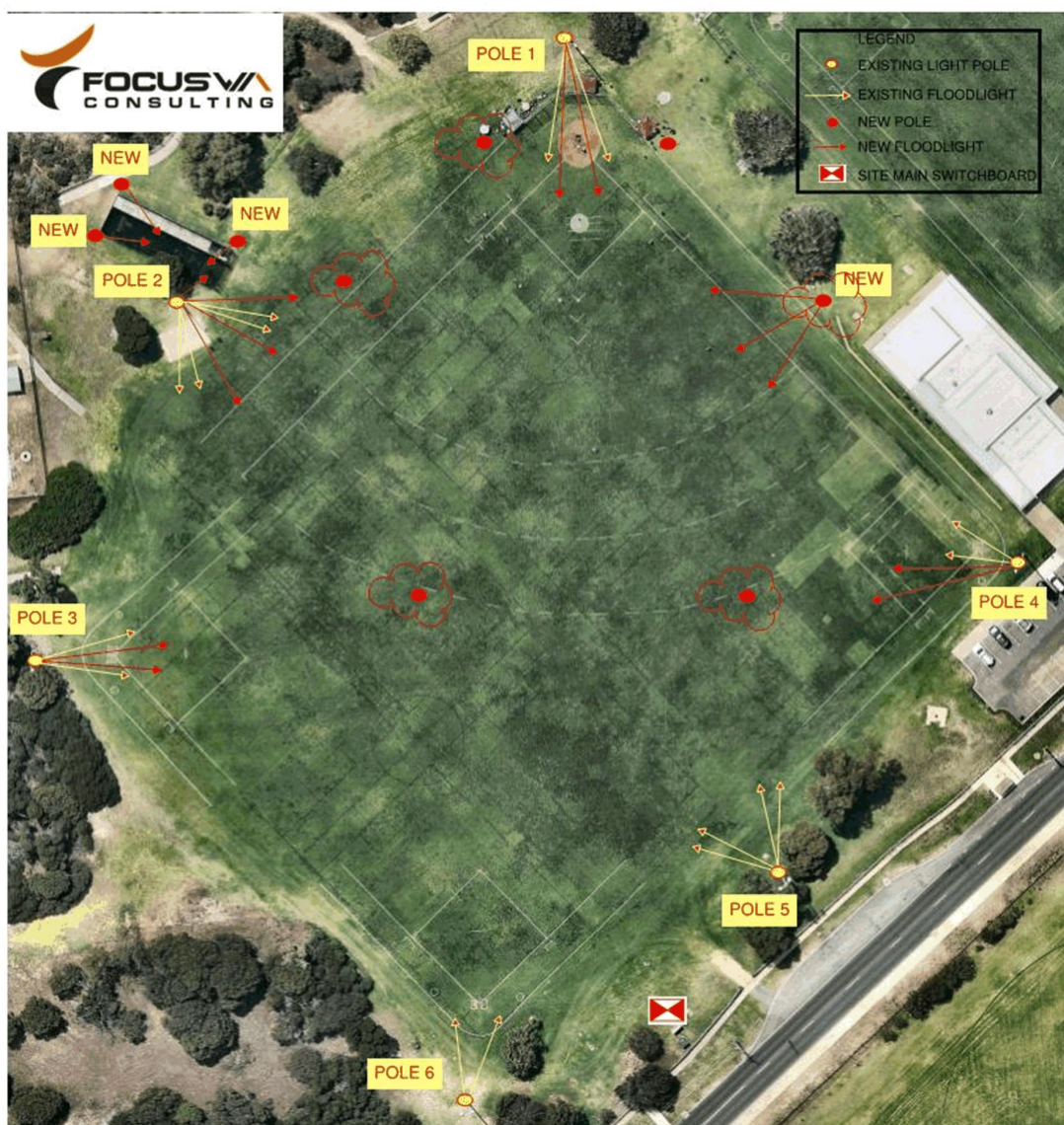


*Refer to overall site plan for flag pole layout – requires temporary fence sleeves as per home run fencing.

3.2 Baseball Field Sports Lighting

Sports Lighting standard AS2560.2.6 recommends either a 6-pole or 8-pole lighting solution, however due to multiple sports played i.e. soccer and baseball, poles cannot be located on the principle playing area of the soccer field and therefore strict compliance with AS2560.2.6 cannot be achieved.

Referring to the basic layout below, the clouded red circles indicatively indicates a recommended 6-pole layout in accordance with AS2560.2.6



Please note, AS2560 is a recommendation only to achieve full compliance, it is possible to still meet the strict lighting criteria of AS2560.2.6 with a different pole layout.

To accommodate the multi-sport arrangement and to achieve lighting levels for baseball training of 250Lux in the in-field and 150Lux in the outfield as per the table below and retain the soccer lighting to AS2560.2.3, additional poles and floodlights will be required.

Level of play	Maintenance illuminance, lx				Minimum uniformity ratio (E_{min}/E_{av})		
	Horizontal		Vertical		Horizontal		Vertical infield
	Infield	Outfield	Infield	Outfield	Infield	Outfield	
<i>Baseball:</i>							
International and national	1 500	1 000	1 000	500	0.7	0.5	0.7
AAA	750	500	550	250	0.7	0.5	0.7
Club competition or bat/ball training	250	150	200	75	0.6	0.5	—
<i>Softball:</i>							
International and national	650	450	450	200	0.7	0.5	0.7
Local club competition or bat/ball training	250	150	200	75	0.6	0.5	—

Community Development

3.13 Community Funding Program October 2019 Round

File Ref: 19964 – 19/447632
 Responsible Officer: Director Community and Place
 Disclosure of Interest: Nil
 Attachments: 1

Issue

To consider applications from community groups requesting funding through the City's Community Funding Program October 2019 round.

Background

The Community Funding Program currently offers two application rounds per financial year, one in September/October and one in February/March.

The October 2019 funding round represents the first round for the 2019/20 financial year.

Detail

Thirteen applications with the following Ward distribution, outlined in Table 1, were received for the October 2019 round. Five of the applications received were from first-time Community Funding applicants. A summary of each application, together with Administration's recommendations are contained in **Attachment 1**.

Table 1: Ward Distribution for Community Funding Applicants

Ward	Projects	Events	Hallmark Events	TOTAL
South	1			1
Central	1	2	1	4
North Coast	2	4	2	8
TOTAL	4	4	3	13

The Community Funding Working Group met on 12 November 2019 to review Administration's recommendations for the Community Funding Program October 2019 round. The Community Funding Working Group supported the recommendations as follows:

- "1. APPROVES \$2,974.00 via Community Development Funding to Miya Kaadadjiny (Learning Sanctuary) Community Centre Inc for Graffiti Art Workshops for local youth within Girrawheen, Koondoola, Marangaroo areas from 15 February 2020 to 25 July 2020 at the Miya Kaadadjiny (Learning Sanctuary) Community Centre, Girrawheen Senior High School;
2. APPROVES \$4,359.80 via Community Development Funding to the Quinns Rocks Environmental Group for Exploring Our Coast Education Series from 1 February 2020 to 31 October 2020 at beaches in Quinns Rocks and Mindarie SUBJECT to receipt of renewed certificate of public liability insurance from April 2020 and further supporting documentation;

3. *APPROVES \$3,200.00 via Community Development Funding to the Two Rocks Yanchep Community Arts Network for the Artist-in-Residence Project Focusing on Recycling in Art from 22 February 2020 to 22 March 2020 at the Mary Lindsay Homestead Yanchep SUBJECT to receipt of further supporting documentation and on the basis that future Artist-in-Residence projects utilise an Artist independent of TRYCAN;*
4. *APPROVES \$3,175.20 via Community Development Funding to Migrant Professional Bridge Inc for three Migrant Advocacy Resource Centre (MARC) Community Workshops and Engagement Sessions from 2 March 2020 to 30 June 2020 at the Wanneroo Community Centre (TBC) SUBJECT to receipt of renewed certificate of public liability insurance, further supporting documentation and with the expectation that the applicant group will work with the City's Community Development Team to navigate associated City of Wanneroo processes;*
5. *APPROVES \$4,999.10 via Community Event Funding to the Filipino Association in Banksia Grove for the Flores de Mayo Festival comprising two events: a Street Parade from St Anthony's Parish Church in Dundobar Road to Wanneroo Central inner roads ending at Windan Way followed by a beauty pageant with cultural festival at the Alexander Heights Community Centre on 2 May 2020 SUBJECT to receipt of City of Wanneroo 2020 event application approval; renewed certificate of public liability insurance from 29 February 2020, further supporting documentation and with the expectation that the applicant group will work with the City's Community Development Team to navigate associated City of Wanneroo processes and build community group capacity;*
6. *APPROVES \$5,000.00 via Community Event Funding to the Vietnamese Community in Australia – WA Chapter for the Tet New Year Celebration 2020 from 31 January 2020 to 1 February 2020 at the Wanneroo Showgrounds SUBJECT to receipt of City of Wanneroo 2020 event application approval and with encouragement for the applicant group to further align event delivery with associated City policies and procedures for potential eligibility for City of Wanneroo Sponsorship;*
7. *APPROVES \$1,204.45 via Community Event Funding to the Northern Suburbs Women's Friendship Group for International Women's Day 2020 on 5 March 2020 at the Jenolan Way Community Centre, Merriwa SUBJECT to receipt of City of Wanneroo event application approval and renewed certificate of public liability insurance from 5 January 2020;*
8. *APPROVES \$5,701.20 via Community Event Funding to Uniting Care West auspicing the NAIDOC Planning committee for a NAIDOC Week 2020 Event on 10 July 2020 at True North Church Merriwa Campus Green SUBJECT to receipt of City of Wanneroo event application approval; renewed certificate of public liability insurance from 31 October 2019 and further supporting documentation.*
9. *APPROVES \$3,000.00 via Community Event Funding to Kiwi Community Events and Celebrations Association for Waitangi Day on 1 February 2020 at Kinkuna Park, Allara SUBJECT to receipt of City of Wanneroo event application approval; certificate of public liability insurance and certificate of incorporation;*
10. *APPROVES \$3,000.00 via Community Event Funding to Mindarie Football Club for Mindarie Comes Alive on 1 February 2020 at Abbeville Oval, Mindarie SUBJECT to receipt of City of Wanneroo event application approval; renewed certificate of public liability insurance from 1 January 2020;*
11. *APPROVES \$8,072.49 via Hallmark Event Funding to the Wanneroo RSL Sub-branch for the Commemoration of ANZAC Day 2020 on 25 April 2020 at the War Memorial,*

Memorial Park Wanneroo SUBJECT to receipt of satisfactory acquittal of 2018 community funding application; City of Wanneroo 2020 event application approval, renewed certificate of public liability insurance from 30 June 2020, evidence of Australian Charities and Not-for-Profits Commission (ACNC) registration; further supporting documentation and with the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.

12. *APPROVES \$9,972.35 via Hallmark Event Funding to the Quinns Rocks RSL Sub-branch for an ANZAC Day Commemorative service and Gunfire Breakfast on 25 April 2020, a Vietnam Veterans Day Service and refreshments on 18 August 2020 and a Remembrance Day Service and refreshments on 11 November 2020 at Tapping Way, Quinns Rocks SUBJECT to receipt of satisfactory acquittal of 2018 community funding application; City of Wanneroo 2020 event application approval; renewed certificate of public liability insurance from 30 June 2020 and with the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.*
13. *APPROVES \$7,176.00 via Hallmark Event Funding to the Yanchep Two Rocks RSL Sub-branch for an ANZAC Day Commemorative Service and Gunfire Breakfast on 25 April 2020, a Vietnam Veterans Day Memorial Service on 18 August 2020, a Battle for Australia Day Memorial Service on 2 September 2020, a Merchant Navy Day Memorial Service on 3 September 2020 and a Remembrance Day Commemorative Service on 11 November 2020 at Yanchep National Park Memorial and Yanchep Sport and Social Club SUBJECT to receipt of satisfactory acquittal of 2018 community funding application; City of Wanneroo 2020 event application approval; renewed certificate of public liability insurance from 30 June 2020; evidence of Australian Charities and Not-for-Profits Commission (ACNC) registration; further supporting documentation and with the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor."*

Consultation

The community funding information was distributed to potential applicants via relevant databases, email contact lists and sector networks.

The Community Funding Program October 2019 round was also promoted through:

- Wanneroo Link;
- Media Releases;
- What's Happening;
- City of Wanneroo website and Facebook page;
- Brochures and flyers displayed at the City's libraries and the Girrawheen Hub; and
- Office of Multicultural Interests Newsletter.

Potential applicants were required to discuss project and event ideas with Administration prior to completing an application form.

Three applicant group representatives attended a group information session at the Civic Centre. Other applicants were happy to receive information and assistance from the via phone and email.

Comment

Over 65 community funding enquiries resulting in 13 submitted applications were received for this round of funding.

Groups with enquiries about project or activity ideas that did not satisfactorily meet community funding eligibility criteria were provided information about other City and non-City funding opportunities and resources, including Wanneroo Funding Finder. Enquiries about business grants were referred to the Wanneroo Business Association and to Business Station in Joondalup.

The following submitted applications included circumstances for noting:

Application 3 – Two Rocks Yanchep Community Arts Network (TRYCAN)

This application requested community funding of \$3,200 to support delivery of an Artist-in-Residence project at the Mary Lindsay Homestead in Yanchep. The application included a Disclosure of Interest form regarding a perceived conflict of interest (**Attachment 2**):

- The proposed Artist in Residence, Pamela Annesley, is the Chairperson of (TRYCAN).
- The Disclosure of Interest form states that affordability coupled with high level of expertise are the main factors influencing selection of the TRYCAN Chairperson as the artist for Artist-in-Residence project on this occasion.

The application has been recommended for approval on the basis that future Artist-in-Residence projects utilise an artist independent of TRYCAN. The recommendation also provides TRYCAN with an opportunity to consciously develop its financial planning and self-sufficiency for hosting future Artist-in Residence projects.

Application 4 – Migrant Professional Bridge Inc.

This application for \$3,175.20 included a request for community funding to pay for City of Wanneroo facility hire of \$452.40 to deliver a series of employment support-related information sessions for the City's Culturally and Linguistically Diverse (**CaLD**) residents:

- The applicant group recently received set-up funding of \$30,000 from the Office of Multicultural Interests (OMI).
- The OMI funding would usually include an allocation for facility hire costs however the group received a reduced funding amount.

Given the above, as well as the benefit of the sessions to the City's CaLD community, the application is recommended for approval on a one-off basis.

Statutory Compliance

Nil

Strategic Implications

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

“1 Society

1.4 Connected Communities

1.4.1 Connect communities through engagement and involvement”

1.4.2 Strengthen community and customer connectedness through community hubs

1.4.3 Build strong communities through the strength of cultural and heritage diversity.”

Risk Management Considerations

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

The above risks relating to the issue contained within this report have been identified and considered within the City's Corporate risk register. Actions aligned with the Community Funding Policy have been developed to manage this risk.

Policy Implications

The Community Funding Policy and Program review is currently overdue by two and a half years. The City's overarching Community Support and Financial Assistance Review Project does however include review of the current Community Funding Policy and program. The Community Assistance and Financial Support Working Group provides strategic advice and guidance to the project with regard to the development of process and other improvements to facilitate community support and financial assistance for improved community outcomes. A draft Community Assistance and Financial Support Policy and framework is expected to be completed for Council consideration in early 2020.

Administration has assessed the applications against the current Community Funding Policy and provided recommendations for each application. The following policy considerations have been noted as a part of the assessment process:

Application 6 – Vietnamese Community in Australia (WA Chapter)

This application was for \$5,000 to support delivery of the Tet New Year Celebration 2020. Consideration was given to whether this event could be supported through a sponsorship arrangement as outlined in the City's new Sponsorship Policy. Some adjustments to the event's planning and delivery were considered necessary however, for the event to align with Sponsorship Policy criteria:

- The total amount of funding support provided via the City's Sponsorship Policy is finite in that no other City financial or in-kind support can be accessed in addition to the Sponsorship arrangement.
- There is a requirement for recipients of City Sponsorship to meet a set standard of event requirements for City Brand-association eligibility. This event does not at present meet these requirements.

It was determined therefore, that on this occasion, community funding is the most appropriate source of City of Wanneroo funding support for this event.

Application 8 – Uniting Care West auspicing the NAIDOC Planning Committee

This application was for \$8,971.20 to support delivery of a NAIDOC week 2020 event. An amount of \$5,701.20 is recommended for approval noting the following:

- The \$5,400 expense item for family activities comprising three Aboriginal art and craft stations using specialist Aboriginal-based art supplies:
 - This was not considered excessive in cost given the Aboriginal culturally-specific nature of the activity.
 - The lengthy lead-up time to the event provides the applicant group time to source NAIDOC Week-specific funding and/or other financial partnering opportunities to meet 50 percent of this expense cost.
 - Further quote information is required to ensure risk associated with this activity is adequately managed.

- Requested community funding of \$570 for payment of non-City venue, sound and visual, booking and cleaning fee was not supported by Administration and Community Funding Working Group.
- Community funding budget considerations: A total of over \$70,000 has been requested in this round of funding and the annual community funding budget is \$90,000.

Applications 11 to 13: These have been impacted by the delayed policy review. Category C Hallmark Event Funding is usually offered on a three-year management basis. However for the previous three years it has been offered annually and will continue to be offered in this way pending policy review completion.

Application 13 – Yanchep Two Rocks RSL Sub-branch

This application was for \$12,401 to support delivery of five 2020 commemorative events. An amount of \$7,176 has been recommended for approval based on the following:

- Community funding was requested to support costs (\$7,575.00) of luncheons delivered at the conclusion of each of the five commemorative events however as these luncheons are not accessible to the broader community, they do not meet the community funding requirements, therefore the requested amount of funding was reduced according.
- An amount of \$2,350.00 has been added to the community funding request by Administration. This captures other eligible public commemorative event expenses listed in the application but not requested for community funding support by the applicant group.
- The recommended reduced amount of community funding ensures maximum benefit to the wider City of Wanneroo community through community funding distribution.
- Community funding budget considerations: A total of over \$70,000 has been requested in this round of funding and the annual community funding budget is \$90,000.

Financial Implications

A total amount of \$70,329.59 was requested from 13 community funding applications. The average request for this funding round was \$5,409.97. **Table 2** provides a breakdown of the value of the community funding applications based on their category.

Table 2: a breakdown of funding requested in the 13 submitted applications by category and value

Category	No. of Applications	% Value	\$ Value requested by applicants
A - Community Development Funding	4	19.5%	\$13,709.00
B - Community Event Funding	6	37.2%	\$26,174.75
C - Hallmark Event Funding	3	43.3%	\$30,445.84
TOTAL	13	100%	\$70,329.59

The Community Funding Program October 2019 round is funded through the City's 2019/20 budget.

The value of Administration's recommendations in the October 2019 round of Community Funding is \$61,834.59, as outlined in **Table 3**, leaving a closing balance of \$29,058.91 for distribution in the March 2020 round of community funding.

Table 3: 2019/20 Community Funding Budget

Annual Community Funding Budget 2019/20	\$90,000.00
Add returned unused community funding	<u>\$893.50</u>
Total for distribution in 2019/2020	\$90,893.50
Less value of Administration recommendations for October 2019 round	<u>\$61,834.59</u>
Balance available for March 2020 round	\$29,058.91

The October 2019 round of community funding will be successful in leveraging \$208,295.60 in-kind and cash for wider City community benefit.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVES \$2,974.00 via Community Development Funding to Miya Kaadadjiny (Learning Sanctuary) Community Centre Inc for Graffiti Art Workshops for local youth within Girrawheen, Koondoola, Marangaroo areas from 15 February 2020 to 25 July 2020 at the Miya Kaadadjiny (Learning Sanctuary) Community Centre, Girrawheen Senior High School;**
2. **APPROVES \$4,359.80 via Community Development Funding to the Quinns Rocks Environmental Group for Exploring Our Coast Education Series from 1 February 2020 to 31 October 2020 at beaches in Quinns Rocks and Mindarie SUBJECT to receipt of renewed certificate of public liability insurance from April 2020 and further supporting documentation;**
3. **APPROVES \$3,200.00 via Community Development Funding to the Two Rocks Yanchep Community Arts Network (TRYCAN) for the Artist-in-Residence Project Focusing on Recycling in Art from 22 February 2020 to 22 March 2020 at the Mary Lindsay Homestead Yanchep SUBJECT to receipt of further supporting documentation and on the basis that future Artist-in-Residence projects utilise an artist independent of TRYCAN;**
4. **APPROVES \$3,175.20 via Community Development Funding to Migrant Professional Bridge Inc for three Migrant Advocacy Resource Centre (MARC) Community Workshops and Engagement Sessions from 2 March 2020 to 30 June 2020 at the Wanneroo Community Centre (TBC) SUBJECT to receipt of renewed certificate of public liability insurance, further supporting documentation and with the expectation that the applicant group will work with the City's Community Development Team to navigate associated City of Wanneroo processes;**
5. **APPROVES \$4,999.10 via Community Event Funding to the Filipino Association in Banksia Grove for the Flores de Mayo Festival comprising two events: a Street Parade from St Anthony's Parish Church in Dundobar Road to Wanneroo Central inner roads ending at Windan Way followed by a beauty pageant with cultural festival at the Alexander Heights Community Centre on 2 May 2020**

- SUBJECT to receipt of City of Wanneroo 2020 event application approval; renewed certificate of public liability insurance from 29 February 2020, further supporting documentation and with the expectation that the applicant group will work with the City's Community Development Team to navigate associated City of Wanneroo processes and build community group capacity;**
- 6. APPROVES \$5,000.00 via Community Event Funding to the Vietnamese Community in Australia – WA Chapter for the Tet New Year Celebration 2020 from 31 January 2020 to 1 February 2020 at the Wanneroo Showgrounds SUBJECT to receipt of City of Wanneroo 2020 event application approval and with encouragement for the applicant group to further align event delivery with associated City policies and procedures for potential City of Wanneroo Sponsorship eligibility;**
 - 7. APPROVES \$1,204.45 via Community Event Funding to the Northern Suburbs Women's Friendship Group for International Women's Day 2020 on 5 March 2020 at the Jenolan Way Community Centre, Merriwa SUBJECT to receipt of City of Wanneroo event application approval and renewed certificate of public liability insurance from 5 January 2020;**
 - 8. APPROVES \$5,701.20 via Community Event Funding to Uniting Care West auspicing the NAIDOC Planning committee for a NAIDOC Week 2020 Event on 10 July 2020 at True North Church Merriwa Campus Green SUBJECT to receipt of City of Wanneroo event application approval; renewed certificate of public liability insurance from 31 October 2019; further supporting documentation and with the expectation that further financial event partners, including NAIDOC Week funding, are sourced to support the event given the lengthy lead-up time.**
 - 9. APPROVES \$3,000.00 via Community Event Funding to Kiwi Community Events and Celebrations Association for Waitangi Day on 1 February 2020 at Kinkuna Park, Allara SUBJECT to receipt of City of Wanneroo event application approval; certificate of public liability insurance and certificate of incorporation;**
 - 10. APPROVES \$3,000.00 via Community Event Funding to Mindarie Football Club for Mindarie Comes Alive on 1 February 2020 at Abbeville Oval, Mindarie SUBJECT to receipt of City of Wanneroo event application approval; renewed certificate of public liability insurance from 1 January 2020;**
 - 11. APPROVES \$8,072.49 via Hallmark Event Funding to the Wanneroo RSL Sub-branch for the Commemoration of ANZAC Day 2020 on 25 April 2020 at the War Memorial, Memorial Park Wanneroo SUBJECT to receipt of satisfactory acquittal of 2018 community funding application; City of Wanneroo 2020 event application approval, renewed certificate of public liability insurance from 30 June 2020, evidence of Australian Charities and Not-for-Profits Commission (ACNC) registration; further supporting documentation and with the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.**
 - 12. APPROVES \$9,972.35 via Hallmark Event Funding to the Quinns Rocks RSL Sub-branch for an ANZAC Day Commemorative service and Gunfire Breakfast on 25 April 2020, a Vietnam Veterans Day Service and refreshments on 18 August 2020 and a Remembrance Day Service and refreshments on 11 November 2020 at Tapping Way, Quinns Rocks SUBJECT to receipt of satisfactory acquittal of 2018 community funding application; City of Wanneroo 2020 event application approval; renewed certificate of public liability insurance from 30 June 2020 and with the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.**

13. **APPROVES \$7,176.00 via Hallmark Event Funding to the Yanchep Two Rocks RSL Sub-branch for an ANZAC Day Commemorative Service and Gunfire Breakfast on 25 April 2020, a Vietnam Veterans Day Memorial Service on 18 August 2020, a Battle for Australia Day Memorial Service on 2 September 2020, a Merchant Navy Day Memorial Service on 3 September 2020 and a Remembrance Day Commemorative Service on 11 November 2020 at Yanchep National Park Memorial and Yanchep Sport and Social Club SUBJECT to receipt of satisfactory acquittal of 2018 community funding application; City of Wanneroo 2020 event application approval; renewed certificate of public liability insurance from 30 June 2020; evidence of Australian Charities and Not-for-Profits Commission (ACNC) registration; further supporting documentation and with the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.**

Attachments:

1 [!\[\]\(e78f798d4ea5c530c9db49e7d26e6b95_img.jpg\)](#). Summary of Applications October 2019 round 19/448695

**City of Wanneroo Community Funding Program
October 2019 Round**

SUMMARY OF THIRTEEN SUBMITTED APPLICATIONS

App No.	Application	Project	Event	Ward	\$ Leveraged	Community Funding requested	Recommended for approval	Comment
1	Miya Kaadadjiny (Learning Sanctuary) Community Centre Inc – Graffiti Art Workshops for local youth within Girrawheen, Koondoola, Marangaroo areas at the Miya Kaadadjiny (Learning Sanctuary) Community Centre, Girrawheen Senior High School, from 15 February 2020 to 25 July 2020.	✓		South	\$4,580.84 Org cash <u>\$1,050.00</u> Org in-kind \$5,630.84	\$2,974.00	\$2,974.00	All requirements met.
2	Quinns Rocks Environmental Group – Exploring Our Coast Education Series at beaches in Quinns Rocks and Mindarie from 1 February 2020 to 31 October 2020.	✓		North Coast	\$750.00 Other in-kind \$3,455.00 Org in-kind <u>\$330.00</u> Cash \$4,535.00	\$4,359.80	\$4,359.80	Subject to receipt of: <ul style="list-style-type: none"> Renewed Certificate of Public Liability Insurance from 2 April 2020. CoW venue hire quote \$229.80
3	Two Rocks Yanchep Culture & Arts Network Inc – Artist-in-Residence focusing on Recycling in Art at the Mary Lindsay Homestead Yanchep from 22 February 2020 to 22 March 2020.	✓		North Coast	\$500.00 Org cash <u>\$1,500.00</u> Org in-kind \$2,000.00	\$3,200.00	\$3,200.00	Subject to receipt of: <ul style="list-style-type: none"> Two support letters. Outcome of further discussion regarding Disclosure of Interest with Community Funding Working Group.

App No.	Application	Project	Event	Ward	\$ Leveraged	Community Funding requested	Recommended for approval	Comment
4	Migrant Professional Bridge Incorporated – Three Migrant Advocacy Resource Centre (MARC) Community Workshops and Engagement Sessions at Wanneroo Community Centre (TBC) from 2 March 2020 to 30 June 2020.	✓		Central (TBC)	\$1,000.00 – Org cash \$3,639.20 – Org in-kind <u>\$4,000.00</u> – Other grants \$8,639.20	\$3,175.20	\$3,175.20	Subject to receipt of: <ul style="list-style-type: none"> • Renewed Certificate of Public Liability Insurance from 1 June 2020. • Two quotes. • Two support letters. With the expectation that the applicant group will work with the City's Community Development Team to navigate associated City processes.
5	Filipino Association in Banksia Grove – Flores de Mayo Festival comprising 2 events: a street parade from St Anthony's Parish Church in Dundobar Road to Wanneroo Central inner roads ending at Windan Way followed by a beauty pageant with cultural festivities at the Alexander Heights Community Centre on 2 May 2020.		✓	Central/South	\$500.00 Org cash \$6,000.00 Org in-kind <u>\$3,000.00</u> Lotterywest \$9,500.00	\$4,999.10	\$4,999.10	Subject to receipt of: <ul style="list-style-type: none"> • City of Wanneroo 2020 Event Application approval. • Renewed Certificate of Public Liability Insurance from 29 February 2020. • Three outstanding quotes. With the expectation that the applicant group will work with the City's Community Development Team to navigate associated City processes and build community group capacity.
6	Vietnamese Community in Australia – WA Chapter – Tet New Year Celebration 2020 at the Wanneroo Showgrounds from 31 January 2020 to 1 February 2020.		✓	Central	\$10,000.00 Org cash/in-kind <u>\$55,000.00</u> Other grants \$65,000.00	\$5,000.00	\$5,000.00	Subject to receipt of: <ul style="list-style-type: none"> • City of Wanneroo 2020 Event Application approval. With encouragement for the applicant group to further align event delivery with associated City policies and procedures for potential eligibility for future City of Wanneroo Sponsorship.

App No.	Application	Project	Event	Ward	\$ Leveraged	Community Funding requested	Recommended for approval	Comment
7	Northern Suburbs Women's Friendship Group – International Women's Day 2020 on 5 March 2020 at the Jenolan Way Community Centre, Merriwa.		✓	North Coast	\$5,000.00 Org \$100.00 Bunnings \$100.00 QR RSL \$300.00 Guest Speakers \$5,500.00	\$1,204.45	\$1,204.45	Subject to receipt of: <ul style="list-style-type: none"> • City of Wanneroo 2020 Event Application approval. • Renewed Certificate of Public Liability Insurance from 5 January 2020.
8	Uniting Care West auspicings the NAIDOC Planning Committee – NAIDOC Week 2020 Event at the True North Church Merriwa Campus Green on 10 July 2020.		✓	North Coast	\$738.50 Org cash \$600.00 Org in-kind <u>\$19,756.71</u> Other in-kind \$21,095.21	\$8,971.20	\$5,701.20	Subject to receipt of: <ul style="list-style-type: none"> • City of Wanneroo 2020 Event Application approval. • Renewed Certificate of Public Liability Insurance from 31 October 2019. • Further supporting quote information. <p>A reduced amount recommended to provide opportunity for sourcing further financial event partners given lengthy lead-up time to the event.</p>
9	Kiwi Community Events and Celebrations Association – Waitangi Day at Allara at Kinkuna Park Allara on 1 February 2020.		✓	North Coast	\$9,000.00 Org in-kind \$3,200.00 Satterley Cash/IK \$500.00 Other in-kind <u>\$2,000.00</u> \$14,700.00	\$3,000.00	\$3,000.00	Subject to receipt of: <ul style="list-style-type: none"> • City of Wanneroo 2020 Event Application approval. • Certificate of Public Liability/Event Insurance. • Certificate of Incorporation
10	Mindarie Football Club – Mindarie Community Comes Alive at Abbeville Oval, Mindarie on 1 February 2020.		✓	North Coast	\$1,000.00 Org cash <u>\$1,000.00</u> Org in-kind \$2,000.00	\$3,000.00	\$3,000.00	Subject to receipt of: <ul style="list-style-type: none"> • City of Wanneroo 2020 Event Application approval. • Renewed Certificate of Public Liability Insurance from 1 January 2020.

App No.	Application	Project	Event	Ward	\$ Leveraged	Community Funding requested	Recommended for approval	Comment
11	Wanneroo RSL Sub Branch <ul style="list-style-type: none"> Commemoration of ANZAC Day 2020 on 25 April 2020. Venue: War Memorial, Memorial Park, Wanneroo.		✓	Central	\$3,500.00 Org cash \$12,500.00 Org in-kind <u>\$10,000.00</u> RSL WA/LW \$26,000.00	\$8,072.49	\$8,072.49	Subject to receipt of: <ul style="list-style-type: none"> Satisfactory acquittal of 2018 Community Funding Application. City of Wanneroo 2020 Event Application approval. Renewed Certificate of Public Liability Insurance from 30 June 2020. Outstanding quote for venue hire. Evidence of ACNC registration. With the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.
12	Quinns Rocks RSL Sub Branch <ul style="list-style-type: none"> ANZAC Day Commemorative Service and Gunfire Breakfast on 25 April 2020 Vietnam Veterans Day Service and refreshments on 18 August 2020 Remembrance Day Service and refreshments on 11 November 2020 Venue: Tapping Way, Quinns Rocks.		✓	North Coast	\$8,525.35 Org cash \$7,800.00 Org in-kind \$6,500.00 Lotterywest \$450.00 Woolworths \$2,950.00 Quinns Rocks <u> </u> Sports Club \$26,225.35	\$9,972.35	\$9,972.35	Subject to receipt of: <ul style="list-style-type: none"> Satisfactory acquittal of 2018 Community Funding Application. City of Wanneroo 2020 Event Application approval. Renewed Certificate of Public Liability Insurance from 30 June 2020. With the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.

App No.	Application	Project	Event	Ward	\$ Leveraged	Community Funding requested	Recommended for approval	Comment
13	Yanchep Two Rocks RSL Sub-Branch - <ul style="list-style-type: none"> • ANZAC Day Commemorative Service and Gunfire Breakfast on 25 April 2020 • Vietnam Veterans Day Memorial Service on 18 August, 2020 • Battle for Australia Day Memorial Service on 2 September 2020 • Merchant Navy Day Memorial Service on 3 September 2020 • Remembrance Day Commemorative Service on 11 November 2020 Venues: Yanchep National Park Memorial and Yanchep Sport and Social Club.		✓	North Coast	\$3,870.00 Org cash \$4,000.00 Org in-kind \$6,250.00 Other in-kind <u>\$3,350.00</u> RSLWA/LW \$17,470.00	\$12,401.00	\$7,176.00	Subject to receipt of: <ul style="list-style-type: none"> • Satisfactory acquittal of 2018 Community Funding Application. • City of Wanneroo 2020 Event Application approval. • Renewed Certificate of Public Liability Insurance from 30 June 2020. • Certificate of ACNC Registration • Quote to support catering for ANZAC Day (\$1,800) • Quote to support ANZAC Day Hire Marquees and chairs (\$973) With the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.
TOTAL					\$208,295.60	\$70,329.59	\$61,834.59	

ANALYSIS BY WARD

Ward	Projects	Events	Recommended	Not recommended	% Value	\$ Value recommended by Administration	\$ Value supported by Community Funding Working Group
South	1		1		4.81%	\$2,974.00	\$2,974.00
Central	1	3	4		34.36%	\$21,246.79	\$21,246.79
North Coast	2	6	8		60.83%	\$37,613.80	\$37,613.80
TOTAL	4	9	13		100.00%	\$61,834.59	\$61,834.59

BUDGET

Annual Community Funding Budget 2019/20	\$90,000.00
Add returned unused community funding	<u>\$893.50</u>
Total for distribution in 2019/2020	\$90,893.50
Less value of Administration recommendations for October 2019 round	<u>\$61,834.59</u>
Balance available for March 2020 round	\$29,058.91

City of Wanneroo Community Funding Program
October 2019 Round Summary of Submitted Applications

Application No. 1

Organisation Name	Miya Kaadadjiny (Learning Sanctuary) Community Centre Inc
Project Title	6 x 2hr Graffiti Art Workshops for local youth within Girrawheen, Koondoola, Marangaroo areas facilitated by qualified artists.
Brief Summary of Project or Event	<p>An initiative to showcase Graffiti art which as a combination of street art and urban art, typically characterised by gritty themes and the use of striking, bold colour. This vibrant and sometimes confronting genre of art symbolises the here and now – the ultimate style statement with an edge.</p> <p>Open to the Community, focusing on local youths to express themselves in a supported and safe place to demonstrate and learn Graffiti art. Working with Clontarf and Girls Academy from Girrawheen Senior High School. The project's goal is to embrace graffiti and showcase what graffiti could look like and that it can enhance the surrounds when done in a supportive environment.</p>
Venue or Location	39 Calvert Way Girrawheen - Miya Kaadadjiny (Learning Sanctuary) Community Centre Inc
Proposed start date	15/02/2020
Proposed finish date	25/07/2020
Amount Contributed by Your Organisation	\$4,580.84 cash + \$1,050 in-kind = \$6,630.84
Funding from other sources	\$0.00
Amount requested from the City of Wanneroo	\$2,974.00
Total Cost of Application	\$9,604.84
What will your project or events involve	Workshop to product a Graffiti Art Work involving the community on a 40 foot sea containers and (80 foot) boarded wall (free-standing)
Who can be a part of your project or event	The local community will be encouraged to participate in this project with a focus on youth within the Girrawheen and Koondoola area. MK will also be working with Clontarf and the Girls Academy at Girrawheen Senior High school to engage young people from these groups to play a key role in completing the project.
How will your project/event be promoted and advertised	Facebook boosts, producing flyers, displaying in local shops, centres, government and non-government agencies and libraries etc. Girrawheen Senior High School - Clontarf- Girls Academy, MK database of Aboriginal community members.
How will you know if your project/event has been a	Number of participants, feedback from locals, finished product, photos, skill attendees/participant developed/ Feedback from survey conducted during sessions

What support do you have from other groups	Rubeun Yorkshire and Alex Kedem - Graffiti artist - workshop (Letter of Support) Clontarf Girrawheen Senior High School Relationships Australia WA (Letter of Support)
How will your project/event benefit the City of Wanneroo community	The project presents an opportunity for local people/youth to express themselves in a safe and supportive environment. The project offers young people who are not always able to experience these specific projects. Also enjoy, sharing, learning and taking pride in what they produce. Youth would make connection to the community which in turn enriches the community which they live. The outcome of the workshop will be a mural which will be revealed during NAIDOC 2020. Students of Girrawheen High School which is located in the City of Wanneroo and most of the student attending GSHS also live in the CoW which enriches the community which they live and school they attend.
How long has your organisation been operating	2002
How many members does your organisation currently have	102
How many of these members live in the City of Wanneroo	75%

Comments:

- Previously received \$2,950.00 Community Funding in March 2017 round.
- The group has asked the City for \$2,974.00:

Designer/workshop facilitator	\$2,500.00
Materials for concrete footings	<u>\$474.00</u>
TOTAL	\$2,974.00

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$2,974.00.

The Community Funding Working Group agreed with this recommendation.

Application No. 2

Organisation Name	Quinns Rocks Environmental Group
Project Title	Exploring our Coast Education Series
Brief Summary of Project or Event	Provide opportunities for people to understand our local coastal environment and threats to it. We aim to engage the community and create awareness and monitoring of the heart of our coast. Through facilitation of workshops, beach clean ups, surveying the local beach and analysing critical data we aim to engage the community and create ongoing awareness and monitoring health of our local beach.
Venue or Location	Beaches in Quinns Rocks and Mindarie
Proposed start date	01/02/2020
Proposed finish date	31/10/2020
Amount Contributed by Your Organisation	\$330.00 cash + \$3,125.00 in-kind = \$3,455.00
Funding from other sources	\$750.00 in-kind
Amount requested from the City of Wanneroo	\$4,359.80
Total Cost of Application	\$8,564.80
What will your project or events involve	workshop, beach activities, beach survey, guided walks and on-hand activities
Who can be a part of your project or event	<p>The activities will be open to interested people. We will promote activities to local residents and make them family friendly. It is also anticipated that interested people from other areas of the City will participate in the proposed events.</p> <p>Other organisations that are happy to contribute to this series are:</p> <ul style="list-style-type: none"> • Sea Shepherd • Ocean Remedy - Clair O'Loughlin - micro plastic workshop and beach survey • Perth Natural Resource Management <p>Organisation that we seek to engage via the grant:</p> <ul style="list-style-type: none"> • Angela Rossen • Bindi Bindi Dreaming • Tarangorua Blue Foundation beach clean-up and source reduction workshop - Heidi Taylor
How will your project/event be promoted and advertised	<ul style="list-style-type: none"> - Facebook - E mail - Banner in community - Local Newspaper
How will you know if your project/event has been a	<ul style="list-style-type: none"> - Number of participants meeting expectations - Feedback from participants - Report submitted to AUSMAP

	<ul style="list-style-type: none"> - Baseline data for the local beach - upskilled volunteers will repeat the AUSMAP survey in another part of the City's coastline
What support do you have from other groups	Perth NRM - Coastal Marine Program Manager - Kate Sputore Sea Shepherd - Gemma Hickey
How will your project/event benefit the City of Wanneroo community	The project will offer local residents opportunities to learn more about our coastal environment and the part in action to understand and protect it, including collecting data on marine pollution (Australian Micro Plastic Assessment Citizen Science Methodology to be used for an activity and data from clean ups will be added to the sea shepherd marine debris data base). The project will engage local people in their community, promote a sense of ownership for our natural assets, and encourage interest in further action (e.g. helping with future beach clean ups and citizen science based monitoring).
How long has your organisation been operating	34 years
How many members does your organisation currently have	5 committee members and 40 members
How many of these members live in the City of Wanneroo	95%

Comments:

Community funding previously received:

\$1,000.00	Oct 2002 round
\$1,000.00	Mar 2010 round
\$3,000.00	Mar 2012 round
\$2,974.00	Oct 2015 round
\$3,030.00	Sept 2016 round

The group has asked the City for \$4,359.80:

Angela Rossen Workshop Facilitator	\$880.00
Tangaroa Blue Foundation Workshop Facilitation	\$1,650.00
Bindi Bindi Dreaming Workshop Facilitation	\$1,100.00
CoW Venue Hire	\$229.80 (quote outstanding)
Contribution towards Vinyl Banner	\$60.00
Ausmap Sieves pack	<u>\$440.00</u>
TOTAL	\$4,359.80

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$4,359.80 subject to receipt of:

- **Renewed Certificate of Public Liability Insurance from 2 April 2020**
- **City of Wanneroo venue hire quote**

The Community Funding Working Group agreed with this recommendation.

Application No. 3

Organisation Name	Two Rocks Yanchep Culture & Arts Network Inc.
Project Title	Artist-In-Residence focusing on Recycling in Art
Brief Summary of Project or Event	Artist will be engaging the community to participate in art projects at the Mary Lindsay Homestead which reach all sections of the community from seniors to youth and will conclude with an exhibition at Mary Lindsay Homestead.
Venue or Location	Mary Lindsay Homestead
Proposed start date	22/02/2020
Proposed finish date	22/03/2020
Amount Contributed by Your Organisation	\$500.00 cash + \$1,500.00 in-kind = \$2,000.00
Funding from other sources	\$0.00
Amount requested from the City of Wanneroo	\$3,200.00
Total Cost of Application	\$5,200.00
What will your project or events involve	Following a theme of recycling to make art works by collecting various items and using them in a variety of artistic outcomes
Who can be a part of your project or event	The entire community will be welcome to participate. We hope to include those who have no previous art experiences together with those who do have experience and will be focusing on all ages and genders.
How will your project/event be promoted and advertised	social media newspapers local shopping centres
How will you know if your project/event has been a	participation artworks made exhibition
What support do you have from other groups	Two Rocks Yanchep Resident's Assoc. Inc. Downstairs Gallery
How will your project/event benefit the City of Wanneroo community	The artist residency will act as a catalyst for cultural growth amongst the local community. Like-minded people will come together and create art works that are made from discarded materials that once had another purpose. The invited local community will engage people in the idea of viewing their environment in a different way and opening up to new potentials. To use recycled material and encourage people to view waste in a different light. Workshops are open to adults with all levels of ability, some workshops with children from local schools. Discussions about the importance of recycling and raising

	<p>environmental awareness</p> <p>Workshop Plans</p> <p>Each week four morning workshops 10am - 1pm</p> <p>Weekend one day workshop 10am - 3pm</p> <p>Evenings two workshops 6.30pm - 9pm</p> <p>Exhibition of art works in the Mary Lindsay Art Gallery for public viewing</p> <p>Workshop Plans</p> <p>Paper - Collage - Printing - eco dyed printing</p> <p>Metal - Copper - Aluminium - Jewellery - embossing</p> <p>Plastic - Ocean plastic - sculpture - weaving</p> <p>The workshops will bring people together around an environmental cause and encourage creativity and innovation.</p>
How long has your organisation been operating	since 2011
How many members does your organisation currently have	88
How many of these members live in the City of Wanneroo	75

Comments:

First-time community funding applicant.

The group has asked the City for \$3,200.00:

Artist-in-Residence	\$3,000.00
Refreshments	<u>\$200.00</u>
TOTAL	\$3,200.00

This request satisfies the Community Funding Policy criteria however it is noted that a Perceived Conflict of Interest has been disclosed by the applicant group.

RECOMMEND \$3,200.00 subject to:

- **Outcome of further discussion by the Community Funding Working Group.**
- **Receipt of two support letters.**

The Community Funding Working Group agreed with this recommendation.

Disclosure of Interest Statement

I, *(Insert full name)* Janet Cooper (secretary).....

on behalf of *(Insert name of group/organisation)* Two Rocks Yanchep Culture & Arts Network Inc. (TRYCAN)

hereby declare a:

REAL ☐

POTENTIAL ☐

PERCEIVED ☒

CONFLICT OF INTEREST ☒

CONFLICT OF COMMITMENT ☐

Note: Tick all applicable boxes.

Please provide a brief outline of the nature of the conflict.

TRYCAN has invited Mrs Pamela Annesley who is also the Chairperson of TRYCAN to provide the services of an Artist in Residence for which we are asking the City of Wanneroo for a grant.

1. We invited Mrs Annesley as she is a multi-talented, accredited artist who knows what we are trying to achieve in the current Artist-in-Residence program along with our continuous monthly program focusing on recycling. She has the knowledge and expertise to produce the requested program of activities and has been employed as an Artist-in -Residence in a number of different locations throughout the State.
2. Mrs Annesley has quoted us the sum of \$2500 for her services over 4 weeks plus \$500 for materials. The other possibilities we looked at would have cost us \$5000. It seems to make sense to keep the costs down being this committee's first time at hosting an Artist in Residence in the new Mary Lindsay Homestead.
3. Mrs Annesley has also indicated her willing participation in trialling the purpose-built Artist-in-Residence residence at the Mary Lindsay Homestead in preparation for future Artist-in-Residence Programs for which TRYCAN is developing a fundraising plan to be able to bring in Artists from outside of the local area to share new artistic and cultural expertise and knowledge.

Please detail the arrangements proposed to resolve/manage the conflict.

The full committee of TRYCAN are aware of Mrs Annesley's participation in the Artist-in -Residence program are fully supportive of her providing her services to TRYCAN.

I, *(insert full name)*Janet Cooper..... hereby agree to:

- update this disclosure throughout the period of the City of Wanneroo Community Funding Agreement and/or until such time as the conflict ceases to exist;
- co-operate in the formulation of a conflict of interest management plan if required by the City of Wanneroo;
- comply with any requests by the City of Wanneroo to manage, mitigate or eliminate any actual, potential or perceived conflict of interest and/or commitment.

Signed:

Date: 17 OCT 2019

Application No 4

Organisation Name	Migrant Professional Bridge Incorporated
Project Title	Migrant Advocacy Resource Centre (MARC) - Community workshops and engagement sessions
Brief Summary of Project or Event	MARC community workshops and engagement sessions will enlighten and support residents of City of Wanneroo (particularly migrants and people of migrant backgrounds) regarding workplace issues and sustainable employment. We were able to secure funding from OMI to establish MARC and we will be working in conjunction with other organisations and community groups like Employment Law Centre , Equal Opportunity Commission and Thinking Human Resources etc., to deliver this project. Participants are scheduled to be enlisted from various community groups including men, women, seniors, youth and people with a disability. Three (3) sessions each with maximum 75 person capacity, to be conducted in the City of Wanneroo from March - May 2020. Associated with this project is a mentoring/champion system that will enable responses and follow up actions regarding interests and support arising from the workshops.
Venue or Location	Wanneroo Community Centre (TBC)
Proposed start date	02/03/2020
Proposed finish date	26/06/2020
Amount Contributed by Your Organisation	\$4,639.20
Funding from other sources	\$4,000.00
Amount requested from the City of Wanneroo	\$3,175.20
Total Cost of Application	\$11,814.40
What will your project or events involve	MARC Workshops , Engagement & Information sessions and Follow-Up Support
Who can be a part of your project or event	Contributing partners and participants are : Employment Law Centre WA Equal Opportunity Commission Organisation of African Communities Thinking Human Resources
How will your project/event be promoted and advertised	Through flyers, Partnership organisations, various social media, word of mouth and local network of community groups including those in Girrawheen Community Hub.
How will you know if your project/event has been a	There will be feedback forms to be completed by all the participants. Success will be measured against the impact and KPIs' set including anticipated 100 participants over the life of the project.
What support do you have	Letters of Support and Memorandum of Understanding have been

from other groups	established with supporting organisations and community groups including EMPLOYMENT LAW CENTRE and OACWA. See attachments.
How will your project/event benefit the City of Wanneroo community	This project will benefit the City of Wanneroo residents in providing awareness, information and empowerment that will enable them to proactively access resources and support available with regards to workplace issues and local employment laws as well as capacity to retain their jobs. Thus, participants can contribute effectively and add value to the community. There are also potentials for reduction of mental health issues that would usually have resulted from such workplace challenges if they are not supported.
How long has your organisation been operating	2016
How many members does your organisation currently have	20
How many of these members live in the City of Wanneroo	0

Comments:

First-time community funding applicant:

The group has asked the City for \$3,175.20:

CoW venue hire	\$452.40
Refreshments (3 sessions)	\$1,600.00 (quote outstanding)
Promotion/Advertising	\$500.00 (quote outstanding)
Transportation for attendees	<u>\$622.80</u>
TOTAL	\$3,175.20

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$3,175.20 subject to receipt of:

- **Renewed Certificate of Public Liability Insurance from 1 June 2020.**
- **Two quotes.**
- **Two support letters.**

With the expectation that the applicant group will work with the City's Community Development Team to navigate associated City processes.

The Community Funding Working Group agreed with this recommendation.

Application No. 5

Organisation Name	Filipino Association in Banksia Grove Inc.
Project Title	Flores de Mayo Festival 2020
Brief Summary of Project or Event	Flores de Mayo means "Flowers of May". This is a Filipino tradition that involves a grand festival which started after the proclamation of the faith of the Immaculate Conception in 1854. It is a combination of the luxurious Filipino tradition with style, brilliance and culture.
Venue or Location	Alexander Heights Community Centre
Proposed start date	02/05/2020
Proposed finish date	02/05/2020
Amount Contributed by Your Organisation	\$500.00 Cash + \$6,000 in-kind = \$6,500.00
Funding from other sources	\$3,000.00 from Lotterywest (TBC)
Amount requested from the City of Wanneroo	\$4,999.10
Total Cost of Application	\$14,449.10
What will your project or events involve	The event comprise two parts, a street parade from St Anthony's Parish church in Dundobar Road to in Wanneroo Central inner roads and will end at Windan Way. This will be followed by a beauty pageant with cultural festivities at the Alexander Heights Community Centre. This two-part event will enrich the sense of belonging and cultural connection of young people with Filipino Heritage through their festival participation and celebration with the wider Filipino community in the City of Wanneroo.
Who can be a part of your project or event	All members of the Filipino Association in Banksia Grove, non-members and the Wanneroo wider community including the youth.
How will your project/event be promoted and advertised	Through Filipino Association in Banksia Grove Inc Facebook public page shared to every members' personal page, Shopping Mall Community Bulletin Board, Wanneroo Community Library, St John Paul II Catholic School, St John Paul II Catholic Church, other Filipino Organisations, FABGI Facebook Public page, Wanneroo Times.
How will you know if your project/event has been a	When the attendance of approximately 500 persons who are parading & viewing. After the parade 270 people who will be performing & watching during the cultural presentation at the Alexander Community Centre. There will also be a satisfaction survey after the event.
What support do you have from other groups	1. St John Paul II Catholic Primary School 2. St John Paul II Catholic Church
How will your project/event benefit the City of Wanneroo community	It will promote the cultural diversity of the City of Wanneroo. It will also showcase that the Filipino customs and traditions are preserved for the benefit of the youths and future generations. This event will also promote strong family relationship in the community by bringing them

	together.
How long has your organisation been operating	2 years and 8 months
How many members does your organisation currently have	86
How many of these members live in the City of Wanneroo	All members

Comments:

Community funding previously received:
\$3,149.00 Mar 2017 round

The group has asked the City for \$4,999.10:

CoW Venue Hire	\$617.10 (quote outstanding)
Costume Hire	\$2,612.00
Costume hire shipping fee (14 pieces)	\$600.00
Refreshments (based on 500 attendees)	\$770.00 (quote outstanding)
Advertising/printing	<u>\$400.00 (quote outstanding)</u>
TOTAL	\$4,999.10

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$4999.10 subject to receipt of:

- **City of Wanneroo 2020 Event Application approval.**
- **Renewed Certificate of Public Liability Insurance from 29 Feb 2020**
- **Three outstanding quotes.**

With the expectation that the applicant group will work with the City's Community Development Team to navigate associated City processes and build community group capacity.

The Community Funding Working Group agreed with this recommendation.

Application No. 6

Organisation Name	Vietnamese Community in Australia WA Chapter Inc.
Project Title	Tet New Year Celebration 2020
Brief Summary of Project or Event	TET is the Vietnamese lunar new year celebration, it is our most important annual cultural event. In recent years Tet has gained a wider public momentum and became an icon for the Vietnamese, not just in the City of Wanneroo but also across the metropolitans. Tet has drawn people from many ethnicities together in harmony and joy. Tet celebration has helped to enhance a cross-culture acceptance, understanding and respect ... all are important in building a healthy community in the City of Wanneroo.
Venue or Location	Wanneroo Showgrounds
Proposed start date	31/01/2020
Proposed finish date	01/02/2020
Amount Contributed by Your Organisation	\$10,000.00
Funding from other sources	\$55,000.00
Amount requested from the City of Wanneroo	\$5,000.00
Total Cost of Application	\$70,000.00
What will your project or events involve	This event celebrates the beginning a Lunar New Year for Vietnamese and Non Vietnamese across the metropolitan area
Who can be a part of your project or event	As organiser we invite in-kind contributions from many groups such as Catholic community, Christian evangelical churches, Vietnamese language schools, Senior Association, Women's association, Volunteer taskforce, Veterans association, Technical Alumni, Viet Tan political party etc ... Those groups have consistently participated in the last 8 years. Community participants are in the role of financial sponsors (business, volunteers ...)
How will your project/event be promoted and advertised	Yes, on social media such as FaceBook, Twister, Instagram, websites, emails, posters, ethnic radio and local newspapers. Other means: group gatherings, social functions, and through activities of other associations and religions within the Vietnamese Community
How will you know if your project/event has been a	Previous years have proven that the Tet festival was popular, last year it attracted about 16,000 patrons in 2 nights. Local, state and federal politicians have been keen to attend, including the Premiers. Local residents, participants, attendees from government agencies such as OMI, Lotterywest and Healthway have sent in strong positive feedback.
What support do you have	We as organiser have contributions from many groups such as Catholic

from other groups	community, Christian evangelical churches, Vietnamese language schools, Senior Association, Women's association, Volunteer taskforce, Veterans association, Technical Alumni, Viet Tan political party...all have been assigned to different tasks in setting up infrastructure, controlling, supervising and support. The Vice Chaplain of the Vietnamese Catholic Community and the Pastor of the Church of Eternity have written support letters for this event (attached)
How will your project/event benefit the City of Wanneroo community	The City of Wanneroo (CoW) has become a hub for the Vietnamese people and this Tet Celebration has found the CoW as the most appropriate location. The Tet Celebration has become a cultural Icon of the City. The Spirit of celebration with food stalls, Live music, kid's entertainment ... is markedly enhanced by the Fireworks that also brightens the sky of the City.
How long has your organisation been operating	since 1978
How many members does your organisation currently have	membership is open, about 10,000 adults, not counting their family members
How many of these members live in the City of Wanneroo	2,771 with voting rights, double this figure if counting their family members.

Comments:

- This group has previously received community funding:
Oct 2008 \$5,750.00
Mar 2010 \$6,325.00
Oct 2010 \$5,000.00
Oct 2011 \$5,000.00
Oct 2017 \$5,000.00
- The group has asked the City for \$5,000.00 as a contribution towards payment for fireworks.

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$5,000.00 subject to receipt of:

- **City of Wanneroo 2020 Event Application approval.**
With encouragement for the applicant group to further align event delivery with associated City policies and procedures for potential eligibility for future City of Wanneroo Sponsorship.

The Community Funding Working Group agreed with this recommendation.

Application No. 7

Organisation Name	Northern Suburbs Women's Friendship Group Inc.
Project Title	International Women's Day 2020 5th March 2020
Brief Summary of Project or Event	IWD is a Celebration held 8th March each year. We will hold ours on the 5th March during our normal hours. 3 inspirational guest speakers will be invited to talk, high tea catered by us, singing and for a bit of fun a caricature in the audience.
Venue or Location	Jenolan Way Community Centre, 16 Jenolan Way Merriwa, main function room and kitchen
Proposed start date	05/03/2020
Proposed finish date	05/03/2020
Amount Contributed by Your Organisation	\$4,725 in kind, \$200.00 donations of \$100 each for 2 guest speakers
Funding from other sources	\$100.00 Quinns Rocks RSL \$75 in kind from 1 guest speaker
Amount requested from the City of Wanneroo	\$1,204.45
Total Cost of Application	\$6,304.45
What will your project or events involve	Motivational guest speakers, high tea, singing and displays, caricature in the audience, lucky door prizes gold coin donation will be requested with money going to a ladies group in need
Who can be a part of your project or event	NSWFG Will invite Mayor Tracey Roberts and Deputy Mayor Nat Sangalli and the ladies from local service providers MercyCare, Salvation Army, Ngala and the Womens Refuge, members from the Golden Girls. Vishva Hindu members and the local community including people from cultural or linguistically diverse background and our members.
How will your project/event be promoted and advertised	The event will be promoted by flyers distributed by hand to ladies in the community and Shopping Centre information booths, information boards in supermarkets, social media Facebook we have 366 followers on our page, create an event on Evenbrite, and post on local groups. Advertise through Community Newspapers by advertising in newspaper and online and book them to prior on the day to promote further in the community. Mayor Tracey Roberts, Deputy Mayor Nat Sangalli will be invited along with other female dignitaries. Emails will be sent to local service providers and Community Groups inviting them and asking them to share on their Networks. Advertise local school newsletters which are now electronic. Women's Health and Family Services platform. Invite previous attendees whose contacts we always keep, word of mouth, letter box drop to the two RAAFA bases in our area. Invite Hindu, African, and Asian ladies from other Community Groups. Invite ladies from the Seniors Network.
How will you know if your	We will evaluate our success by keeping a guest book with all attendees will sign and include their details. In past years we have had

project/event has been a	around 75-85 ladies attend. This will give us an accurate record of those that attended. This will enable us to contact them to invite them to join our group or invite them to future events. We have 45 financial members so it will not only be benefiting our current members but the wider community as well who now look forward to our events.
What support do you have from other groups	Quinns Rocks RSL Sub-Branch have donated \$100-00 towards prizes for the event our members attend their Hallmark services. Our letters of support will be from MercyCare Merriwa and Vishva Hindu Parishad. We support and attend each other's events. Previously Elenie has requested we try to get support from Women's Health and Family Services I have sent emails but have had no response.
How will your project/event benefit the City of Wanneroo community	All women of all ages and nationalities will be invited together to enjoy their day, some of these ladies are socially isolated or maybe not be able to afford a day out, with your continued support we can encourage these ladies to come along and hopefully join our group. Many of our members also cannot afford to attend other events they are usually too expensive for seniors/ disabled to attend as well as other local community groups. It is inspiring to hear from ladies who have suffered in the past and have made it through and become prominent members of the community. We put on a good show. Ladies get to talk to ladies they would not normally interact with and friendships are sometimes made we always get positive feedback and they do not go home hungry.. We anticipate between 85-100 guests.
How long has your organisation been operating	January 2018
How many members does your organisation currently have	45
How many of these members live in the City of Wanneroo	43

Comments:

This group previously received \$1,118.50 in the October 2018 round.

The group has asked the City for:

Food and Drinks	\$300.00
Advertising	\$114.00
Caricature	\$350.00
Balloon Twister	\$150.00
Balloons and decorations	\$81.65
Bin hire	\$42.00
Venue hire	\$166.80
TOTAL	\$1,204.45

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$1,204.45 subject to receipt of:

- **City of Wanneroo 2019 Event Application approval.**
- **Renewed Certificate of Public Liability Insurance from 5 January 2020.**

The Community Funding Working Group agreed with this recommendation.

Application No. 8

Organisation Name	OUTER NORTH NAIDOC EVENT COMMITTEE auspiced by Uniting Care West
Project Title	Outer North NAIDOC Celebration Event
Brief Summary of Project or Event	<p>We seek funding for a FREE Northern Suburbs Community Family Fun Day in celebration of the culture of First Nations People - Australia. Following the successful NAIDOC event held in Merriwa in 2019 (attended by 500+ local community members), the Committee want to deliver a larger-scale event, which will attract more community members of different backgrounds and cultures; and contribute to the City's 'Vision for Reconciliation' of community inclusion and participation.</p> <p>The community will be able to participate in fun and informative activities aligning with the NAIDOC theme for 2020. Activities will be appropriate for all ages, and include a bouncy castle, demonstrations from sporting clubs, face painting and Aboriginal themed activities such as clapping sticks and dot painting. These will run alongside culturally appropriate performances including dancers and singers showcased throughout the day.</p> <p>The 2020 Outer North NAIDOC Celebration will educate the community on First Nations (Australia) culture in a vibrant and interactive way, whilst creating a sense of connectedness between people of all nationalities living in the Northern suburbs. 47.3% of the City's residents were born overseas (ABS 2016), and this NAIDOC event will contribute to an increased understanding and appreciation of Aboriginal people and culture.</p>
Venue or Location	True North Block - 869 Connolly Drive, Merriwa, 6030
Proposed start date	10/07/2020
Proposed finish date	10/07/2020
Amount Contributed by Your Organisation	\$788.50 cash + \$600 in-kind = \$1,388.50
Funding from other sources	\$738.71 cash + \$19,018 in-kind = \$19,756.71
Amount requested from the City of Wanneroo	\$8,971.20
Total Cost of Application	\$30,116.40
What will your project or events involve	The Committee will meet once per month to plan the NAIDOC event and organise the following - Family Fun activities (bouncy castle, face painting, arts and crafts). Aboriginal performances (Welcome to Country, dancers, singers). Health and Safety will also be a priority topic.
Who can be a part of your project or event	Any person, group or organisation who has an interest and passion in supporting Aboriginal Cultural awareness and progression within our community may participate. Current committee members planning the event are from local service providers (UnitingCare West, MercyCare), local organisations (True North Church), local community groups (Merriwa Aboriginal Advisory Group), local schools (St Steven's) and independent community members. The NAIDOC event is being supported by other community groups and organisations such as Merriwa Primary School, Nando's, Coles, Woolworths and Domino's. The NAIDOC Celebration event will be open to all members of the local

	and surrounding communities, and will be a fully inclusive, free event for all ages, abilities and cultural backgrounds. We will promote the event across the community, utilising the Committee's extensive networks and engagement strategies, including working alongside the City Of Wanneroo to help meet objectives set out in Sections 5 and 8 of the Reconciliation Action Plan 2018-2022 ('Cultural Awareness' and 'Engage').
How will your project/event be promoted and advertised	<p>A logo will be created for the Outer North NAIDOC Celebration committee to be used for all promotional material between now and the event.</p> <p>Banners, posters and flyers will be created for distribution throughout the region before the event. These will be culturally appropriate and designed under guidance of the Merriwa Aboriginal Advisory Group. UnitingCare West, MercyCare and other local service providers such as Neami National, Ngala and Anglicare will promote the event utilising their engagement platforms such as internal and external newsletters and social media posts.</p> <p>The City will be asked to distribute information about the event to raise awareness throughout their networks, e.g. the Place-based team, Youth Officers and Community Development staff.</p> <p>Word of Mouth will also be used, with many community members already discussing the next NAIDOC event following the successful event held in July 2019 in the same location. we plan to purchase banners that will be specific to NAIDOC Events, yet generic enough to be utilized every year for this event in our Outer North Community.</p>
How will you know if your project/event has been a	<p>A key measure of event success will be event attendance and we are intending for an increase on the 2019 event attendance (500+).</p> <p>We will also seek verbal feedback from attendees and encourage feedback on social media. These will be documented and shared with the committee and the Council.</p> <p>We will conduct a debrief and evaluation following the event, where the committee will review and reflect on the impact, community feedback and other outcomes.</p>
What support do you have from other groups	MercyCare and Merriwa Aboriginal Advisory Group are represented on the 2020 NAIDOC Planning Committee and have provided letters of support. Other organisations involved in planning include True North Church and St Steven's school. Other support comes from Neami National (promotion), Ngala (promotion), Anglicare (promotion), Merriwa Primary School (promotion), Nandos (Hot chicken donation), Coles (donation of Sausage Sizzle items), Woolworths Clarkson (donation of fresh fruit and water), Dominos (donation of pizza), Caswell and Associates (donation of kangaroo meat), and 'Sisterhood' and 'Man-Up' community groups (cooking and serving the Sausage Sizzle).
How will your project/event benefit the City of Wanneroo community	<p>The City of Wanneroo is culturally diverse with a larger population of residents who were born overseas (47.3%, ABS 2016) than Western Australia (39.7%) and Australia (33.3%). Community events such as a NAIDOC celebration increase community connections, reduce social isolation, allow for sharing of culture and promote social and emotional wellbeing. Encouraging attendance and participation from members of the wider community will allow for an increased understanding and appreciation of Aboriginal culture. This event will be a fun, free activity for the whole family to enjoy. It will be informative, educational and share the important message of reconciliation.</p> <p>The Outer North NAIDOC Celebration also meets many of the City's RAP requirements (either directly or indirectly), which will benefit members of the Aboriginal community throughout the City:</p> <p>2.1 - Celebrate relevant events & activities across the City (i.e. NAIDOC).</p> <p>4.2 - Increase promotion of culturally significant celebrations, events</p>

	<p>and services.</p> <p>7.1 - Promote the City's Aboriginal Heritage...and local Noongar history.</p> <p>8.1 - Include Aboriginal cultural relevance in the City's Community Engagement Policy and procedures.</p> <p>11.1 - Promote inclusion of Aboriginal community in City-wide consultation and engagement activities.</p> <p>11.2 Investigate opportunities for intergenerational activities that bring Aboriginal youth and Elders together.</p>
How long has your organisation been operating	13 years
How many members does your organisation currently have	389
How many of these members live in the City of Wanneroo	Members of the Outer North NAIDOC Committee primarily live in City of Wanneroo. UCW will be auspicing the grant and supporting the committee.

Comments:

First-time community funding applicant.

The group has asked the City for \$8,971.20:

Shaun Nannup – Welcome to Country	\$660.00
St John Ambulance attendance	\$277.20
VMS Trailer signs/boards – 2 weeks	\$700.00
Bundara Clothing Co – promotional lanyards	\$200.00
True North Church venue sound and visual and cleaning fee	\$570.00
3 pull-up banner with design	\$225.00
Strong & Deadly Mob – Aboriginal-specific family activities x 3 activity stations	\$5,400.00
Bouncy Castle	\$200.00
Cuddly Animal Farm	<u>\$739.00</u>
TOTAL	\$8,971.20

This request satisfies the Community Funding Policy criteria noting the following:

- True North Church venue sound, visual, booking and cleaning fee: \$570.00 requested - \$0.00 recommended due to nature of expense more suited to being provided on an in-kind basis.
- Strong & Deadly Mob – Aboriginal-specific Family Activities x 3 activity stations: \$5,400 requested - A reduced amount of \$2,700.00 recommended to provide opportunity for the applicant group to source further significant financial partners for this event, given the lengthy lead-up time but to also consider future event sustainability.

RECOMMEND \$5,701.20 subject to receipt of:

- **City of Wanneroo 2020 Event Application approval.**
- **Renewed Certificate of Public Liability Insurance from 31 October 2019.**
- **Further information relating to the combined quote provided from Art Therapy Connect and Strong and Deadly Mob.**

A reduced amount is recommended to provide opportunity for sourcing further financial event partners, including NAIDOC Week-specific funding, given lengthy lead-up time to the event.

The Community Funding Working Group agreed with this recommendation.

Application No. 9

Organisation Name	Kiwi Community Events and Celebrations Association (Incorporation TBC)
Project Title	Waitangi Day at Allara
Brief Summary of Project or Event	Cultural community event, family friendly, display of culture and foods from NZ. Live performances and groups, dj, kids activities. Stalls selling kiwiana. Will have public liability insurance for the day, are yet to finalise, had it last year to complete the event approval submission. Will be able to provide copy before day of event.
Venue or Location	Kinkuna Park, Allara
Proposed start date	01/02/2020
Proposed finish date	01/02/2020
Amount Contributed by Your Organisation	\$9,000.00
Funding from other sources	\$3,500.00
Amount requested from the City of Wannon	\$3,000.00
Total Cost of Application	\$7,000.00
What will your project or events involve	Stalls, performances, dancing, food and a dj
Who can be a part of your project or event	Cultural performers Entertainers Stall holders/small businesses Community groups wanting to fundraise (ie sports groups) Man Up Plus fitness (contributing partner) Iwi Riders community group
How will your project/event be promoted and advertised	Facebook Community news Satterley events page Posters
How will you know if your project/event has been a	Attendance exceeding 700 will be an increase on last year's attendance Not required specific feedback but got great feedback from the public last year
What support do you have from other groups	Satterley
How will your project/event benefit the City of Wannon community	It will benefit the City of Wannon showcasing them as a culturally diverse and welcoming City. It will bring many cultures together and community members from all socioeconomic backgrounds. Great way

	to connect with new people in the community and to reach out to a wide audience. Also helps to acknowledge and celebrate a significant time in NZ history the day the treaty was signed between the sovereign and Maori
How long has your organisation been operating	this will be our second year
How many members does your organisation currently have	8 members
How many of these members live in the City of Wannon	6 live in City of Wannon

Comments:

First-time community funding applicant.

The group has asked the City for \$3,000.00 as a contribution towards sound equipment hire costs.

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$3,000.00 subject to receipt of:

- **City of Wannon 2020 Event Application approval.**
- **Certificate of Public Liability Insurance.**
- **Certificate of Incorporation.**

The Community Funding Working Group agreed with this recommendation.

Application No. 10

Organisation Name	Mindarie Football Club
Project Title	Mindarie Community Comes Alive
Brief Summary of Project or Event	<p>Mindarie Football Club are looking to run an inclusive, free, community family fun day. Looking at February 2020 the club will be the lead agency but link into the local community and area to organise a weekend family fun day, open to any locally, not just Club members.</p> <p>The event will provide come and try activities, marquees with information of local groups, food trucks, connections to the local Primary School and P&C. Run on Abbeville Oval the home of Mindarie FC, individuals will be able to socialise in a positive environment improving health and wellbeing, with local public taking part in bubble soccer, inflatable activities, giant games, sport and dance challenges, silent disco, etc. Activities will be provided for all ages to take part.</p> <p>The day will culminate with a community movie night on the oval, with the food vans and community enjoying an evening and event under the stars.</p>
Venue or Location	Abbeville Oval, Mindarie
Proposed start date	01/02/2020
Proposed finish date	01/02/2020
Amount Contributed by Your Organisation	\$1,000.00 cash + \$1,000.00 in-kind = \$2,000.00
Funding from other sources	\$0.00
Amount requested from the City of Wanneroo	\$3,000.00
Total Cost of Application	\$5,000.00
What will your project or events involve	Community Fun Day and Movie Night
Who can be a part of your project or event	<p>Event is open to all in the community. Inclusive event. Club have 39 different nationalities that will be invited, along with any individual who is keen to attend with family will be free. A day to socialise and enjoy trying a variety of fun activities, games and food (tucks). The club also are a new member of the inclusive Manchester united reds league, thus parents with children from autistic, Cerebral Palsy and learning disabilities can all partake and start to link into the community activities and clubs. Many children are also from non-English as first language speaking backgrounds (Kenyan, South Sudanese, Iraq, Cambodian) thus we will ensure no activities will not be able to be taken part, with cultural clothing and food options encouraged.</p> <p>However key element is an inter- generational community open, free event. Access from the Oval is a Retirement Village and neighbouring</p>

	School. The School P&C will be connected to ensure all locally are aware and able to bring a sense of community.
How will your project/event be promoted and advertised	<p>Via Club members, local schools, local P&C, local Mindarie Marina and community groups. Posters locally, social media and Mindarie Regional Council.</p> <p>We are fortunate to have had many families referred to us by language related schools. Staff members at Eddystone Primary School refer refugees and newly arrived individuals to the club for a safe environment. They translate if required to the families, but generally visual posters, flyers and texts are in formats that all can understand.</p> <p>Social media is a huge method to disseminate information, with approx. 6-8 schools locally being provided with flyers to put in trays/bags of all children.</p>
How will you know if your project/event has been a	<p>Positive attendance at the event. Social feedback at the event, during and post the event.</p> <p>Participation figures will be obtain, and Survey Monkey surveys will be circulated at the end for comments and review, along with post the event.</p> <p>Photos and posts on social media before and after the event.</p>
What support do you have from other groups	<p>Mindarie Primary School and Parents & Citizens will promote the event, along with our Patron - Mayor Tracy Roberts. Further local schools will disseminate information - Peter Moyes, Irene McCormack, Quinns Baptist & Kinross College, Clarkson and Butler High Schools.</p> <p>Two letters of support are attached from Inclusion Solutions, who have worked with Mindarie FC on the United Reds football league and ensuring inclusive practices through the club. Hygge Community Life is a leading Perth based not for profit that work with the Befriend Foundation and local governments to promote improved housing but more importantly connected to this grant, social inclusion and community connectedness.</p> <p>Mindarie Primary School P&C have endorsed and supports the application, but due to volunteer commitments and the terms of reference of the P&C they have to approve at a meeting and will do so at their next meeting. This will be sent through once received.</p>
How will your project/event benefit the City of Wanneroo community	Local residents within the area will attend and socialise at the community event. Positive impact on mental health, social inclusion, and feeling of belonging in community. Further pride within the community area. Inter-generational event with local Retirement Village to engage and wider public attend.
How long has your organisation been operating	4 years and 10 months
How many members does your organisation currently have	301
How many of these members live in the City of Wanneroo	298

Comments:

First-time community funding applicant.

The group has asked the City for \$3,000.00:

Entertainment	\$2,400.00
Movie Licence	<u>\$600.00</u>
TOTAL	\$3,000.00

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$3,000.00 subject to receipt of:

- **City of Wanneroo 2020 Event Application approval.**
- **Renewed Certificate of Public Liability Insurance from 1 January 2020.**

The Community Funding Working Group agreed with this recommendation.

Application No. 11

Organisation Name	Wanneroo RSL Sub-branch
Project Title	Anzac Day Dawn Service
Brief Summary of Project or Event	This will be the fourth year in which the Wanneroo RSL has conducted a Dawn Service with a Gunfire Breakfast
Venue or Location	City of Wanneroo War Memorial, Wanneroo
Proposed start date	24/04/2020
Proposed finish date	25/04/2020
Amount Contributed by Your Organisation	\$3,500.00 cash + \$12,500 in-kind = \$16,000.00
Funding from other sources	\$10,000.00
Amount requested from the City of Wanneroo	\$8,072.49
Total Cost of Application	\$34,072.49
What will your project or events involve	A Commemorative Service with a Gunfire Breakfast
Who can be a part of your project or event	The event is open to each and every member of the public. Contributing members:- Wanneroo Scouts, Wanneroo Army Cadets, Limelight Theatre, Wanneroo lions Club, Whitford Lions Club, Wanneroo Business Association, RSLWA,
How will your project/event be promoted and advertised	Via the Ex-service network, City of Wanneroo avenues, newspaper , community radio, flyers brochures, signage.
How will you know if your project/event has been a	Past attendance has been in the 4,000 range and there is no reason for it to be any less in 2020 as the Service is being regarded as one of the best in the City of Wanneroo
What support do you have from other groups	Wanneroo Business Association Perth North Sub-section NAA
How will your project/event benefit the City of Wanneroo community	It will provide an event for the reflection by ratepayers from the City of Wanneroo to pay their respects to the fallen.
How long has your organisation been operating	Since 1973
How many members does your organisation currently have	84
How many of these members live in the City of Wanneroo	56

Comments:

This group has previously received community funding:

\$4,580.00	Mar 2017 (returned \$620.55)
\$8,588.72	Oct 2018

This is the third community funding application received by Wanneroo RSL Sub-Branch since the division of the Wanneroo Joondalup RSL sub-branch into two separate branches in 2016.

NOTE: The group is in the process of applying for registration with the Australian Charities and Not-for-Profit Commission (ACNC). The group has opted for this eligibility requirement over becoming a WA State Incorporated Association.

The group has asked the City for \$8,072.49:

Reece's marque and chair hire	\$2,272.89
Audio visual hire contribution	\$3,000.00
Band hire	\$550.00
Photographer	\$715.00
Traffic management	\$2,049.60
Venue Hire – Memorial Park	<u>\$200.00</u> (quote outstanding)
TOTAL	\$8,072.49

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$8,072.49 subject to receipt of:

- **Satisfactory acquittal of 2018 Community Funding Application.**
- **City of Wanneroo 2020 Event Application approval.**
- **Renewed Certificate of Public Liability Insurance from 30 June 2020.**
- **Evidence of ACNC Registration**
- **Outstanding quote for venue hire.**

With the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.

The Community Funding Working Group agreed with this recommendation.

Application No. 12

Organisation Name	QUINNS ROCKS RSL SUB BRANCH
Project Title	Anzac Day 25 April 2020, Vietnam Veterans Day 18 August 2020 and Remembrance Day 11 November 2020
Brief Summary of Project or Event	<p>To engage the schools and local community in ceremonies for Anzac Day, Vietnam Veterans Day and Remembrance Day. These ceremonies are open to anyone who wishes to attend.</p> <p>Anzac Day Dawn Service and Gunfire Breakfast, this involves the community, local schools, churches, Scouts and Cadets. It is expected to exceed 4000 people to attend. We also have a flypast. All children that attend the ceremony is given a commemorative lapel pin.</p> <p>Vietnam Veterans Day is a smaller event but the local community attend. Approximately 8 Service and Ex-Service members attend, the rest is the local community, it includes the service and a light lunch.</p> <p>Remembrance Day includes the service and a light lunch which is attended by local schools which has the band and a young girl that does the Last Post and Rouse (Anzac Day is too big for her to play) and the local community. Approximately 12 Service and Ex-Service members</p>
Venue or Location	Quinns Rocks Sports Club
Proposed start date	24/04/2020
Proposed finish date	11/11/2020
Amount Contributed by Your Organisation	\$16,325.35
Funding from other sources	\$9,900.00
Amount requested from the City of Wanneroo	\$9,972.35
Total Cost of Application	\$36,197.70
What will your project or events involve	Ceremonies at our own Cenotaph at the Sports Club
Who can be a part of your project or event	Local schools, churches, local community and Aged Centres also we are supported by 2 local Woolworth's stores and Bunnings Mindarie Anybody can attend all of the ceremonies.
How will your project/event be promoted and advertised	Local Newspaper, flyers, email through the community networks, Facebook pages, RSLWA network advertising including their Listening Post magazine and on their official website and community goodwill. Leaflet and flyer are displayed and given out in venues that specifically help culturally and linguistically diverse teenagers and adults like the Merriwa Community Hub. The Hub also has a lot of Aboriginal attending the centre.
How will you know if your project/event has been a	<p>As the attendance at our Anzac Day ceremony increases every year and the feedback that we get is always great!!</p> <p>Our other 2 ceremonies are much smaller but they still increase in attendance but the main factor is the community always knows that the</p>

	Quinns Rocks RSL is always there if they need a hand in anything or just someone to talk to
What support do you have from other groups	<p>Church of the Latter Day Saints - Merriwa Ward they play a big part in our ceremonies, singing in the Community Choir and also as there is a large section of this church who are from Newland so they represent NZ but they are also able to sing the NZ National Anthem.</p> <p>Northern Suburbs Women's Friendship Group are always in attendance at the ceremonies and are prepared to help out in any capacity that is needed to have the day run smoothly.</p> <p>Justin Tonti - Peter Moyes (Band/choir)</p> <p>Alkimos Scout Group and Quinns Rocks SES Cadets</p>
How will your project/event benefit the City of Wanneroo community	<p>The Quinns Rocks RSL commemorative services are events which the local community attend on a regular basis. These are long standing events which grow on a yearly basis. These events bring together the people and groups across the City of Wanneroo without them having to go outside the area to attend the services. Our ANZAC Day attracts in-excess of 4000+ people from the local community which shows we reach a wide age range from the community from young local school children and scout groups to the older members of the community including ex-service member. Vietnam Veterans day and Remembrance Day attracts community members and war veterans which help connect and show respect for our history. These events help different generations connect and help the younger generation respect and understand Australia's history. Although our Vietnam Veterans Day was originally organised for Vietnam Veterans today is also recognise veterans from all conflicts including Afghanistan Iran, Iraq etc from the City of Wanneroo and surrounding areas.</p>
How long has your organisation been operating	approx 18 years
How many members does your organisation currently have	80 only approx 8 RSL members attend Vietnam Veterans day and approx 12 Remembrance Day
How many of these members live in the City of Wanneroo	75

Comments:

The group has previously received community funding:

Year	Amount	Round
2004	\$1,000.00	Oct-01
2003	\$1,000.00	Oct-01
2002	\$1,000.00	Oct-01
2003	\$1,000.00	Mar-03
2004	\$1,300.00	Oct-03
2007	\$1,250.00	Oct-04
2006	\$1,250.00	Oct-04
2005	\$1,300.00	Oct-04
2005	\$1,250.00	Oct-04
2006	\$1,700.00	Mar-06
2007	\$1,000.00	Oct-06
2007	\$1,500.00	Mar-07

2010	\$2,000.00	Oct-07
2009	\$2,000.00	Oct-07
2008	\$2,000.00	Oct-07
2008	\$1,000.00	Oct-07
2008	\$2,032.00	Mar-08
2008	\$1,500.00	Oct-08
2009	\$2,250.00	Mar-09
2010	\$2,000.00	Mar-10
2010	\$1,000.00	Mar-10
2013	\$3,000.00	Oct-10
2012	\$3,000.00	Oct-10
2011	\$3,000.00	Oct-10
2011	\$2,000.00	Mar-11
2014	\$8,000.00	Oct-13
	(returned \$1638.70)	
2015	\$8,000.00	Oct-13
	(returned \$1699.50)	
2016	\$8,000.00	Oct-13
2017	\$8,000.00	Oct-16
2018	\$8,673.00	Oct-17
2019	\$9,011.97	Oct-18 (due for acquittal in Dec 2019)

The group has asked the City for:

QR RSL Sub-Branch					
ANZAC Day		Vietnam Veterans Day		Remembrance Day	
Bugler	\$225.00	Wreath	\$90.00	Wreath	\$90.00
Catering (850 people)	\$7,012.50	Catering (40 people)	\$330	Catering (70 people)	\$577.50
Lapel Badges	\$567.35				
Security	\$990.00				
Wreath	\$90.00				
TOTAL	\$8,884.85	TOTAL	\$420.00	TOTAL	\$667.50
TOTAL REQUESTED \$9,972.35					

NOTE: QR RSL Sub-branch has 80 members, 75 of whom live in the City of Wanneroo. Approximately 8 members attend the Vietnam Veterans Day event and 12 members attend Remembrance Day event.

This request satisfies the Community Funding Policy criteria.

RECOMMEND \$9,972.35 subject to receipt of:

- Satisfactory acquittal of 2018 Community Funding Application.
- City of Wanneroo 2020 Event Application approval.
- Renewed Certificate of Public Liability Insurance from 30 June 2020.

With the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.

The Community Funding Working Group agreed with this recommendation.

Application No. 13

Organisation Name	Yanchep Two Rocks RSL Sub-Branch
Project Title	Memorial Services to commemorate: ANZAC Day 25 April 2020 Remembrance Day 11 November 2020 Vietnam Veterans Day 18 August 2020 Battle for Australia Day 2 September 2020 Merchant Navy Day 3 September 2020.
Brief Summary of Project or Event	<p>ANZAC DAY 25 April 2020 -The Yanchep Two Rocks RSL provides a full day of commemoration for the broad community</p> <ul style="list-style-type: none"> - Dawn Service at secondary memorial Yanchep Sports and Social Club, includes guest speaker, bugler/piper wreath laying - Gunfire breakfast for the community catering for 300-400 at the Yanchep Sports and Social Club - Commemorative Service for the community commencing 11.00am at Yanchep National Park, 2000-2500 in attendance, includes brass band, pipe band, choir, march past, guest speakers, wreath laying - followed by lunch <p>REMEMBRANCE DAY - 11 November 2020 Yanchep Two Rocks RSL Sub-Branch conducts a solemn commemorative service for the broad community at the Yanchep National Park War Memorial commencing at 11.00am, includes choir, wreath laying, guest speaker, followed by lunch</p> <p>VIETNAM VETERANS DAY - 18 August 2020 -: Memorial service for the community at Yanchep National Park followed by lunch at the Yanchep Inn</p> <p>BATTLE FOR AUSTRALIA DAY - Day 2 September 2020: Memorial service for the community at Yanchep Sports and Social Club followed by light lunch</p> <p>MERCHANT NAVY DAY - 3 September 2020: Memorial service for the community at Yanchep Sports and Social Club followed by light lunch</p>
Venue or Location	ANZAC Day - Dawn Service and Gunfire Breakfast at Yanchep Sports and Social Club - Memorial Service at Yanchep National Park, Remembrance Day Memorial Service at Yanchep National, Park Vietnam Veterans Day Yanchep National Park, Battle for Australia Day and Merchant Navy Day Yanchep Sports and Social Club
Proposed start date	25/04/2020
Proposed finish date	11/11/2020
Amount Contributed by Your Organisation	\$3,870.00 cash + \$4,000.00 in-kind = \$7,870.00
Funding from other sources	\$9,600.00
Amount requested from the City of Wanneroo	\$12,401.00
Total Cost of Application	\$29,871.00

What will your project or events involve	Providing memorial services for 5 recognised commemorative days for the benefit of the broad community in the City of Wanneroo
Who can be a part of your project or event	RSL Members, Veterans and the broad community in the City of Wanneroo
How will your project/event be promoted and advertised	Flyers throughout the community, advertising in service/veteran publications, local newspaper, Mobile road sign leading up to the events
How will you know if your project/event has been a	Success is measured by attendance at these events, the numbers have increased year on year and the expectation is for this to continue in 2020
What support do you have from other groups	1. Two Rocks Yanchep Emergency Scouts 2. Two Rocks Yanchep Residents Association
How will your project/event benefit the City of Wanneroo community	These Commemorative / Memorial Services provide communities within the City of Wanneroo the opportunity to participate in honouring the service men and women who have fought and died for the freedom enjoyed by the generations that followed, and those generations still to come
How long has your organisation been operating	RSL WA 100 years - Yanchep Two Rocks RSL Sub-Branch 40 years
How many members does your organisation currently have	86
How many of these members live in the City of Wanneroo	84

Comments:

The group has previously received community funding:

Year	Amount	Round
2004	\$1,179.00	Oct-01
2003	\$1,179.00	Oct-01
2002	\$1,179.00	Oct-01
2007	\$1,289.00	Oct-04
2006	\$1,289.00	Oct-04
2005	\$1,289.00	Oct-04
2007	\$2,000.00	Mar-07
2010	\$1,578.00	Oct-07
2009	\$1,578.00	Oct-07
2008	\$1,578.00	Oct-07
2008	\$2,000.00	Mar-08
2008	\$740.00	Oct-08
2009	\$2,400.00	Mar-09
2010	\$740.00	Oct-09
2009	\$740.00	Oct-09
2010	\$3,000.00	Mar-10
2013	\$1,866.25	Oct-10
2012	\$1,866.25	Oct-10
2011	\$1,866.25	Oct-10

2011	\$2,000.00	Mar-11
2012	\$1,200.00	Mar-12
2012	\$1,000.00	Mar-12
2014	\$5,150.00	Mar-13
2015	\$5,150.00	Mar-13
2016	\$5,150.00	Mar-13
2017	\$5,422.00	Oct-16
2018	\$3,549.00	Oct-17
2019	\$7,816.75	Oct-18 (due for acquittal in Dec 2019)

ANZAC Day

Hire marquees and chairs	\$973.00
Mobile advertising board (VMS)	\$350.00
Gunfire Breakfast catering and equip hire	\$1,800.00
Wreath	\$100.00
Hire sound equip and tech support	\$780.00
Lunch Yanchep Inn	<u>\$2,700.00</u>
Total	\$6,703.00

Remembrance Day

Hire marquees and chairs	\$498.00
Print service event programs	\$225.00
Wreath	\$100.00
Lunch Yanchep Inn	<u>\$2,025.00</u>
Total	\$2,848.00

Vietnam Veterans Day

Community Lunch Yanchep Inn	\$1,350.00
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Merchant Navy Day

Community Lunch Yanchep Sports and Social Club	\$750.00
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Battle for Australia Day

Community lunch Yanchep Sports and Social Club	\$750.00
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TOTAL REQUESTED **\$12,401.00**

NOTE: YTR RSL Sub-branch has 86 members, 84 of whom live in the City of Wanneroo. Quote for ANZAC Day Lunch is for 100 people, Remembrance Day Lunch is for 75 people and Vietnam Veterans Day Lunch is for 50 people.

This request satisfies the Community Funding Policy criteria noting the following:

- **Community funding requests for payment of lunch components for each event (see above) totalling \$7,575.00 are replaced with community funding payment for other eligible expenses (see below) totalling \$2,350.00**

The above adjustment supports management of annual \$90,000 community funding budget but ensures maximum benefit to the wider City of Wanneroo community via distribution of community funding.

Total requested by YTR RSL Sub-branch	\$12,401.00
Less lunch component	<u>\$7,575.00</u>
	\$4,826.00

Add other eligible expenses listed in the application budget but not requested for community funding:

Balance of Gunfire Breakfast food costs	\$600.00
Choir	\$100.00
Brass Band	\$200.00
Bugler for Gunfire Breakfast	\$200.00

Piper Dawn Service	\$200.00	
Advertising/promotion for 3 minor commemorative days	\$750.00	
Wreaths x 3	<u>\$300.00</u>	<u>\$2,350.00</u>
Recommended for approval		\$7,176.00

RECOMMEND \$7,176.00 subject to receipt of:

- Satisfactory community funding application form and supporting documentation.
- Satisfactory acquittal of 2018 Hallmark Event funding.
- City of Wanneroo 2020 Event Application approval.
- Certificate of ACNC Registration.
- Quote to support Gunfire Breakfast catering for ANZAC Day (\$2,400).
- Quote to support ANZAC Day Hire Marquees and chairs (\$973).
- Quotes to support additional eligible expenses.

With the requirement that all event planning and associated documentation is completed by the applicant group in consultation with the City's Events Advisor.

The Community Funding Working Group agreed with this recommendation.

Corporate Strategy & Performance

Business & Finance

3.14 Financial Activity Statement for the period ended 31 October 2019

File Ref:	30724V04 – 19/438307
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	6

Issue

To consider the Financial Activity Statement for the period ended 31 October 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 October 2019 shows an overall unfavourable variance from Operations before Other Revenue & Expenses, of \$269k.

The unfavourable variance is due to higher Materials and Contracts Expenses and partially offset by underspend in Employment Costs.

Results from Operations

Description	Current Month - October 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	3.2	3.1	0.1	5.5	The favourable variance relates to higher income from Fees and Charges and partially offset by lower Interest Revenue. Please refer to Note 1 and 3 for further details.
Operating Expense	(17.7)	(17.2)	(0.5)	(2.5)	The unfavourable variance is mainly arising from overspend in Materials and Contracts Expenses and partially offset by underspend in Employment Costs. Please refer to Note 4, 5 and 6 for further details.
Result from Operations	(14.5)	(14.1)	(0.4)	(1.9)	

Capital Program

Description	Month Actual \$m	Month Budget \$m	% Complete of Month Budget
Expenditure	7.1	9.7	73.2%

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

Description	Year-To-Date October 2019				Comments
	Actual \$m	Budget \$m	Variance \$m	Variance %	
Operating Revenue	174.5	175.0	(0.5)	(0.3)	The unfavourable variance relates to delay in generating Interim Rates and receiving Operating Grants, Subsidies and Contributions. Please refer to Note 2 for further details.
Operating Expense	(62.5)	(66.3)	3.8	5.7	The favourable variance is mainly arising from underspend in Materials and Contracts, Employment Costs and Insurance Expenses. Please refer to Note 4, 5 and 6 for further details.
Result from Operations	112.0	108.7	3.3	2.9	

Capital Program

Description	YTD Actual \$m	YTD Budget \$m	% Complete of YTD Budget	Annual Revised Budget \$m	% Complete of Annual Budget
Expenditure	27.2	29.4	92.6%	91.0	29.9%

Investment Portfolio Performance

Portfolio Value \$m	Monthly Weighted Return	Comments
428.2	2.30%	Portfolio balance has increased by \$0.6m from September 2019 due to income received during the month. Return is 0.54% 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 31 OCTOBER 2019											
Description	Current Month				Year to Date						
	Actual	Revised Budget	Variance	Notes	Actual	Revised Budget	Variance	Notes			
									\$	\$	%
Revenues											
Rates	(25,953)	0	(25,953)	(100.0)	1	132,974,993	133,261,200	(286,207)	(0.2)		
Operating Grants, Subsidies & Contributions	514,621	477,094	37,527	7.9	2	2,037,657	2,467,522	(429,865)	(17.4)	2	
Fees & Charges	1,788,710	1,577,338	211,372	13.4	3	35,920,376	35,778,678	141,698	0.4		
Interest Earnings	872,919	955,510	(82,591)	(8.6)		3,361,555	3,314,144	47,411	1.4		
Other Revenue	80,347	52,902	27,445	51.9		166,778	207,804	(41,026)	(19.7)		
Total Operating Revenue	3,230,644	3,062,844	167,800	5.5		174,461,358	175,029,348	(567,990)	(0.3)		
Expenses											
Employee Costs	(6,197,338)	(6,835,824)	638,486	9.3	4	(24,429,668)	(25,966,618)	1,536,950	5.9	4	
Materials & Contracts	(6,876,959)	(5,703,475)	(1,173,484)	(20.6)	5	(19,740,301)	(21,649,498)	1,909,197	8.8	5	
Utility Charges	(743,761)	(800,439)	56,678	7.1		(2,936,062)	(3,067,955)	131,893	4.3		
Depreciation	(3,410,909)	(3,410,909)	0	0.0		(13,643,636)	(13,643,636)	0	0.0		
Interest Expenses	(343,182)	(343,589)	407	0.1		(1,372,144)	(1,430,165)	58,021	4.1		
Insurance	(94,695)	(135,784)	41,089	30.3	6	(380,274)	(513,136)	132,862	25.9	6	
Total Operating Expenditure	(17,666,843)	(17,230,020)	(436,823)	(2.5)		(62,502,085)	(66,271,008)	3,768,923	5.7		
RESULT FROM OPERATIONS	(14,436,199)	(14,167,176)	(269,023)	(1.9)		111,959,274	108,758,340	3,200,934	2.9		
Other Revenue & Expenses											
Non Operating Grants, Subsidies & Contributions	183,882	201,493	(17,611)	(8.7)	7	5,213,864	4,776,272	437,592	9.2	7	
Contributed Physical Assets	3,854,008	0	3,854,008	100.0	8	3,854,008	0	3,854,008	100.0	8	
Profit on Asset Disposals	0	48,749	(48,749)	(100.0)	9	80,734	194,996	(114,262)	(58.6)	9	
Loss on Assets Disposals	(8,970)	(34,260)	25,290	73.8	10	(8,970)	(137,040)	128,070	93.5	10	
Town Planning Scheme (TPS) Revenues	1,307,402	769,891	537,511	69.8	11	3,996,085	4,765,564	(769,479)	(16.1)	11	
Town Planning Scheme (TPS) Expenses	(4,808,810)	(81,487)	(4,727,323)	(5,801.3)	12	(4,876,248)	(2,039,552)	(2,836,696)	(139.1)	12	
Total Other Revenue and Expenses	527,511	904,386	(376,875)	(41.7)		8,259,474	7,560,240	699,234	9.2		
NET RESULT	(13,908,688)	(13,262,790)	(645,898)	(4.9)		120,218,747	116,318,580	3,900,167	3.4		
Other Comprehensive Income	0	0	0	0.0		0	0	0	0.0		
TOTAL COMPREHENSIVE INCOME	(13,908,688)	(13,262,790)	(645,898)	(4.9)		120,218,747	116,318,580	3,900,167	3.4		

Revenues**Note 1 Rates*****Month to Date - (Actual (\$26k), Revised Budget \$0)***

The unfavourable variance of \$26k relates to successful objections to rates revaluations.

Note 2 Operating Grants, Subsidies & Contributions***Month to Date - (Actual \$515k, Revised Budget \$477k)***

The variance is favourable by \$37k but within the reporting threshold.

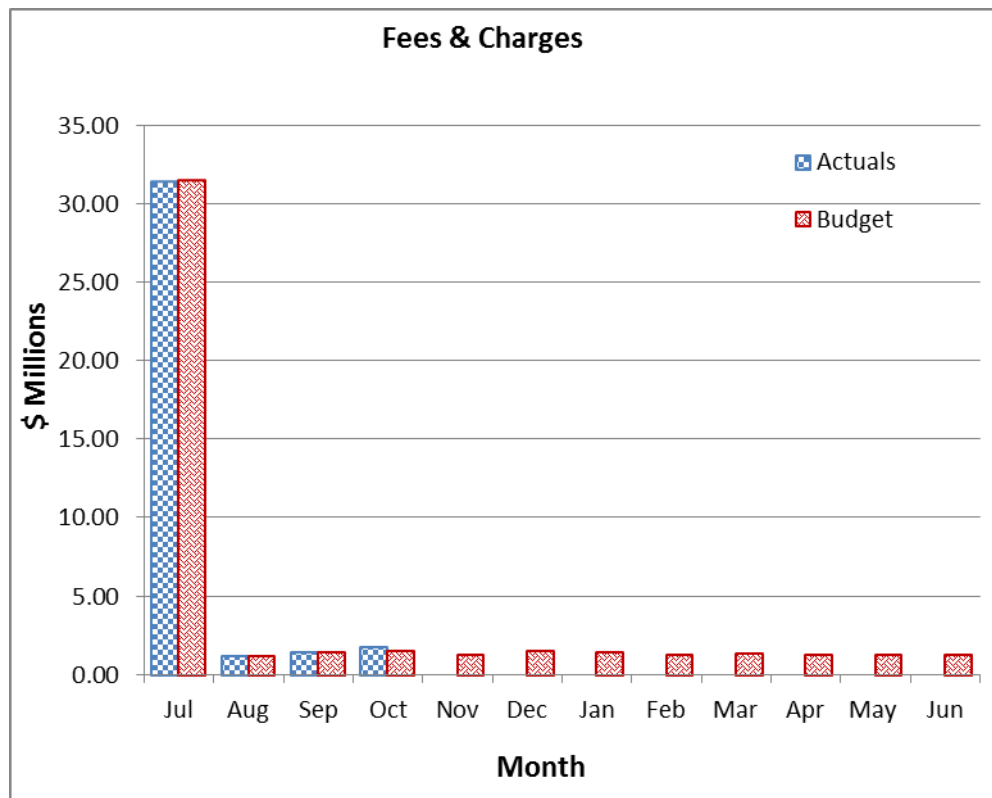
Year to Date - (Actual \$2.0m, Revised Budget \$2.5m)

The unfavourable variance of \$430k relates to:

- Delay in receiving State Government Grants by \$212k. Better Bins Program of \$167k and lower than anticipated Financial Assistance Grant by \$44k;
- Delay in receipt of Cash Contributions by \$136k from Main Roads WA for Park Maintenance Services for \$73k and various Cash Contributions of \$62k for works not undertaken;
- Lower debt recovery from rate payers of \$71k;
- Lower sponsorship income of \$6.5k for the charity golf day event; and
- Delay in developer and other sponsorship grants of \$5k.

Note 3 Fees and Charges***Month to Date - (Actual \$1.8m, Revised Budget \$1.6m)***

The favourable variance of \$211k mainly relates to reclassification of pensioner discount on Refuse Removal.

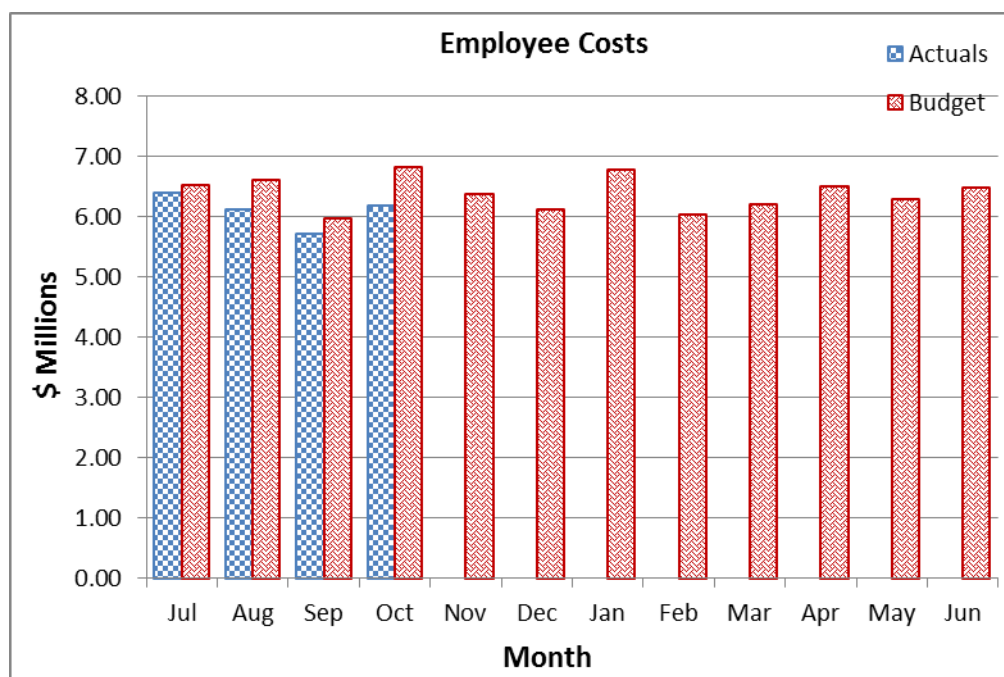


Expenses

Note 4 Employee Costs

Month to Date - (Actual \$6.2m, Revised Budget \$6.8m)

The favourable variance of \$638k for the month is mainly attributable to staff vacancies with \$22k related to underspent corporate training.



Year to Date - (Actual \$24.4m, Revised Budget \$26m)

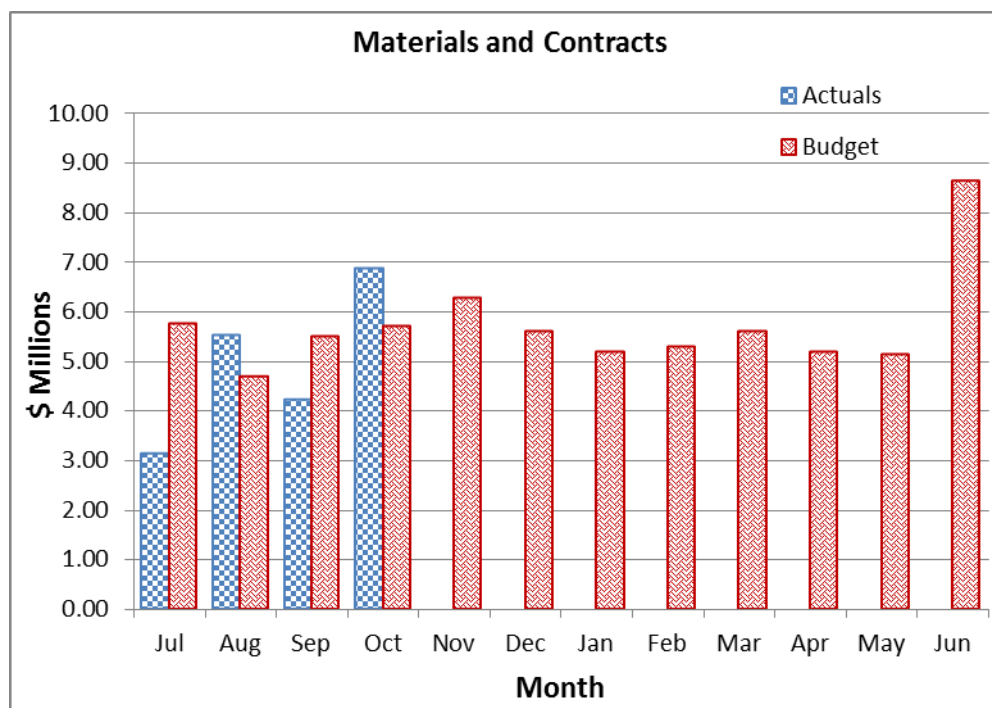
The favourable variance of \$1.5m mainly attributable to staff vacancies with \$131k related to underspent corporate training.

Note 5 Materials and Contracts

Month to Date - (Actual \$6.9m, Revised Budget \$5.7m)

During October there has been an improvement in receipting process to ensure that all current and year to date activities are recorded in timely manner. As a result for the month the unfavourable variance of \$1.2m is mainly attributable for the following categories:

- Contract expenses of \$657k due to timing of expenditure on maintenance for various areas, namely Maintenance Park Irrigation of \$170k, Maintenance Road Reserve of \$149k, Maintenance of Golf Course Infrastructure of \$103k, Maintenance Park and Park Structures \$157k, Maintenance of Operations Centre Workshop of \$50k Road Drainage Structure of \$48k.
- Bulk Refuse Removal expenses of \$364k;
- Government Levy License expenses of \$82k; and
- Discount expenses of \$81k due to reclassification of pensioner discount on Refuse Removal.



Year to Date - (Actual \$19.7m, Revised Budget \$21.6m)

The favourable variance of \$1.9m mainly relates to:

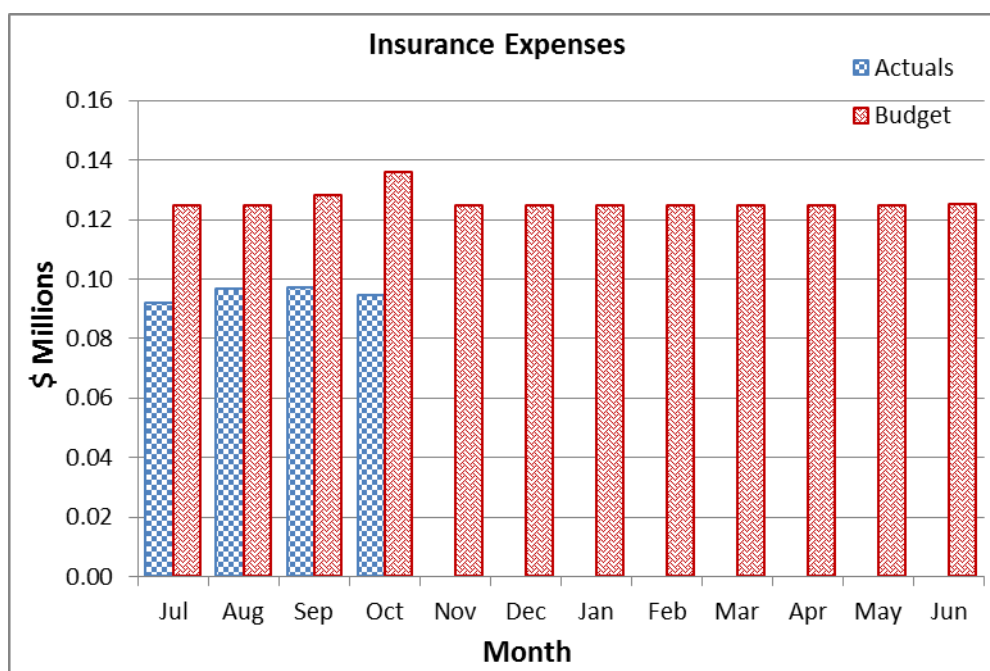
- Lower Consulting Fees of \$848k due to underspend on various projects.

- Lower Contract expenses of \$464k primarily due to timing of expenditure of which major components are as detailed below:
\$129k in Web and Graphic Design Communications; \$91k in Waste Management; \$84k in Life Saving Services; \$66k in Administer Private Swimming Pool Regulations; \$65k in Maintenance of Community Centre Building and \$29k in Pest Control.
- Lower Refuse Removal expenses of \$326k due to lower than expected collection of Waste tonnage;
- Various expenses of \$262k due to underspend on Materials, Sponsorship and Lease and Rental Fee.

Note 6 Insurance

Month to Date - (Actual \$95k, Revised Budget \$136k)

The favourable variance of \$41k reflects improved claims experience.



Year to Date - (Actual \$380k, Revised Budget \$513k)

The favourable variance of \$133k reflects improved claims experience.

Other Revenue & Expenses

Note 7 Non Operating Grants, Subsidies & Contributions

Month to Date – (Actual \$184k, Revised Budget \$201k)

The variance is unfavourable by \$17k but within the reporting threshold.

Year to Date – (Actual \$5.2m, Revised Budget \$4.8m)

The favourable variance of \$437k relates to receipt of unbudgeted State Government Grants for construction phase of Splendid Skate Park in Yanchep.

Note 8 Contributed Physical Assets***Month to Date – (Actual \$3.8m, Revised Budget \$0)***

The favourable variance of \$3.8m is due to the phasing of the Budget. The anticipated asset handover was budgeted for November 2019. However the actual asset recognition is recorded as and when assets are handed over to the City. This month pathways, drainage structures and pavements were handed over by developers to the City in a value of \$3.8m.

Year to Date – (Actual \$3.8m, Revised Budget \$0)

The favourable variance is due to higher than anticipated level of asset handover from developers. Refer month to date comments.

Note 9-10 Profit / Loss on Asset Disposals***Month to Date – (Combined Actual (\$0.9k), Combined Revised Budget \$14k)***

The unfavourable variance relates to profit adjustment relating to Tamala Park Regional Council (TPRC) lot sales.

Year to Date – (Combined Actual \$72k, Combined Revised Budget \$58k)

The favourable variance relates to profit relating to Tamala Park Regional Council (TPRC) lot sales.

Note 11 Town Planning Scheme (TPS) Revenues***Month to Date – (Actual \$1.3m, Revised Budget \$770k)***

The favourable result is due to receipt of headworks for Cell 9.

Year to Date – (Actual \$4.0m, Revised Budget \$4.7m)

The unfavourable variance of \$700k relates to headworks for Cells 5 and 6 not yet received.

Note 10 Town Planning Scheme (TPS) Expenses***Month to Date – (Actual \$4.8m, Revised Budget \$0.8k)***

The unfavourable result is due to land acquisition for Cell 9.

Year to Date – (Actual \$4.8m, Revised Budget \$2.0m)

The unfavourable result is due to land acquisition for Cell 9 which is offset by deferral in contract expense for Woodvale Structure Plan by \$600k and Cells 8 by \$145k.

Statement of Financial Position (Attachment 2)
CITY OF WANNEROO

STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2019

Description	30 June 2019 Actual (Estimated) \$	31 Oct 2019 Actual \$			30 June 2020	Notes
			Variance		Revised Budget \$	
			\$m	%		
Current Assets	403,439,111	512,205,754	108,766,643	27.0	356,756,446	
Current Liabilities	(56,252,922)	(84,282,960)	(28,030,038)	(49.8)	(50,034,382)	
NET CURRENT ASSETS	347,186,189	427,922,794	80,736,605	23.3	306,722,064	1
Non Current Assets	2,365,909,507	2,383,012,876	17,103,369	0.7	2,509,043,661	2
Non Current Liabilities	(80,773,253)	(85,415,984)	(4,642,731)	(5.7)	(78,068,455)	3
NET ASSETS	2,632,322,443	2,725,519,686	93,197,243	3.5	2,737,697,270	
TOTAL EQUITY	(2,632,322,443)	(2,725,519,686)	93,197,243	3.5	(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 \$80.7m which is predominately due to the impact of 2019/20 Rates and Waste Service Fees levied.

Within the Current Assets, Current Receivables of \$81.6m are mainly comprised of collectable Rates and Waste Service Fees debtors of \$73.9m and Emergency Services Levy of \$2.5m, with the remaining balance attributed to General Debtors of \$5.2m.

Note 2 - Non-Current Assets

Non-Current Assets as at 31 October 2019 have increased by \$17.1m from 30 June 2019 Actuals. The movement is due to increase in Work in Progress of \$30.7m partially offset by accumulated depreciation of \$13.6m (estimated).

Note 3 - Non-Current Liabilities

Non-Current Liabilities as at 31 October 2019 have increased by \$4.6m 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. Highlighted in red are below the standard for financial year end 30 June 2019.

Details	DLGSCI Minimum Standard	30 June 2019 Actual (Estimated)	As at 31/10/2019	For the month - Minimum Standard Met
Current Ratio				
The ability to meet short term financial obligations from unrestricted current assets.				
Current Assets - Restricted Current Assets (RCA)	=>1.00:1	0.80 : 1	1.94:1	YES
Current Liabilities (CL) - CL Associated with RCA		Note 1		
Debt Service Cover Ratio				
The ability to produce enough cash to cover debt payments.				
Operating Surplus before Interest & Depreciation	=>2.00:1	6.71 : 1	94.76:1	YES
Principle & Interest Repayments				
Own Source Revenue Coverage Ratio				
The ability to cover costs through own revenue efforts.				
Own Source Operating Revenue	=>0.40:1	1.03 : 1	2.62:1	YES
Operating Expense				
Operating Surplus Ratio				
The ability to cover operational costs and have revenues available for capital funding or other purposes.				
Operating Revenue - Operating Expense	=>0.01:1	0.08 : 1	0.63:1	YES
Own Source Operating Revenue				
Asset Consumption Ratio				
by comparing their written down value to their replacement cost.				
Depreciated Replacement Cost of Depreciable Assets	=>0.50:1	0.69 : 1	Calculated at year end	N/A
Current Replacement Cost of Depreciable Assets				
Asset Sustainability Ratio				
Indicates whether assets are replaced or renewed at the same rate that overall assets are wearing out.				
Capital Renewal & Replacement Expenditure	=>0.90:1	0.44 : 1	Calculated at year end	N/A
Depreciation Expense		Note 2		
Asset Renewal Funding Ratio				
The ability to fund projected asset renewal/replacements in the future.				
NPV of Planned Capital Renewal over 10 Years	=>0.75:1	0.96 : 1	Calculated at year end	N/A
NPV of Required Capital Renewal over 10 Years				

DLGSCI - Department of Local Government, Sport and Cultural Industries

The following comments with regard to Ratios relates to the benchmarks not met for the period 31 October 2019.

Note 1 - Current Ratio

The Standard was not met primarily as a result of the internal restrictions of municipal funds. Most of the municipal funds are kept in special purpose cash backed Reserves.

Note 2 – Asset Sustainability Ratio

The DLGSCI Asset Management Framework and Guidelines publication provides the following explanation in respect to the Asset Sustainability Ratio (ASR):

"If capital expenditure on renewing or replacing assets is at least equal to depreciation on average over time, then the local government is ensuring the value of its existing stock of physical assets is maintained. If capital expenditure on existing assets is less than depreciation then, unless a local government's overall asset stock is relatively new, it is likely that it is underspending on renewal or replacement."

A large percentage of the City's assets are in new to very good condition with approximately 85% of the total asset base at or below condition 2 (a rating of '0' represents a new asset and a '10' represents an asset that has failed). Less than 1% of the asset base is at or above condition 8, which represents assets that require intervention.

With the City's current mix of old and new assets and continued high growth, a lower than average ASR is expected, and the current condition of assets and level of renewal expenditure confirms this position. As the stock ages and renewal expenditure incrementally increases the ratio should increase, however continued growth may keep it relatively lower than the industry standard.

Taking a long term outlook, the level of asset stock and renewal demand necessitates the development of strategies to address the future impact and ensure that the City can continue to grow and maintain its assets in a financially sustainable manner. Given that renewal expenditure is lower than the depreciation being charged and that certain years' experience significant spikes in demand, a specific Asset Renewal Reserve has been established.

Capital Works Program

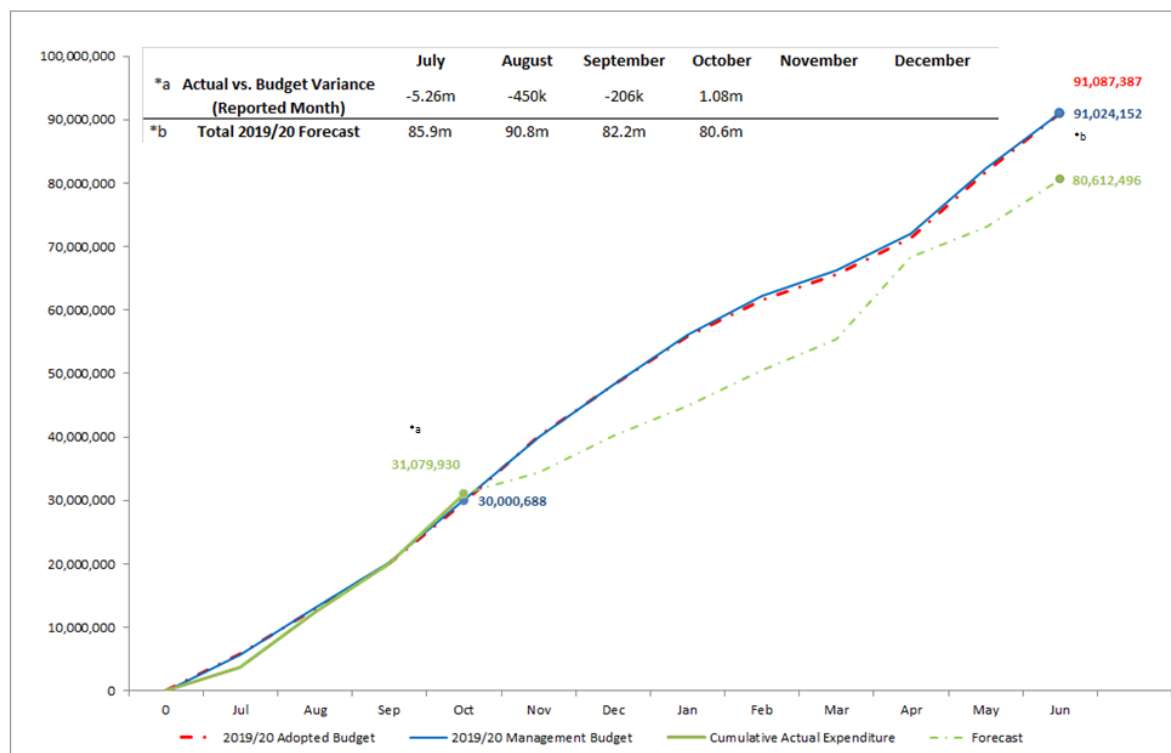
The current status of the Capital Works Program is summarised by Sub-Program in the table below:

Sub-Program	No. of Projects	Current Month Actual	YTD Actual	Revised Budget	% Spend
		\$	\$	\$	
Community Buildings	14	26,041	129,611	1,591,929	8.1%
Community Safety	2	19,429	96,583	262,700	36.8%
Conservation Reserves	4	66,535	183,114	329,000	55.7%
Corporate Buildings	3	46,846	160,687	412,500	39.0%
Environmental Offset	6	21,232	204,604	742,075	27.6%
Fleet Mgt - Corporate	6	70,612	1,184,599	6,574,342	18.0%
Foreshore Management	8	361,617	415,944	3,105,634	13.4%
Golf Courses	1	-	6,941	-	0.0%
Investment Projects	6	12,477	110,304	1,364,090	8.1%
IT Equipment & Software	14	210,320	844,347	7,140,089	11.8%
Parks Furniture	13	544,004	935,958	2,789,779	33.5%
Parks Rehabilitation	1	82,025	186,360	1,500,000	12.4%
Passive Park Development	10	108,266	140,261	1,806,101	7.8%
Pathways and Trails	6	137,100	299,207	882,000	33.9%
Roads	13	4,235,429	17,193,183	25,586,052	67.2%
Sports Facilities	49	1,063,753	4,378,065	33,194,461	13.2%
Stormwater Drainage	5	29,304	118,136	740,000	16.0%
Street Landscaping	4	1,453	4,065	1,040,000	0.4%
Traffic Treatments	16	64,823	575,414	1,963,400	29.3%
Waste Management	1	-	58,538	-	0.0%
Grand Total	182	7,101,266	27,225,922	91,024,152	29.9%

During October \$7.1m was spent. Details of significant expenditure for the month are included in **Attachment 3**. As at 31 October 2019 the City has spent \$27.2m, which represents 29.9% of the \$91.0m budget.

The City forecasts spend of \$80,612,496 which represents 88% of the 2019/20 management budget.

Capital Expenditure to October 2019 – Portfolio View Only



To further expand on the Capital Works Program information above, updates in key capital projects are selected to be specifically reported on, is provided in the Top Capital Projects attachment to this report (**Attachment 4**).

Capital Changes

The following changes are proposed to be made to the 2019/20 Capital Works budget.

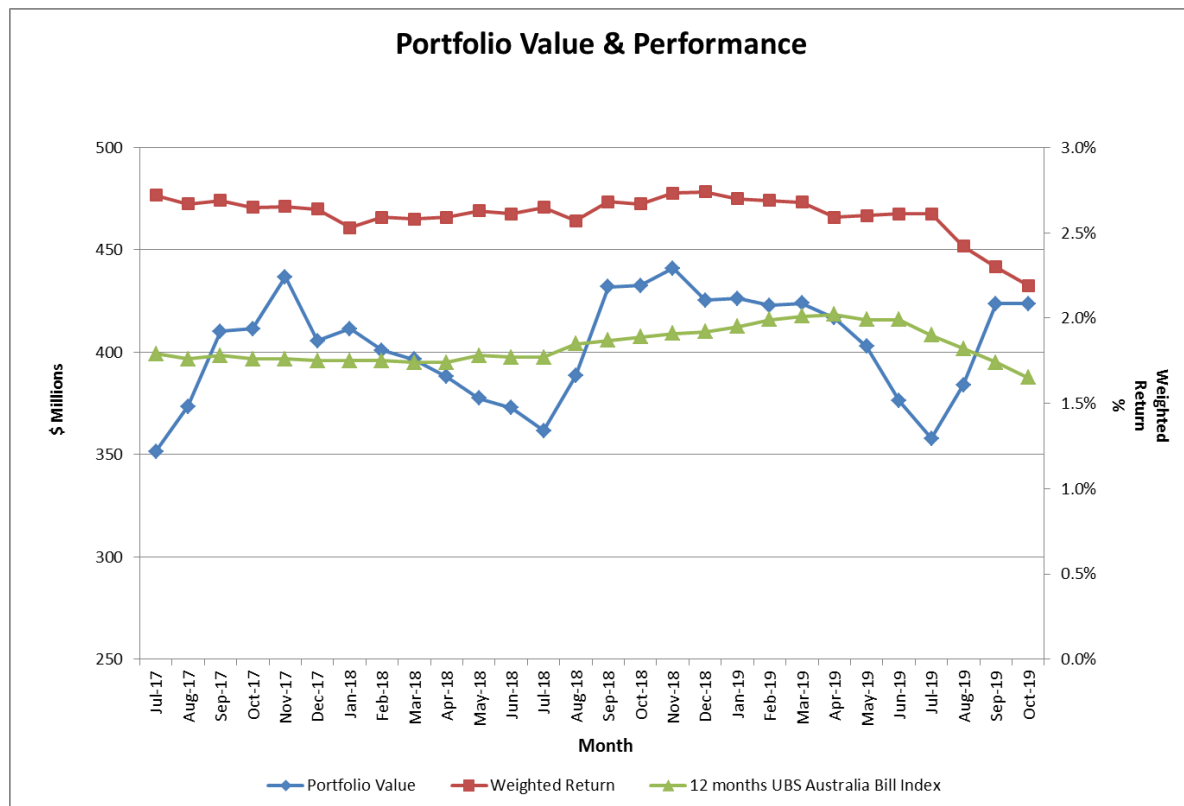
PR-2686 Appleby Park, Darch, Upgrade Passive Park – The City agreed to enter into a 50/50 cost sharing agreement with Chieti Place Land Development Pty Ltd (Developer) for the development of Appleby Park (Lot 8000 Hampton Road). This ensures the development of the remaining section matches the rest of the park, developed by the City, rather than to minimum development standards. The total cost of the balance of the park is \$73,840, with the City required to pay \$36,920. It is proposed to fund this from savings identified in PR-4102 Shelvock Park, Koondoola New Sports Amenities Building.

PR-4183 Wanneroo Central Volunteer Fire Brigade, New Transportable Changerooms – Additional funds of \$55,000 are required for the completion of the works, with a standalone septic tank and leach drain now required by the Department of Health. Additionally, the installation of swipe card access and some further landscaping is also needed. It is proposed that the funds are sourced from PR-4224 Scenic Park, Wanneroo, Upgrade Petanque Pitch which will be completed under budget.

PR-2565 Renewal of Leased Buildings – Urgent works are required to the existing Kingsway Olympic building's toilets, requiring additional funds of \$250,000 to rectify the issues. It is proposed that \$250,000 is sourced from PR-4017 Lake Joondalup Park, Upgrade Sports Amenities Building due to a significant reduction in the scope of works required.

Investment Portfolio (Attachment 5)

In accordance with the *Local Government (Financial Management) Regulations 1996* (and per the City's Investment Policy), the City invests solely in Authorised Deposit taking Institutions (ADIs):



At the end of October 2019, the City held an investment portfolio (cash & cash equivalents) of \$423.7m (Face Value), equating to \$428.2m inclusive of accrued interest. The City's year to date investment portfolio return has exceeded the UBS Australia Bank Bill rate index benchmark by 0.54% pa (2.19% pa vs. 1.65% pa), however it is noted that Interest Earnings were budgeted at a 2.25% yield.

Rate Setting Statement (Attachment 6)

The Rate Setting Statement represents a composite view of the finances of the City, identifying the movement in the Surplus/ (Deficit) based on the Revenues (excluding Rates), Expenses, Capital Works and Funding Movements, resulting in the Rating Income required. It is noted that the closing Surplus/ (Deficit) will balance to the reconciliation of Net Current Assets Surplus/ (Deficit) Carried Forward (detailed below):

NET CURRENT ASSETS SURPLUS/(DEFICIT) CARRIED FORWARD

FOR THE PERIOD ENDED 31 OCTOBER 2019

Description	30 June 2019 Actual (Estimated) \$	31 Oct 2019 Actual \$	30 June 2020	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash & Cash Equivalents - Unrestricted	21,443,860	81,853,179	22,376,948	22,376,948
Cash & Cash Equivalents - Restricted	358,271,478	348,393,179	308,449,131	308,449,131
Receivables	23,409,420	81,656,261	25,595,130	25,595,130
Inventory	314,348	303,135	335,237	335,237
TOTAL CURRENT ASSETS	403,439,106	512,205,754	356,756,446	356,756,446
Current Liabilities				
Payables	(38,910,679)	(66,876,885)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,406,075)	(15,510,658)	(15,510,658)
TOTAL CURRENT LIABILITIES	(56,252,922)	(84,282,960)	(50,034,382)	(50,034,382)
Net Current Assets	347,186,184	427,922,794	306,722,064	306,722,064
Adjustments for Restrictions				
Cash & Cash Equivalents - Restricted	(358,271,478)	(348,393,179)	(308,449,131)	(308,449,131)
Restricted Unspent Grants*	-	19,006,811	-	-
Provisions Cash Backed	11,085,294	3,199,735	1,727,067	1,727,067
TOTAL RESTRICTED ASSETS	(347,186,184)	(326,186,633)	(306,722,064)	(306,722,064)
Surplus/(Deficit) Carried Forward	-	101,736,161	-	-

*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 6.**

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. RECEIVES the Financial Activity Statement and commentaries on variances year to date Budget for the period ended 31 October 2019 consisting of:**
 - a) October 2019 year to date Actuals;**
 - b) October 2019 year to date Statement of Financial Position and Net Current Assets; and**
 - c) October 2019 year to date Material Financial Variance Notes.**
- 2. APPROVES, BY ABSOLUTE MAJORITY the following changes to the 2019/20 Capital Works Budget:**

Number	From	To	Amount	Description
PR-2686	PR-4102 Shelvock Park, Sports Amenities Building	PR-2686 Appleby Park, Upgrade Passive Park	\$36,920	Funds required to complete upgrade.
PR-4183	PR-4224 Scenic Park, Upgrade Petanque Pitch	PR-4183 Wanneroo Central Volunteer Fire Brigade, New Transportable Changerooms	\$55,000	Funds required to install septic tank and leach drain, enable swipe card access and further landscaping.
PR-2565	PR-4017 Lake Joondalup Park, Upgrade Sports Amenities Building	PR-2565 Renewal of Leased Buildings	\$250,000	Funds required for urgent toilet rectification works of Kingsway Olympic Building.

Attachments:

1	Statement of Comprehensive Income October 2019	19/443410	Minuted
2	Statement of Financial Position October 2019	19/443415	Minuted
3	Significant Capital Expenditure October 2019	19/443418	Minuted
4	Top Projects 2019-20 - October 2019 - 20191108	16/151914[v43]	Minuted
5	Investment Report October 2019	19/443434	Minuted
6	Rate Setting Statement October 2019	19/443442	Minuted

CITY OF WANNEROO
STATEMENT OF COMPREHENSIVE INCOME BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 OCTOBER 2019

Attachment 1

Description	Current Month				Year to Date				Annual			
	Actual	Revised Budget	Variance		Actual	Revised Budget	Variance		Original Budget	Revised Budget	Variance	
	\$	\$	\$	%	\$	\$	\$	%	\$	\$	\$	%
Revenues												
Rates	(25,953)	0	(25,953)	(100.0)	132,974,993	133,261,200	(286,207)	(0.2)	135,581,907	135,581,907	0	0
Operating Grants, Subsidies & Contributions	514,621	477,094	37,527	7.9	2,037,657	2,467,522	(429,865)	(17.4)	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	1,788,710	1,577,338	211,372	13.4	35,920,376	35,778,678	141,698	0.4	46,787,670	46,787,670	0	0
Interest Earnings	872,919	955,510	(82,591)	(8.6)	3,361,555	3,314,144	47,411	1.4	8,715,234	8,715,234	0	0
Other Revenue	80,347	52,902	27,445	51.9	166,778	207,804	(41,026)	(19.7)	627,194	627,194	0	0
Total Operating Revenue	3,230,644	3,062,844	167,800	5.5	174,461,358	175,029,348	(567,990)	(0.3)	202,572,686	202,462,301	(110,385)	(0)
Expenses												
Employee Costs	(6,197,338)	(6,835,824)	638,486	9.3	(24,429,668)	(25,966,618)	1,536,950	5.9	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(6,876,959)	(5,703,475)	(1,173,484)	(20.6)	(19,740,301)	(21,649,498)	1,909,197	8.8	(68,528,997)	(68,529,012)	(15)	(0)
Utility Charges	(743,761)	(800,439)	56,678	7.1	(2,936,062)	(3,067,955)	131,893	4.3	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(3,410,909)	(3,410,909)	0	0.0	(13,643,636)	(13,643,636)	0	0.0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(343,182)	(343,589)	407	0.1	(1,372,144)	(1,430,165)	58,021	4.1	(4,111,186)	(4,111,186)	0	0
Insurance	(94,695)	(135,784)	41,089	30.3	(380,274)	(513,136)	132,862	25.9	(1,510,000)	(1,510,000)	0	0
Total Operating Expenditure	(17,666,843)	(17,230,020)	(436,823)	(2.5)	(62,502,085)	(66,271,008)	3,768,923	5.7	(201,618,476)	(201,618,486)	(10)	(0)
RESULT FROM OPERATIONS	(14,436,199)	(14,167,176)	(269,023)	(1.9)	111,959,274	108,758,340	3,200,934	2.9	954,210	843,815	(110,395)	(13)
Other Revenue & Expenses												
Non Operating Grants, Subsidies & Contributions	183,882	201,493	(17,611)	(8.7)	5,213,864	4,776,272	437,592	9.2	28,798,613	28,798,619	6	0
Contributed Physical Assets	3,854,008	0	3,854,008	100.0	3,854,008	0	3,854,008	100.0	16,274,500	16,274,500	0	0
Profit on Asset Disposals	0	48,749	(48,749)	(100.0)	80,734	194,996	(114,262)	(58.6)	585,217	585,217	0	0
Loss on Assets Disposals	(8,970)	(34,260)	25,290	73.8	(8,970)	(137,040)	128,070	93.5	(14,110,346)	(14,110,346)	0	0
Town Planning Scheme (TPS) Revenues	1,307,402	769,891	537,511	69.8	3,996,085	4,765,564	(769,479)	(16.1)	15,288,167	15,288,168	1	0
Town Planning Scheme (TPS) Expenses	(4,808,810)	(81,487)	(4,727,323)	(5,801.3)	(4,876,248)	(2,039,552)	(2,836,696)	(139.1)	(8,031,975)	(8,031,977)	(2)	(0)
Total Other Revenue and Expenses	527,511	904,386	(376,875)	(41.7)	8,259,474	7,560,240	699,234	9.2	38,804,176	38,804,181	5	0
NET RESULT	(13,908,688)	(13,262,790)	(645,898)	(4.9)	120,218,747	116,318,580	3,900,167	3.4	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	(13,908,688)	(13,262,790)	(645,898)	(4.9)	120,218,747	116,318,580	3,900,167	3.4	39,758,386	39,647,996	(110,390)	(0)

CITY OF WANNEROO

Attachment 2

STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2019

Description	30/06/2019 Actual (Estimated) \$	31/10/2019 Actual \$	Annual	
			Adopted Budget \$	Revised Budget \$
Current Assets				
Cash at Bank	3,489,483	2,028,886	3,308,261	3,308,261
Investments	376,225,860	428,217,472	327,517,818	327,517,818
Receivables	23,409,420	81,656,261	25,595,130	25,595,130
Inventories	314,348	303,135	335,237	335,237
	403,439,111	512,205,754	356,756,446	356,756,446
Current Liabilities				
Payables	(38,910,679)	(66,876,885)	(34,523,724)	(34,523,724)
Provisions	(17,342,243)	(17,406,075)	(15,510,658)	(15,510,658)
	(56,252,922)	(84,282,960)	(50,034,382)	(50,034,382)
NET CURRENT ASSETS	347,186,189	427,922,794	306,722,064	306,722,064
Non Current Assets				
Receivables	3,421,480	3,320,445	3,061,000	3,061,000
Investments	19,669,497	19,729,686	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	171,331,883	185,505,768	185,505,768
Plant	17,419,406	17,308,925	23,721,259	23,721,259
Equipment	82,634,639	82,110,535	69,002,438	69,002,438
Furniture & Fittings	7,419,363	7,372,306	17,020,429	17,020,429
Infrastructure	1,871,272,395	1,859,403,996	1,974,478,388	1,974,478,388
Work in Progress	36,691,624	67,479,475	36,691,624	36,691,624
	2,365,909,507	2,383,012,876	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	(11,695,065)	(16,337,796)	(1,727,067)	(1,727,067)
	(80,773,253)	(85,415,984)	(78,068,455)	(78,068,455)
NET ASSETS	2,632,322,443	2,725,519,686	2,737,697,270	2,737,697,270
Equity				
Retained Surplus	(1,241,456,854)	(1,343,833,993)	(1,376,417,279)	(1,376,417,279)
Reserves - Cash/Investment Backed	(229,713,212)	(227,040,345)	(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	(96,904,152)	(90,397,123)	(91,744,762)	(91,744,762)
TOTAL EQUITY	(2,632,322,443)	(2,725,519,686)	(2,737,697,270)	(2,737,697,270)

Attachment 3**Significant Capital expenditure for October 2019**

- \$2.22m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$1.09m Prindiville Drive, Wangara, Renew Wanneroo Rd to Hartman Dr Asphalt Resurfacing
- \$499K Recurring Program, Renew Park Assets
- \$480K Recurring Program, Renew Transport Infrastructure Assets
- \$347K Coastal Protection Works, Quinns Rocks Beach
- \$292K Belhaven Park, Quinns Rocks, New Sports Amenities Building
- \$243K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$240K Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$194K Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd
- \$134K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
- \$127K Recurring Program, New Footpaths – Municipal Funded
- \$122K Kingsway Aquatic Play Space
- \$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 31 October 2019

- \$5.93m Marmion Ave, Upgrade to Dual Carriageway from Butler Blvd to Yanchep Beach Rd
- \$1.88m Renew Finance System
- \$1.59m Coastal Protection Works, Quinns Rocks Beach
- \$1.55m Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr
- \$1.49m Shelvock Park, New Sports Amenities Building
- \$899K Recurring Program, Renew Transport Infrastructure Assets
- \$891K Recurring Program, Renew Park Assets
- \$735K Wanneroo City Soccer Clubrooms, Madeley, New Changerooms and Store Room
- \$624K Belhaven Park, Quinns Rocks, New Sports Amenities Building
- \$400K Kingsway Netball Clubrooms, Madeley, Upgrade Building
- \$350K Recurring Program, Renew Irrigation Infrastructure and Upgrade Installations
- \$297K Neerabup Industrial Area, Neerabup, New Development
- \$237K Kingsway Aquatic Play Space
- \$230K Recurring Program, New Footpaths – Municipal Funded
- \$217K Dog Exercise Area, Edgar Griffiths Park, Wanneroo
- \$196K Addison Park, Merriwa, Upgrade Sports Floodlighting and Oval Extension
- \$165K Recurring Program, Renew Heavy Trucks
- \$151K Recurring Program, Renew IT Equipment and Software
- \$151K Recurring Program, Renew Community Building Assets

LTD – Life to Date

Attachment 3

As at 31 October 2019, the City has spent \$7.10m (48.44%) 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%)
- \$431K Kingsway Aquatic Play Space (100%)
- \$344K Belhaven Park, Quinns Rocks, New Sports Amenities Building (100%)
- \$285K Coastal Protection Works, Quinns Rocks Beach (100%)
- \$273K Recurring Program, Renew Heavy Trucks (100%)
- \$198K John Moloney Park, Marangaroo, Upgrade Sports Floodlighting (79%)
- \$185K Recurring Program, New IT Equipment and Software (25%)
- \$147K Recurring Program, Renew Corporate Building Assets (83%)
- \$136K Abbeville Park, Mindarie, Upgrade Storage Rooms (100%)
- \$102K Recurring Program, Renew IT Equipment and Software (102%)
- \$84K Renew Assets Management System (32%)
- \$51K Wanneroo Central Volunteer Fire Brigade, Ashby, New Transportable Changerooms (100%)

Top Capital Projects 2019/20 - October 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	348,202	2,065,512	(0)	11,375,725	11,845,908	(470,183)					94	Delivery	Beach access installation at Waterland Point and Groynes 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 have commenced and major items are currently on track for completion by Christmas.
PMO16061	PR-2955	23756	Halesworth Park, Butler, New Sports Facilities	10,760,587	42,770	1,455,001	9,262,816	22,139,790	19,616,589	2,523,201					35	Delivery	Schedule; Award of Tender 19062 for the Construction of the ovals has been on hold since May 2019 pending the outcome of Environmental Clearing Permit. Recommendation report advising Tenderers to be notified RFT19062 is 'not awarded'. Pending outcome of Environmental Clearing Permit, retendering of Ovals to be undertaken as soon as practicable. Budgets; Strategic Finance has recommended adjustment of Carry Forward \$3.8M to 2021/22, actual transfer of funding is yet to be realised within the project funds. Further adjustment to project cashflow is anticipated MYR resulting from delay and retendering of civils works early 2020. Risk; Overall delivery project program impacted as a result of clearing permit issues.
PMO16064	PR-2621	23809	Kingsway Olympic Clubrooms, Madeley, New Changerooms and Grandstand	847,188	839,165	44,000	(35,977)	2,898,333	2,856,008	42,325					95	Defects Liability Period	Schedule: Construction Phase. Practical Completion granted 17 September 2019 with conditions. ATCO works completed. Occupancy permit application submitted. Budget; Variations being monitored as annual funding allowance exceeded. Risk; 'Design Matters' raised by Tenant under review; additional monies required to cover costs. Carry forward adjustment of \$95,058 to be allocated to project.
PMO16135	PR-4010	24615	Edgar Griffiths Park, Wanneroo, New Sports Amenities Building	794,000	429,671	205,852	158,477	1,700,000	1,539,148	160,852					94	Delivery	Building works for new Sports Amenities Building underway with LKS Construction (WA) Pty Ltd anticipated in November 2019. Works to include a Water Corporation main line are in process. Delay to planned practical completion date which was due to septic system approvals by Department of Health has now been resolved and work with the leech drain is now proceeding. The project is under budget.
PMO17006	PR-4111	24676	Belhaven Park, Quinns Rocks, New Sports Amenities Building	1,318,516	472,858	768,746	76,912	1,399,000	1,339,100	59,900					70	Delivery	Project in construction phase. Variations being monitored, currently within budget allowance and within time constraints. No apparent risks at this time.

Top Capital Projects 2019/20 - October 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	950,089	569,500	178,826	3,147,716	2,988,891	158,825					79	Delivery	Schedule: Construction Phase. Project two months ahead of schedule. No other community consultation envisaged. Variations raised include works to complete links to access courts and finishes for landscaping. Budget: Potential savings on project may be realised at end of project, subject to further 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	1,887	680,837	0	700,000	703,745	(3,745)					30	Design	New PM for FY19/20 - Infrastructure Capital Works. New Project Manager for construction delivery continues to rate project as high risk. 1. Clearing permit application submitted in July 2019 is 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. Per meeting 20 August 2019, City to provide conditions in the request for tender relating to risks items 1 and 2 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. Due to a number of interfaces with CCTV component it is more likely that schedule for detailed design will be affected. Overall Project Risk (schedule) is red due primarily to clearing permit and land acquisition issues. However due to RFT being proposed to be advertised this month and noting the timing uncertainty of land acquisition and clearing permit it is highly likely that respondents will factor this uncertainty into their price taking into consideration that the City will can only award the works once the above mentioned issues are resolved.
PMO17143	PR-4034	28576	Hudson Park, Girrawheen, Upgrade Dennis Cooley Pavilion	1,370,770	10,383	1,353,029	7,358	1,480,270	1,480,270	0					41	Delivery	Project contract is finalised and signed off. Construction is anticipated to commence on 7 November 2019. The overall risk indicator remains amber due to unforeseeable environmental risk, which might be encountered during construction.

Top Capital Projects 2019/20 - October 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
PMO18051	PR-4108	28879	Wanneroo City Soccer Clubrooms, Madeley, New Change Rooms and Store Room	816,000	208,462	743,205	(135,667)	930,000	1,012,001	(82,001)					47	Delivery	Project is construction phase. Building structure erected September 2019, completion anticipated 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. This project is currently under construction (building structure erected). Completion anticipated in April 2020.
PMO18063	PR-4088	30136	Neerabup Industrial Area, Neerabup, New Development	750,000	82,381	549,511	118,108	15,855,000	15,854,999	1					21	Delivery	The concept subdivision layout options for Lot 9100 are complete, a report has been provided to the project sponsor. The concept will be presented to the Project Board and Working Group before the engineering design can start. Resource Extraction Contract has been executed by the Contractor and pre start on site documentation and licence application work commenced October 2019. Work on site expected to be April 2020 following Council approvals and to work around the V8 Supercars weekend at the Barbagallo Raceway. The cash flow has been updated to reflect the April start on site date. The costed Project schedule includes for NIA development through to 2034 (not water provision or distributor road construction). The water supply engineering solution is delayed pending Water Corp pressure testing and analysis. The renewable energy feasibility study will be completed in November and presented to the project Working Group. Project proposals for Water Supply, Energy supply and Economic Development have been forwarded to the project sponsor for acceptance. The Financial grid is updated in line with the costed project schedule and aligns with the agreed \$750k 2019/20 budget. Carry forward from 2018/19 is still to be allocated to the project.
PMO18093	PR-4098	30925	Pinjar Road, Banksia Grove, Upgrade to Dual Carriageway from Blackberry Dr to Joondalup Dr	4,200,000	3,132,135	1,530,000	(462,135)	6,500,000	6,013,729	486,271					90	Delivery	Project on track. Practical completion anticipated early December 2019 with a 12 months defect liability period to December 2020. Current year funding to be reconciled once all service invoices received and carry forward adjustment of \$948,407 is processed.
PMO18098	PR-4102	31842	Shelvoke Park, Koondoola, New Sports Amenities Building	2,100,000	8,294	2,091,706	0	2,205,000	2,208,681	(3,681)					52	Delivery	Construction commenced. Demolition complete. Temporary Amenities operational. Club compound operational. Project Financials to be reviewed by Project Manager.

Top Capital Projects 2019/20 - October 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
PMO18104	PR-4140	31839	Marmion Ave Upgrade to Dual Carriageway from Butler Bvd to Yanchep Beach Rd	12,675,821	10,975,863	1,699,958	0	23,000,000	22,999,999	1					82	Delivery	First section (1.2km adjacent to Alkimos Vista). Practical Completion reached 2nd April 2019, now in 12 months defects period. Second section (8km from Shorehaven to Yanchep) and third section (2.3km from Camborne Pkw to Alkimos Vista), construction has commenced on site with completion for Section 3 (apart from Romeo Rd to Brindabella) in December 2019 and Section 2 March 2020. Project Manager and Sponsor to look at adjusting current budget to include external funding contributions into 2019/20 financial year.
PMO18122	PR-2930	34057	Warradale Park, Landsdale, New Skate Park	628,438	23,041	603,650	1,747	650,000	660,479	(10,479)					38	Delivery	Currently being tendered via Walga and closes on 7 November 2019. Review and evaluation of responses will be conducted in November 2019. In terms of overall risk: per RFQ the Contractor will indemnify the City to damages relating to native trees interface; this scenario has the potential of an increased construction cost. Therefore the Cost Overall Impact is "moderate" while the Cost Overall Probability is "likely". This will be reviewed at the completion of procurement process. An Integrated Change Control request for additional budget will be organised if this materialises. The RFQ requires control to protect native vegetation thus its likelihood/probability is reduced, however its consequence remains unchanged. With the above the Overall Risk Score is 275 (green). Total Project Budget \$650K Design & Construct. FY19/20 budget will need to be reviewed after RFT Evaluation.
PMO19040	PR-2797	34171	Connolly Dr, Butler, Upgrade to Dual Carriageway from Lukin Dr to Benenden Ave	3,210,333	17,216	3,056,000	137,117	3,950,000	3,184,087	765,913					48	Delivery	Construction contract award completed in late October 2019 and was awarded to RJV. Western Power are being followed up for their scope of works. Schools located within the construction of Connolly drive have been consulted prior to site possession. RJV will be onsite from 11 November 2019. Consultant Cossill & Webley have issued the construction drawings for distribution. Pre tender estimate reflect construction costs and informed future required budget, expected increased service costs and small time delays. The revised carry forward \$67k figure 2019/20 Financial Year. Project Management Plan requiring sign off after budget adjustment is completed.

Top Capital Projects 2019/20 - October 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
PMO16050	PR-3098	23725	Hepburn Avenue, Marangaroo, Upgrade Intersection at Highclere Blvd	1,200,000	204,327	995,672	1	1,200,000	1,232,449	(32,449)					4	Delivery	Western Power (WP) to resubmitt design reiew and costing for WP scope of works. (17/247024). WP Access offer recieved and negotiations underway for scheduling / staging of WP works. Project rescheduled due to timing issues with other projects, and also to make use of slow traffic times for the year.

Schedule Status-Indicator	Budget Indicators (Annual & Total)	Overall Risk Indicator
On Target-Baseline (<10%time increase)	On Target (Variance <10%)	Low
Behind Schedule (10 - 20%time increase)	Almost on Budget (Variance of 10 - 20%)	Medium
Behind Schedule (>20%time increase)	Under / Over Budget (Variance > 20%)	High

INVESTMENT SUMMARY - As At 31 October 2019									
Face Value \$	Interest Rate %	Borrower	Rating	Maturity Date	Purchase price	Deposit Date	Current Value \$	YTD Accrued Interest \$	Accrued Interest
Current Account Investment Group									
23,671,860.00	0.70	Commonwealth Bank of Australia Perth	A1	N/A		N/A	23,671,860.00		
23,671,860.00	0.70%						23,671,860.00		
Term Investment Group									
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	11-February-2020	5,000,000.00	04-February-2019	5,101,335.62	46,335.62	101,335.62
5,000,000.00	2.75	Bank of Queensland	A2	06-November-2019	5,000,000.00	08-October-2018	5,146,164.38	46,335.62	146,164.38
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	06-November-2019	5,000,000.00	15-October-2018	5,045,290.41	45,661.64	45,290.41
5,000,000.00	2.71	Commonwealth Bank of Australia Perth	A1	12-November-2019	5,000,000.00	15-October-2018	5,045,290.41	45,661.64	45,290.41
10,000,000.00	2.67	Bankwest	A1	18-November-2019	10,000,000.00	26-October-2018	10,002,189.00	89,975.34	2,189.00
10,000,000.00	2.67	Bankwest	A1	28-November-2019	10,000,000.00	26-October-2018	10,002,189.00	89,975.34	2,189.00
5,000,000.00	2.69	Commonwealth Bank of Australia Perth	A1	04-December-2019	5,000,000.00	08-November-2018	5,044,956.17	45,324.66	44,956.17
10,000,000.00	2.75	Bendigo Bank	A2	12-December-2019	10,000,000.00	15-November-2018	10,263,698.63	92,671.23	263,698.63
10,000,000.00	2.75	Bendigo Bank	A2	04-December-2019	10,000,000.00	16-November-2018	10,262,945.21	92,671.23	262,945.21
10,000,000.00	2.75	Bendigo Bank	A2	02-January-2020	10,000,000.00	16-November-2018	10,262,945.21	92,671.23	262,945.21
10,000,000.00	2.75	IMB Bank	A2	13-January-2020	10,000,000.00	29-November-2018	10,253,150.68	92,671.23	253,150.68
10,000,000.00	2.75	IMB Bank	A2	20-January-2020	10,000,000.00	10-December-2018	10,244,863.01	92,671.23	244,863.01
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	20-December-2019	10,000,000.00	20-December-2018	10,237,328.77	92,671.23	237,328.77
10,000,000.00	2.75	Members Equity Bank Melbourne	A2	14-February-2020	10,000,000.00	07-January-2019	10,223,767.12	92,671.23	223,767.12
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	08-January-2020	5,000,000.00	08-January-2019	5,111,506.85	48,335.62	111,506.85
10,000,000.00	2.75	Bendigo Bank	A2	05-February-2020	10,000,000.00	22-January-2019	10,212,465.75	92,671.23	212,465.75
5,000,000.00	2.75	Members Equity Bank Melbourne	A2	29-January-2020	5,000,000.00	29-January-2019	5,103,595.89	46,335.62	103,595.89
20,000,000.00	2.70	Rural Bank	A2	23-February-2020	20,000,000.00	22-February-2019	20,371,342.47	181,972.60	371,342.47
10,000,000.00	2.65	Members Equity Bank Melbourne	A2	09-March-2020	10,000,000.00	08-March-2019	10,172,068.49	89,301.37	172,068.49
10,000,000.00	2.70	Bank of Queensland	A2	09-March-2020	10,000,000.00	08-March-2019	10,175,315.07	90,986.30	175,315.07
5,000,000.00	2.70	Bank of Queensland	A2	18-March-2020	5,000,000.00	21-March-2019	5,082,849.32	45,493.15	82,849.32
10,000,000.00	2.60	Rural Bank	A2	27-March-2020	10,000,000.00	27-March-2019	10,155,287.67	87,616.44	155,287.67
10,000,000.00	2.48	Westpac Banking Corporation	A1	06-April-2020	10,000,000.00	06-May-2019	10,120,942.47	83,572.60	120,942.47
10,000,000.00	2.50	Westpac Banking Corporation	A1	16-April-2020	10,000,000.00	09-May-2019	10,119,863.01	84,246.58	119,863.01
10,000,000.00	2.50	Westpac Banking Corporation	A1	11-May-2020	10,000,000.00	09-May-2019	10,119,863.01	84,246.58	119,863.01
10,000,000.00	2.15	Members Equity Bank Melbourne	A2	07-May-2020	10,000,000.00	07-June-2019	10,086,000.00	72,452.05	86,000.00
10,000,000.00	2.40	Westpac Banking Corporation	A1	17-June-2020	10,000,000.00	17-June-2019	10,089,424.66	80,876.71	89,424.66
5,000,000.00	2.40	Westpac Banking Corporation	A1	01-July-2020	5,000,000.00	01-July-2019	5,040,109.59	40,109.59	40,109.59
5,000,000.00	2.00	Westpac Banking Corporation	A1	08-June-2020	5,000,000.00	08-July-2019	5,031,506.85	31,506.85	31,506.85
5,000,000.00	1.90	National Australia Bank	A1	23-June-2020	5,000,000.00	17-July-2019	5,027,589.04	27,589.04	27,589.04
15,000,000.00	1.80	National Australia Bank	A1	07-July-2020	15,000,000.00	06-August-2019	15,063,616.44	63,616.44	63,616.44
10,000,000.00	1.80	Westpac Banking Corporation	A1	19-May-2020	10,000,000.00	15-August-2019	10,037,972.60	37,972.60	37,972.60
10,000,000.00	1.80	Westpac Banking Corporation	A1	08-June-2020	10,000,000.00	15-August-2019	10,037,972.60	37,972.60	37,972.60
5,000,000.00	1.80	Westpac Banking Corporation	A1	15-July-2020	5,000,000.00	15-August-2019	5,018,986.30	18,986.30	18,986.30
10,000,000.00	1.62	Westpac Banking Corporation	A1	24-August-2020	10,000,000.00	23-August-2019	10,030,624.66	30,624.66	30,624.66
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	28-July-2020	5,000,000.00	28-August-2019	5,014,465.75	14,465.75	14,465.75
5,000,000.00	1.61	Westpac Banking Corporation	A1	28-July-2020	5,000,000.00	28-August-2019	5,014,115.07	14,115.07	14,115.07
10,000,000.00	1.60	Members Equity Bank Melbourne	A2	11-August-2020	10,000,000.00	04-September-2019	10,024,986.30	24,986.30	24,986.30
5,000,000.00	1.60	Members Equity Bank Melbourne	A2	18-August-2020	5,000,000.00	04-September-2019	5,012,493.15	12,493.15	12,493.15
10,000,000.00	1.60	Bank of Queensland	A2	06-August-2020	10,000,000.00	04-September-2019	10,024,986.30	24,986.30	24,986.30
10,000,000.00	1.67	Westpac Banking Corporation	A1	07-September-2020	10,000,000.00	06-September-2019	10,025,164.38	25,164.38	25,164.38
10,000,000.00	1.68	Suncorp	A1	06-April-2020	10,000,000.00	06-September-2019	10,025,315.07	25,315.07	25,315.07
10,000,000.00	1.68	Suncorp	A1	23-April-2020	10,000,000.00	09-September-2019	10,023,934.25	23,934.25	23,934.25
5,000,000.00	1.76	Westpac Banking Corporation	A1	15-September-2020	5,000,000.00	16-September-2019	5,010,849.32	10,849.32	10,849.32
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	22-September-2020	5,000,000.00	24-September-2019	5,008,363.01	8,363.01	8,363.01
5,000,000.00	1.65	Members Equity Bank Melbourne	A2	07-October-2020	5,000,000.00	01-October-2019	5,006,780.82	6,780.82	6,780.82
5,000,000.00	1.55	Bank of Queensland	A2	13-October-2020	5,000,000.00	08-October-2019	5,004,883.56	4,883.56	4,883.56
5,000,000.00	1.55	Bank of Queensland	A2	20-October-2020	5,000,000.00	14-October-2019	5,003,609.59	3,609.59	3,609.59
5,000,000.00	1.58	Westpac Banking Corporation	A1	28-October-2020	5,000,000.00	28-October-2019	5,000,649.32	649.32	649.32
400,000,000.00	2.28%						404,545,612.26	2,633,049.32	4,545,612.26
	Weighted Return								
423,671,860.00	2.19%	Totals					428,217,472.26	2,633,049.32	4,545,612.26

1.65% 12 month UBS Australia Bank Bill Index for 31 October 2019

0.54% Differential between Council's Weighted Return and UBS Australia Bank Bill Index

Notes: Face Value - refers to the principal amount invested.

Interest Rate - refers to the annual interest rate applicable to the investment.

Borrower - refers to the institution through which the City's monies are invested.

Rating - refers to the Standard & Poor Short Term Rating of the Borrower which, per Council Policy, must be a minimum of A2.

Current Value - refers to the accumulated value of the investment including accrued interest from time invested to current period.

INDIVIDUAL ADI LIMITS - As At 31 October 2019

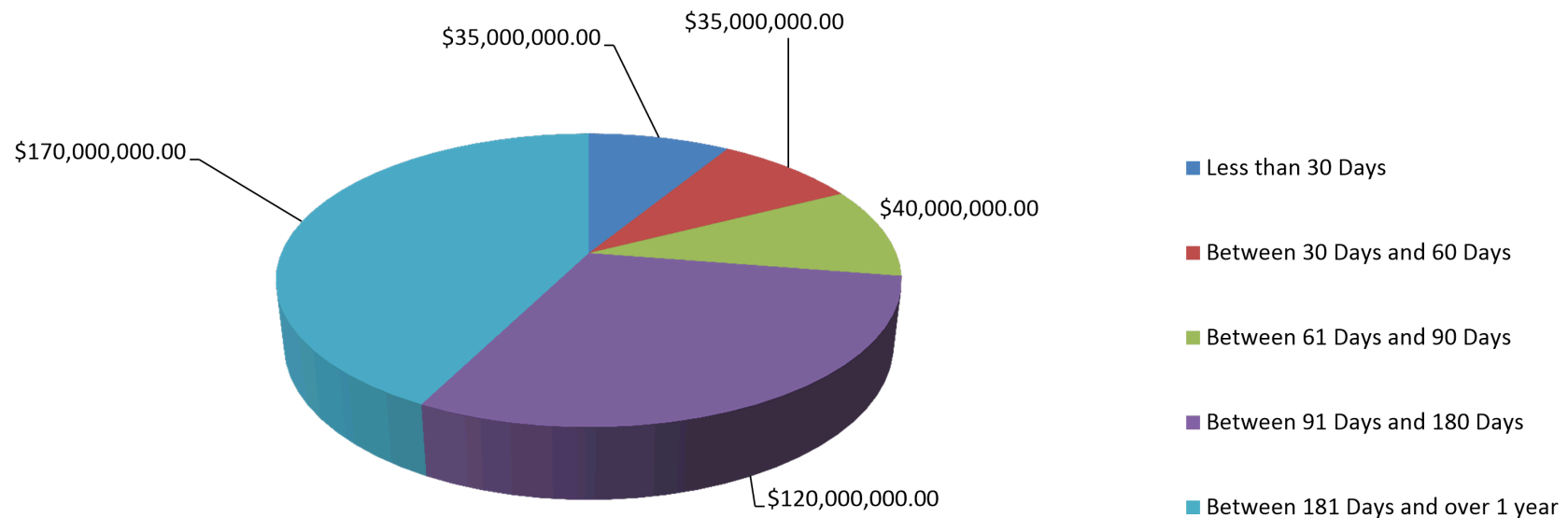
BORROWER	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Commonwealth Bank of Australia Perth	A1	38,671,860.00	211,835,930.00	9.13	50.00
National Australia Bank	A1	20,000,000.00	211,835,930.00	4.72	50.00
Westpac Banking Corporation	A1	110,000,000.00	211,835,930.00	25.96	50.00
Suncorp	A1	20,000,000.00	211,835,930.00	4.72	50.00
Bankwest	A1	20,000,000.00	211,835,930.00	4.72	50.00
Bank of Queensland	A2	40,000,000.00	105,917,965.00	9.44	25.00
Bendigo Bank	A2	40,000,000.00	105,917,965.00	9.44	25.00
Members Equity Bank Melbourne	A2	85,000,000.00	105,917,965.00	20.06	25.00
IMB Bank	A2	20,000,000.00	105,917,965.00	4.72	25.00
Rural Bank	A2	30,000,000.00	105,917,965.00	7.08	25.00
Totals		423,671,860.00		100.00	

OVERALL CREDIT PROFILE - As At 31 October 2019

	INVESTMENT RATING	FACE VALUE (\$)	MAXIMUM LIMIT PER INVESTMENT POLICY (\$)	INVESTMENT BALANCE (%)	MAXIMUM LIMIT PER INVESTMENT POLICY (%)
Subtotal of Securities	A1	208,671,860.00	423,671,860.00	49.25	100.00
Subtotal of Securities	A2	215,000,000.00	338,937,488.00	50.75	80.00
Totals		423,671,860.00		100.00	

Maturity Breakdown - As At 31 October 2019

Maturity Profile	Face Value	% Portfolio	Number of Investments	Lowest Amount Invested per Investment	Highest Amount Invested per Investment
Current Account	\$23,671,860.00	5.59%	1.00	\$23,671,860.00	\$23,671,860.00
Less than 30 Days	\$35,000,000.00	8.26%	5.00	\$5,000,000.00	\$10,000,000.00
Between 30 Days and 60 Days	\$35,000,000.00	8.26%	4.00	\$5,000,000.00	\$10,000,000.00
Between 61 Days and 90 Days	\$40,000,000.00	9.44%	5.00	\$5,000,000.00	\$10,000,000.00
Between 91 Days and 180 Days	\$120,000,000.00	28.32%	12.00	\$5,000,000.00	\$20,000,000.00
Between 181 Days and over 1 year	\$170,000,000.00	40.13%	23.00	\$5,000,000.00	\$15,000,000.00
Totals	\$423,671,860.00	100.00%	50.00		



**RATE SETTING STATEMENT
(FINANCIAL ACTIVITY STATEMENT)
FOR THE PERIOD ENDED 31 OCTOBER 2019**

Attachment 6

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	2,037,657	2,467,522	(429,865)	(17)	10,860,681	10,750,296	(110,385)	(1)
Fees & Charges	35,920,376	35,778,678	141,698	0	46,787,670	46,787,670	0	0
Interest Earnings	3,361,555	3,314,144	47,411	1	8,715,234	8,715,234	0	0
Other Revenue	166,778	207,804	(41,026)	(20)	627,194	627,194	0	0
	41,486,366	41,768,148	(281,782)	(1)	66,990,779	66,880,394	(110,385)	(0)
Expenses								
Employee Costs	(24,429,668)	(25,966,618)	1,536,950	6	(76,825,787)	(76,825,796)	(9)	(0)
Materials & Contracts	(19,740,301)	(21,649,498)	1,909,197	9	(68,528,997)	(68,529,012)	(15)	(0)
Utility Charges	(2,936,062)	(3,067,955)	131,893	4	(9,695,193)	(9,695,197)	(4)	(0)
Depreciation	(13,643,636)	(13,643,636)	0	0	(40,947,313)	(40,947,295)	18	0
Interest Expenses	(1,372,144)	(1,430,165)	58,021	4	(4,111,186)	(4,111,186)	0	0
Insurance	(380,274)	(513,136)	132,862	26	(1,510,000)	(1,510,000)	0	0
	(62,502,085)	(66,271,008)	3,768,923	6	(201,618,476)	(201,618,486)	(10)	(0)
Non-Cash Amounts Excluded								
Depreciation	13,643,636	13,643,636	0	0	40,947,313	40,947,295	18	0
	(7,372,083)	(10,859,224)	3,487,141	32	(93,680,384)	(93,790,797)	(110,413)	(0)
INVESTING ACTIVITIES								
Non Operating Grants, Subsidies & Contributions	5,213,864	4,776,272	437,592	9	28,798,613	28,798,619	6	0
Contributed Physical Assets	3,854,008	0	3,854,008	100	16,274,500	16,274,500	0	0
Profit on Asset Disposals	80,734	194,996	(114,262)	(59)	585,217	585,217	0	0
Loss on Assets Disposals	(8,970)	(137,040)	128,070	93	(14,110,346)	(14,110,346)	0	0
TPS & DCP Revenues	3,996,085	4,765,564	(769,479)	(16)	15,288,167	15,288,168	1	0
TPS & DCP Expenses	(4,876,248)	(2,039,552)	(2,836,696)	(139)	(8,031,975)	(8,031,977)	(2)	(0)
Capital Expenditure	(27,225,922)	(29,440,651)	2,214,729	8	(91,087,387)	(91,024,152)	63,235	0
Proceeds From Disposal Of Assets	243,028	494,750	(251,722)	(51)	1,484,250	1,484,250	0	0
	(18,723,420)	(21,385,661)	2,662,241	12	(50,798,961)	(50,735,721)	63,240	0
Non-Cash Amounts Excluded								
Contributed Physical Assets	(3,854,008)	0	(3,854,008)	(100)	(16,274,500)	(16,274,500)	0	0
Profit on Asset Disposals	(80,734)	(194,996)	114,262	59	(585,217)	(585,217)	0	0
Loss on Assets Disposals	8,970	137,040	(128,070)	93	14,110,346	14,110,346	0	0
	(3,925,772)	(57,956)	(3,867,816)	(6,674)	(2,749,371)	(2,749,371)	0	0
	(22,649,192)	(21,443,617)	(1,205,575)	(6)	(53,548,332)	(53,485,092)	63,240	0
FINANCING ACTIVITIES								
Contributions from New Loans	0	2,421,067	(2,421,067)	(100)	7,263,200	7,263,200	0	0
Transfers from Restricted Grants, Contributions & Loans	933,618	7,315,581	(6,381,963)	(87)	21,836,335	21,946,743	(110,408)	(1)
Transfers to Restricted Grants, Contributions & Loans	(5,079,416)	0	(5,079,416)	(100)	0	0	0	0
Transfers from Reserves	2,672,867	11,677,251	(9,004,384)	(77)	35,094,989	35,031,754	(63,235)	(0)
Transfers to Reserves	(6,251,654)	(13,794,046)	7,542,392	55	(41,382,138)	(41,382,138)	0	0
Transfers from Schemes	6,507,029	6,949,144	(442,115)	(6)	20,847,432	20,847,432	0	0
Transfers to Schemes	0	(4,142,447)	4,142,447	100	(12,427,342)	(12,427,342)	0	0
	(1,217,556)	10,426,550	(11,644,106)	(112)	31,232,476	31,279,649	47,173	0
BUDGET DEFICIENCY	(31,238,831)	(21,876,291)	(9,362,540)	(43)	(115,996,240)	(115,996,240)	0	0
Amount To Be Raised From Rates	132,974,993	133,261,200	(286,207)	(0)	135,581,907	135,581,907	0	0
Closing Surplus/(Deficit)	101,736,162	91,799,242	9,936,920	11	0	0	0	0

Note: Actual opening surplus balance is estimated figures.

3.15 Long Term Financial Plan and 20 Year Capital Works Program 2020/21 to 2039/40

File Ref: 38400 – 19/470481
Responsible Officer: Director Corporate Strategy & Performance
Disclosure of Interest: Nil
Attachments: 1

Issue

To approve the development of the City's LTFP 2020/21 - 2039/40 and the 20 Year Capital Works Program (**CWP**) based on the balanced approach scenario.

Background

The 2019/20 Integrated Planning & Reporting (**IPR**) development process commenced early in 2019 with a series of workshops with Elected Members. There were five Budget workshops, with subsequent adoption of the City's Annual Budget on the 28 June 2019. Two additional workshops were held on the 6 August 2019 and 26 November 2019 to review the LTFP and discuss the Long Term Capital Works Program. These workshops focused on the assumptions, parameters and scenarios of the 20 Year LTFP.

The first workshop, on 6 August 2019, provided an overview and sought direction from Elected Members on the Strategic Budget Policy particularly regarding the rating approach.

The second workshop, on 26 November 2019, considered four scenarios which provided a view of the impact of rating strategies and cost assumptions on the City's operating result. The proposed preferred option for the 2020/21 - 2039/40 LTFP is based on a balanced approach scenario, referred to as Scenario 4, designed at keeping operating results within the vicinity of breakeven. Rates increases for this scenario were within the range of Consumer Price Index (**CPI**) +0.5% to CPI +1.0% and most cost increases at CPI. This scenario also allows for increases in income and costs related to growth with a range from 0.67% to 3%.

Reflecting a prudent approach, the municipally funded capital works program for the first five years of the plan was set within the range of \$24 million to \$30 million. The Capital Works Plan incorporated the following key strategic projects:

- The Active Reserves Masterplan;
- Northern Corridor Aquatic Centre;
- Southern Suburbs Library;
- Alkimos/Eglington Development Contribution Plan Projects;
- Northern Coastal Growth Corridor Community Facilities Plan Projects;
- Northern Corridor Regional Active Reserve (Cycling Facility and Regional Active Reserve); and
- Waste Initiatives – Three Bin System.

Detail

The Long Term Financial Plan (**Attachment 1**) uses the 2019/20 Budget to reflect the current financial position ('the baseline'). The estimates for future years use this baseline as the starting point and then projects future years using assumptions from a variety of sources including:

- City Strategy and Planning documents;
- 20 Year Capital Works Programs;
- Asset Management Plans;
- id forecast;
- State and Federal Budgets; and
- Economic Forecasts from West Australian Treasury Corporation (**WATC**).

These assumptions are recurring and have an ongoing impact more so than one-off capital expenditures. However, the most important set of inputs to the plan are the City's Strategic Community Plan, Corporate Business Plan, and 20 Year Capital Works Program.

The variables have been adjusted to enable the City to present a stable financial result which provides the community services and required capital works over the next 20 years. To achieve this result a realistic Rating scenario has been developed which adjusts Rates within an acceptable range to achieve the desired outcome.

The supporting narrative has been updated in the Long Term Financial Plan to reflect these changes. Consideration has also been given to ensure compliance with the *Local Government Act 1995, Sections 6.34 (a) and (b)* that the proposed rating strategy is within the limit on income from general Rates of not less than 90% or more than 110% of the net operating result.

Reserves

Reserves are an important source of funding that have been set aside by Council to finance future expenditures, including unbudgeted or unforeseen events that may result in a budget deficit, and to also smooth out expenditures that tend to fluctuate annually. Reserves receive contributions from the operating Budget and other sources to assist with creating a solid and sustainable financial position. The majority of reserves funds are committed or designated for special purposes over the long-term.

The reserves summary (**Attachment 1**) is aligned to the 20 year Capital Works Program, noting that the Strategic Projects/ Initiatives reserve balance is minimal in the outer years resulting in reduced transfers from the Municipal fund to other reserves, such as, Asset Management and Asset Replacement Reserves.

The Loan Repayment Reserve has been created to set aside adequate funds to repay WATC loan of \$60 million which falls due in the financial year 2026/27. Any shortfall of Loan Repayment Reserve by end of 2025/26 is expected to be supplemented by the Strategic Projects/ Initiatives reserve. Consequently any funds generated from Tamala Park land sales post 2025/26 can be directed to the Strategic Projects/ Initiatives reserve.

Reserves are reviewed regularly to confirm that they are being utilised when necessary, to confirm that the reserve purpose is still relevant, and to ensure the balances are sufficient for the requirements of the City, without being excessive.

The following assumptions form the basis upon which this LTFP has been constructed:

General

This Plan covers a period of 20 years. All escalation, inflation and growth factors and percentages used in this model are summarised under 'variables' below.

Variables

Detail below refers to the "Balanced" Scenario 4.

Population Growth	The population forecasts by id Forecast have been applied from year 2027/28 (year eight). Moderate growth at 2.0% has been applied in the first four years and then gradually increased in next three years to match with id forecast.
Consumer Price Index - (CPI)	Department of Treasury have provided forecast data up to 2022/23. Perth CPI was forecasted to gradually increase to 2.25% in 2020/21, then to 2.50% in the following two years. The model takes a more conservative approach by reducing the forecast by 25 basis point in the first three years and then applying the mid-point of the Reserve Bank of Australia (RBA) CPI target range of 2.5% for the rest the years. This rate is used to determine: Fees and Charges, other revenue, materials and contracts, insurance, and other expenditure.
Rates Base	Based on the current rate increase for 2019/20 of 1.80%, with future increases/ decrease set to CPI -0.25% to +1%. This is based on a balanced approach to achieve either a small operating surplus or a minimal deficit.
Rates Growth	Based on the population growth forecast as stated by Id Forecast, adjusted downwards to reflect current conditions for first seven years.
Waste Fee	With the City moving to a Three Bin Model, conservative modelling shows a saving of up to \$30 per household. While a certain amount be used to reduce the Waste Fee in the future, at least 50% will be retained to build up the waste reserve to replenish it and build up to allow the City to fund other waste strategies for which business cases are being worked on. For 2020/21 it is proposed to leave the Waste Fee as is to bed down the Three Bin Model.
Operating Grants etc.	For, operating grants, subsidies and contributions, no increases are applied to reflect a reducing income pool for this income stream.
Fees and Charges	Based on the Perth CPI figures as quoted above.
Interest Yield	Based on the current yield adjusted for recent RBA Cash Rate announcements, at between 2% to 2.5% for the first six years increasing to 2.75% in year seven and eight after which increasing to 3.0% from 2028/29 (year nine) for the life of the Plan as economic conditions and market expectations improve.
Other Revenue	Based on the Perth CPI figures as quoted above.
Employee – Establishment	The City has four Enterprise Agreements and three are due to expire in the first half of 2019 calendar year with negotiations for new agreements commenced in November 2018. For the projected years the current CPI index rate is applied with the exception of 2021/22 to 2024/25 where CPI index rate + 0.06% is applied to account for the proposed superannuation guarantee increases from 9.5% to 12%.
Employee – Growth	It is intended to minimise growth of employee numbers by funding improvements to technology, whilst taking into consideration the City's expansion including new facilities. With the intention of minimising growth in employee numbers, this has been set at one third the Rates growth for the life of the plan.

Materials & Contracts	Based on the current CPI as quoted above.
Materials & Contracts – Asset Growth	Calculation of historical data has shown that the increase in maintenance and other materials costs has been consistently in line with asset growth of 3%.
Utility Charges	With regular annual increases in Government charges, plus consistent increases in City growth, the variable has been kept at 5% for the life of the LTFP. Higher increases in Street Lighting charges are being offset by future energy saving initiatives that will be implemented by the City.
Depreciation	Is calculated from current asset values and future assets from the capital works program.
Insurance	Based on the Perth CPI figures as quoted above.
Other Expenditure	Based on the Perth CPI figures as quoted above.

Consultation

This document has been prepared in consultation with the Executive Leadership Team and the Elected Members.

Comment

It is anticipated that the 20 Year LTFP and associated 20 Year Capital Works Program will provide some clarity for the long term financial sustainability of the City and present the community with a timeframe of when major capital projects are likely to occur.

During 2020/21 Annual Budget process, it is anticipated that the 2020/21 Capital Works Program will be reviewed and prioritised based on project readiness in addition to funding, community priorities and capacity constraints.

Statutory Compliance

As per the Department of Local Government, Sport and Cultural Industries guidance notes and the Integrated Planning & Reporting Framework.

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
Integrated Reporting	Low
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
Financial Management	Low
Accountability	Action Planning Option
Executive Leadership Team	Manage

Risk Title	Risk Rating
Long Term Financial Plan	Moderate
Accountability	Action Planning Option
Director Corporate Strategy and Performance	Manage

Risk Title	Risk Rating
Strategic Asset Management	Moderate
Accountability	Action Planning Option
Director Assets	Manage

Policy Implications

This report and attachments are aligned to the guidelines identified with the Strategic Budget Policy.

Financial Implications

As outlined in the attachment to this report.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the Long Term Financial Plan 2020/21-2039/40 as detailed in Attachment 1.

Attachments:

1 [1](#). 2020-21 20 Year Long Term Financial Plan 19/472253 Minuted

City of Wanneroo

Long Term Financial Plan 2020/21–2039/40



Contents

Strategic Financial Framework	3
Planning our Financial Future	3
Integrated Planning and Reporting	3
Strategies to be Financially Sustainable	5
Operating Surpluses	5
Framework of Long Term Financial Plan	5
Key Components	6
Financial Management Principles	7
Strategic Budget Policy	7
Rating Strategy	8
Fees and Charges	10
Reserves	11
Grants and Contributions	13
Developer Contribution Plans (DCP)	13
Investments	14
Debt Management	15
Asset Management	17
Assumptions	20
Risk Assessment	22
Scenario Modelling/Sensitivity Analysis	22
Financial Reports, Ratios and Analysis	23
Appendices	36
Growth of Infrastructure Assets	36
Integrated Planning and Reporting Framework	37
Strategic Community Plan 2017/18–2026/27	37
Strategic Community Plan 2017/18–2026/27 Summary:	37
Corporate Business Plan 2018/19 – 2021/22	39
Resource Planning	40
Our Services	41
Service Delivery	41
Definitions	42
Acronyms	44
Disclaimer	44

Strategic Financial Framework

Planning our Financial Future

The City of Wanneroo is a rapidly growing local government located between 12 and 62 kilometres north of the Perth Central Business District. It has a diverse landscape consisting of 32 kilometres of coastline, untouched bushland, State forest, wetlands, market gardens, industrial and commercial estates, and expanding residential estates within 36 suburbs.

The City has experienced significant population growth in recent years with an average annual increase of more than 5.25% over the past decade. By 2041, the City's population is expected to increase to just above 410,000 people. Aligned to population growth, the City's service responsibilities have also increased as illustrated in the growth of infrastructure assets as shown in graph 1 and graph 2 in the Appendix.

The City of Wanneroo has a strong balance sheet underpinned by a strong governance structure which will ensure future citizens enjoy the same level of financial stability and prosperity as its current citizens. The City recognises that in the future the opportunities, pressures and demands will be different to what they are today. It also recognises that the current level of funding from State and Federal government may not be available in the future as they will have their own budget issues and challenges.

It is critical that the City understands the financial implications of decisions over the long-term and with this in mind the City has developed a Long Term Financial Plan. This plan is prepared to ensure the City operates within its means and incorporates a range of assumptions to assess the impact of decisions on current and future sustainability.

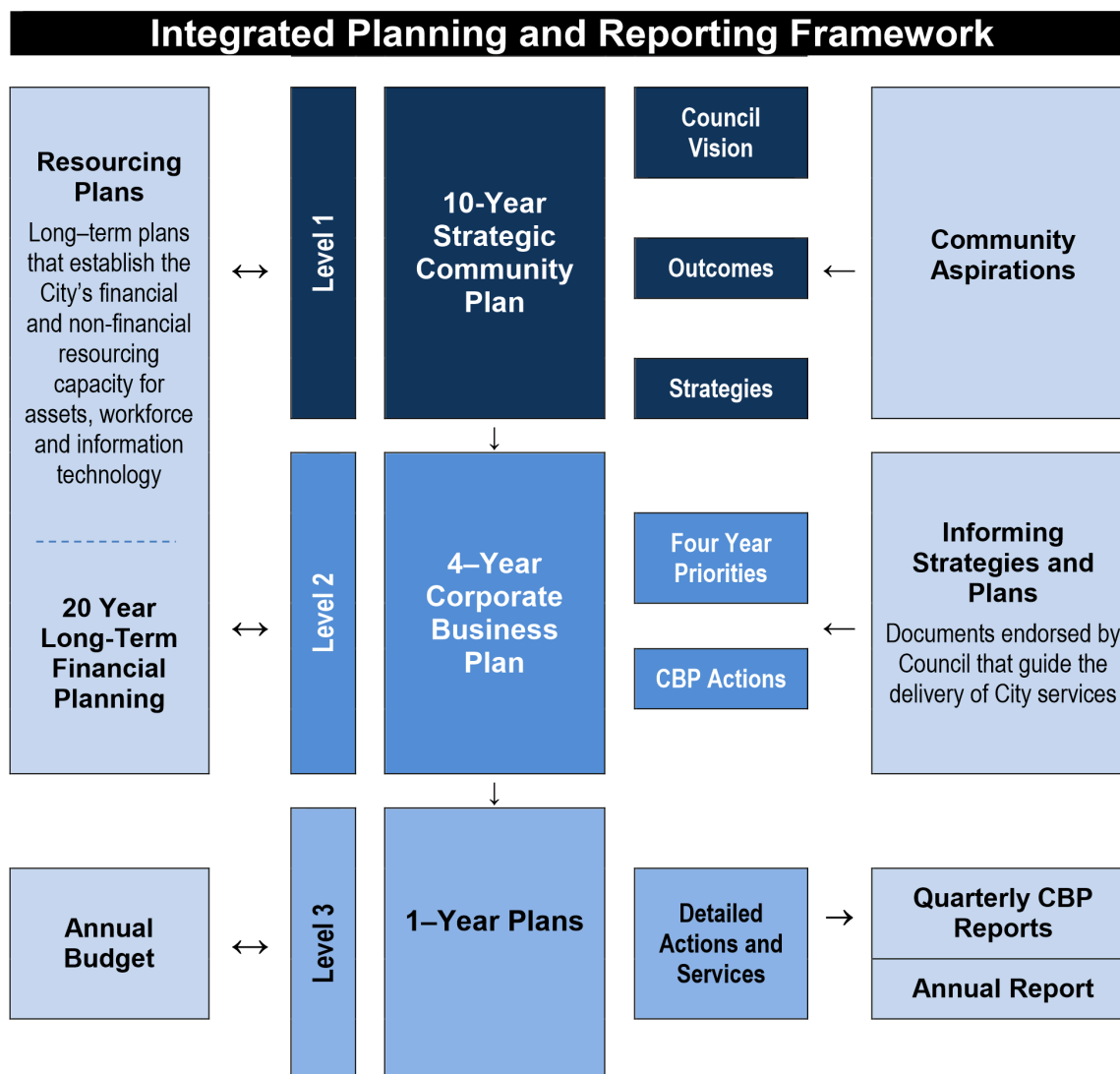
This document details the underlying principles that will help direct the City towards a financially sustainable future.

Integrated Planning and Reporting

The City's framework for an integrated approach to planning and reporting has been developed in accordance with the requirements of the *Local Government Act 1995 and Local Government (Administration) Regulations 1996*. It encompasses the requirements to implement a plan for the future, through a ten-year Strategic Community Plan and a four-year Corporate Business Plan.

The following diagram depicts the integration of Resourcing Plans (including the Long Term Financial Plan) to inform and enable delivery of these strategic and business plans in a way that is sustainable and aligned to achieving Council's Vision for the City of Wanneroo:

"Inspired by our past, working to create a vibrant, progressive City, providing opportunity and investment, to enable our growing communities to prosper."



The current Strategic Community Plan 2017/18 – 2026/27 was adopted by Council in November 2016; this followed a comprehensive review that considered key changes in the City's operating context together with changing expectations and aspirations as voiced by our diverse and rapidly growing communities. This review was conducted in accordance with the *Local Government (Administration) Regulations 1996 s.5.53 (2)* and guided by the Guidelines and Advisory Standards (2016) produced by the Department of Local Government, Sport and Cultural Industries.

The review resulted in a new 10-year Vision for the City, and an updated Strategic Community Plan that clearly links the community's aspirations with Council's vision and long-term strategies. Adopted in June 2019, the Corporate Business Plan 2019/20 – 2022/23 responds to and activates the Strategic Community Plan; it sets out the priorities over a four-year period which will deliver on the strategies to enable key community outcomes to be achieved. Integration of the Long Term Financial Plan – and other non-financial Resourcing Plans – with the Corporate Business Plan collectively demonstrates how the City's resourcing capacity will be prioritised and managed to deliver services and assets in a sustainable way.

Strategies to be Financially Sustainable

A principal aim of long term financial planning is to ensure that the City remains financially sustainable. The definition of financial sustainability that is relevant to the Asset Management Framework and the Long Term Financial Plan can be found in the report entitled: National Financial Sustainability Study of Local Government (Australian Local Government Association, text box 16, p96).

“The financial sustainability of a council is determined by its ability to manage expected financial requirements and financial risks and shocks over the long term without the use of disruptive revenue or expenditure measures; which is determined by:

- *healthy finances in the current period and long term outlook based on continuation of the council’s present spending and funding policies and given likely economic and demographic developments; and*
- *ensuring infrastructure renewals/replacement expenditure matches forward looking asset management plan expenditure needs.*

The City needs to continue in perpetuity; therefore it must consider how it acquires and manages a stock of financial and physical assets in order to provide services for future generations of local residents and ratepayers.

To ensure the City remains financially sustainable, it is important that sound financial strategies and principles are developed and continually reviewed in line with the changing economic and demographic outlook for the community. The City’s process starts with the Strategic Community Plan which is the City’s long term plan that captures the aspirations of the community and the Corporate Business Plan which provides the focus on key priorities over the next four years. Following on from the key objectives of the Strategic Community Plan and to support the Corporate Business Plan, the Strategic Asset Management Plan and the Strategic Workforce Plan set the priorities and ties together to form the Long Term Financial Plan.

This Long Term Financial Plan outlines these basic principles upon which it Rates its Ratepayers, borrows to meet community demands (if necessary) and how it reinvests surpluses. These principles can be observed throughout this document providing the community with a clear understanding of the financial direction of the City.

Operating Surpluses

The underlying operating result is a measure of the financial sustainability of a local government. Continuous underlying operating deficits lead to a loss in equity, reduction in asset base, drop in service standards and a deferral of costs to future generations.

The underlying operating result is the Operational Result (balanced, surplus or deficit) less gifted assets, developer contributions, asset revaluations, and impairments and impacts of asset sales. Capital income is further deducted as it represents ‘unmatched’ income (expenditure is not included) and it is a non-recurring income source.

Framework of Long Term Financial Plan

The detailed Long Term Financial Plan has been developed as part of the City’s ongoing financial planning to assist Council in adopting a budget within a longer term framework. The Plan includes:

- Income statement
- Statement of cash flows
- Rate setting statement
- Statement of financial position
- Equity statement
- Reserves positions

The Long Term Financial Plan is reviewed annually giving consideration to prevailing economic circumstances and community requirements. The review may result in new priorities being added or planned projects being deferred or reassessed according to the priorities established each year. Strategic financial parameters will also be reviewed and adjusted accordingly to reflect the most realistic current financial circumstances and outlook in any year and their impact on the outer years.

This provides the City with the opportunity to:

- Update estimated income and expenditure for each year covered by the Plan;
- Change priorities to reflect emerging opportunities or changing circumstances;
- Add, modify or delete activities according to need;
- Respond appropriately to changes in community needs and perceptions; and
- Incorporate changes arising from the prescribed reviews of the Strategic Community Plan and Corporate Business Plan, and corresponding reviews of the Workforce Plan and Asset Management Plan.

The Long Term Financial Plan was developed collaboratively from a wide range of relevant inputs and forms a guide for development of the annual budget for successive years.

Key Components

The key components of the Long Term Financial Plan are:

- Assessment of the City's current financial position and organisational capabilities for achieving longer term financial sustainability;
- Ensuring alignment with the Strategic Community Plan 2017/18– 2026/27;
- Considering Council's appropriate role and responsibilities;
- Ensuring strategic financial parameters are met in the short to medium term (years one to five);
- Ensuring a focus on high priority expenditure programs and service levels;
- Ensuring alignment with Revenue and financing guidelines, including budget principles, Strategic Budget Policy and Investment policy;
- Ensuring alignment with 20 Year Capital Works Program;
- Ensuring alignment with the Resourcing Framework, and Informing Strategies and Plans (e.g. 4 year Corporate Business Plan, Strategic Asset Management Plan and Strategic Workforce Management Plan); and
- Ensuring all agreed future strategies are costed.

Financial Management Principles

Strategic Budget Policy

The City of Wanneroo has a Strategic Budget Policy with clear principles and guidelines to deliver the City's objectives. The City acknowledges that it must plan for the current and future needs of its community in a socially, culturally, environmentally and financially sustainable manner. The City also acknowledges that the budget must be embraced by all stakeholders and with this in mind must be developed in a collaborative fashion.

In order to achieve long term financial sustainability the Strategic Budget Policy requires the City to use all reasonable endeavours to deliver a balanced or surplus Budget for each year within the Rate setting statement. As of 2016/17, the City's budget is produced using the principles of Zero-Based Budgeting. Consideration has also been given to ensure compliance with the Local Government Act 1995, Sections 6.34 (a) and (b) that the proposed Rating strategy is within the limit on income from general Rates of not less than 90% or more than 110% of the Budget deficiency.

In consideration with this policy, the Long Term Financial Plan is formulated to address the strategies and deployment objectives outlined in the City's Strategic Community Plan, Corporate Business Plan, Asset Management Plan, Workforce Management Plan and relevant informing strategies and resourcing plans.

The following principles from the Strategic Budget Policy support the City's approach:

PRINCIPLES

1.1 **Capacity to Pay**

Council will ensure consideration of the ratepayers' capacity to pay in evaluating their budget deliberations, with factors influencing the prevailing economic climate, such as inflation and interest rates, recognised and assessed.

1.2 **Intergenerational Equity**

The City will continually engage with the community, State and Federal governments in aiming to ensure that the full cost of infrastructure and service delivery are more equitably met by all generations of ratepayers where possible. Intergenerational equity will be achieved through the City's Long Term Financial Plan and Annual Budgeting processes.

1.3 **New Initiatives**

All new operational or capital work projects will be evaluated against Council's Strategic Community Plan and Asset Management Plan and supported by the funding priority. Project proposals must be supported by a business case, including a cost-benefit analysis, risk analysis and whole of life costing to clearly demonstrate the fulfilment of financial policy objectives.

The City will advocate for Grants and partnership opportunities and collaborate with neighbouring councils.

1.4 **Funding Priority**

The City recognises the competing demands for limited financial resources and endeavours to allocate resources in compliance with the objectives of this Policy. Prioritisation of funding allocation will be based on the following: Activities requiring compliance; Risk mitigation activities or projects; Renewal, upgrade or maintenance

of existing infrastructure assets; Current operational funding for programmes; New programmes or assets as supported by the Strategic Asset Management Plans and related projects prioritisation processes; and Council decisions for programmes and projects based on the current service levels demanded by the community or advised by City staff.

Rating Strategy

The Rating strategy has a direct impact on the long term financial sustainability and thus the City's ability to deliver services at levels necessary to meet the community expectations.

As part of the Long Term Financial Plan, the City of Wanneroo has entered the adopted 2019/20 budget and amount raised by rates which will allow Council to determine if the current rating strategy will meet its financial needs now and in the future.

An example of a funding gap that could occur is as follows:

The Long Term Financial Plan may show an identified renewal funding gap. If this is the case and the gap remains in the longer term, the community will be impacted by one of two likely scenarios:

1. Infrastructure will begin to fail and this will impact on the economic prosperity of the community.
2. The City of Wanneroo will experience periods of negative cash flow in order to fund maintenance activities to prolong infrastructure life. This will reduce the ability to fund existing and/or new services.

As part of the input to the Plan, the City has developed a Rating strategy to ensure financial sustainability and meet the agreed community requirements. A review of the Rating strategy was finalised and adopted by Council during the 2018/19 Budget process.

Local Governments are required to align to the Department of Local Government, Sport and Cultural Industries Differential Rating Policy, the principles of which are stated in the City's Rating Strategy:

PRINCIPLES

1.1 *Objectivity*

The City of Wanneroo has based the differential Rating categories on a combination of land use, vacant land and zoning.

1.2 *Fairness and equity*

The benefit principle has been applied to the differential Rating categories to ensure that those bearing the higher Rate burden are receiving a greater benefit from Council activities. The City of Wanneroo will set rates at a level that is considerate of all Ratepayers and is fair and reasonable, distributing the burden of rate paying as equitably as possible, as well as where appropriate, providing a safety net for certain groups (e.g. facilitating rebates for pensioners).

1.3 *Consistency*

The City will ensure that properties used for a similar purpose are being Rated in the same way. There must be a 'reasonable degree of stability' in calculating Rates from one year to the next.

1.4 Transparency

Each year, public notice is given of the proposed differential Rates together with the object and reasons for each. This provides the Owner/Ratepayer the opportunity to make a submission on the proposed differential Rates to be considered by Council at Budget adoption.

1.5 Administrative efficiency

The City has recognised that differential Rating is the most efficient way to raise the required Rate revenue. The City will also ensure that land is properly valued as Unimproved or Gross Rental Value.

1.6 Integrated Planning and Reporting Framework alignment

The City will ensure that Rates are charged in accordance with reasonable community expectations and needs, flowing from the Strategic Community Plan, Corporate Business Plan, and Asset Management Framework into this Long Term Financial Plan model.

Fees and Charges

Local Governments impose Fees and Charges in order to recoup the costs of providing goods and services to the community. The Local Government Act 1995 states that, when setting Fees and Charges,

“... a local government is required to take into consideration the following factors – the cost to the local government of providing the service or goods; the importance of the service or goods to the community; and the price at which the service or goods could be provided by an alternative provider”

During the 2018/19 Budget process the City reviewed and updated the administration costs Cascading Model which is used to calculate and allocate administration overheads down to Service Units based on pre-determined cost drivers. With accurate costings being allocated to Service Units, all Fees & Charges can now be reviewed and analysed. This review is to ascertain:

- Regulatory provisions – Sections 6.17 and 6.38 of the *Local Government Act 1995*;
- Purpose of the service
- Full cost of the provision of the goods and services;
- Benchmarking against other Local Governments pricing;
- Level of current Fee/Charge
- Market rates;
- Revenue recovery of the cost of provision of the service thus the level of City's subsidies can be assessed; and
- Perth Consumer Price Index (CPI).

A Revenue Review Committee has been established by Council to assess and optimise future revenue potential from within this category.

The City is taking a longer term approach to review all fees and charges to better understand and evaluate the City's position. Although Rates revenue has been on a rising trend, primarily due to the annual growth of property numbers and annual general Rate increases, Fees and Charges have been trending flat with minimal increases.

In 2017 the City engaged PricewaterhouseCoopers (PWC) to review and update their 2009 report titled “Best Practices in Funding Rapidly Growing Local Governments”. The 2009 report had been used by the City in its rate setting decisions. The 2017 PWC report titled Review of City of Wanneroo Key Financial Performance Indicators (20 October 2017) confirmed the need for the City to more closely consider its fee setting policies. For example the report identified that over the period 2009 to 2017 non-rate revenue as a percentage of total revenue:

- Decreased from \$25m to \$17m;
- Per person has halved;
- With current policy settings only moderate growth is projected for the next 10 years.

The report also identified that the fiscal capacity for City of Wanneroo businesses increased 3.4 times over the 2009-2017 period, while for residents this increased 2.6 times. Importantly, fees and charges revenue per resident is only half that of the City's of Armadale, Cockburn, Gosnells, Rockingham, Mandurah and Swan (metropolitan outer growth councils).

The following principles are from the City's Strategic Budget Policy and Setting of Fees and Charges Policy:

PRINCIPLES

1.1 *Acknowledges the National Competition Policy*

The City acknowledges the requirements of the National Competition Policy and ensures compliance by regularly reviewing its Fees, Charges and services to identify whether these should be adjusted to ensure that they do not create or have the potential to create unfair competition with the private sector.

1.2 *User Contributes Approach*

The City adopts a 'user-contributes' approach considering community expectation of the level of services and the users' capacity to pay.

1.3 *Costs*

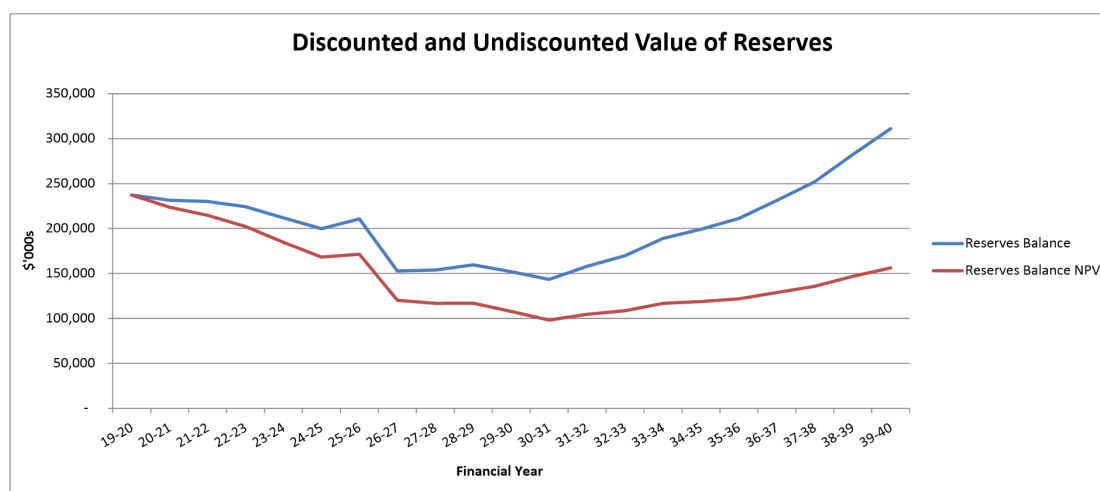
Costs to the community should be fairly set, equitable across the board and where appropriate, reflect the true cost of providing goods or services.

Reserves

Reserves are sources of funding that have been set aside by Council to finance future expenditures, including unbudgeted or unforeseen events that may result in a budget deficit, and to also smooth out expenditures that tend to fluctuate year-over-year. Reserves receive contributions from the operating Budget and other sources to assist with creating a solid and sustainable financial position. The majority of Reserve funds are committed or designated for special purposes over the long term.

Reserves are reviewed regularly to confirm that they are being utilised when necessary, to confirm that the reserve purpose is still relevant, and to ensure the balances are sufficient for the requirements of the City, without being excessive.

To further analyse the Reserve balances at the end of each financial year during the life of the LTFP a Net Present Value (NPV) calculation has been prepared to illustrate the true value of the funds in today's dollars. In calculating the NPV a discount rate of 3.5% was applied being the interest rate that the City is likely to pay on future borrowings.



This graph illustrates the discounted and undiscounted Reserve balances over the life of the LTFP. The NPV indicates that the level of the Reserve balances remains relatively constant and within the current level of Reserves held by the City.

The NPV impact can be summarised as per the below tables:

At the half way mark – Year 10

Reserve	Total as per LTFF – (undiscounted)	NPV Total as per LTFF – (discounted at 3.5%)
Total - Unrestricted Reserves	\$154m	\$109m
Total - Restricted Reserves	\$48m	\$34m
Total	\$202m	\$143m

At the end of the plan – Year 20

Reserve	Total as per LTFF – (undiscounted)	NPV Total as per LTFF – (discounted at 3.5%)
Total - Unrestricted Reserves	\$364m	\$183m
Total - Restricted Reserves	\$45m	\$23m
Total	\$409m	\$206m

The following principles are from the City's Cash Backed Reserves Policy:

PRINCIPLES

1.1 Detailed Purpose of Reserve

Reserves are funds retained by an organisation to help meet future needs. Holding a certain amount of funds in reserve can help an organisation to operate effectively in challenging economic times, as well as facilitate planning for major works in the future. Reserve purposes are reviewed to ensure that they are still relevant to the City's needs.

1.2 Reviewed Regularly

Reserves are reviewed regularly to ensure the funds are being utilised when required. This will aid to reduce or negate the need for external debt and is a tool to facilitate sound financial management practice and sustainability.

1.3 Maintain an adequate balance

Retaining an appropriate level of Reserves is an important funding strategy to help balance the current needs with the future needs of the community.

The following table summarises the net movements in the City's reserves over the life of the Plan:

Reserve Details	Opening Balance	Transfers In	Transfers Out	Closing Balance
Alkimos/Eglinton District Community Facilities Reserve	13,770,742	71,100,582	(61,340,670)	23,530,654
Asset Renewal Reserve	11,304,366	68,877,155	(61,957,262)	18,224,259
Asset Replacement Reserve	5,814,062	32,826,022	(6,717,151)	31,922,933
Carry Forward - Capital Works Reserve	3,741,959	-	(3,741,959)	-
Coastal Management Reserve	13,872,726	21,485,714	(5,160,234)	30,198,206
Domestic Refuse Reserve	11,786,823	7,548,366	(17,908,370)	1,426,819
Golf Course Reserve	655,284	10,411,699	(8,437,000)	2,629,983
Strategic Land Reserve	3,314,766	30,792,509	-	34,107,275
Leave Liability Reserve	1,857,504	1,735,162	-	3,592,666
Loan Repayment Reserve	23,439,125	37,339,063	(60,778,188)	-
Neerabup Development Reserve	5,056,833	34,153,716	(17,814,658)	21,395,891
Plant Replacement Reserve	12,662,184	108,926,158	(98,149,600)	23,438,742
Regional Open Space Reserve	11,513,696	55,021,631	(38,732,000)	27,803,327
Section 152 Land Reserve	1,361,636	494,878	(796,007)	1,060,507
Strategic Projects/Initiatives Reserve	102,306,913	123,095,438	(149,671,132)	75,731,219
TPS 20 - District Distributor Road Headworks Reserve	7,144,381	5,421,455	-	12,565,836
Yanchep Bus Reserve	110,205	168,296	-	278,501
Yanchep/Two Rocks District Community Facilities Reserve	-	21,379,405	(18,157,947)	3,221,458
Reserves Total	229,713,206	630,777,249	(549,362,178)	311,128,277

Grants and Contributions

Grants may be received from the State or Federal government. Contributions are funds obtained from private sources such as developers, sporting clubs or individuals. The City aims to obtain Grant/Contribution funding wherever possible in order to minimise the Rates burden on the residents. Procedures are in place to ensure effective Grant management across the City by providing a structure to accurately track applications and supporting information and provide quality control and legal compliance.

Whilst Grants and Contributions can be a useful alternative Revenue source it is important that the programmes and projects utilising the funding are a priority for the community.

Developer Contribution Plans (DCP)

Developer contribution schemes are prepared under Section 26 of the Planning and Development Act 2005 and State Planning Policy 3.6, *'Development Contributions for Infrastructure'*. The City will prepare and implement developer contribution requirements through either direct negotiation with landowners or through the introduction of provisions into the Local Town Planning Scheme – District Planning Scheme Number 2 (DPS2). In addition the provisions of State Planning Policy 3.6: Development Contributions for Infrastructure sets out the high level principles and requirements that all DCPs need to adhere to.

Current operational scheme provisions include;

- Part 9 and Schedule 6 for the East Wanneroo Cells (1-9);
- Part 10 and Schedule 7 for Clarkson/Butler District Distributor Roads; and
- Schedules 14 and 15 for the Yanchep-Two Rocks and Alkimos-Eglington DCPs.

The City of Wanneroo has numerous infrastructure contribution areas and is working with the development industry and landowners to develop new requirements for future urban areas. The nature of the infrastructure will vary depending upon the anticipated 'need and nexus' of the infrastructure, the age of the contribution area and the timing for the provision of the required infrastructure. Each contribution scheme area will have its own infrastructure works, land value and contribution rate that is applied through the subdivision and development approval processes. The most common infrastructure that is provided includes public open space, open space development, regional roads, drainage, and community infrastructure.

Most contribution schemes align with an agreed structure plan and include the East Wanneroo Cells (1 to 9), Alkimos/Eglington and Yanchep/Two Rocks.

More specifically, the developer contribution schemes areas include;

- East Wanneroo Cell 1 (Tapping/Ashby)
- East Wanneroo Cell 2 (Sinagra)
- East Wanneroo Cell 3 (Wanneroo)
- East Wanneroo Cell 4 (Hocking/Pearsall)
- East Wanneroo Cell 5 (Landsdale)
- East Wanneroo Cell 6 (Madeley/Pearsall)
- East Wanneroo Cell 7 (Wangara)
- East Wanneroo Cell 8 (Wangara)
- East Wanneroo Cell 9 (Landsdale)
- Alkimos/Eglington
- Yanchep/Two Rocks
- Berkley Road
- Clarkson/Butler

- Woodvale

The emergence of new urban and industrial areas will likely require the establishment of additional DCPs using the local planning scheme and associated town planning legislation to provide for the coordinated, equitable and structured development of infrastructure to support new growth. This is likely to be a combination of infrastructure (roads, drainage and land acquisition) and community assets (parks and community facilities). It is essential that the Long Term Financial Plan gives due consideration to the resources necessary to support the preparation, management and implementation of these DCPs.

Previously, the DCPs mainly focused on 'standard' infrastructure such as roads and drainage, however 'non-standard' infrastructure such as community facilities are becoming an accepted and important component of DCPs. Currently, there are two DCPs that apply in the City's Northern Coastal Growth Corridor that are collecting funds towards the cost of constructing district level community facilities needed by the growing communities in this area.

The Yanchep/Two Rocks DCP operates for 16 years and is collecting funds for three facilities, while the Alkimos/Eglington DCP operates for 25 years and is collecting funds for 11 facilities. The balance of the Alkimos/Eglington DCP is slowly growing in advance of the first facilities required; however currently there is insufficient income being generated in the Yanchep/Two rocks DCP to fund the delivery of identified facilities. In the case of the Yanchep/Two Rocks DCP, the early provision of the infrastructure in advance of sufficient contributions being collected has required loan borrowing, the funding cost of which has been included into the DCP as a facility cost.

Due to the prioritisation of DCP works to meet the needs of the community, the Long Term Financial Plan needs to give due consideration to the future cost of the facilities/infrastructure and income projections (based on informed population projections) to ensure that adequate cash-flow will be available from the contributing landholdings. The inclusion of these facilities within the DCP commits the City to the delivery of the infrastructure, regardless of whether there have been sufficient funds collected through the DCP to fund their construction.

Investments

The City has adopted a prudent and conservative investment strategy and as restricted by the amendments to the *Local Government (Financial Management) Amendment Regulations 2012 only*, the following secured investments are allowed to be entered into:

- Authorised deposit-taking institutions and the Western Australian Treasury Corporation for a term not exceeding three years.
- Bonds that are guaranteed by the Commonwealth Government or a State or Territory for a term not exceeding three years.
- All investments are in Australian currency.

Whilst exercising the power to invest, the principle objectives are threefold in terms of preservation of capital, liquidity, return on investment and supporting the City's environmental policies. For example where possible the City will minimise investing funds with institutions that are not environmentally responsible.

PRINCIPLES

1.1 Preservation of capital is the principal objective of the investment portfolio. Investments are to be performed in a manner that seeks to ensure security and safeguarding of the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.

- 1.2 The investment portfolio must ensure there is sufficient liquidity to meet all reasonably anticipated cash flow requirements, as and when they fall due, without incurring significant costs due to the unanticipated sale of an investment.
- 1.3 The investment is expected to achieve a predetermined market average rate of return that takes into account the City's tolerance to risk in accordance with the City's Risk Management Policy. Any additional return target set by Council will also consider the risk limitation and prudent investment principles.
- 1.4 Investments must support wherever possible the City's environmental policies.

Debt Management

The City reviews its debt level and borrowing requirements under specific scenarios and aligning against an equitable intergenerational need. This is achieved by using cost / benefit analysis alongside and in alignment with the City's current plans and strategies.

The following principles are from the City's Accounting Policy and Strategic Budget Policy:

1.1 Priorities

Borrowings may be considered as a valid funding source for projects that contribute or achieve strategic goals identified in the Council's Strategic Community Plan and have an identified source of revenue.

1.2 Borrowing criteria

The criteria for borrowing will be driven by the economic climate.

1.3 Debt management

Cost / benefit analysis of borrowings will be undertaken alongside assessment and alignment to the City's strategic asset management plans and strategies. Borrowings are regularly reviewed to minimise cost to the City.

In 2006/07 the City entered into an agreement with the Western Australian Treasury Corporation (WATC) for a five year loan draw-down totalling \$60.78m, to be repaid over 20 years. The agreement is for interest-only payments over a fixed period, with the capital due to be re-paid in December 2026.

The table below details how the WATC loan has been spent and is proposed to be spent in future years.

Table 1: Loan Expenditure – Based on the 2019/20 adopted Budget document

Details per Loan	Approved Application	Approved Application (Re-stated)*	Funds Applied/ Drawn	Funds to be Applied/Drawn			Approved Funds Applied/ Drawn
	2018/19 \$	2018/19 \$	At 30/6/18 \$	2018/19 \$	2019/20 \$	2020/21+ \$	2019/20 \$
Western Australian Treasury Corporation							
Construct Community Centre - Butler	278,000	278,000	278,000	-	-	-	278,000
Develop Accessible & Inclusive Playground	222,000	222,000	222,000	-	-	-	222,000
Develop Industrial Estate - Neerabup	317,887	317,887	317,887	-	-	-	317,887
Develop Wangara Industrial Area (Lot 15)	2,550,024	2,550,024	1,317,193	442,831	190,000	-	1,950,024
Develop Wangara Industrial Area (Lot 257)	43,857	43,857	43,857	-	-	-	43,857
Flynn Drive Neerabup - Construct Road	3,367,220	3,367,220	1,623,298	-	-	-	1,623,298
Kingsway Regional Playground	650,000	650,000	650,000	-	-	-	650,000
Kingsway Regional Sporting Complex	20,840,902	20,840,902	19,363,683	1,916,473	2,060,668	-	23,340,824
Lot 12 Fowey Loop	1,800	1,800	1,800	-	-	-	1,800
Pinjar Road - Wanneroo & Carosa Road	728,849	728,849	728,849	-	-	-	728,849
Redevelop Koondoola Precinct	1,293,000	1,293,000	1,293,000	-	-	-	1,293,000
Redevelop Wanneroo Townsite	1,214,615	1,214,615	1,214,615	-	-	-	1,214,615
Southern Suburbs Library	5,800,000	5,800,000	-	-	-	5,644,000	5,644,000
Upgrade Aquamotion	7,926,000	7,926,000	7,926,000	-	-	-	7,926,000
Upgrade Rocca Way Dundobar Road	54,715	54,715	54,715	-	-	-	54,715
Wanneroo Regional Museum & Library	10,416,178	10,416,178	10,416,178	-	-	-	10,416,178
Yanchep Active Open Space	56,460	56,460	56,460	-	-	-	56,460
Yanchep Lagoon - Brazier Road Realignment	3,859,181	3,859,181	3,859,181	-	-	-	3,859,181
Yanchep Surf Life Saving Club	1,157,500	1,157,500	1,157,500	-	-	-	1,157,500
	60,778,188	60,778,188	50,524,216	2,359,304	2,250,668	5,644,000	60,778,188
Commonwealth Bank of Australia*							
Yanchep Active Open Space Oval Ground Works	1,037,331	3,005,847	2,268,048	-	737,799	-	3,005,847
Yanchep District Playing Fields	2,667,966	2,167,396	1,635,399	-	531,997	-	2,167,396
Yanchep District Sports Amenities Building Stage 1	1,378,592	1,902,796	1,435,746	-	467,050	-	1,902,796
Yanchep Surf Life Saving Club	4,020,287	3,923,961	2,960,807	-	963,154	-	3,923,961
	9,104,176	11,000,000	8,300,000	-	2,700,000	-	11,000,000
New Loan Facility							
Yanchep District Playing Fields	-	-	-	-	4,563,200	-	4,563,200
	-	-	-	-	4,563,200	-	4,563,200
Total	69,882,364	71,778,188	58,824,216	2,359,304	9,513,868	5,644,000	76,341,388

Project Description	Approved Application	Funds Used	Funds to be Used			Approved Application
	2017/18 \$	To 30/6/17 \$	2017/18 \$	2018/19 \$	2019/20- 20/21 \$	2018/19 \$
Western Australian Treasury Corporation Loan						
Construct Community Centre - Butler	278,000	278,000	-	-	-	278,000
Develop Accessible & Inclusive Playground	222,000	222,000	-	-	-	222,000
Develop Industrial Estate - Neerabup	317,887	317,887	-	-	-	317,887
Develop Wangara Industrial Area (Lot 15)	2,550,024	1,196,482	251,110	502,432	-	1,950,024
Develop Wangara Industrial Area (Lot 257)	43,857	43,857	-	-	-	43,857
Flynn Drive Neerabup - Construct Road	3,367,220	1,555,880	83,192	-	-	1,639,072
Kingsway Regional Playground	650,000	650,000	-	-	-	650,000
Kingsway Regional Sporting Complex	20,840,902	18,942,670	512,891	2,638,489	1,075,000	23,169,050
Lot 12 Fowey Loop	1,800	1,800	-	-	-	1,800
Pinjar Road - Wanneroo & Carosa Road	728,849	728,849	-	-	-	728,849
Redevelop Koondoola Precinct	1,293,000	1,293,000	-	-	-	1,293,000
Redevelop Wanneroo Townsite	1,214,615	1,214,615	-	-	-	1,214,615
Southern Suburbs Library	5,800,000	-	-	-	5,800,000	5,800,000
Upgrade Aquamotion	7,926,000	7,926,000	-	-	-	7,926,000
Upgrade Rocca Way Dundobar Road	54,715	54,715	-	-	-	54,715
Wanneroo Regional Museum & Library	10,416,178	10,416,178	-	-	-	10,416,178
Yanchep Active Open Space	56,460	56,460	-	-	-	56,460
Yanchep Lagoon - Brazier Road Realignment	3,859,181	3,859,181	-	-	-	3,859,181
Yanchep Surf Life Saving Club	1,157,500	1,157,500	-	-	-	1,157,500
	60,778,188	49,915,074	847,193	3,140,921	6,875,000	60,778,188
Commonwealth Bank of Australia Loan						
Yanchep Active Open Space Oval Ground Works	825,045	1,037,331	-	-	-	1,037,331
Yanchep District Playing Fields	2,721,850	2,167,396	300,655	199,915	-	2,667,966
Yanchep District Sports Amenities Building Stage 1	1,295,471	439,828	938,764	-	-	1,378,592
Yanchep Surf Life Saving Club	4,020,287	1,794,569	2,218,141	7,577	-	4,020,287
	8,862,653	5,439,124	3,457,560	207,492	-	9,104,176
Total	69,640,841	55,354,198	4,304,753	3,348,413	6,875,000	69,882,364

As per the requirement of the *Local Government Act 1995*, the City sets aside funding each year from general funds for the provision of the loan repayment by 2026.

In 2012/13 the development of the land at Tamala Park, in which the City has a major interest, reached the lot creation and sale stage. Funds from these land sales will ultimately be used to repay the loan.

In 2016/17 the Council borrowed \$5.6m to meet the immediate funding requirements for the Yanchep/Two Rock Developers' Contribution Plan projects. A further \$2.7m was borrowed in 2017/18. The loans were fully drawn as at 30 June 2018. An additional \$5.3m is planned to be drawn in 2020 for a term of 10 years.

Asset Management

Local Governments own and maintain a large number of assets, in particular infrastructure assets such as transport, parks and building assets which are necessary to support the delivery of services to the community. Of particular importance is the need to continue such services for current and future generations. With this need comes the ongoing maintenance and replacement obligation of these assets. The estimated replacement cost of the City's depreciable assets is \$2.3 billion.

The current growth in the City and demand for services, together with its longer-term development, has significant implications for the City's infrastructure and physical asset base.

The practice of Asset Management ensures sustainable outcomes for assets now and into the future with the principal objective to manage these assets in a safe, reliable and sustainable way for the lowest whole of lifecycle cost.

Asset renewal should occur prior to the asset degrading to a point where it is no longer meeting community requirements and annual maintenance costs become a disproportionate burden, when subsequent renewal would be more significant and costly.

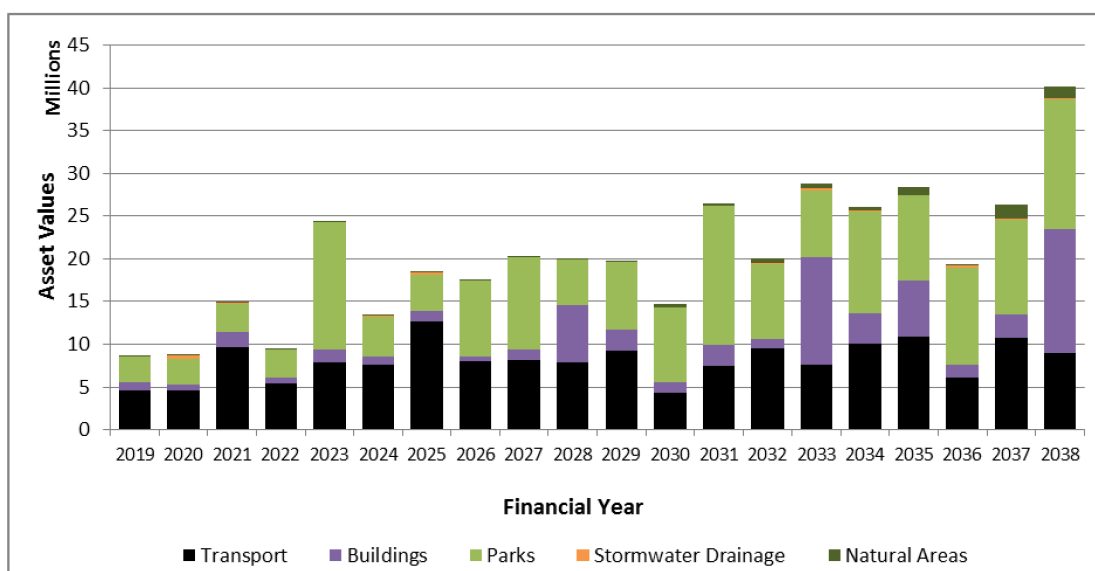
A significant challenge facing the City is how it will sustainably balance the timely provision of new facilities for the rapidly growing areas as well as ensuring that the existing portfolio of assets are maintained, refurbished and/or upgraded to suitable standards.

The City's Asset Management Policy and Asset Management Strategy collectively set out how the City will implement and improve its asset management practices and processes. One of the key objectives is to ensure that asset management plans and their associated long term funding requirements are updated and integrated with this Long Term Financial Plan.

The renewal cycle for infrastructure assets varies from very short to very long timeframes and it is essential to view the renewal demand and plan for their renewal over a long term period.

Figure 1 below shows the 20 year long term asset renewal demand profile for the City's consolidated infrastructure assets.

Figure 1: Asset Renewal Demand - 20 Year Profile



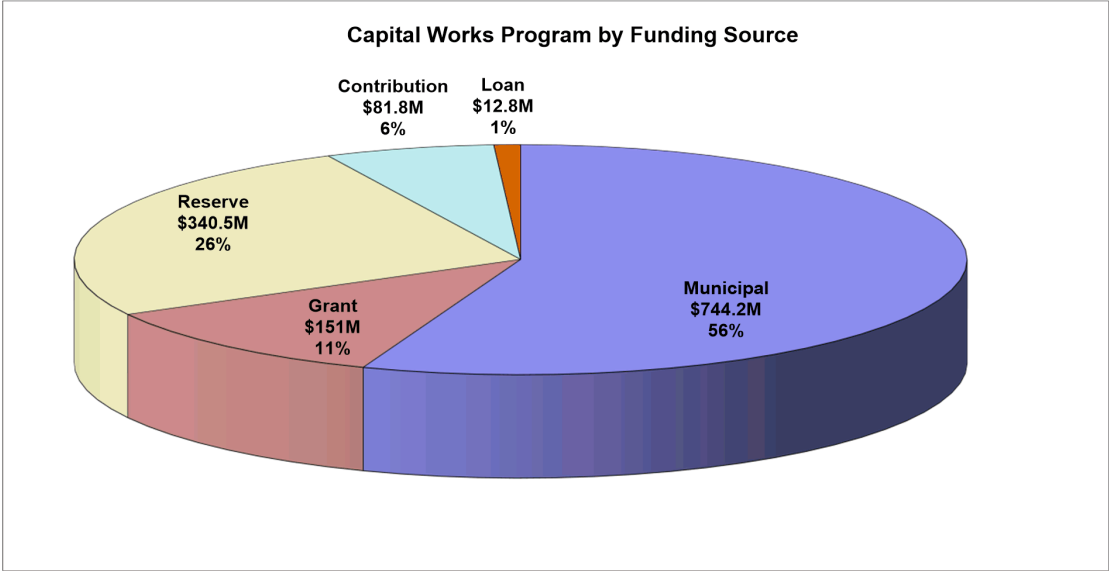
A longer term view of the City's infrastructure renewal demand depicted in Figure 1 identifies that the level of renewal expenditure required will increase with spikes in individual years, and continues to increase at a higher rate each year thereafter. This is the impact of the increasing amounts of gifted assets resulting from continued growth experienced in the City of Wanneroo over the past 10 to 15 years.

The planned annual renewal funding allocation over the 20 year period is largely aligned to the predicted annual renewal demand. Assessments on the suitability and the condition of assets is undertaken regularly to validate the predicted long term funding requirement of assets. The long term renewal predictions are monitored regularly to ensure that the level of un-funded asset renewals (backlog) are kept at manageable levels.

Table 2: Capital Works Funding Sources

CAPITAL WORKS PROGRAM FUNDING BREAKDOWN

	\$M	
Municipal	741.22	55.7%
Grant	151.00	11.4%
Reserve	343.45	25.8%
Contribution	81.79	6.1%
Loan	12.77	1.0%
Grand Total	1,330.23	100%

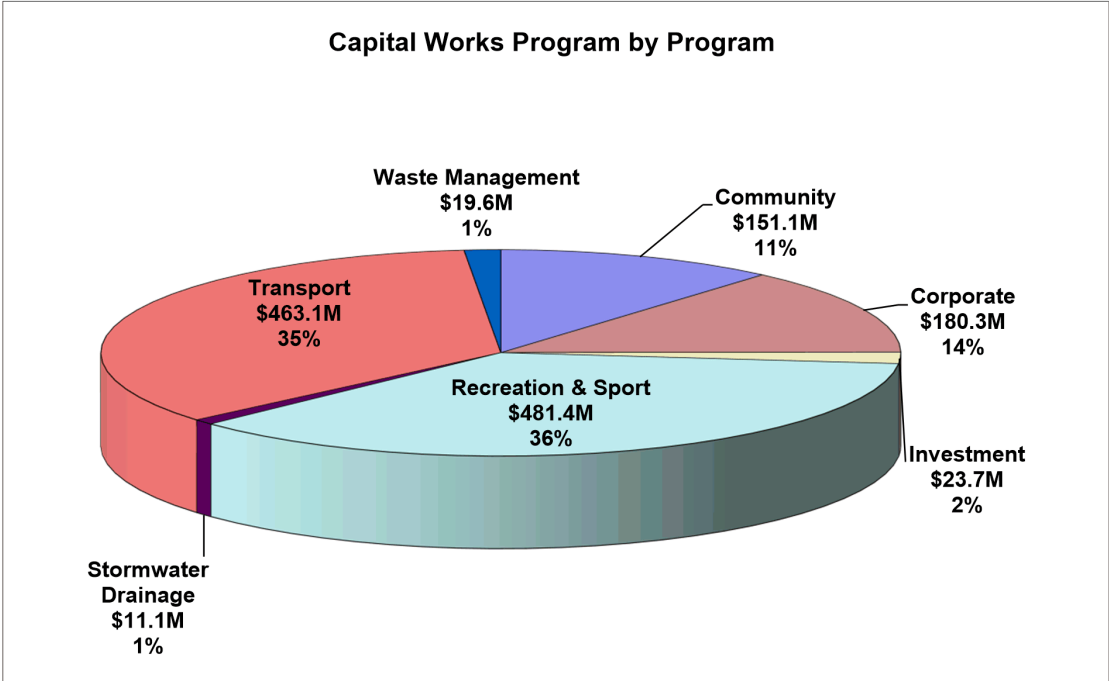


The following information details the Capital Works Program by Reporting Program:

Table 3: Capital Works by Reporting Program

**CAPITAL WORKS PROGRAM 2019/20 - 2039/40
PROGRAM BREAKDOWN**

Program	\$M	
Community	151.12	11.4%
Corporate	180.30	13.6%
Investment	23.71	1.8%
Recreation & Sport	481.35	36.2%
Stormwater Drainage	11.13	0.8%
Transport	463.05	34.8%
Waste Management	19.58	1.5%
Grand Total	1,330.23	100%



The Long Term Financial Plan reflects a responsible and sustainable financial strategy for the City with all projects in the Plan being fully funded in the financial model. Sources of funding comprise of accumulated reserve funds, application of borrowings and grant revenue, in addition to rates.

Assumptions

The following assumptions form the basis upon which this Long Term Financial Plan has been constructed:

General

This Plan covers a period of 20 years.

Variables

All escalation, inflation and growth factors and percentages used in this model are summarised in the 'Variables' report.

Population Growth	The population forecasts by id Forecast have been applied from year 2027/28 (year eight). Moderate growth at 2.0% has been applied in the first four years and then gradually increased in next three years to match with id forecast.
Consumer Price Index - (CPI)	Department of Treasury have provided forecast data up to 2022/23. Perth CPI was forecasted to gradually increase to 2.25% in 2020/21, then to 2.50% in the following two years. The model takes a more conservative approach by reducing the forecast by 25 basis point in the first three years and then applying the mid-point of the RBA CPI target range of 2.5% for the rest the years. This rate is used to determine: Fees and Charges, other revenue, materials and contracts, insurance, and other expenditure.
Rates Base	Based on the current rate increase for 2019/20 of 1.80%, with future increases/ decrease set to CPI -0.25% to +1%. This is based on a balanced approach to achieve either a small operating surplus or a minimal deficit. 920182
Rates Growth	Based on the population growth forecast as stated by id Forecast, adjusted downwards to reflect current conditions for first seven years.
Waste Fee	With the City moving to a Three Bin Model, conservative modelling shows a saving of up to \$30 per household. While a certain amount be used to reduce the Waste Fee in the future, at least 50% will be retained to build up the Waste Reserve to replenish it and build up to allow the City to fund other Waste Strategies for which business cases are being worked on.

	For 2020/21 it is proposed to leave the Waste Fee as is to bed down the Three Bin Model.
Operating Grants etc.	For, Operating Grants, Subsidies and Contributions, no increases are applied to reflect a reducing income pool for this income stream.
Fees and Charges	Based on the Perth CPI figures as quoted above.
Interest Yield	Based on the current yield adjusted for recent RBA Cash Rate announcements, at between 2% to 2.5% for the first six years increasing to 2.75% for year seven and eight after which increasing to 3.0% from 2028/29 (year nine) for the life of the Plan as economic conditions and market expectations improve.
Other Revenue	Based on the Perth CPI figures as quoted above.
Employee – Establishment	The City has four Enterprise Agreements and three are due to expire in the first half of 2019 calendar year with negotiations for a new agreements commenced in November 2018. For the projected years the current CPI index rate is applied with the exception of 2021/22 to 2025/26 where CPI index rate + 0.06% is applied to account for the proposed Superannuation Guarantee increases from 9.5% to 12%.
Employee – Growth	It is intended to minimise growth of employee numbers by funding improvements to technology, whilst taking into consideration the City's expansion including new facilities. With the intention of minimising growth in employee numbers, this has been set at one third the Rates growth for the life of the plan.
Materials & Contracts	Based on the current CPI index rate.
Materials & Contracts – Asset Growth	Calculation of historical data has shown that the increase in maintenance and other materials costs has been consistently in line with asset growth of 3%.
Utility Charges	With regular annual increases in Government charges, plus consistent increases in City growth, the variable has been kept at 5% for the life of the LTFP. Higher increases in Street Lighting charges are being offset by future energy saving initiatives that will be implemented by the City.
Depreciation	Is calculated from current asset values and future assets from the capital works program.
Insurance	Based on the Perth CPI figures as quoted above.
Other Expenditure	Based on the Perth CPI figures as quoted above.

Data

- Capital works expenditure figures are sourced from the current 20 year Capital Works Program;
- Operating revenues and expenses are based on the adopted 2019/20 budget;
- Depreciation is calculated based on current asset values and future assets from the Capital Works Program;
- Other expenditure currently takes into account the costs for Council elections (every two years); Mayoral elections (every four years) and Rates gross rental value revaluations (every three years); and
- Income generating assets identified use projections from feasibility studies undertaken.

Risk Assessment

The City has performed a risk assessment of the Long Term Financial Plan and stated below are the factors that could directly or indirectly affect part or parts of the assumptions and/or parameters of the Plan. The City will closely monitor and where appropriate, manage these risks and regularly reassess the Plan to ensure the predicted financial outcome remains current and realistic:

1. Volatile global financial, social and economic environments.
2. Financial risks resulting from variation of global or local economic indicators such as interest rate, inflation, exchange rate or commodity price movements.
3. Non-controllable pressures from State Government cost shifting.
4. The growth rate in new properties could change in response to any global or local uncertainties, which will affect both revenue and expenditures.
5. Continuous funding demands to meet community expectations, the City's Resourcing Strategies (e.g. Strategic Asset Management Plan and Strategic Workforce Management Plan).
6. Legislative changes as a result of the Local Government Act 1995 review.

Scenario Modelling/Sensitivity Analysis

The City modelled various rating scenarios for the 20 year life of the Plan, using a different principle for each.

During the consultation process (Workshops 1 & 2 held in August 2019 and November 2019 respectively), the Elected Members considered different scenario modellings and agreed that the 2020/21 LTFP should be based on the balanced approach.

The balanced approach contained Rate increases to 2.5% - 3.0% for the life of the LTFP, resulting in small operating deficits in years 4, 5 and 6, with surpluses in the remaining years.

Financial Reports, Ratios and Analysis

VARIABLES	Projection																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
OPERATIONS-Revenue																				
Rates - Base	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	2.50%	2.50%	2.75%	3.00%	3.00%	2.75%	3.00%	2.75%	2.75%	2.75%	2.50%	2.50%	2.50%
Rates - Growth or Decline	2.00%	2.00%	2.00%	2.00%	2.25%	2.50%	2.75%	3.00%	2.90%	2.85%	2.75%	2.70%	2.60%	2.55%	2.50%	2.45%	2.36%	2.30%	2.25%	2.25%
Operating grants, subsidies and contributions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Fees and charges	2.00%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Investment Interest Yield	2.00%	2.00%	2.25%	2.25%	2.50%	2.50%	2.75%	2.75%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Other revenue	2.00%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
OPERATIONS-Expenditure																				
Employee costs - establishment	2.06%	2.31%	2.31%	2.56%	2.56%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Employee costs - growth	0.67%	0.67%	0.67%	0.67%	0.75%	0.83%	0.92%	1.00%	0.97%	0.95%	0.92%	0.90%	0.87%	0.85%	0.83%	0.82%	0.79%	0.77%	0.75%	0.75%
Materials and contracts	2.00%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Materials and contracts - Growth due to increase in Asset Levels	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Utility charges - Increase due to growth	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Utility charges - Increase in Government Charges	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Insurance expense	2.00%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Other expenditure	2.00%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
CAPITAL-Assets																				
Average Depreciation - PPE (Buildings)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Average Depreciation - PPE (Other)	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Average Depreciation - Plant & Vehicles	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%
Average Depreciation - Infrastructure Roads	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Average Depreciation - Infrastructure Other	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
CPI Inflation	2.00%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Cumulative CPI Inflation	1.02	1.04	1.07	1.09	1.12	1.15	1.18	1.21	1.24	1.27	1.30	1.33	1.37	1.40	1.43	1.47	1.51	1.54	1.58	1.62

INCOME STATEMENT

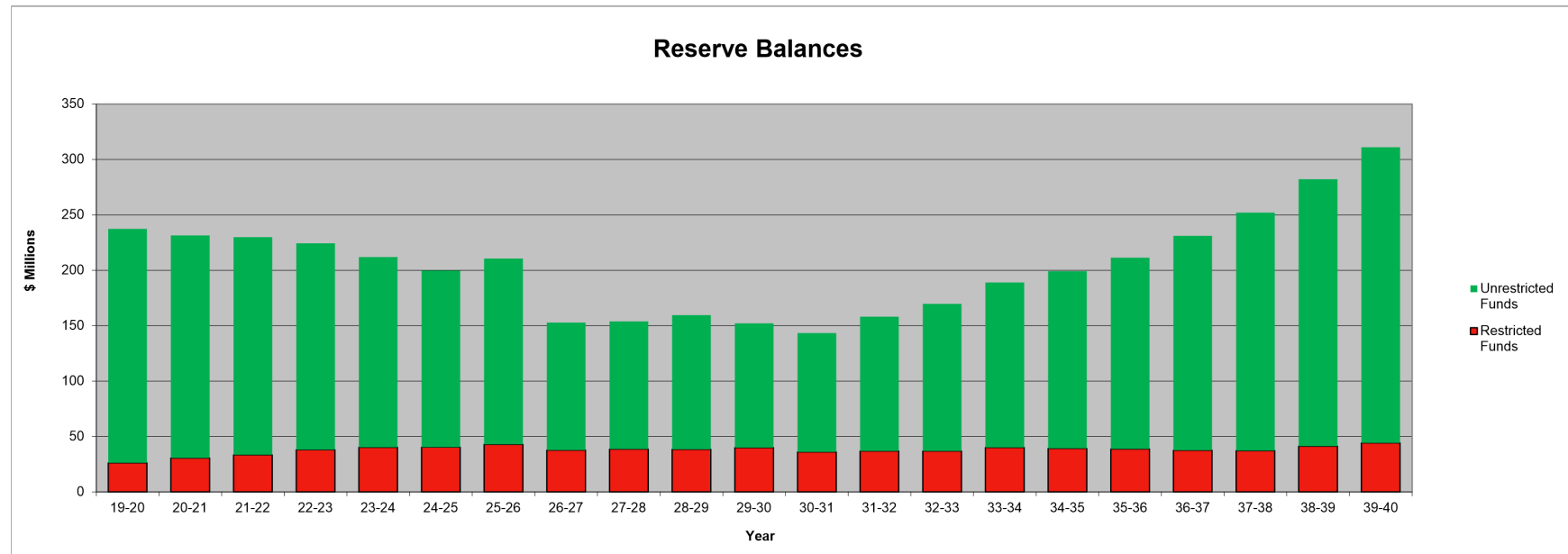
INCOME STATEMENT		Budget		Predictions																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)		
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40		
Operating Revenues																							
Rates - base	135,582	139,649	146,632	153,963	161,662	169,745	178,656	188,482	198,353	209,262	221,100	234,050	247,508	260,980	275,612	290,202	305,438	321,321	336,918	353,090	369,862		
Rates - growth or decline		2,712	2,847	2,990	3,139	3,708	4,336	5,032	5,805	5,921	6,133	6,249	6,488	6,604	6,823	7,061	7,283	7,380	7,560	7,751	8,119		
Operating grants, subsidies and contributions	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861		
Fees and charges	46,788	47,723	48,797	49,895	51,143	52,421	53,732	55,075	56,452	57,863	59,723	61,216	62,746	64,315	65,923	67,571	69,260	70,992	72,767	74,586	76,450		
Interest earnings	8,715	8,890	9,067	9,271	9,480	9,717	9,960	10,234	10,515	10,831	11,156	11,490	11,835	12,190	12,556	12,932	13,320	13,720	14,132	14,555	14,992		
Other revenue	627	640	654	669	686	703	720	738	757	776	795	815	835	856	878	900	922	945	969	993	1,018		
Total Operating Revenue	202,573	210,474	218,858	227,649	236,969	247,154	258,265	270,422	282,742	295,513	309,767	324,680	340,273	355,806	372,652	389,527	407,084	425,218	443,206	461,836	481,302		
Operating Expenses																							
Employee costs - establishment	(76,826)	(78,408)	(80,744)	(83,147)	(86,582)	(89,376)	(92,280)	(95,356)	(98,614)	(102,066)	(105,604)	(111,058)	(114,853)	(120,529)	(124,587)	(128,760)	(133,052)	(137,465)	(141,983)	(146,622)	(152,828)		
Employee costs - growth		(512)	(526)	(1,274)	(563)	(654)	(750)	(853)	(962)	(963)	(2,746)	(993)	(2,737)	(1,019)	(1,033)	(1,047)	(1,060)	(1,055)	(1,062)	(2,479)	(1,118)		
Materials and contracts	(68,529)	(69,900)	(73,616)	(77,531)	(81,853)	(86,417)	(91,234)	(96,321)	(101,691)	(107,360)	(113,840)	(120,186)	(126,887)	(133,961)	(141,429)	(149,314)	(157,638)	(166,426)	(175,705)	(185,500)	(195,842)		
Utility charges (electricity, gas, water etc.)	(9,695)	(10,180)	(10,689)	(11,266)	(11,829)	(12,421)	(13,042)	(13,694)	(14,378)	(15,097)	(16,217)	(17,028)	(18,115)	(19,021)	(19,922)	(20,971)	(22,019)	(23,120)	(24,276)	(25,541)	(26,818)		
Depreciation on non-current assets	(40,947)	(39,486)	(42,799)	(45,255)	(49,108)	(51,889)	(54,917)	(57,350)	(59,962)	(62,900)	(65,479)	(68,303)	(71,347)	(74,365)	(77,287)	(80,188)	(83,207)	(86,102)	(88,958)	(91,736)	(94,365)		
Interest expense	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(2,056)	-	-	-	-	-	-	-	-	-	-	-	-	-		
Insurance expense	(1,510)	(1,540)	(1,575)	(1,610)	(1,651)	(1,692)	(1,734)	(1,777)	(1,822)	(1,867)	(1,939)	(1,987)	(2,037)	(2,088)	(2,140)	(2,194)	(2,248)	(2,305)	(2,362)	(2,421)	(2,482)		
Materials and contracts from asset growth	-	(2,097)	(2,208)	(2,326)	(2,456)	(2,593)	(2,737)	(2,890)	(3,051)	(3,221)	(3,415)	(3,606)	(3,807)	(4,019)	(4,243)	(4,479)	(4,729)	(4,993)	(5,271)	(5,565)	(5,875)		
Other expenditure	-	-	(1,022)	-	(344)	(807)	(209)	-	(1,249)	-	(330)	(936)	(420)	-	(1,371)	-	(463)	(1,085)	(402)	-	(1,629)		
Total Operating Expenditure	(201,618)	(206,234)	(217,291)	(226,520)	(238,497)	(249,958)	(261,104)	(270,296)	(281,728)	(293,483)	(309,569)	(324,098)	(340,201)	(355,000)	(372,063)	(386,953)	(404,417)	(422,551)	(440,019)	(459,864)	(481,007)		
Operating Result	954	4,240	1,567	1,129	(1,528)	(2,803)	(2,839)	126	1,014	2,030	197	583	72	807	589	2,574	2,667	2,667	3,187	1,972	295		
Revenue (Asset related)																							
Non-Operating grants, subsidies and contributions	29,880	12,987	15,430	13,391	16,819	21,350	11,341	9,304	15,250	9,446	11,436	10,386	7,830	7,619	6,409	8,179	7,449	6,469	7,489	6,509	4,590		
Physical assets received from developers	16,275	18,139	18,502	18,872	19,249	19,683	20,175	20,729	21,351	21,970	22,597	23,218	23,845	24,465	25,089	25,716	26,346	26,968	27,588	28,209	28,843		
Town planning income	15,288	27,881	17,794	20,864	2,889	1,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000		
Town planning expenses	(8,032)	(45,051)	(28,730)	(28,683)	(900)	(5,227)	(4,503)	(4,188)	(3,068)	(3,068)	(3,068)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	(127)		
Profit on asset disposal	585	1,000	1,833	500	2,167	2,667	5,167	4,833	5,167	4,833	8,000	6,167	500	2,675	500	500	500	500	500	500	500		
Loss on asset disposal	(14,110)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)		
Net Result	40,840	18,696	25,877	25,572	38,196	36,169	30,840	36,074	43,976	39,807	40,258	43,560	40,287	35,764	37,135	39,342	39,335	38,977	41,137	39,563	36,601		

STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS		Budget	Projections/Predictions																			
	0 \$('000) 19-20	1 \$('000) 20-21	2 \$('000) 21-22	3 \$('000) 22-23	4 \$('000) 23-24	5 \$('000) 24-25	6 \$('000) 25-26	7 \$('000) 26-27	8 \$('000) 27-28	9 \$('000) 28-29	10 \$('000) 29-30	11 \$('000) 30-31	12 \$('000) 31-32	13 \$('000) 32-33	14 \$('000) 33-34	15 \$('000) 34-35	16 \$('000) 35-36	17 \$('000) 36-37	18 \$('000) 37-38	19 \$('000) 38-39	20 \$('000) 39-40	
Cash Flows from Operating Activities																						
Receipts																						
Rates	135,582	142,361	149,479	156,953	164,801	173,453	182,993	193,515	204,158	215,182	227,233	240,299	253,996	267,584	282,435	297,263	312,721	328,701	344,479	360,841	377,981	
Operating Grants, Subsidies and Contributions	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	10,861	
Fees and Charges	46,788	47,723	48,797	49,895	51,143	52,421	53,732	55,075	56,452	57,863	59,273	61,216	62,746	64,315	65,923	67,571	69,260	70,992	72,767	74,586	76,450	
Interest Earnings	8,715	8,890	9,067	9,271	9,480	9,717	9,960	10,234	10,515	10,831	11,156	11,490	11,835	12,190	12,556	12,932	13,320	13,720	14,132	14,555	14,992	
Goods and Services Tax	12,696	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	
Other Revenue	627	640	654	669	686	703	720	738	757	776	795	815	835	856	878	900	922	945	969	993	1,018	
	215,269	219,474	227,858	236,649	245,969	256,154	267,265	279,422	291,742	304,513	318,767	333,680	349,273	364,806	381,652	398,527	416,084	434,218	452,206	470,836	490,302	
Payments																						
Employee Costs	(76,826)	(78,921)	(81,270)	(84,421)	(87,145)	(90,029)	(93,030)	(96,209)	(99,576)	(103,028)	(106,350)	(110,051)	(113,589)	(117,548)	(121,548)	(125,620)	(129,807)	(134,113)	(138,520)	(143,045)	(149,101)	
Materials and Contracts	(68,529)	(71,997)	(75,825)	(79,857)	(84,309)	(89,009)	(93,971)	(99,210)	(104,741)	(110,581)	(117,255)	(123,792)	(130,693)	(137,980)	(145,672)	(153,793)	(162,367)	(171,419)	(180,976)	(191,065)	(201,717)	
Utility Charges	(9,695)	(10,180)	(10,689)	(11,266)	(11,829)	(12,421)	(13,042)	(13,694)	(14,378)	(15,097)	(16,217)	(17,028)	(18,115)	(19,021)	(19,972)	(20,971)	(22,019)	(23,120)	(24,276)	(25,541)	(26,818)	
Interest Expense	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	(4,111)	
Insurance Expense	(1,510)	(1,540)	(1,575)	(1,610)	(1,651)	(1,692)	(1,734)	(1,777)	(1,822)	(1,867)	(1,939)	(1,987)	(2,037)	(2,088)	(2,140)	(2,194)	(2,248)	(2,305)	(2,362)	(2,421)	(2,482)	
Goods and Services Tax	(11,607)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	(9,000)	
Other Expenditure	-	-	(1,022)	-	(344)	(807)	(299)	-	(1,249)	-	(330)	(936)	(420)	-	(1,371)	-	(463)	(1,085)	(402)	-	(1,679)	
	(172,278)	(175,748)	(183,492)	(190,265)	(198,389)	(207,069)	(215,187)	(221,946)	(230,767)	(239,574)	(253,091)	(264,795)	(277,854)	(289,637)	(303,775)	(315,765)	(330,210)	(345,449)	(360,061)	(377,128)	(395,643)	
Net Cash Provided by Operating Activities																						
	42,991	43,726	44,367	46,384	47,580	49,085	52,078	57,476	60,976	64,939	65,676	68,886	71,418	75,170	77,877	82,762	85,874	88,769	92,145	93,708	94,659	
Cash Flows from Investing Activities																						
Payments for Purchase of Property, Plant & Equipment	(40,209)	(29,792)	(31,619)	(27,214)	(35,721)	(38,282)	(20,016)	(37,364)	(44,878)	(28,517)	(31,454)	(34,988)	(29,206)	(28,393)	(23,044)	(31,539)	(28,452)	(24,307)	(23,938)	(17,491)	(19,184)	
Payments for Construction of Infrastructure	(49,215)	(35,481)	(39,340)	(50,898)	(54,327)	(55,187)	(45,155)	(34,565)	(39,222)	(48,861)	(60,224)	(63,277)	(44,432)	(45,662)	(47,254)	(52,087)	(55,618)	(53,976)	(57,794)	(55,732)	(54,249)	
Grants, Subsidies and Contributions used for Development of Assets	29,880	12,987	15,430	13,391	16,819	21,350	11,341	9,304	15,250	9,446	11,436	10,386	7,619	7,619	6,409	8,179	7,449	6,469	7,489	6,509	4,590	
Town Planning Income	15,288	27,881	17,794	20,864	2,889	1,000	2,000	2,000	2,000	2,000	2,000	2,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	
Town planning Expenses	(8,032)	(45,051)	(28,750)	(28,683)	(900)	(5,227)	(4,503)	(418)	(306)	(306)	(306)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	(127)	
Proceeds from Asset Disposal	1,484	1,133	2,472	1,116	2,512	3,316	5,706	5,114	5,870	5,653	5,031	8,349	7,106	998	3,187	863	939	892	1,044	1,069	1,069	
Net Movements in Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Net Cash Used in Investing Activities	(50,804)	(68,324)	(64,012)	(71,424)	(68,729)	(73,029)	(50,627)	(55,930)	(61,285)	(60,585)	(73,516)	(77,656)	(55,828)	(62,564)	(57,829)	(71,711)	(72,809)	(68,050)	(70,325)	(62,772)	(64,901)	
Cash Flows From Financing Activities																						
Proceeds from New Loans/(Repayment) of Loans	4,563	-	-	-	-	-	-	(69,078)	-	-	-	(4,563)	-	-	-	-	-	-	-	-	-	
Net Cash Provided by (Used in) Financing Activities	4,563	-	-	-	-	-	-	(69,078)	-	-	-	(4,563)	-	-	-	-	-	-	-	-	-	
Net Increase (Decrease) in Cash Held																						
	(3,250)	(24,598)	(19,646)	(25,040)	(21,149)	(23,944)	1,451	(67,532)	(310)	4,354	(7,840)	(13,334)	15,590	12,606	20,048	11,051	13,065	20,719	21,820	30,936	29,759	
Cash at Beginning of Year	379,715	376,466	351,868	332,222	307,182	286,034	262,089	263,540	196,009	195,699	200,053	192,213	178,880	194,470	207,075	227,124	238,175	251,239	271,959	293,778	324,715	
Cash and Cash Equivalents at the End of Year	376,466	351,868	332,222	307,182	286,034	262,089	263,540	196,009	195,699	200,053	192,213	178,879	194,470	207,075	227,124	238,175	251,239	271,959	293,778	324,715	354,473	

RESERVES SUMMARY

	Projections/Predictions																			
	Budget	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38
<< closing balances >>																				
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Unrestricted Reserves																				
Asset Renewal		10,400	10,708	11,022	11,270	11,524	11,812	12,107	12,440	12,782	13,166	13,561	13,967	14,386	14,818	15,263	15,720	16,192	16,678	17,178
Asset Replacement		5,327	5,391	6,405	8,549	10,542	12,805	14,125	15,514	15,741	16,213	16,699	17,200	18,516	20,072	21,674	23,324	24,824	26,568	28,365
Coastal Management		15,974	12,494	13,743	15,053	16,241	17,647	19,089	20,614	21,180	21,816	22,470	23,144	23,839	24,554	25,291	26,049	26,831	27,636	28,465
Domestic Refuse		13,136	6,513	5,995	5,842	5,679	5,156	4,979	4,803	4,250	4,049	3,833	3,043	2,581	2,091	1,208	2,650	2,121	1,198	2,599
Golf Courses		1,012	1,363	990	1,392	1,043	1,449	1,106	1,546	1,239	1,686	1,386	1,838	1,568	2,050	1,787	2,275	2,018	2,539	2,315
Strategic Land		4,389	4,977	5,577	6,202	6,842	7,513	8,200	8,926	9,671	9,962	10,260	10,568	12,885	15,272	17,730	20,262	22,870	25,556	28,322
Loan Repayment		24,459	25,448	27,290	27,904	30,199	33,120	38,615	0	0	0	0	0	0	0	0	0	0	0	0
Neerabup Development		4,686	4,609	4,592	4,607	4,622	4,664	4,707	4,754	4,817	4,894	4,974	5,056	6,131	7,248	9,398	9,613	11,835	14,113	16,469
Plant Replacement		13,076	13,399	11,583	13,176	14,922	14,068	14,018	13,975	14,819	16,162	17,025	19,041	18,289	18,353	18,569	19,180	20,268	20,720	22,120
Regional Open Space		14,272	18,558	18,929	13,855	10,167	4,921	7,044	9,238	11,492	8,592	5,606	2,530	4,606	6,744	8,947	11,215	13,552	16,958	20,467
Strategic Projects / Initiatives		104,334	97,256	90,342	78,420	59,950	46,417	43,843	23,350	19,203	24,481	16,276	10,773	18,416	21,775	29,024	29,695	32,120	41,641	48,516
Total - Unrestricted Reserves		211,067	200,714	196,468	186,270	171,731	159,572	167,834	115,159	115,195	121,020	112,091	107,161	121,217	132,977	148,889	159,984	172,631	193,607	214,817
Restricted Reserves																				
Alkimos/Eglinton CF		15,257	18,434	21,375	24,391	25,382	23,905	24,625	25,664	24,439	21,843	20,564	20,355	20,540	20,022	22,779	21,340	20,349	18,666	17,833
Leave Liability		1,944	2,033	2,124	2,222	2,272	2,329	2,387	2,452	2,520	2,595	2,673	2,753	2,836	2,921	3,009	3,099	3,192	3,288	3,386
Section 152 Land		846	863	881	900	671	687	705	724	744	766	789	813	837	862	888	915	942	971	1,000
TPS 20 Distributor Road		7,305	7,451	7,600	7,771	7,946	8,144	8,348	8,578	8,813	9,078	9,350	9,631	9,920	10,217	10,524	10,839	11,165	11,500	11,845
Yanchep Bus		118	125	133	141	149	157	166	176	186	196	207	213	220	226	233	240	247	255	263
Yanchep/Two Rocks CF		800	1,850	1,475	2,627	3,828	5,172	6,668	167	2,019	4,076	6,365	2,469	2,543	2,619	2,698	2,779	2,862	2,948	3,037
Total - Restricted Reserves		26,270	30,756	33,587	38,051	40,247	40,395	42,898	37,760	38,720	38,554	39,949	36,235	36,895	36,868	40,131	39,213	38,757	37,627	37,363
TOTAL - ALL RESERVES		237,337	231,470	230,055	224,321	211,978	199,967	210,732	152,919	153,915	159,575	152,040	143,396	158,113	169,845	189,020	199,197	211,388	231,234	252,180



The City is currently targeting five main areas for reserve funding – Asset Renewal, Asset Replacement, Coastal Management, Regional Open Space and Land Acquisition. Regular transfers into these reserves throughout the course of the 20 year life of the Plan should enable the City to meet required expenditure in these areas as and when it falls due.

In the graph above, restricted funds are funds that are restricted in their use by legislation. Whilst the City has a significant balance of legislatively unrestricted reserves, most of these funds are tied to specific uses, and are therefore committed.

RATIO ANALYSIS	Budget	Projections/Predictions																			
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)	\$('000)
	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40
OPERATING RESULT																					
Operating Result	954	4,240	1,567	1,129	(1,528)	(2,803)	(2,839)	126	1,014	2,030	197	583	72	807	589	2,574	2,667	2,667	3,187	1,972	295
Own Source Operating Revenue	192,297	200,614	209,831	217,288	228,275	238,960	252,571	264,395	277,048	289,819	303,740	321,820	335,579	345,446	364,467	379,166	396,723	414,858	432,845	451,475	470,941
Operating Surplus Ratio	0.5%	2.1%	0.7%	0.5%	-0.7%	-1.2%	-1.1%	0.0%	0.4%	0.7%	0.1%	0.2%	0.0%	0.2%	0.2%	0.7%	0.7%	0.6%	0.7%	0.4%	0.1%
Own Source Operating Revenue	192,297	200,614	209,831	217,288	228,275	238,960	252,571	264,395	277,048	289,819	303,740	321,820	335,579	345,446	364,467	379,166	396,723	414,858	432,845	451,475	470,941
Operating Expenses	215,729	206,734	217,791	227,020	238,997	250,458	261,604	270,796	282,228	293,983	310,069	324,598	340,701	355,500	372,563	387,453	404,917	423,051	440,519	460,364	481,507
Own Source Revenue Coverage Ratio	89.1%	97.0%	96.3%	95.7%	95.5%	95.4%	96.5%	97.6%	98.2%	98.6%	98.0%	99.1%	98.5%	97.2%	97.8%	97.9%	98.0%	98.1%	98.3%	98.1%	97.8%
WORKING CAPITAL																					
Current Assets (less Restricted Assets)	45,309	45,309	45,309	45,309	45,309	45,309	45,309	37,009	37,009	37,009	37,009	32,446	32,446	32,446	32,446	32,446	32,446	32,446	32,446	32,446	32,446
Current Liabilities (less Restricted)	56,422	56,422	56,422	56,422	56,422	56,422	125,500	56,422	56,422	56,422	60,985	56,422	56,422	56,422	56,422	56,422	56,422	56,422	56,422	56,422	56,422
Current Ratio	80.3%	80.3%	80.3%	80.3%	80.3%	80.3%	36.1%	65.6%	65.6%	65.6%	60.7%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%	57.5%
DEBT SERVICE COVER																					
Operating Surplus less Interest & Depreciation	46,013	47,837	48,478	50,495	51,691	53,196	56,189	59,532	60,976	64,939	65,676	68,886	71,418	75,170	77,877	82,762	85,874	88,769	92,145	93,708	94,659
Debt Service Payments	4,445	4,445	4,445	4,445	4,445	4,445	4,445	71,355	109	109	109	4,563	-	-	-	-	-	-	-	-	-
Debt Service Cover Ratio	1035%	1076%	1091%	1136%	1163%	1197%	1264%	83%	56168%	59818%	60498%	1510%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FIXED ASSETS																					
Asset Expenditure Renewal																					
Total Renewal Expenditure	20,293	24,116	23,034	20,207	20,532	25,946	26,013	28,645	30,978	28,730	30,776	36,843	40,401	41,179	41,304	42,180	40,635	43,219	45,727	44,997	49,384
Depreciation	40,947	39,486	42,799	45,255	49,108	51,889	54,917	57,350	59,962	62,909	65,479	68,303	71,347	74,363	77,287	80,188	83,207	86,102	88,958	91,736	94,365
Asset Sustainability Ratio	50.0%	61.0%	54.0%	45.0%	42.0%	50.0%	47.0%	50.0%	52.0%	46.0%	47.0%	54.0%	57.0%	55.0%	53.0%	53.0%	49.0%	50.0%	51.0%	49.0%	52.0%
Asset Consumption																					
Written down value of Assets	2,320,701	2,370,770	2,412,784	2,455,385	2,501,132	2,552,809	2,602,877	2,623,844	2,647,549	2,677,438	2,698,080	2,726,822	2,756,515	2,762,866	2,766,218	2,763,248	2,766,221	2,765,609	2,757,536	2,748,040	2,729,697
Current Replacement Cost of Assets	2,448,237	2,539,253	2,620,753	2,706,153	2,797,155	2,897,940	2,999,897	3,075,781	3,156,836	3,246,686	3,330,238	3,424,459	3,522,455	3,600,152	3,677,868	3,752,185	3,835,346	3,917,941	3,995,970	4,075,432	4,148,824
Asset Consumption Ratio	94.8%	93.4%	92.1%	90.7%	89.4%	88.1%	86.8%	85.3%	83.9%	82.5%	81.0%	79.6%	78.3%	76.7%	75.2%	73.6%	72.1%	70.6%	69.0%	67.4%	65.8%
Asset Renewal Funding																					
Asset Renewal Funding Ratio	76.4%																				
ADJUSTED WORKING CAPITAL RATIO																					
Working Capital Ratio + Unrestricted Reserves																					
Current Assets (less Restricted Assets + Unrestricted Reserves)	256,376	246,023	241,778	231,580	217,041	204,882	213,143	152,169	152,204	158,030	149,100	139,608	153,664	165,423	181,335	192,431	205,077	226,053	247,264	273,334	299,325
Current Liabilities (less Restricted)	56,422	56,422	56,422	56,422	56,422	56,422	125,500	56,422	56,422	56,422	60,985	56,422	56,422	56,422	56,422	56,422	56,422	56,422	56,422	56,422	56,422
Ratio Total	454.4%	436.0%	428.5%	410.4%	384.7%	363.1%	169.8%	269.7%	269.8%	280.1%	244.5%	247.4%	272.3%	293.2%	321.4%	341.1%	363.5%	400.6%	438.2%	484.4%	530.5%

Note: The Debt Service Cover ratio is not applicable from 2031/32 onwards, as all outstanding loans are due to be paid by the end of 2030/31.

The Asset Renewal Funding Ratio is the net present value of the planned capital expenditures on renewals over 10 years divided by the net present value of the required capital expenditures on renewals over the same period. The Asset Renewal Funding Ratio has been calculated at 76.4%.

Key Performance Indicators

The preceding ratios are performance indicators based on the information contained within the Long Term Financial Plan. They are calculated and assessed in accordance with the Department of Local Government, Sport and Cultural Industries' Guidelines as per the table below.

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Operating Surplus Ratio	Net operating surplus, divided by own source operating revenue, expressed as a percentage.	This is an indicator of the extent to which revenues raised cover operational expenses only or available for capital funding purposes	<p>Standard is not met if the operating surplus ratio is 0%</p> <p>Basic standard is met if the operating surplus ratio is between 0% and 15%.</p> <p>Advanced standard is met if the operating surplus ratio is greater than 15%</p>	2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40	Basic Basic Basic Basic Not Met Not Met Not Met Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic
<p>Comments</p> <p>Throughout the years of the Long Term Financial Plan, the City's operating surplus meets the basic standard for this ratio, with the exception of three years for which a minor operating deficit is forecast.</p>					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Own Source Revenue Coverage Ratio	Own source operating revenue, divided by operating expenses, expressed as a percentage	This is an indicator of the ability of a local government to cover costs through its own revenue efforts.	<p>Standard is not met if the ratio is less than 40%</p> <p>Basic standard is met if the ratio is between 40% and 60%.</p> <p>Intermediate standard is met if the ratio is between 60% and 90%</p> <p>Advanced standard is met if the ratio is greater than 90%</p>	2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40	Intermediate Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced Advanced
<p>Comments The City consistently meets the criteria for the advanced standard with this ratio. It reflects the sustainability of the City to meet its operating requirements.</p>					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Current Ratio	Current assets less restricted current assets divided by current liabilities less current liabilities associated with restricted assets. Expressed as 1:X, percentage or decimal figure	This is a modified commercial ratio designed to focus on the liquidity position of a local government that has arisen from past years transaction.	Standard is not met if this ratio is any value lower than 1 as to 1. Basic standard is met if the ratio is equal to an expression of 1:1 or greater (e.g. 100% or 1.0).	2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39	Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met
Comments The City does not meet the requirements for the basic standard of this ratio in any of the years of the Plan. Currently, all surplus funds at the end of each year are transferred to the Strategic Projects/Initiatives reserve (which is excluded from the Working Capital ratio) as per the Reserves Policy. The City is reviewing this policy position with a view to carrying adequate un-restricted surplus funds to meet the ratio benchmark. As can be seen from the balance sheet, the City has a strong liquidity position.					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Debt Service Cover Ratio Note: City of Wanneroo's loan is interest payment only with principal due in 2026/27. The Yanchep/Two Rocks DCP loan is also interest payment only with principal due in 2024/25.	Annual operating surplus before interest and depreciation divided by annual debt service payments (both principal and interest).	Also known as 'debt coverage ratio', this is the ratio of cash available for debt servicing interest, principal and lease payments.	Standard is not met if this ratio is lower than 2. Basic standard is met if this ratio is greater than or equal to 2. Advanced standard is met at a higher level if this ratio is greater than 5.	2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40	Advanced Advanced Advanced Advanced Advanced Advanced Not met Advanced Advanced Advanced Advanced Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
Comments The City consistently meets the criteria for the advanced standard. 2026/27 is an anomaly due to the repayment of the principal of the City's \$60 million loan. After 2030/31 there are no more outstanding borrowings, hence the not applicable result.					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Asset Sustainability Ratio Note: Also refer to Asset Management Strategy for commentaries	Capital expenditure on replacement or renewal of assets divided by the depreciation expense. Expressed as a percentage.	This ratio indicates whether a local government is replacing or renewing existing assets at the same rate that its overall asset stock is wearing out.	Standard is not met if ratio data can't be identified or ratio is less than 90%. Basic standard is met if ratio data can be calculated and ratio is 90% or greater. Advanced standard is met if this ratio is between 90% and 110%	2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40	Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met Not met
Comments The City does not meet the requirements for the basic standard of this ratio in any of the years of the Plan. This is due to the fact that the City is growing rapidly, and the vast majority of assets are in near new condition. The asset renewal funding gap is largely mitigated by the Asset Renewal reserve.					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Asset Consumption Ratio (ACR) Note: Also refer to Asset Management Strategy for commentaries	Depreciated replacement cost of depreciable assets divided by current replacement cost of depreciable assets, expressed as a percentage.	This ratio measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost.	Standard is not met if ratio data can't be identified or ratio is less than 50%. Basic standard is met if ratio data can be identified and ratio is 50% or greater. Advanced standard is met if this ratio is between 60% and 75%.	2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31 2031/32 2032/33 2033/34 2034/35 2035/36 2036/37 2037/38 2038/39 2039/40	Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Basic Advanced Advanced Advanced Advanced Advanced Advanced
Comments The City meets the criteria for the basic or advanced standard on this ratio in every year of the Plan. This is largely due to the significant amount of relatively new assets, which is a result of the City's rapid growth.					

Performance Indicator	Data and Calculation	Information	Standards	City of Wanneroo Ratio	Standard
Asset Renewal Funding Ratio Note: Also refer to Asset Management Strategy for commentaries	Net present value of planned capital renewals over 10 years, divided by the net present value of the required capital expenditure over 10 years, expressed as a percentage.	This ratio is a measure of the ability of a local government to fund its projected asset renewal / replacements in the future.	Standard is not met if ratio data can't be identified or ratio is less than 75% Basic standard is met if the ratio is between 75% and 95%. Advanced standard is met if the ratio is between 95% and 105%, the ASR falls within the range 90% to 110% and ACR is between 50% and 75%.	2019/20	Basic
Comments The City meets the requirements for the basic standard of this ratio. The Asset Renewal Funding Ratio is the net present value of the planned capital expenditures on renewals over 10 years divided by the net present value of the required capital expenditures on renewals over the same period. The Asset Renewal Funding Ratio has been calculated at 76.4%.					

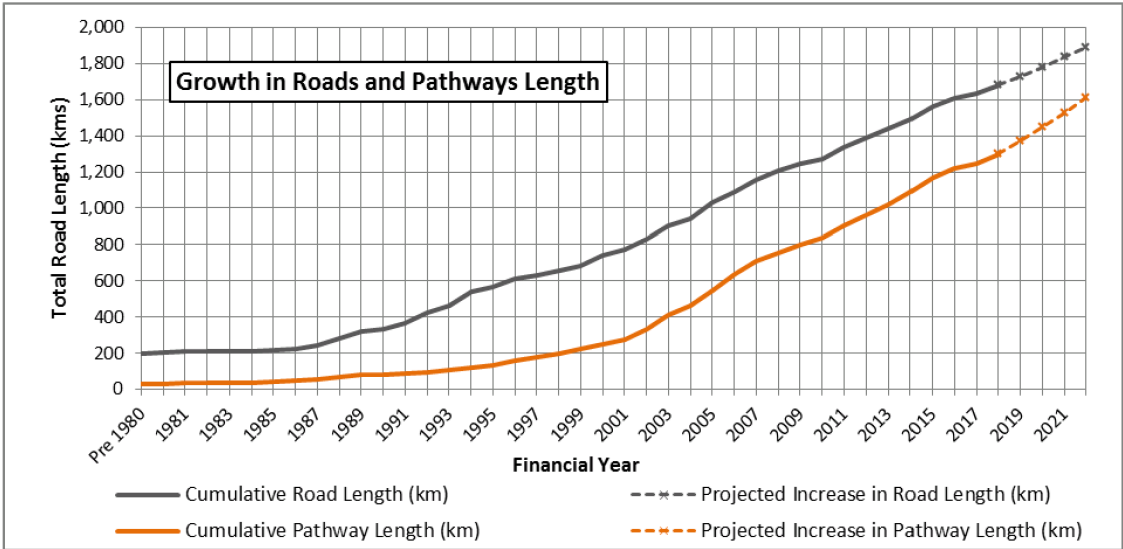
Adjusted Working Capital Ratio

The Adjusted Working Capital ratio has been developed by the City of Wanneroo. It is the Working Capital Ratio with unrestricted cash reserves added back. This ratio has been developed as it shows the City's ability to access liquid funds. It is to be noted that this ratio is not one of the documented ratios under the Local Government Act 1995 or Australian Accounting Standards. As there are no Department of Local Government, Sport and Cultural Industries' Guidelines for this ratio, there are no standards to be measured against.

Appendices

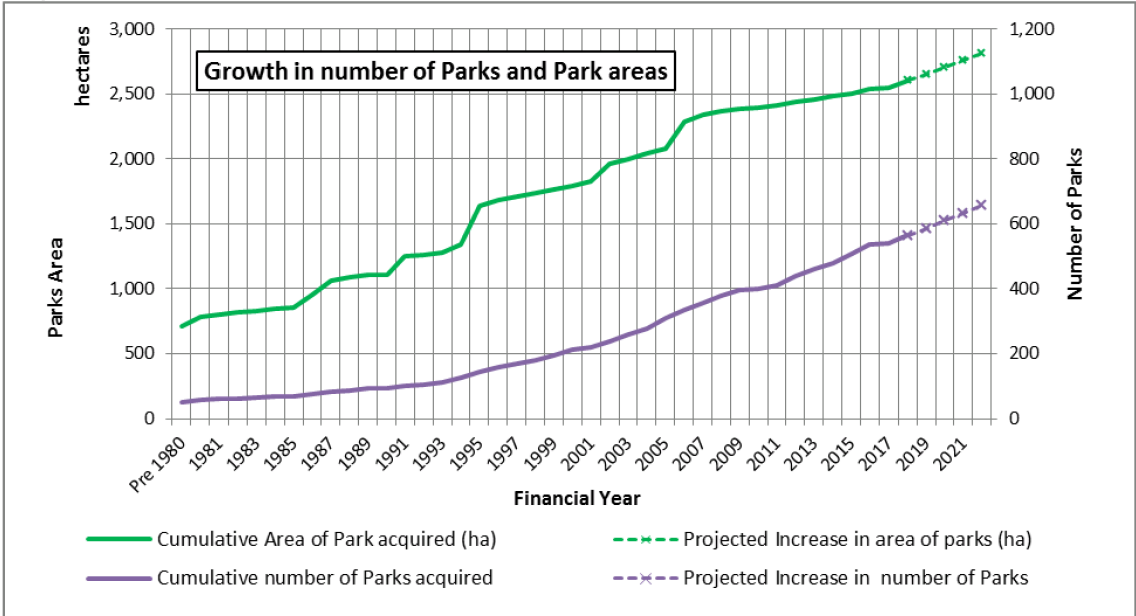
Growth of Infrastructure Assets

Graph 1: Growth in road and path assets



The projected increase in the length of roads and pathways is predicted at a rate of 60 km per annum and 75 km per annum respectively.

Graph 2: Increase in Parks Area



The projected increase in the number of parks and area of parks acquired is predicted at a rate of 20 new parks per annum and 50 ha per annum respectively.

The main area of growth in the City continues to occur in the northern coastal corridor, with new suburbs such as Alkimos, Eglinton and Jindalee rapidly expanding, together with the continuing escalation of existing suburbs such as Banksia Grove, Butler and Yanchep.

Whilst growth has slowed somewhat over the past 12-18 months, it is still anticipated that the population will expand by over 4% per annum in the short term.

Integrated Planning and Reporting Framework

The City of Wanneroo *Integrated Planning and Reporting Framework* encompasses a strategic and business planning system that delivers accountable and measurable linkages between Council's long-term vision and aspirations and practical service delivery. This integrated approach ensures effective delivery of the City's strategic intentions through a suite of strategic and business plans and associated performance reports. The Framework takes into consideration the legislative requirements.

Strategic Community Plan 2017/18–2026/27

The City of Wanneroo *Strategic Community Plan 2017/18–2026/27* is the Council's long-term plan that captures the aspirations of the community and describes the City's strategic objectives. It is the key document for Council to track and report back to the community on the City's progress.

As part of the development of the *Strategic Community Plan* the City conducted extensive community and Elected Member consultation. A strong, long-term Council vision was developed and adopted from this process:

“Inspired by our past, working to create a vibrant progressive City, providing opportunity and investment to enable our growing communities to prosper.”

This vision is delivered through key outcomes and strategies within the four themes of: Society, Economy, Environment (Natural and Built) and Civic Leadership.

Strategic Community Plan 2017/18–2026/27 Summary:

Outcome	Strategy
SOCIETY	
1.1 Healthy and Active People	1.1.1 Create opportunities that encourage community wellbeing and active and healthy lifestyles.
	1.1.2 Facilitate the opportunity within the City to access peak and elite activities
1.2 Safe Communities	1.2.1 Enable community to be prepared and recover from emergency situations
1.3 Distinctive Places	1.3.1 Create distinctive places based on identity of areas.
	1.3.2 Create place-based access to local services
	1.3.3 Advocate and partner to meet changing community service expectations in place

Outcome	Strategy
1.4 Connected Communities	1.4.1 Connect communities through engagement and involvement
	1.4.2 Strengthen community and customer connectedness through community hubs
	1.4.3 Build strong communities through the strength of cultural and heritage diversity
ECONOMY	
2.1 Local Jobs	2.1.1 Develop strong economic hubs locally and near transport
	2.1.2 Build capacity for businesses to grow
2.2 Strategic Growth	2.2.1 Activate Yanchep as a future city of the North
	2.2.2 Continue to activate the Wanneroo Town Centre
	2.2.3 Activate secondary and district centres
	2.2.4 Protect and increase availability of employment generating land
	2.2.5 Attract investment development and major infrastructure
	2.2.6 Focus on industry development in key strategic areas such as Neerabup
2.3 Smart Business	2.3.1 Attract innovative businesses with a focus on technology hubs and agri-business
	2.3.2 Promote early adoption of innovative technology by business
2.4 Places of Destination	2.4.1 Actively build on cultural heritage and distinctive identity to promote Wanneroo as a place to visit
	2.4.2 Enhance Wanneroo as a distinctive place to invest
ENVIRONMENT (NATURAL)	
3.1 Resource Management	3.1.1 Minimise impacts of climate change
	3.1.2 Seek alternative ways to improve energy efficiency
	3.1.3 Proactively manage the scarcity of water through sustainable local water management strategies.
3.2 Enhanced Environment	3.2.1 Maximise the environmental value of beaches, nature reserves and parklands
	3.2.2 Collaborate with relevant State agencies with a focus on the enhancement of the natural environment.
	3.2.3 Optimize retention of significant vegetation and habitat
3.3 Reduce, Reuse, Recycle waste	3.3.1 Treat waste as a resource
	3.3.2 Foster a partnership with community and industry to reduce waste

Outcome	Strategy
	3.3.3 Create and promote waste management solutions
ENVIRONMENT (BUILT)	
3.4 Activated Places	3.4.1 Create local area land use plans supporting our activated places
	3.4.2 Provide safe spaces, centres and facilities through our infrastructure management and designs for community benefit and recreation
	3.4.3 Enhance distinctive built form and spaces based on identity of areas
	3.4.4 Improve local amenity by retaining and complementing natural landscapes within the built environment
3.5 Connected and Accessible City	3.5.1 Deliver local transport infrastructure including roads, footpaths and cycle ways to improve accessibility
	3.5.2 Connect walking and cycling opportunities to key destinations and distinctive places
	3.5.3 Advocate for major integrated transport options close to communities
3.6 Housing Choice	3.6.1 Facilitate housing diversity to reflect changing community needs
CIVIC LEADERSHIP	
4.1 Working with Others	4.1.1 Build effective partnerships and demonstrate leadership in local government at regional, state and national levels
	4.1.2 Engage, include and involve community
	4.1.3 Advocate and collaborate for the benefit of the City
4.2 Good Governance	4.2.1 Provide transparent and accountable governance and leadership
	4.2.2 Provide responsible resource and planning management recognising our significant future growth
	4.2.3 Ensure return on investment and well maintained assets through development and implementation of a strategic asset management framework
4.3 Progressive Organisation	4.3.1 Lead excellence and innovation in local government
	4.3.2 Ensure excellence in our customer service

Corporate Business Plan 2018/19 – 2021/22

The City of Wanneroo *Corporate Business Plan* contains the same key objectives and strategies as the *Strategic Community Plan*, with the addition of specific priorities and actions the City will focus on over the next four years. This Plan ensures the City will deliver services in line with Council priorities and community aspirations.

Resource Planning

Resourcing Plans are the City of Wanneroo documents that outline the City's long-term sustainability planning. Resource planning is informed by the aspirations and key objectives of the *Strategic Community Plan* and support the implementation of the *Corporate Business Plan*.

The City's resource planning currently includes:

- **The Long Term Financial Plan (this document):** Provides an outline of the financial position of the City over the next 20 years. It plans for the City's long term financial sustainability and allows early identification of financial issues and their longer term impacts
- **The Asset Management Strategy and plans:** Describes how the City's assets will meet the service delivery needs of the community into the future. It plans for the long term sustainable management of assets based on a 'whole of life' and 'whole of organisation' approach.
- **Strategic workforce planning:** Provides an outline of the City's workforce requirements and workforce strategies needed to deliver services into the future. It plans for the long-term delivery of current and future operations of the organisation.

Our Services

The City provides an extensive range of services to the community which fall into the following programs prescribed under *the Local Government (Financial Management) Regulations 1996*. Estimates of expenditure and income have been calculated for each of these programs in this Long Term Financial Plan:

- **Governance** — support of members of Council (Elected Members) and administration and operation of services and facilities to support the Council function.
- **General purpose funding** — expenses and income associated with levying and collecting Rates, Waste Service Fees, general purpose Grants and Interest from investments.
- **Law, Order and public safety** — expenses and income principally associated with the Regulatory Services. This includes administration and implementation of various local laws, animal control (licencing and enforcement), fire prevention and emergency services.
- **Health** — monitoring of food quality and licensing of food premises and pest control measures (e.g. mosquito control).
- **Education and welfare** — operation of day care centres and senior citizens' centres.
- **Community amenities** — operation of Waste services (rubbish collection, disposal and recycling), town planning and development and urban stormwater drainage functions.
- **Recreation and culture** — maintenance of halls, various sporting grounds and facilities, ovals, golf courses, parks and reserves. The operation of libraries and cultural centres are also included.
- **Transport** — maintenance of streets, roads, bridges, parking areas and footpaths, including street cleaning and lighting of streets. Costs associated with operation of works depot/s are also included.
- **Economic services** — building control services (licences), support for any local tourist centre, area promotion and economic development initiatives undertaken.
- **Other property and services** — private works undertaken and operating and maintenance costs of the plant and equipment used in maintenance and construction works.

Service Delivery

It is proposed that existing service levels will be maintained for all operational areas in the short term. However, a key objective for the City is to align existing service levels with the longer term need to fund the provision of infrastructure and renewal obligations. Operational efficiencies will therefore be sought that do not impact on quality of service.

Definitions

Gross Rental Valuation

Method of Rating that involves an annual rental value being determined by the Valuer General for a property with a Rate-in-the-dollar amount set by the Council applied to that value to determine the annual Rates charge.

General funds

Defined as rates and general purpose grants as per Section 6.23 of the *Local Government Act 1995*:

“general funds” means the review of income from —

- (a) *general Rates*;
- (b) *Government grants which were not given to the local government for a specific purpose; and*
- (c) *such other sources as are prescribed.*

Maintenance expenditure

For the purpose of this review, maintenance expenditure is defined as spending on an existing asset which is periodically or regularly required as part of the anticipated schedule of works to ensure that the asset achieves its economic life or period of service between renewal.

Maintenance expenditure:

- does not increase the asset’s service potential or life;
- is essential to ensure the safe and effective operation of the asset during its period of service;
- may be planned or unplanned;
- includes associated labour costs as well as costs of materials and contractors; and
- can include both annual routine maintenance, and the rehabilitation of assets that have prematurely degraded because they were not routinely maintained in the past.

Maintenance expenditure excludes parks operating expenditure, but includes parks maintenance costs.

Operating surplus (deficit)

Defined as total operating revenue less total operating expenses; i.e. it excludes any non-operating amounts (e.g. non-operating grants and subsidies; non-operating contributions, reimbursements and donations; contributions for the development of assets; profit on asset disposals; and loss on asset disposals).

Renewals capital expenditure

Renewals capital expenditure is defined as expenditure on an existing asset which returns the service potential or the life of the asset to its original level. This can involve an asset being periodically renewed to reinstate its service potential or being replaced at the end of its economic life. As it reinstates existing service potential, it has no impact on revenue, but may reduce further operating and maintenance expenditure if completed at the optimum time. Such expenditure is capitalised.

Unimproved valuation (UV)

Method of Rating that involved the estimation of a property's value in an 'unimproved' condition.

Upgrade capital expenditure

Upgrade capital expenditure involves expenditure on an existing asset, which enhances that asset so as to provide a level of service that is greater or increases the life of the asset beyond that which it had originally. As the expenditure increases the asset's service potential or life beyond its original level, it is capitalised not expensed.

Own source revenue

Own source revenue relates to revenue that is raised by the local government, such as Rates, service charges, fees and user charges, interest income, reimbursements and profit on disposal of assets. It excludes such items as Grants, Contributions and donations from external organisations, State and Federal Government.

Acronyms

ABS	Australian Bureau of Statistics
CoW	City of Wanneroo
CPI	Consumer Price Index
DLGSC	Department of Local Government, Sport and Cultural Industries
FTE	Full time equivalent
FY	Financial year
GRV	Gross rental valuation
UV	Unimproved valuation
WA	Western Australia
WALGA	Western Australian Local Government Association
WATC	Western Australia Treasury Corporation

Disclaimer

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This report is subject to any assumption noted in it, as well as the assumption that the current economic, political or commercial environment does not materially change. The City does not warrant or guarantee any outcome or prediction in this report, or arising from reliance on it.

The information in this report is provided by the City in good faith on the basis of information available and supplied to the City. The City has not independently verified the information supplied to it. Accordingly, the City does not represent that the information contained in this report is accurate or complete, and it should not be relied upon as such. The City is under no obligation or duty to notify anyone if there is any change in any information or any new information, or if it forms a different opinion at any time after the date of this report.

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Transactional Finance

3.16 Warrant Of Payments For The Period To 31 October 2019

File Ref: 1859V02 – 19/444319
 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 October 2018, 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 October 2019

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – October 2019		
Cheque Numbers	117938 - 118310	\$4,200,889.45
EFT Document Numbers	3655 - 3677	<u>\$13,727,234.17</u>
TOTAL ACCOUNTS PAID		<u>\$17,926,683.94</u>
Less Cancelled Cheques		(\$2744.00)
Manual Journals		\$8,680.00
Town Planning Scheme		<u>(\$4,802,238.50)</u>
RECOUP FROM MUNICIPAL FUND		<u>\$13,131,821.12</u>
Municipal Fund – Bank A/C		
Accounts Paid – October 2019		
Municipal Recoup		\$13,131,821.12
Direct Payments		\$83,670.47
Payroll – Direct Debits		<u>\$3,550,140.92</u>
TOTAL ACCOUNTS PAID		<u>\$16,765,632.51</u>
Town Planning Scheme		
Accounts Paid – October 2019		
Cell 1		<u>\$11,227.23</u>
Cell 2		<u>(\$7.01)</u>
Cell 4		<u>\$14,198.95</u>
Cell 5		<u>\$62.66</u>
Cell 6		<u>(\$7.01)</u>
Cell 7		<u>(\$7.01)</u>
Cell 8		<u>\$137.69</u>
Cell 9		<u>\$4,776,633.00</u>
TOTAL ACCOUNTS PAID		<u>\$4,802,238.50</u>

At the close of October 2019 outstanding creditors amounted to \$1,734,746.62.

Consultation

Nil

Comment

The list of payment (cheques and electronic transfers) and the end of month total of outstanding creditors for the month of October 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 October 2019, as summarised below:-

Funds	Vouchers	Amount
Director Corporate Services Advance A/C		
Accounts Paid – October 2019		
Cheque Numbers	117938 - 118310	\$4,200,889.45
EFT Document Numbers	3655 - 3677	<u>\$13,727,234.17</u>
TOTAL ACCOUNTS PAID		<u>\$17,926,683.94</u>
Less Cancelled Cheques		(\$2744.00)
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Cell 7		<u>(\$7.01)</u>
Cell 8		<u>\$137.69</u>
Cell 9		<u>\$4,776,633.00</u>
TOTAL ACCOUNTS PAID		<u>\$4,802,238.50</u>

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00117938	02/10/2019	Harjinder Singh	\$100.00
		Bond Refund	
00117939	02/10/2019	Jonathan Parlongo	\$150.00
		Bond Refund	
00117940	02/10/2019	Nicole Seath	\$100.00
		Bond Refund	
00117941	02/10/2019	Marlene D'Cruze	\$850.00
		Bond Refund	
00117942	02/10/2019	Doanh Kinh Le	\$850.00
		Bond Refund	
00117943	02/10/2019	Bridget Monique Walsh	\$100.00
		Bond Refund	
00117944	02/10/2019	Natasa Rizmanoska	\$540.00
		Bond Refund	
00117945	02/10/2019	Yanchep Districts Junior Football Club	\$350.00
		Bond Refund	
00117946	02/10/2019	Vanessa Waters	\$150.00
		Bond Refund	
00117947	02/10/2019	Julia Edwards-Pardoe	\$100.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bond Refund	
00117948	02/10/2019	Michelle Cangemi	\$150.00
		Bond Refund	
00117949	02/10/2019	Amy Borg	\$850.00
		Bond Refund	
00117950	02/10/2019	Annemarie Poland	\$850.00
		Bond Refund	
00117951	02/10/2019	Lakewood Estate Development No 1 Pty Ltd	\$46.00
		Refund - Overpayment Of Invoice - Accounts Receivable	
00117953	02/10/2019	Rates Refund	\$326.32
00117954	02/10/2019	Yanchep Netball Club Incorporated	\$294.00
		Refund - Food Business Application - Not Required	
00117955	02/10/2019	Gavin Skinner	\$147.00
		Refund - Development Application - Incomplete	
00117956	02/10/2019	Brittni Skye Elson	\$360.00
		Vehicle Crossing Subsidy	
00117957	02/10/2019	Tracy Davies	\$100.00
		Hire Fee Refund - Reissue Of Stale Cheque 112856	
00117958	02/10/2019	Damien Johnston	\$100.00
		Hire Fee Refund - Reissue Of Stale Cheque 113116	
00117959	02/10/2019	Rates Refund	\$1,400.22
00117970	03/10/2019	City of Wanneroo	\$4,000.00
		Cash Advance - Race In Your Rates Prizes - Communications & Events	
00117971	03/10/2019	Accounts Services Petty Cash	\$237.40
		Petty Cash	
00117972	03/10/2019	Girrawheen Library Petty Cash	\$64.55
		Petty Cash	
00117973	03/10/2019	Community History Centre Petty Cash	\$46.95
		Petty Cash	
00117975	03/10/2019	Yanchep Two Rocks Library Petty Cash	\$71.35
		Petty Cash	
00117976	03/10/2019	Telstra	\$7,558.38
		Phone Charges For The City	
00117977	03/10/2019	Clarkson Library Petty Cash	\$121.30
		Petty Cash	
00117978	03/10/2019	Building & Health Petty Cash	\$131.10
		Petty Cash	
00117979	03/10/2019	Assets Petty Cash	\$136.85
		Petty Cash	
00117980	03/10/2019	Alix Arnold	\$101.60

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Swimming Lessons - Cancelled	
00117981	03/10/2019	Darcy Glynn	\$10.80
		Refund - Copies Of Plans - Not Available	
00117982	03/10/2019	Sarah Geaney	\$64.00
		Refund - Copies Of Plans - Not Available	
00117983	03/10/2019	Jay Medwin	\$21.20
		Refund - Copies Of Plans - Request Cancelled	
00117984	03/10/2019	School Sport Western Australia Incorporated	\$600.00
		Sponsorship - 3 Members - Australia Touch Football Championships - Canberra - 26.10.2019 - 02.11.2019	
00117985	03/10/2019	Clifford Roworth	\$3,778,285.00
		Acquisition - Post/Telstra Buffer - WAPC155841 - Lot 56 & 57 Queensway Road Landsdale	
00117986	03/10/2019	Brighton Catholic Primary School P & F	\$294.00
		Refund - Food Business - Not Required	
00117987	03/10/2019	Jill Morrison	\$147.00
		Reimbursement - Development Application - Incomplete	
00117989	03/10/2019	Peter Madden	\$1,430.79
		Refund (Partial) - Street & Verge Bond	
00117990	08/10/2019	N Hotz	\$29.45
		Refund - Cashless Account Balance - Membership Cancelled	
00117991	08/10/2019	Michael Stevenson	\$360.00
		Vehicle Crossing Subsidy	
00117992	08/10/2019	Bhavin Kapadiya	\$360.00
		Vehicle Crossing Subsidy	
00117993	08/10/2019	Laura Gray	\$42.30
		Refund - Copies Of Plans - Not Available	
00117994	08/10/2019	David Spinks	\$64.00
		Refund - Copies Of Plans - Not Available	
00117995	08/10/2019	Manifest WA Pty Ltd	\$126.00
		Refund - Copies Of Plans - Not Available	
00117996	08/10/2019	Gerardo Perez	\$10.80
		Refund - Copies Of Plans - Not Available	
00117997	08/10/2019	Rashvir Dhanjal	\$21.20
		Refund - Copies Of Plans - Not Available	
00117998	08/10/2019	Touch Football WA	\$800.00
		Sponsorship - Male Under 18 Team 2 Members - Female Under 18 Team 1 Member - 2019 National Youth Championships - Caloundra Queensland 18 - 21.09.2019	
00117999	08/10/2019	Perth Glory Football Club	\$600.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Sponsorship - 4 Members - 2019 - FFA National Youth Championships - Coffs Harbour NSW 30.09.2019	
00118000	08/10/2019	The Badminton Association Of Western Australia Incorporated	\$3,153.00
		Refund - Waiver Of Fees - 50% - Hire Of Kingsway Indoor Stadium - Perth International 2019 BWF Series Badminton Tournament - 05 - 09.09.2019	
00118001	08/10/2019	Volleyball Western Australia	\$200.00
		Sponsorship - 1 Member - Australian Junior Volleyball Championships - Canberra 27.09.2019 - 05.10.2019	
00118002	08/10/2019	High Flyers Trampoline & Gymnastics	\$200.00
		Sponsorship - 1 Member - National Clubs Carnival 2019 - Gold Coast 22 - 30 September 2019	
00118003	08/10/2019	Claire Armstrong	\$70.00
		Refund - Swimming Lessons - Moving Interstate	
00118004	08/10/2019	School Sport Western Australia	\$200.00
		Sponsorship - 1 Member - Australia Football (Soccer) 16's Boys Championship Burpengary QLD 13 - 20.09.2019	
00118005	08/10/2019	WA Northern Thunder Team	\$400.00
		Sponsorship - 2 Members - ALA U15 Boys And Girls Regional Lacrosse Championship Adelaide SA 29.09.2019 - 05.10.2019	
00118006	08/10/2019	Football West	\$200.00
		Sponsorship - 1 Member - FFA Cerebral Palsy Football National Championships Glenwood NSW 02 - 06.10.2019	
00118007	08/10/2019	Scouts WA Carramar Scout Group	\$200.00
		Sponsorship - 1 Member - You + Lead 2019 (National Leadership Development Program) Baden Powell Park QLD 29.09.2019 - 04.10.2019	
00118008	08/10/2019	Rugby WA	\$200.00
		Sponsorship - 1 Member - National Rugby Tournament Canberra 28.09.2019 - 05.10.2019	
00118009	08/10/2019	Football West	\$200.00
		Sponsorship - 1 Member - Football Federation Australia (FFA) National Futsal Championships 2020 Canberra 12 - 17.01.2020	
00118010	08/10/2019	Hartree & Associates Architects	\$147.00
		Refund - Jadu Application - Submitted In Error	
00118011	08/10/2019	Justin Lacey	\$295.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Development Application - Administrative Error	
00118012	08/10/2019	Sang Nguyen	\$850.00
		Bond Refund	
00118013	08/10/2019	Rihab Shakir	\$350.00
		Bond Refund	
00118014	08/10/2019	Balga Cricket Club	\$84.00
		Key Bond Refund	
00118015	08/10/2019	Courtney Roscoe	\$100.00
		Bond Refund	
00118016	08/10/2019	Kinjal Patel	\$350.00
		Bond Refund	
00118017	08/10/2019	Selesa Filimaua	\$100.00
		Bond Refund	
00118018	08/10/2019	Quinns Rocks 3 Year Old Programme	\$100.00
		Bond Refund	
00118019	08/10/2019	Alexandra Charmane Parker	\$50.00
		Bond Refund	
00118020	08/10/2019	Amara Danielle Ransley	\$350.00
		Bond Refund	
00118021	08/10/2019	Rania Kaplanian	\$100.00
		Bond Refund	
00118022	08/10/2019	Rates Refund	\$1,078.57
00118023	08/10/2019	Rates Refund	\$638.21
00118024	08/10/2019	Chae Won An	\$5.00
		Refund - Lego Builders - Program Changed	
00118025	08/10/2019	Sharon Hill	\$10.00
		Refund - Lego Builders - Program Changed	
00118026	08/10/2019	Cecilia Wambua	\$5.00
		Refund - Lego Builders - Program Changed	
00118027	08/10/2019	Hiroko Cook	\$5.00
		Refund - Lego Builders - Program Changed	
00118028	08/10/2019	Claire Young	\$5.00
		Refund - Ultimate Frisbee - Cancelled	
00118029	08/10/2019	Karen Watts	\$159.50
		Refund - Swimming Lessons - Unable To Attend	
00118030	08/10/2019	Devin Frederick Guest	\$100.57
		Refund - Infringement 1048992 - Withdrawn	
00118031	08/10/2019	City of Wanneroo	\$200.00
		Cash Advance - Morning Tea - Resignation Of Katy Trevaskis & Simon	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Nonis	
00118032	08/10/2019	Wanneroo Youth Centre Petty Cash	\$140.85
		Petty Cash	
00118034	08/10/2019	Water Corporation	\$15,586.74
		Water Supplies For The City	
00118035	08/10/2019	Finance Services Petty Cash	\$727.50
		Petty Cash	
00118036	08/10/2019	Mrs Lorna Cross	\$255.00
		Reimbursement - Austswim Renewal - Aquamotion	
00118037	09/10/2019	Cr F Cvitan	\$2,596.56
		Monthly Allowance	
00118038	09/10/2019	Alessa Franchina	\$540.00
		Bond Refund	
00118039	15/10/2019	Rates Refund	\$636.40
00118040	15/10/2019	Rates Refund	\$523.83
00118041	15/10/2019	The Rare Budgerigar Club of WA Incorporated	\$540.00
		Bond Refund	
00118042	15/10/2019	Gerard O'Brien	\$540.00
		Bond Refund	
00118043	15/10/2019	Arlene Gempesao	\$350.00
		Bond Refund	
00118044	15/10/2019	Jeprel Tolentino	\$350.00
		Bond Refund	
00118078	15/10/2019	Water Corporation	\$2,113.40
		Water Supplies For The City	
00118079	15/10/2019	Telstra	\$35,442.81
		Phone Charges For The City	
00118080	15/10/2019	Jag Demolition	\$1,000.00
		Refund - Street & Verge Bond	
00118081	15/10/2019	Water Corporation	\$330.00
		Consent To Drainage Easement - Lot 2 Harmony Avenue Clarkson - Property Services	
00118082	15/10/2019	Mr Peter Tuck	\$57.65
		Keyholder Payments	
00118083	15/10/2019	Urban WA Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00118084	15/10/2019	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118085	15/10/2019	Pure Homes Pty Ltd Trading As B1 Homes	\$2,000.00
		Refund - Street & Verge Bond	
00118086	15/10/2019	Australian Outdoor Living (WA) Pty Ltd	\$1,000.00
		Refund - Street & Verge Bond	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118087	15/10/2019	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118088	15/10/2019	First Homebuilders Pty Ltd	\$2,100.00
		Refund - Street & Verge Bond	
00118089	15/10/2019	Ben Linnenbank Constructions	\$1,000.00
		Refund - Street & Verge Bond	
00118090	15/10/2019	Attix Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118091	15/10/2019	Don Russell Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118092	15/10/2019	Xpand Constructions Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118093	15/10/2019	Buckby Contracting Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00118094	15/10/2019	Rates Refund	\$425.70
00118095	15/10/2019	Billie Neilson	\$150.00
		Dog Registration Refund - Sterilised	
00118096	15/10/2019	One Big Voice Festival Incorporated	\$40.00
		Refund - Room Hire Fees - Cancelled	
00118097	15/10/2019	Ballajura Landsdale Cricket Club	\$350.00
		Bond Refund	
00118098	15/10/2019	Arvin M Managkel	\$100.00
		Bond Refund	
00118099	15/10/2019	Bright Water For Plumbing And Gas	\$850.00
		Bond Refund	
00118100	15/10/2019	Christine Ruwhiu	\$13.15
		Hire Fee Refund	
00118101	15/10/2019	Harisinh Parmar	\$3,000.00
		Bond Refund	
00118102	15/10/2019	ICN WA	\$3,000.00
		Bond Refund	
00118103	15/10/2019	The Trustee for CNV Family Trust	\$294.00
		Refund - Food Business Registration - Incorrect Council	
00118104	15/10/2019	P & HG Jeffery	\$360.00
		Vehicle Crossing Subsidy	
00118105	15/10/2019	BD & PA Cassidy	\$360.00
		Vehicle Crossing Subsidy	
00118106	15/10/2019	RD & JM Baxter	\$360.00
		Vehicle Crossing Subsidy	
00118107	15/10/2019	Naumce Srbinoski	\$360.00
		Vehicle Crossing Subsidy	
00118108	15/10/2019	Rates Refund	\$1,095.61
00118109	15/10/2019	Rates Refund	\$1,782.31
00118110	15/10/2019	Rates Refund	\$138.90
00118111	15/10/2019	Rates Refund	\$1,285.22

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118112	15/10/2019	Sean Dunne	\$1,000.00
		Refund - Street & Verge Bond	
00118113	15/10/2019	Regan Cordeiro	\$2,000.00
		Refund - Street & Verge Bond	
00118114	15/10/2019	Kate Vinicombe	\$1,000.00
		Refund - Street & Verge Bond	
00118115	15/10/2019	Daniel Stolp	\$2,000.00
		Refund - Street & Verge Bond	
00118116	15/10/2019	Robert Kowalski	\$1,000.00
		Refund - Street & Verge Bond	
00118117	15/10/2019	Warren Douglas Baldwin	\$1,000.00
		Refund - Street & Verge Bond	
00118118	15/10/2019	Antonino Spano	\$2,000.00
		Refund - Street & Verge Bond	
00118119	15/10/2019	Mr & Mrs Purcell	\$2,000.00
		Refund - Street & Verge Bond	
00118120	15/10/2019	Matthew Green	\$1,000.00
		Refund - Street & Verge Bond	
00118121	15/10/2019	Adnan Bukvic	\$2,000.00
		Refund - Street & Verge Bond	
00118122	15/10/2019	James Bannon	\$2,000.00
		Refund - Street & Verge Bond	
00118123	15/10/2019	Elmira Hodges	\$1,000.00
		Refund - Street & Verge Bond	
00118124	15/10/2019	Carole Hanrahan & Sean McAuliffe	\$2,000.00
		Refund - Street & Verge Bond	
00118125	15/10/2019	Ailia Subih	\$2,000.00
		Refund - Street & Verge Bond	
00118126	15/10/2019	Charlotte Whyatt	\$2,000.00
		Refund - Street & Verge Bond	
00118127	15/10/2019	Western Australian Genealogical Society Incorporated	\$100.00
		Annual Membership Renewal 2019 / 2020 - Cultural Services	
00118128	15/10/2019	Minter Ellison	\$8,250.00
		Professional Services - Review Of Works Contract - Legal Services	
00118129	15/10/2019	Canopy Adventure Yanchep Pty Ltd	\$134.00
		Adventure Tickets - 2 Adults & 1 Child - Advocacy & Economic Development	
00118130	15/10/2019	West Coast Heli Scene	\$210.00
		National Park Flight For 3 Passengers - Advocacy & Economic Development	
00118131	15/10/2019	Australia Post	\$34,135.33
		Postage Charges - September 2019 - Lodged	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118132	15/10/2019	Australia Post	\$9,521.69
		Postage Charges For The City - September 2019	
00118133	22/10/2019	Rates Refund	\$441.68
00118134	22/10/2019	Rates Refund	\$644.79
00118135	22/10/2019	Rates Refund	\$769.62
00118136	22/10/2019	Rates Refund	\$100.00
00118137	22/10/2019	Rates Refund	\$800.00
00118138	22/10/2019	Rates Refund	\$627.60
00118139	22/10/2019	Rates Refund	\$747.96
00118140	22/10/2019	Rates Refund	\$694.74
00118141	22/10/2019	Rates Refund	\$905.26
00118142	22/10/2019	Rates Refund	\$100.00
00118143	22/10/2019	Rates Refund	\$905.26
00118144	22/10/2019	Rates Refund	\$726.32
00118145	22/10/2019	Rates Refund	\$100.00
00118146	22/10/2019	Matthew Hearn	\$10.80
		Refund - Copies Of Plans - Unavailable	
00118147	22/10/2019	Thi Be Truong	\$360.00
		Vehicle Crossing Subsidy	
00118148	25/10/2019	City of Wanneroo	\$2,200.00
		Cash Advance - Prizes For Great Recycling Challenge 20 X Visa Gift Cards - Waste	
		Cash Advance - Gift Cards - L Smith - Leaving Gift	
00118158	22/10/2019	GA Fonceca	\$360.00
		Vehicle Crossing Subsidy	
00118159	22/10/2019	David Wallace	\$360.00
		Vehicle Crossing Subsidy	
00118160	22/10/2019	Julie Pearce	\$10.80
		Refund - Copies Of Plans - Not Clear	
00118161	22/10/2019	Robert Mansas	\$60.00
		Refund - Dog Registration - Deceased	
00118162	22/10/2019	Natalie Heartcliffe	\$422.67
		Refund - Swimming Lessons - Cancelled	
00118163	22/10/2019	Pateidar Samaj WA	\$350.00
		Bond Refund	
00118164	22/10/2019	Walter Eatts	\$100.00
		Bond Refund	
00118165	22/10/2019	Alan J Davies	\$100.00
		Bond Refund	
00118166	22/10/2019	Lisa Willing	\$100.00
		Bond Refund	
00118167	22/10/2019	Anita Baric	\$850.00
		Bond Refund	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118168	22/10/2019	Louise Norman	\$150.00
		Bond Refund	
00118169	22/10/2019	Stephanie Butler	\$2,700.00
		Bond Refund	
00118170	22/10/2019	Lorraine Routledge	\$850.00
		Bond Refund	
00118171	22/10/2019	Ricardo Machado Malveria	\$100.00
		Bond Refund	
00118172	22/10/2019	Gertruida Francina Van den Berg	\$100.00
		Bond Refund	
00118173	22/10/2019	Rates Refund	\$2,238.92
00118174	22/10/2019	Equestrian WA	\$600.00
		Sponsorship - 3 Members - 2019 Australian Interschool Championships - Horsley Park NSW - 28.09.2019 - 03.10.2019	
00118175	22/10/2019	Ngoc Tan Vo	\$275.00
		Refund - Food Business Annual Food Safety Service Charge - Business Sold	
00118176	22/10/2019	Vietnamese Community In Australia WA Incorporated	\$540.00
		Bond Refund - Reissue Of Stale Cheque 112795	
00118177	22/10/2019	Rates Refund	\$910.61
00118178	22/10/2019	Rhiana Blowes	\$10.00
		Dog Registration Refund - Overpayment - Pension Concession	
00118179	22/10/2019	Diabetes WA	\$31.62
		Hire Fee Refund - Bookings Cancelled	
00118180	22/10/2019	Clinton Cawse	\$159.50
		Refund - Swimming Lessons - Cancelled	
00118181	22/10/2019	Cristina Urquizo	\$130.05
		Refund - Swimming Lessons	
00118182	22/10/2019	Melinda Ghataura	\$159.50
		Refund - Swimming Lessons - Due To Class Availability	
00118183	22/10/2019	Ciaran O'Shea	\$2,000.00
		Refund - Street & Verge Bond	
00118184	22/10/2019	Lisa Wardle	\$868.92
		Refund - Design & Review Panel Meeting - No Fees Required For First Meeting	
00118185	22/10/2019	Alkimos Tavern	\$200.00
		Refund - Liquor Licence Fees - Paid Twice	
00118186	22/10/2019	City of Wanneroo	\$100.00
		WRC - Cash Float Increase	
00118187	22/10/2019	Girrawheen Library Petty Cash	\$50.15
		Petty Cash	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118188	22/10/2019	Water Corporation	\$5,635.23
		Water Supplies For The City	
00118189	22/10/2019	Youth Projects Petty Cash	\$182.60
		Petty Cash	
00118190	22/10/2019	Telstra	\$1,295.82
		Phone Charges For The City	
00118191	22/10/2019	Clarkson Library Petty Cash	\$218.90
		Petty Cash	
00118192	22/10/2019	Redink Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00118193	22/10/2019	Woola Woola Koolangkas	\$150.00
		Kidsport Voucher X 1 Child	
00118194	22/10/2019	Ben Trager Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118195	22/10/2019	Pure Homes Pty Ltd Trading As B1 Homes	\$10,000.00
		Refund - Street & Verge Bond X 10	
00118196	22/10/2019	The Trustee for The Antonelli Property Trust	\$720.00
		Vehicle Crossing Subsidy	
00118197	22/10/2019	Materon Investments WA Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118198	22/10/2019	My Homes WA Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
00118199	29/10/2019	Rates Refund	\$6,014.10
00118200	29/10/2019	Vu Luu	\$100.00
		Bond Refund	
00118201	29/10/2019	Goodwill Association WA Inc	\$850.00
		Bond Refund	
00118202	29/10/2019	Joshua Rock	\$350.00
		Bond Refund	
00118203	29/10/2019	Kellie Billingsley	\$100.00
		Bond Refund	
00118204	29/10/2019	Alana Roscoe	\$100.00
		Bond Refund	
00118205	29/10/2019	Ugo Versace	\$350.00
		Bond Refund	
00118206	29/10/2019	Anita Gorasia	\$100.00
		Bond Refund	
00118207	29/10/2019	T J Coman	\$350.00
		Bond Refund	
00118208	29/10/2019	Lindsey Dillon	\$150.00
		Bond Refund	
00118209	29/10/2019	Quinns Districts Amateur Football Club	\$850.00
		Bond Refund	
00118210	29/10/2019	Quang T Tran	\$850.00
		Bond Refund	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118211	29/10/2019	Nadia Velez	\$350.00
		Bond Refund	
00118212	29/10/2019	Western Australia Youth Care Incorporated	\$0.40
		Hire Fee Refund	
00118213	29/10/2019	Rates Refund	\$595.99
00118214	29/10/2019	Rates Refund	\$619.00
00118215	29/10/2019	Rates Refund	\$100.00
00118216	29/10/2019	Rates Refund	\$610.40
00118217	29/10/2019	Rates Refund	\$863.16
00118218	29/10/2019	Rates Refund	\$627.60
00118219	29/10/2019	Rates Refund	\$687.78
00118220	29/10/2019	Adam Bellini	\$850.00
		Bond Refund	
00118221	29/10/2019	Rates Refund	\$750.00
00118222	29/10/2019	Rates Refund	\$100.00
00118223	29/10/2019	Rates Refund	\$567.42
00118224	29/10/2019	Rates Refund	\$679.18
00118225	29/10/2019	Margaret Banks	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118226	29/10/2019	Margaret Colman	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118227	29/10/2019	Elizabeth Jackson	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118228	29/10/2019	Marguerite Moore	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118229	29/10/2019	Elna Opperman	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118230	29/10/2019	Jeffrey Pitt	\$25.00
		Refund - Dragon Boat Racing - Gold Program	
00118231	29/10/2019	Veronica Seeber	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118232	29/10/2019	Suzanne Skipsey	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
00118233	29/10/2019	Mac Homes Sun City	\$4,270.00
		Reimbursement - Development Application - Design Review Panel	
00118234	29/10/2019	Wanderers Australia	\$1,000.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Sponsorship - 2 Members - Sporting Tour For Advanced Coaching And Life Skills Programs - London & Paris 01 - 19.01.2020	
00118235	29/10/2019	Warwick Senators	\$1,000.00
		Sponsorship - U14 Boys - 4 Members - U14 Girls - 2 Members - National U14 Basketball Club Championship Wendouree VIC 30.09.2019 - 06.10.2019	
00118236	29/10/2019	Greenwood College	\$600.00
		Sponsorship - 3 Members - Australian Volleyball Schools Cup - Gold Coast 07 - 13.12.2019	
00118237	29/10/2019	Indoor Sports WA	\$600.00
		Sponsorship - 4 Members - National Indoor Netball Championships Toowoomba 30.11.2019 - 07.12.2019	
00118238	29/10/2019	Wanneroo Districts Rugby Union Club	\$600.00
		Sponsorship - 4 Members - National Cold Cup Tournament U15's - Brisbane 28.09.2019 - 05.10.2019	
00118239	29/10/2019	Cassandra Jeffries	\$30.00
		Dog Registration Refund - Sterilised	
00118240	29/10/2019	Rona Chiera	\$80.46
		Refund - Candidate Nomination Fee	
00118241	29/10/2019	Warren Nel	\$80.46
		Refund - Candidate Nomination Fee	
00118242	29/10/2019	Gideon Rossouw	\$80.46
		Refund - Candidate Nomination Fee	
00118243	29/10/2019	Vinh Nguyen	\$80.00
		Refund - Candidate Nomination Fee	
00118244	29/10/2019	Janine Wood	\$80.00
		Refund - Candidate Nomination Fee	
00118245	29/10/2019	Domenic Caccamo	\$80.00
		Refund - Candidate Nomination Fee	
00118246	29/10/2019	Marino Salinas	\$80.00
		Refund - Candidate Nomination Fee	
00118247	29/10/2019	Siham Carrollisen	\$80.00
		Refund - Candidate Nomination Fee	
00118248	29/10/2019	Matthew Bettanaglio	\$80.00
		Refund - Candidate Nomination Fee	
00118249	29/10/2019	Aaron Sawmadal	\$80.00
		Refund - Candidate Nomination Fee	
00118250	29/10/2019	Shelley McGinn	\$80.00
		Refund - Candidate Nomination Fee	
00118251	29/10/2019	Andrew Baillie	\$80.00
		Refund - Candidate Nomination Fee	
00118252	29/10/2019	Michael Aspinall	\$80.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Candidate Nomination Fee	
00118253	29/10/2019	Peter Newbound	\$80.00
		Refund - Candidate Nomination Fee	
00118254	29/10/2019	Jacqueline Huntley	\$80.00
		Refund - Candidate Nomination Fee	
00118255	29/10/2019	Anh Truong	\$80.00
		Refund - Candidate Nomination Fee	
00118256	29/10/2019	Hodae Zebe	\$350.00
		Bond Refund	
00118257	29/10/2019	Armada Construction Group	\$176.65
		Refund - Application SA2019/27 - Duplicate Application	
00118258	29/10/2019	Rates Refund	\$264.93
00118259	29/10/2019	Rates Refund	\$3,309.24
00118260	29/10/2019	Dale Thompson	\$2,000.00
		Refund - Street & Verge Bond	
00118261	29/10/2019	Tina Muir	\$2,000.00
		Refund - Street & Verge Bond	
00118262	29/10/2019	Graham Cawley	\$1,000.00
		Refund - Street & Verge Bond	
00118263	29/10/2019	Domenico Misitano	\$2,000.00
		Refund - Street & Verge Bond	
00118264	29/10/2019	Dale Davis	\$1,000.00
		Refund - Street & Verge Bond	
00118265	29/10/2019	Robert Dixon	\$1,000.00
		Refund - Street & Verge Bond	
00118266	29/10/2019	Ryan Veaney	\$2,000.00
		Refund - Street & Verge Bond	
00118267	29/10/2019	Wessel Oosthuizen	\$2,000.00
		Refund - Street & Verge Bond	
00118268	29/10/2019	Callum Arnold	\$2,000.00
		Refund - Street & Verge Bond	
00118269	29/10/2019	Cr F Cvitan	\$80.00
		Refund - Candidate Nomination Fee	
00118270	29/10/2019	Wanneroo Youth Centre Petty Cash	\$117.10
		Petty Cash	
00118271	29/10/2019	Water Corporation	\$5,167.98
		Water Charges For The City	
00118272	29/10/2019	Telstra	\$2,199.55
		ADSL Charges For The City	
00118273	29/10/2019	Jag Demolition	\$1,000.00
		Refund - Street & Verge Bond	
00118274	29/10/2019	Health Services Petty Cash	\$190.40
		Petty Cash	
00118275	29/10/2019	Cr G Parker	\$80.00
		Refund - Candidate Nomination Fee	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
00118276	29/10/2019	Pure Homes Pty Ltd Trading As B1 Homes	\$1,059.50
		Refund - Street & Verge Bond	
00118278	29/10/2019	Wow Group (WA) Pty Ltd	\$16,000.00
		Refund - Street & Verge Bond X 8	
00118279	29/10/2019	Christopher Baker	\$80.00
		Refund - Candidate Nomination Fee	
00118280	29/10/2019	Zen Building Company Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
00118281	29/10/2019	ADH Golf and Utility Vehicles	\$671.00
		Ute Hire - Dog's Breakfast - Communications & Events	
00118282	29/10/2019	Anna Richardson	\$100.00
		Insurance Excess - Artwork Damaged During Installation In Hearsay Exhibition - Claim 029364 - Cultural Services	
00118283	29/10/2019	Arbor West Pty Ltd	\$1,023.00
		Tree Audit X 5 - Belhaven Park - Projects	
00118284	29/10/2019	Australian Institute of Building	\$8,037.00
		Registration - AIBS WA Chapter Conference 2019 - 10 Attendees - Planning & Sustainability	
00118285	29/10/2019	Bullivants Pty Ltd	\$519.20
		Test & Tag Lifting Equipment - Fleet	
00118286	29/10/2019	CPA Australia	\$1,660.00
		Annual Congress - 07 - 09.10.2019 - 1 Attendee - Corporate Strategy & Performance	
00118287	29/10/2019	Critical Fire Protection & Training	\$1,233.31
		Fire Equipment Testing & Maintenance - Building Maintenance	
00118288	29/10/2019	Emerge Environmental Services Pty Ltd	\$2,886.13
		Consultancy Services - Stormwater Monitoring - Yellagonga Regional Park & Wangara Industrial Area - Projects	
00118289	29/10/2019	Flight Centre Limited	\$5,000.00
		Holiday Voucher \$5000 - Race In Your Rates - Communications & Events	
00118290	29/10/2019	Gaia's Organic Gardens	\$1,750.00
		Organic Garden Activities - Dog's Breakfast 2019 - Communications & Events	
00118291	29/10/2019	Get Home Safe Limited	\$390.15
		Subscription - Get Home Safe - IT	
00118292	29/10/2019	Greg Smith	\$792.00
		Caricature Artist For Dog's Breakfast - Communications & Events	
00118293	29/10/2019	Hazardawarness	\$330.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Website Hosting - Annual Wanneroo Events - Communications & Events	
00118294	29/10/2019	Impact Training Corporation	\$3,476.00
		Sales Training Aquamotion/Kingsway	
00118295	29/10/2019	Informa Australia Pty Ltd	\$2,304.50
		Training - Leadership Development Training - 09 - 10.10.2019 - 1 Attendee - Assets	
00118296	29/10/2019	J Leggett & T Leggett	\$500.00
		Entertainment - Charity Golf Day - Communications & Events	
00118297	29/10/2019	JCS Online Resources Limited	\$7,054.05
		Subscription Renewal - Findmypast - Library Services	
00118298	29/10/2019	Jodie Aedy	\$1,260.00
		Graphic Design Services - Dog's Breakfast - Communications & Events	
00118299	29/10/2019	Les Cooke Instrument Co Pty Ltd	\$2,758.22
		Vehicle Service - Fleet	
00118300	29/10/2019	Lorna McLean	\$275.00
		Artspokens Art Talk October - Cultural Services	
00118301	29/10/2019	Native Arc	\$292.00
		Workshop - Fauna Education - 01.10.2019 - Conservation	
00118302	29/10/2019	Powerlyt	\$5,302.00
		Contestable Electricity Consultancy - Contracts	
00118303	29/10/2019	Repco	\$230.73
		Vehicle Spare Parts - Stores	
00118304	29/10/2019	Retech Rubber Pty Ltd	\$20,676.70
		Reinstate Two Existing Long Jump Runs - Kingsway - Projects	
00118305	29/10/2019	Shire of Gingin	\$7,699.87
		LSL Entitlements - L Burt - People & Culture	
00118306	29/10/2019	The Basketball Man	\$462.00
		Maintenance On Nets - Parks	
00118307	29/10/2019	The Northern Guide	\$2,640.00
		Advertising - Communications & Events	
00118308	29/10/2019	The Trustee For Glitter Glam & Co Trust	\$1,320.00
		Glitter Tattoos And Face Painter - Dog's Breakfast - Communications & Events	
00118309	29/10/2019	United Fasteners WA Pty Ltd	\$368.45
		Vehicle Spare Parts - Fleet	
00118310	31/10/2019	Cheer Aesthetics Pty Ltd	\$600.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Sponsorship - 7 Members - AASCF Cheer And Dance Championships - Melbourne Vic - 30.11.2019	
		Total Director Corporate Services Advance - Cheques	\$4,200,889.45
ELECTRONIC FUNDS TRANSFER			
00003655	02/10/2019		
		Synergy	\$34,168.72
		Power Supplies For The City	
00003656	02/10/2019		
		Alinta Gas	\$70.50
		Gas Supplies For The City	
		Rates Refund	\$613.95
		Home Group WA Pty Ltd	\$4,844.80
		Refund - Street & Verge Bond x 3	
		Homebuyers Centre	\$671.73
		Refund - Street & Verge Bond	
		LD & D Australia Pty Ltd	\$1,143.40
		Milk Deliveries For The City	
		Main Roads WA	\$25,031.08
		Road Resurfacing - Conlan Avenue - Construction	
		Linemarking & Guideposts - Wesco Road - Construction	
		Quinns FC Incorporated	\$850.00
		Bond Refund	
		Sindy Crowther	\$850.00
		Bond Refund	
		Tangent Nominees Pty Ltd	\$740.10
		Refund - Development Application - Incomplete	
		Urban Development Institute of Australia WA Division Incorporated	\$180.00
		Registration - Delivering The Missing Middle - 17.10.2019 - 1 Attendee - Planning & Sustainability	
		Ventura Home Group Pty Ltd	\$949.73
		Refund - Street & Verge Bond	
00003657	03/10/2019		
		A2Z Sports Pty Ltd	\$933.00
		Shuttlecocks & Badminton Racquets - Kingsway Indoor Stadium	
		Australian Institute of Management	\$1,012.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Training - Strategic Business Planning - 14 - 15.10.2019 - Strategic & Business Planning	
		Australian Training Management Pty Ltd	\$1,045.00
		Training - Dogging Course - 16 - 19.09.2019 - 1 Attendee - Engineering	
		Burgtec	\$577.50
		Lateral Filing Unit - Economic Development	
		Candice Writer	\$2,717.00
		Preparation Of Award Submission - Economic Development Australia Awards - Advocacy & Economic Development	
		Chris Kershaw Photography	\$550.00
		Photography - Business Breakfast - 30.08.2019 - Economic Development	
		Community Greenwaste Recycling Pty Ltd	\$1,361.80
		Material Disposal - Engineering Maintenance	
		CS Legal	\$4,137.34
		Court Fees - Rating Services	
		Diamond Plumbing & Gas	\$427.61
		Plumbing Maintenance For The City	
		ECO Environmental Holdings Pty Ltd	\$121.00
		YSI Proplus Meter Rental - Wangara Sump Water Sampling - Conservation	
		Environmental Industries Pty Ltd	\$968.00
		Landscape Maintenance - Kingsbridge Oval - Parks	
		Flick Anticimex Pty Ltd	\$30.90
		Sanitary Waste Services For The City	
		Focus Consulting WA Pty Ltd	\$2,200.00
		Electrical Consultancy - Warradale Park - Facilities Projects	
		Geoff's Tree Service Pty Ltd	\$4,497.35
		Tree Works - Various Locations - Parks	
		Hendry Group Pty Ltd	\$3,080.00
		Condition Report - WLCC - Building Maintenance	
		Imagesource Digital Solutions	\$352.00
		Corflute Signs & Decals - Gloucester Lodge - Cultural Services	
		Integrity Industrial Pty Ltd	\$13,089.56
		Casual Labour For The City	
		Integrity Staffing	\$3,459.75
		Casual Labour For The City	
		Joondalup Smash Repairs Pty Ltd	\$3,500.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Insurance Excess - 3 Claims	
		Ladybird's Plant Hire	\$157.30
		Rental Of Indoor Plants - Administration	
		LD Total	\$2,500.26
		Irrigation Repairs For The City	
		Logo Appointments	\$1,194.93
		Casual Labour For The City	
		Michael Page International (Australia) Pty Ltd	\$3,340.33
		Casual Labour For The City	
		Mindarie Regional Council	\$10,059.31
		Refuse Disposal For The City	
		MW Toolbox Manufacturing (VIC) Pty Ltd	\$3,936.00
		Custom Toolboxes - Fleet Assets	
		Nintex Pty Ltd	\$2,359.50
		Promapp Subscription Licence Fees - IT	
		Prestige Alarms	\$920.70
		Monthly 3G Services - July 2019 - Building Maintenance	
		Pritchard Francis Consulting Pty Ltd	\$10,577.88
		Consultancy Services - Water Management Engineering - Economic Development	
		Programmed Integrated Workforce	\$22,840.02
		Casual Labour For The City	
		SportsTG (SP) Pty Ltd	\$1,490.50
		FSP Manager Base Licensing Renewal - September 2019 - August 2020	
		Toll Transport Pty Ltd	\$13.05
		Courier Services - Fleet	
		Total Landscape Redevelopment Service Pty Ltd	\$19,635.00
		Install Park Benches/Tables - Various Locations - Projects	
		Trophy Shop Australia	\$12.40
		Name Badge - Finance	
		Turf Care WA Pty Ltd	\$11,455.07
		Weed Control Spraying - Various Locations - Parks	
		Wanneroo Electric	\$190.30
		Electrical Maintenance For The City	
		William Buck Consulting (WA) Pty Ltd	\$13,254.21
		Interim Fee - Probity Adviser Services Tenders - Contracts	
		Audit - Records Management - Enterprise Risk Management	
		Internal Audit Services - Enterprise Risk	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Wilson Security	\$11,120.35
		Security Services For The City	
00003658	08/10/2019		
		Synergy	\$6,940.06
		Power Supplies For The City	
00003659	08/10/2019		
		Aussie Table Tennis	\$3,068.93
		Table Tennis Table - Place Management	
		Autism Swim	\$925.11
		Monthly Membership Fees - Aquamotion	
		CS Legal	\$2,952.90
		Court Fees - Rating Services	
		Devlyn Australia Pty Ltd	\$123,529.40
		Payment Certificate 2 - Belhaven Park Sports Amenities Building - Projects	
		Donald Cant Watts Corke (WA) Pty Ltd	\$3,850.00
		Quantity Surveying Services - Alkimos Eglinton & Yanchep Two Rocks Community Facilities - Strategic Land Use Planning	
		Flick Anticimex Pty Ltd	\$121.04
		Sanitary Services For The City	
		Integrity Industrial Pty Ltd	\$10,926.19
		Casual Labour For The City	
		Integrity Staffing	\$3,396.10
		Casual Labour For The City	
		Kmart Australia Limited (Wanneroo)	\$50.00
		Jars X 50 - Community Development	
		Leapfrogs	\$600.00
		Seniors Lunch - Gold Program	
		Logo Appointments	\$1,194.93
		Casual Labour For The City	
		Marketforce Pty Ltd	\$3,104.92
		Advertising Services For The City	
		Mindarie Regional Council	\$401,715.86
		Refuse Disposal Services For The City	
		Programmed Integrated Workforce	\$6,526.60
		Casual Labour For The City	
		Roads 2000	\$13,021.10
		Lay Asphalt - Wanneroo Road - Construction	
		Tamala Park Regional Council	\$8,701.00
		GST Payable - August 2019 - Pursuant To Section 153B Of Agreement	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		The Trustee For The Simmonds Steel	\$2,200.00
		Repair Doggy Bag Boxes - Waste	
		WEX Australia Pty Ltd	\$1,400.63
		Fuel - Fleet Assets	
00003660	08/10/2019		
		Australia Post	\$10,922.73
		Billpay Transaction Fees - Rates	
		Australian Manufacturing Workers Union	\$297.50
		Payroll Deduction - Period Ending 04.10.2019	
		Australian Services Union	\$691.30
		Payroll Deduction - Period Ending 04.10.2019	
		Child Support Agency	\$1,254.45
		Payroll Deduction - Period Ending 04.10.2019	
		City of Wanneroo - Payroll Rates	\$6,143.00
		Payroll Deduction - Period Ending 04.10.2019	
		City of Wanneroo - Social Club	\$752.00
		Payroll Deduction - Period Ending 04.10.2019	
		Cr Linda Aitken	\$333.90
		Travel Allowance - 01.07.2019 - 31.08.2019	
		Decipha Pty Ltd	\$2,001.57
		Monthly Mail Room Service Fee - Information Management	
		Eric Jan Byleveld	\$320.00
		Volunteer Payment	
		HBF Health Limited	\$623.45
		Payroll Deduction - Period Ending 04.10.2019	
		LD & D Australia Pty Ltd	\$161.20
		Milk Deliveries For The City	
		LGRCEU	\$1,875.76
		Payroll Deduction - Period Ending 04.10.2019	
		Maxxia Pty Ltd	\$9,293.89
		Input Tax Credits - Salary Packaging - August 2019	
		Payroll Deduction - Period Ending 04.10.2019	
		Mr Kenneth Dalton	\$140.00
		Volunteer Payment	
		Rates Refund	\$203.42
		Paywise Pty Ltd	\$1,528.55

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Input Tax Credits - Salary Packaging - August 2019	
		Payroll Deduction - Period Ending 04.10.2019	
		Selectus Salary Packaging	\$10,711.50
		Input Tax Credits - Salary Packaging - August 2019	
		Payroll Deduction - Period Ending 04.10.2019	
		Telstra Corporation Limited	\$120.00
		Dial Before You Dig - 81 Yanchep Beach Road - Property Services	
		Trailer Parts Pty Ltd	\$1,043.39
		Vehicle Spare Parts - Fleet	
00003661	09/10/2019		
		C & S McDarby	\$11,137.23
		Return Of Excess Funds - East Wanneroo Cell 1 - Town Planning	
00003662	08/10/2019		
		City of Wanneroo - Rates	\$2,275.00
		Rates Deductions	
		Cr Brett Treby	\$2,371.56
		Monthly Allowance	
		Cr Domenic Zappa	\$2,386.56
		Monthly Allowance	
		Cr Dot Newton	\$2,496.56
		Monthly Allowance	
		Cr Huu Van Nguyen	\$2,596.56
		Monthly Allowance	
		Cr Lewis Flood	\$2,501.56
		Monthly Allowance	
		Cr Linda Aitken	\$2,596.56
		Monthly Allowance	
		Cr Natalie Sangalli	\$4,435.74
		Monthly Allowance	
		Cr Paul Miles	\$951.56
		Monthly Allowance	
		Cr Russell Driver	\$2,596.56
		Monthly Allowance	
		Cr Samantha Jane Fenn	\$2,596.56
		Monthly Allowance	
		Cr Sonet Coetzee	\$2,596.56
		Monthly Allowance	
		Mayor Tracey Roberts	\$11,251.55

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Monthly Allowance	
00003663	15/10/2019		
		Synergy	\$582,676.04
		Power Supplies For The City	
00003664	15/10/2019		
		Alinta Gas	\$88.55
		Gas Supplies For The City	
		Alinta Sales Pty Ltd	\$1,650.00
		Payment Certificate - Kingsway Olympic Clubroom Changerooms & Grandstand - Infrastructure Capital Works	
		Australian Taxation Office	\$574,795.00
		Payroll Deduction - Period Ending 04.10.2019	
		Special Pay Period Ending 14.10.2019	
		BGC Residential Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Blueprint Homes (WA) Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond X 3	
		Celebration Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Essential First Choice Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Home Group WA Pty Ltd	\$6,932.57
		Refund - Street & Verge Bond X 4	
		Homebuyers Centre	\$12,000.00
		Refund - Street & Verge Bond X 6	
		Ideal Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		JCorp Pty Ltd	\$2,100.00
		Refund - Street & Verge Bond	
		Landgate	\$943.20
		Land Enquiries For The City	
		LD & D Australia Pty Ltd	\$385.40
		Milk Deliveries For The City	
		LGISWA	\$448,239.46
		Insurance - Liability 2019 / 2020	
		Insurance - Property Protection 2019 / 2020	
		Insurance - Scheme Contributions 2019 / 2020	
		Main Roads WA	\$495.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Training - Road Safety Online - Projects	
		Mr Graham John Woodard	\$243.55
		Keyholder Payments	
		Ms Peggy Brown	\$145.00
		Keyholder Payments	
		Ms Susan Potter	\$2,025.00
		Refund - Study Assistance - Australian Institute Of Management	
		Optus	\$1,346.70
		Phone Charges For The City	
		Simsai Construction Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Trailer Parts Pty Ltd	\$536.75
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Western Power	\$192,887.00
		Relocation Of Assets - Hepburn Avenue - Construction	
00003665	15/10/2019		
		Sindy Crowther	\$236.30
		Hire Fee Refund - Pearsall Hocking Community Centre - Facilities	
00003666	16/10/2019		
		Advanced Traffic Management	\$492.80
		Traffic Control Services For The City	
		BP Australia Ltd	\$79,484.94
		Fuel Issues - September 2019	
		Burgtec	\$704.00
		2 Burgmatic Office Chairs - Projects	
		Central Regional Tafe	\$684.45
		Training - Firearms Handling & Safety - Community Safety	
		Chocolate Drops	\$25.00
		Yanchep National Pass Voucher - Advocacy & Economic Development	
		Clayton Utz	\$4,377.78
		Legal Fees For The City	
		Community Greenwaste Recycling Pty	\$752.22
		Waste Recycling - Road Sweepings - Engineering	
		Corsign (WA) Pty Ltd	\$198.00
		Sign - Park Sign - Parks	
		CS Legal	\$6,621.85

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Court Fees - Rating Services	
		DC Golf	\$77,420.60
		Commission Fees - Carramar Golf Course - September 2019 - Property	
		Commission Fees - Marangaroo Golf Course - September 2019 - Property	
		Dell Australia Pty Ltd	\$451.00
		Computer Repairs - Strategic Land Use Planning	
		Diamond Plumbing & Gas	\$456.84
		Plumbing Maintenance For The City	
		Environmental Industries Pty Ltd	\$53,677.95
		Mulching - Manasota Approach - Parks	
		Landscape Maintenance - Butler West - August - Parks	
		Hays Personnel Services	\$7,130.38
		Casual Labour For the City	
		Humes Concrete Products	\$3,564.00
		Well Liners - Engineering	
		Hydrosteer Pty Ltd	\$8,936.13
		Vehicle Repairs - Fleet	
		Integrity Industrial Pty Ltd	\$27,720.49
		Casual Labour For the City	
		Integrity Staffing	\$1,498.86
		Casual Labour For the City	
		Kerb Direct Kerbing	\$9,886.80
		Kerbing Works - Hartland Place - Construction	
		Kidsafe WA Incorporated	\$187.00
		Safety Audit - Appleby Park - Construction	
		Kmart Australia Limited (Wanneroo)	\$224.75
		12 Photo Prints - Customer Relations	
		Games - Seniors Week Event 2019 - Community Development	
		Kyocera Document Solutions	\$2,915.00
		Relocation Of Printer - IT	
		Kyocera Pick - Recycling Program - IT	
		LD Total	\$20,072.23
		Irrigation Repairs For The City	
		Landscape Maintenance - 11.08.2019 - 10.09.2019 - Parks	
		Local Government Professionals Australia WA	\$270.00
		Registration - Finance Professionals Network PD Day - 3 Attendees - 23.08.2019 - Finance	
		Midalia Steel Pty Ltd	\$335.62

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Steel Supplies - Fleet	
		Mindarie Regional Council	\$160,978.12
		Refuse Disposal For The City	
		Navman Wireless Australia Pty Ltd	\$286.00
		Install GPS Tracker - Fleet	
		Office Line	\$2,577.30
		Sico Mobile Folding Banquet Table - Libraries	
		Paperbark Technologies Pty Ltd	\$1,460.00
		Arboricultural Report - Warradale Skate Park - Construction	
		Parks & Leisure Australia	\$1,440.00
		Conference - 2019 Parks & Leisure Australia - 2 Attendees - Land Development	
		Penske Power Systems Pty Ltd	\$825.00
		Vehicle Spare Parts - Fleet	
		Peoplestreme Pty Ltd	\$19,800.00
		Subscription - Go1 Premium With Unlimited Courses 11.01.2019 - 10.01.2020	
		Programmed Integrated Workforce	\$19,089.72
		Casual Labour For the City	
		RJ Vincent & Co	\$496,584.43
		Progress Claim 6 - Pinjar Road - Blackberry Drive To 1680 Chainage - Infrastructure Capital Works	
		Payment Certificate 6 - Pinjar Road Duplication - Infrastructure Capital Works	
		Skyline Landscape Services (WA)	\$24,318.85
		Landscape Maintenance - Wanneroo Road - Parks	
		Landscape Maintenance - August 2019 - Wanneroo Environmental Offset Sites - Conservation	
		Solution 4 Building Pty Ltd	\$69,923.22
		Payment Certificate 1 - Wanneroo City Soccer Clubrooms - Projects	
		Taman Tools	\$233.75
		Core Drill - Engineering	
		Wanneroo Electric	\$69,568.57
		Electrical Maintenance For The City	
		WATM Crane Sales and Services WA	\$5,664.10
		Vehicle Repairs - Fleet	
		Western Australian Local Government Association	\$100.00
		Training - Economic Development Australia Breakfast - 07.08.2019 - Advocacy & Economic Development	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		William Buck Consulting (WA) Pty Ltd	\$550.00
		Probity Adviser Services - Contracts & Procurement	
		Yanchep Inn Nominees	\$50.00
		Food & Beverage Gift Voucher - Advocacy & Economic Development	
		Zipform Pty Ltd	\$759.11
		Tip Passes - Waste Services	
00003667	15/10/2019		
		Geared Construction Pty Ltd	\$121,225.45
		Payment Certificate 7 - Wanneroo District Netball Association Building Upgrade - Projects	
		LKS Constructions (WA) Pty Ltd	\$115,830.00
		Payment Certificate 5 - Edgar Griffiths Sports Amenities Building - Projects	
		McCorkell Constructions Pty Ltd	\$129,798.87
		Payment Certificate 9 - Kingsway Olympic Changerooms & Grandstand - Projects	
00003668	22/10/2019		
		Synergy	\$131,512.58
		Power Supplies For The City	
00003669	22/10/2019		
		RJ Vincent & Co	\$2,420,000.00
		Progress Claim 7 - Marmion Avenue Duplication - Infrastructure Capital Works	
00003670	22/10/2019		
		Alinta Gas	\$39.05
		Gas Supplies For The City	
		Alinta Sales Pty Ltd	\$7,366.11
		Gas Supplies For The City	
		Australian Manufacturing Workers Union	\$297.50
		Payroll Deduction - PP9 Period Ending 18.10.2019	
		Australian Services Union	\$691.30
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		Australian Taxation Office	\$586,455.00
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		BGC Residential Pty Ltd	\$20,000.00
		Refund - Street & Verge Bond X 10	
		Building & Construction Industry Training	\$38,367.52

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Board	
		Collection Approved Levy Payments - September 2019	
		Celebration Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Child Support Agency	\$1,294.72
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		City of Wanneroo - Payroll Rates	\$6,374.00
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		City of Wanneroo - Social Club	\$756.00
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		Cr Brett Treby	\$2,235.76
		Reimbursement - Travel Expenses 19.07.2018 - 08.10.2019	
		Cr Lewis Flood	\$662.93
		Travel Allowance 01 - 30.09.2019	
		Crosbie & Duncan Golf	\$12,407.65
		Additional Cart Hire Fee - Charity Golf Day 2019 - Communication & Events	
		Prizes For Charity Golf Day 2019 - Communication & Events	
		Drinks For Charity Golf Day 2019 - Communication & Events	
		Golf Balls & Tees For Charity Golf Day 2019 - Communication & Events	
		T-Shirts For Charity Golf Day 2019 - Communication & Events	
		Dale Alcock Homes Pty Ltd	\$10,000.00
		Refund - Street & Verge Bond X 5	
		Department of Primary Industries and Regional Development	\$3,061.50
		Skeleton Weed Inspections & Treatment Of Plants With Tordon Granules - Parks	
		Department of Transport	\$324.20
		Vehicle Ownership Search - Community Safety	
		Gemmill Homes Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$4,000.00
		Refund - Street & Verge Bond X 2	
		HBF Health Limited	\$623.45
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		Jardine Lloyd Thompson Pty Ltd	\$14,305.50

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Insurance - Contingency - Anywhere In Australia 12.09.2019 - 30.06.2020	
		Landgate	\$5,532.91
		Gross Rental Valuations - Rating Services	
		LD & D Australia Pty Ltd	\$93.40
		Milk Deliveries For The City	
		LGISWA	\$404,051.63
		Insurance - Workcare 30.06.2019 - 30.06.2020	
		LGRCEU	\$1,896.26
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		Maxxia Pty Ltd	\$8,189.32
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		Rates Refund	\$320.49
		Mr Anthony McTaggart	\$141.40
		Reimbursement - Court Fee - Community Safety	
		Mr Daniel Simms	\$64.00
		Reimbursement - Broadband Usage 01 - 31.08.2019	
		Mr Roy Bastick	\$140.00
		Volunteer Payment	
		Mrs Joanne Graham	\$777.67
		Reimbursement - Return Flights To Brisbane To Attend National Local Government Workforce Summit 2019 13 - 15.11.2019	
		Paywise Pty Ltd	\$1,896.74
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		Selectus Salary Packaging	\$10,068.16
		Payroll Deductions - PP9 Period Ending 18.10.2019	
		SSB Pty Ltd	\$12,000.00
		Refund - Street & Verge Bond X 6	
		Trailer Parts Pty Ltd	\$210.31
		Vehicle Spare Parts - Fleet	
		Ventura Home Group Pty Ltd	\$6,000.00
		Refund - Street & Verge Bond X 3	
		Vodafone Hutchinson Australia Pty Ltd	\$719.84
		SMS Charges - Fire Services	
00003671	24/10/2019	Cancelled	
00003672	24/10/2019		
		A2Z Sports Pty Ltd	\$240.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Badminton Net - Kingsway Indoor Stadium	
		ABM Landscaping	\$14,631.32
		Repair Paving - Ridgewood Park - Parks	
		Install Brick Paving - Marmion Avenue - Projects	
		Repair Paved Roads - Banksia Grove - Engineering	
		Acropolis Nominees Pty Ltd	\$4,070.00
		Migration & Leisure On The Lakes Exhibition - Cultural Services	
		Action Glass & Aluminium	\$2,239.38
		Board Up Main Door - Girrawheen Hub	
		Replace Glass Panels - Oldham Park Clubrooms	
		Reglaze Toilet Window - Kingsbridge Park - Building Maintenance	
		Acurix Networks Pty Ltd	\$4,452.80
		Monthly Monitoring Charges - IT	
		Advance Press (2013) Pty Ltd	\$2,398.00
		Printing - Fire Break Notices - Community Safety	
		Printing - Letters - Two Rocks Yanchep Roadshow - Community Safety	
		Advanced Traffic Management	\$20,372.01
		Traffic Control Services For The City	
		AFGRI Equipment Australia Pty Ltd	\$146.96
		Vehicle Spare Parts - Fleet	
		Supply Keys For John Deere - Parks	
		Air Communications	\$19,937.50
		Annual Maintenance Renewal - 23.09.2019 - 23.09.2020 - IT	
		Air Liquide Australia	\$408.23
		Gas Cylinder Hire - Stores	
		Alexander House of Flowers	\$780.00
		18 X Medium Boxed Table Arrangements - Council & Corporate Support	
		Large Mixed Floral Box Arrangement - 90th Birthday - Office Of The Mayor	
		Arrangement - Doolann-Leisha Eatts - Mayors Office	
		All Australian Safety Pty Ltd	\$3,794.21
		Prescription Safety Glasses X 8 Employees - Parks	
		Safety Glasses Frame - 1 X Employee - Waste	
		All Fence U Rent Pty Ltd	\$4,394.50

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Temporary Fencing - Dog's Breakfast - Communications & Events	
		Allaboutxpert Technologies Pty Ltd	\$1,031.25
		HRP Post Go Live Support - IT	
		Allused Pty Ltd	\$2,750.00
		Hire Rake Bucket - Engineering	
		Altus Planning & Appeals	\$2,200.00
		Planning Services In Relations To SAT - Approval Services	
		Amgrow Australia Pty Ltd	\$13,431.00
		Insecticide - Parks	
		Appliance Testing Supplies	\$264.00
		Calibration Of Test & Tag Machine - Construction	
		Armaguard	\$575.03
		Cash Collections - Kingsway Indoor Stadium	
		Cash Collections - Aquamotion	
		Artists Chronicle	\$580.00
		Annual Advertising Subscription - Cultural Services	
		Ashdown Ingram	\$537.72
		Vehicle Spare Parts - Stores/Fleet	
		Aslab Pty Ltd	\$330.00
		Core Sampling - Kingsbridge Park - Projects	
		Ati-Mirage Training & Business Solutions	\$544.50
		Training - Time Management & Personal Productivity - 1 Attendee - Information Management	
		Atom Supply	\$1,473.25
		Vehicle Spare Parts - Stores	
		Ear Plugs - Stores	
		Audio View Lifestyles Pty Ltd	\$1,956.90
		Investigate Speaker Fault - WLCC - Building Maintenance	
		Investigate Speaker Issue - Aquamotion - Building Maintenance	
		Australian Airconditioning Services Ltd	\$52,536.95
		Airconditioning Maintenance For The City	
		Australian Communications & Media Authority	\$887.00
		Licence Renewal - Fixed Point To Point - Butler Community Centre/Doss Site High Road - IT	
		Licence Renewal - Land/Mobile System - Aquamotion - 14.10.2019 - 15.10.2020 - IT	
		Australian Property Consultants	\$825.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Consultancy - Market Rent Assessment - Cafe Elixir - Property	
		Australian Training Management Pty	\$1,535.00
		Training - Forklift - 05 - 06.09.2019 - 1 Attendee - Fleet	
		Training - Dogging Course 01 - 04.10.2019 - 1 Attendee - Fleet	
		AV Truck Service Pty Ltd	\$6,648.42
		Vehicle Spare Parts - Fleet	
		Backyards To Barnyards	\$29.99
		Supplies - Animal Care Centre	
		Ball & Doggett Pty Ltd	\$625.19
		Paper Supplies - Print Room	
		Banh Mizzle	\$200.00
		Staff Food Vouchers - Dog's Breakfast 2019 - Communications & Events	
		Barra Civil & Fencing	\$89,427.53
		Fence Repairs - Wanneroo Showgrounds - Parks	
		Replace Fencing - Wanneroo Showgrounds - Infrastructure Capital Works	
		BBC Entertainment	\$1,760.00
		MC Ross Wallman - Dog's Breakfast - Communications & Events	
		Beaurepaires For Tyres	\$36,571.36
		Tyre Fitting Services For The City	
		Because We Care Pty Ltd	\$17,583.72
		Dog Waste Bags - Waste	
		Bee Advice	\$1,090.00
		Remove Beehive - Kingsway Rugby - Parks	
		Remove Bees - Bunker Crescent - Parks	
		Remove Beehive - St Andrew's Park - Parks	
		Remove Bees - Alexander Heights Golf Park & Shelvock Park - Parks	
		Remove Bees - Dog Park In Kingsway - Parks	
		Better Pets and Gardens Wangara	\$556.67
		Animal Care Centre Supplies - Rangers	
		Bidfood Perth	\$1,768.07
		Kitchen Supplies - Stores	
		Binley Fencing	\$5,170.85
		Fencing - Beach Rd Seagull Island - Construction	
		Temporary Fencing - Yanchep Beach Road - Construction	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Temporary Fencing - Wanneroo Showgrounds - Construction	
		Blackwell & Associates Pty Ltd	\$660.00
		Professional Services - Preparation Of Reading Documents & Meeting - Approvals	
		Bladon WA Pty Ltd	\$4,318.05
		200 X Cooler Bags With Wanneroo Logo - Library Services	
		150 X Embroidered Caps - Communications & Events	
		250 X Paper Carry Bags - Communications & Events	
		100 X 750ML Drink Bottles - Communications & Events	
		BOC Limited	\$18.94
		Gas Cylinder Hire - Aquamotion	
		Bollig Design Group Ltd	\$880.00
		Practical Completion - Alexander Heights Day Care Centre Modifications - Facilities Projects	
		Boral Construction Materials Group	\$8,555.71
		Concrete Mix - Various Locations - Engineering	
		Borrell Rafferty Associates Pty Ltd	\$7,051.00
		Consultancy - Cost Management - Quantity Surveying For The Proposed Butler North District Open Space - Facilities Projects	
		Consultancy Services - Quantity Surveying - Wanneroo Districts Netball Association Building Upgrade - Facilities Projects	
		Boya Equipment	\$211.00
		Sprayer/Measuring Jugs - Parks	
		BP Australia Ltd	\$2,576.13
		Fuel Issues - Stores	
		Brandon Michael Gray	\$300.00
		Live Music Set - Dog's Breakfast 2019 - Communications & Events	
		Bridgestone Australia Limited	\$292.67
		Tyre Fitting Services For The City	
		Bring Couriers	\$393.95
		Courier Services - Health	
		Briskleen Supplies	\$17.88
		Hygiene Services - Yanchep Community Hub - Place Management	
		Bucher Municipal Pty Ltd	\$39,087.11
		Vehicle Spare Parts - Stores/Fleet	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Budo Group Pty Ltd	\$419.27
		Corner Protection Guards - Grandis Park - Projects	
		Replace Toilet Roll Holders - Alexander Heights Community Centre - Projects	
		Attend To Leaking Cistern - Alexander Heights Community Centre - Projects	
		Burgtec	\$2,443.10
		Burgmatic Chair X 7 - Customer Relations	
		Busby Investments Pty Ltd	\$233.20
		Van Hire - Dog's Breakfast - Communications & Events	
		Cabcharge	\$171.16
		Cabcharge - Fleet	
		Calrach Pty Ltd	\$880.00
		Animal Farm Visits - 01.10.2019 & 08.10.2019 - Cultural Services	
		Canning & Associates Cost Consulting Ltd	\$2,066.90
		Concept Design - Addison Park Sports Amenities Building Upgrade - Projects	
		Capital Finance Australia Limited	\$1,987.52
		Spin Bikes Rental - Aquamotion	
		Car Care Motor Company Pty Ltd	\$24,871.43
		Vehicle Services/Repairs - Fleet	
		Carramar Resources Industries	\$1,617.00
		Washed White Sand - Parks	
		Disposal Of Rubbish For The City	
		Castledine Gregory	\$79,587.31
		Legal Fees - Kingsway Library Site - Legal Services	
		Legal Fees - Mary Street - Property	
		Legal Fees - Kingsway Shopping Centre Library Site - Legal Services	
		Cat Welfare Society Incorporated	\$1,150.00
		Daily Impound Fees - Rangers	
		CDM Australia Pty Ltd	\$22,602.80
		Professional Services - Re-Addressing Proposa Server Management Devices Phase 1 & Non-DR Management Devices Phase 2 - IT	
		Kit - Shoulder Strap, Rugged Extreme - IT	
		10 X Dell Optiplex Computers - IT	
		Chadson Engineering Pty Ltd	\$302.50
		Pool Test & Calibration - Health	
		Cherry's Catering	\$29,586.38
		Catering Services For The City	
		Chris Kershaw Photography	\$1,980.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Photography - Charity Golf Day - 17.10.2019 - Communications & Events	
		Photography - Race In Your Rates - Communications & Events	
		Photography - Heritage And Library Volunteers Function - Communications & Events	
		Photography - Citizenship Ceremony - 23.09.2019 - Communications & Events	
		Photography - Citizenship Ceremony - 14.10.2019 - Communications & Events	
		Cineads Australia	\$2,016.30
		Campaign Total For Advertising - Communications & Events	
		Civica Pty Ltd	\$18,187.98
		Licence Support & Maintenance - Authority - 07.11.2019 - 06.11.2020 - IT	
		Clark Equipment Sales Pty Ltd	\$3,789.90
		Travel Charges - Fleet	
		Vehicle Repairs - Fleet	
		Vehicle Spare Parts - Fleet	
		Claw Environmental	\$66.00
		Callout Fee 12.09.2019 & 5 Cubic Metres Polystyrene - Waste	
		Cleanaway	\$26,163.17
		Recycling Tip Fees - Waste	
		Clifton Perth	\$6,463.88
		Audio Visual Requirements - Dog's Breakfast - Communications & Events	
		Staging - Dog's Breakfast - Communications & Events	
		Climate Change Response Pty Ltd	\$3,300.00
		Subscription - Energy Monitoring System & Quarterly Reporting - Assets	
		Clinipath Pathology	\$386.98
		Medical Fees For The City	
		Coates Hire Operations Pty Ltd	\$1,214.88
		Toilet Hire & Office Site - Neerabup Industrial Area - Engineering	
		Coca Cola Amatil Pty Ltd	\$490.54
		Beverages - Kingsway Stadium	
		Colourpoint Print & Design	\$498.00
		Printing - Animal Release Books - Rangers	
		Commercial Driveline Services Pty L	\$781.00
		Vehicle Repairs - Fleet	
		Commissioner of Police	\$49.20

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		National Police Checks X 3 Volunteers - Community Planning	
		Community Greenwaste Recycling Pty	\$6,407.76
		Disposal Of Materials - Engineering/Construction	
		Constable Care Child Safety Foundation Incorporation	\$29,590.00
		Sponsorship Agreement - Constable Care Child Safety Foundation - Rangers	
		Converge International Pty Ltd	\$9,762.50
		Employee Support Services - People & Culture	
		Cooldrive Distribution	\$718.24
		Vehicle Spare Parts - Fleet	
		Coolican Civil Engineering Pty Ltd	\$1,270.50
		Replace Damaged Pit Lids - Benenden/Newbury - Engineering	
		Corporate Scorecard	\$4,757.50
		Financial Assessment Services - Contracts & Procurement	
		Corsign (WA) Pty Ltd	\$14,212.22
		Orange Traffic Cones X 200 - Engineering	
		Signs - Names Plates Dogs Prohibited - Engineering	
		Sign - Workshop Parking Only - Engineering	
		Signs - Roads To Recovery - Construction	
		Signs - Dogs On Leash At All Times/Dog Prohibited On Beach/Clean Up After Your Dog - Engineering	
		Street Poles X 200 - Engineering	
		Signs - Quinns Beach Coastal Management Works - Assets	
		COVS Parts	\$746.38
		Vehicle Spare Parts - Stores	
		CS Legal	\$44,602.45
		Court Fees - Rating Services	
		CSP Group	\$244.95
		Vehicle Spare Parts - Fleet	
		Cubic Solutions Pty Ltd	\$1,325.28
		Pipes - Yanchep Beach Road - Construction	
		Cummins South Pacific Pty Ltd	\$704.86
		Vehicle Spare Parts - Fleet	
		Cyclus Pty Ltd	\$2,178.00
		Site Staff - Dog's Breakfast - Communications & Events	
		Daimler Trucks Perth	\$252.23

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Vehicle Spare Parts - Fleet	
		Data #3 Limited	\$3,752.90
		Licence Fees - Adobe - IT	
		Licence Fees - Microsoft Powerapps - IT	
		Data Documents	\$1,171.46
		Street Banner - Facilities	
		Construction Sign - Upgrade Passive Park - Hardcastle Park - Construction	
		Datavoice Communications Pty Ltd	\$286.00
		Service Request - Investigate Phone Fault - IT	
		Davson & Ward Pty Ltd	\$4,840.00
		Quantity Surveying Services - Leatherback Park Sports Amenities Building - Projects	
		DDLS Australia Pty Ltd	\$6,930.00
		Training - Microsoft 20778 - Analysing Data With Power Bi - Customer & Information Services	
		Training - Mastering Business Analysis - 07 - 11.10.2019 - 1 Attendee - IT	
		Deans Auto Glass	\$495.00
		Supply/Fit Tint - Skid Steer - Fleet	
		Delion Pty Ltd	\$3,093.27
		Early Termination - Business NBN - Clarkson Youth Centre - It	
		Managed Adsl2+ Wireless Hotspot - Various Locations - IT	
		Managed Adsl2+ Wireless Hotspot - Wanneroo Youth Services - IT	
		Delta Echo Pty Ltd	\$2,128.50
		Review - Agribusiness Position - Advocacy & Economic Development	
		Denise Michelle Benda	\$210.00
		Face Painter - Clarkson Open Day - Youth Services	
		Department Of Biodiversity, Conservation And Attractions	\$1,391.00
		Local Park Passes - Advocacy & Economic Development	
		Caves Tour - Yanchep National Park - Youth Services	
		Department of the Premier and Cabin	\$885.28
		Advertising - Government Gazette - Planning Services	
		Design Farm	\$220.00
		Wire Shelf - Ashby Operations Centre - Building Maintenance	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		DFP Recruitment Services	\$1,545.24
		Casual Labour For The City	
		Diamond Plumbing & Gas	\$29,227.15
		Plumbing Maintenance For The City	
		Digital Education Services	\$1,652.22
		DVD Stock - Libraries	
		Dino World Pty Ltd	\$650.00
		Workshops X 2 - Yanchep & Girrawheen Libraries - Library Services	
		Direct Communications	\$9,837.30
		Vehicle Spare Parts - Fleet	
		Install Radios - Fleet	
		Install Tablet Vehicle Mount X 4 - Rangers	
		Dowsing Group Pty Ltd	\$73,231.93
		Road Resurfacing, Kerbing & Footpath Concrete works - Various Locations - Engineering/Construction	
		Drainflow Services Pty Ltd	\$97,776.76
		Cleaning Up Of Oil Spill - Rawlinson Drive - Waste	
		Road Sweeping/Drain Cleaning - Various Locations - Engineering/Parks	
		Drainage Upgrade - Yanchep Beach Road - Construction	
		Drovers Vet Hospital Pty Ltd	\$976.71
		Veterinary Services For The City	
		E & MJ Rosher	\$3,560.55
		Vehicle Spare Parts - Fleet	
		ECO Environmental Holdings Pty Ltd	\$126.50
		Proplus Rental - Conservation	
		Ecoscape Australia Pty Ltd	\$23,291.95
		Flora & Fauna Surveys - Bindoon - Assets	
		Flora & Fauna Surveys - Neerabup - Assets	
		Edge Consulting Engineers Pty Ltd	\$2,695.00
		Consultancy - Neerabup Industrial Estate - Infrastructure Capital Works	
		Edge People Management	\$2,435.37
		Case Management & Workplace Assessment - Injury Management	
		Ergonomic Assessments - People & Culture	
		Elliotts Irrigation Pty Ltd	\$54,503.86
		Reticulation Works/Items For The City	
		Embroidme Malaga	\$1,290.03
		Staff Uniforms - Aquamation	
		Staff Uniforms - Kingsway Stadium	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Emineo Engineering Services	\$9,833.80
		Transportation Costs - Reinstallation Of Quinns Beach Tower - Facilities	
		Reinstall Quinns Beach Observation Tower - Community Facilities	
		Repair Quinns Beach Tower Panels - Community Facilities	
		Entire IT	\$2,206.00
		Technical Support - Communications & Events	
		Environmental Industries Pty Ltd	\$86,389.67
		Tree Planting/Landscape Maintenance For The City	
		Equifax Australasia Workforce Solutions Pty Limited	\$2,619.55
		E-Recruit Contract Renewal - IT	
		Esri Australia	\$3,234.00
		ArcGIS For Desktop & Maintenance - IT	
		Euro Diesel Services Pty Ltd	\$57.35
		Vehicle Spare Parts - Fleet	
		FE Technologies Pty Ltd	\$25,891.80
		Annual Self Check In Licence - IT	
		Focus Consulting WA Pty Ltd	\$6,853.00
		Consultancy - Electrical Services - Cloudmaster Site Investigations - Wanneroo Showgrounds - Facilities Projects	
		Lighting (Electrical) Design - San Teodoro Park - Projects	
		Forch Australia Pty Ltd	\$1,401.35
		Glass & Brake Cleaner, Super Glue & Silicone Spray - Stores	
		Forrest And Forrest Games	\$1,058.20
		Aerial Maps Of Rye Seed Installed At Kingsway - Parks	
		Soil Particle Size Test - Parks	
		Frontline Fire & Rescue Equipment	\$1,491.88
		Replacement Bonnet & Dividing Breech - Fire Services	
		Fire Fighting Rakehoe - Fire Services	
		Vehicle Repairs - Fleet	
		Fuji Xerox Australia Pty Ltd	\$4,840.00
		Support Service - Ezescan Maintenance - IT	
		Gary Martin	\$7,700.00
		2019 CEO Performance Review - Governance & Legal	
		GC Sales (WA)	\$4,867.50

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Single & Double Head Locking Posts - Waste Services	
		Geoff's Tree Service Pty Ltd	\$158,801.12
		Tree Works For The City	
		GHD Pty Ltd	\$32,479.09
		Contract Administration - Marmion Avenue Duplication - Infrastructure Capital Works	
		Progress Claim 7 - Marmion Avenue Duplication - Infrastructure Capital Works	
		Progress Claim 8 - Marmion Avenue Duplication - Infrastructure Capital Works	
		Glass Tinting WA	\$6,138.00
		Apply Frosted Film - Clarkson Youth Centre - Building Maintenance	
		Replace Anti Graffiti Film - Wanneroo Community Centre - Building Maintenance	
		Global Marine Enclosures Pty Ltd	\$2,253.90
		Winter Maintenance - Quinns Beach Shark Barrier - Assets	
		Globe Australia	\$24,948.00
		Herbicide - Parks	
		GPS Linemarking	\$264.00
		Linemarking - Kingsbridge Park Butler Baseball Field - Facilities	
		Grasstrees Australia	\$1,897.50
		Grasstree Extraction - Hardcastle Park - Projects	
		Greens Hiab Service	\$3,580.50
		Change/Remove Goal Posts - Parks	
		Remove AFL Goal Posts - Portaferry Park - Parks	
		Remove Goal Posts - Edgar Griffiths Park - Parks	
		Griffiths Architects	\$1,100.00
		Professional Services - Design Review Panel - Approval Services	
		Hang Art Pty Ltd	\$1,101.00
		Pick Up & Return Artworks From Hearsay Exhibition - Cultural Services	
		Hanson Construction Materials Pty Ltd	\$1,194.60
		Drainage Items For The City	
		Hays Personnel Services	\$3,961.32
		Casual Labour For The City	
		Health Technology Supplies	\$142.45
		3 Infant And 1 Paediatric Resuscitators - Aquamotion	
		Healthcare Australia Pty Ltd	\$4,004.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Nurses For Immunisation Clinics - Health	
		Heatley Sales Pty Ltd	\$2,380.04
		Stock - Stores Issue	
		Safety Glasses - Stores	
		Heavy Automatics	\$1,700.66
		Vehicle Spare Parts - Fleet	
		HECS Fire	\$253.00
		Fire Extinguisher Hire - Dog's Breakfast 2019 - Communications & Events	
		Helmsley Paterson	\$1,100.00
		Valuation Services - Jindalee Beach Kiosk - Property	
		Hendry Group Pty Ltd	\$847.00
		Independent Access Audit - Gumblossom Community Centre - Projects	
		Hickey Constructions Pty Ltd	\$56,114.29
		Boardwalk Works - Brampton Park - Construction	
		Painting - Merriwa Entry Statement Wall - Parks	
		Long Jump Pit Excavation - Leatherback Park - Parks	
		Final Claim - Kiosk Construction Abbeville Park - Facilities Projects	
		Building Services - Kiosk At Abbeville Park - Facilities Projects	
		Install Additional Door Hardware - Abbeville Park Clubrooms - Facilities Projects	
		Painting Of Storeroom - Abbeville Park - Facilities Projects	
		Progress Claim - Abbeville Park Clubrooms - Projects	
		Hose Right	\$1,983.44
		Vehicle Spare Parts - Fleet	
		Hufcor Pty Ltd	\$396.00
		Cubicle Hardware Set - Building Maintenance	
		Hydroquip Pumps	\$247,165.05
		Reticulation Pump Works - Various Locations - Parks	
		Iconic Property Services Pty Ltd	\$111,966.26
		Cleaning Services For The City	
		Imagesource Digital Solutions	\$3,928.10
		Remove Existing Decals - Wanneroo & Clarkson Libraries - Library Services	
		Velcro Wrap Banners - WLCC Open Day 2019 - Library Services	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Signage - Opening Hours - Wanneroo & Clarkson Libraries - Library Services	
		Signage - Dog's Breakfast - Communications & Events	
		Inclusion Solutions Limited	\$1,760.00
		Social Inclusive Initiative Contribution - Community Planning	
		Indian Blue Chorus Incorporated	\$300.00
		Artspoken Talk - 03.10.2019 - Cultural Services	
		Instant Toilets & Showers Pty Ltd	\$1,548.80
		Portable Toilet Hire - Dog's Breakfast - Communications & Events	
		Instant Transportable Offices Pty L	\$12,412.40
		Certificate Of Design Compliance - Bushfire Transportable - Projects	
		Modular Transportable Ablution Building - Ashby Operations Centre - Facilities Projects	
		Integrity Industrial Pty Ltd	\$18,070.14
		Casual Labour For The City	
		Integrity Staffing	\$4,119.89
		Casual Labour For The City	
		Interfire Agencies Pty Ltd	\$220.00
		Helmet Logo Stickers - Fire Services	
		IPWEA WA	\$490.00
		Registration - Contaminated Land Management "Risk Management: Considerations & Costs - 4 Attendees - Construction	
		Registration - Contaminated Land Management Risk Management Considerations & Costs - Land Development	
		Iron Mountain Australia Group Pty L	\$5,040.71
		Document Management Services	
		Irrigation Australia	\$209.00
		Registration - 2019 Waterwise Irrigation Expo - 2 Attendees - Parks	
		Ixom Operations Pty Ltd	\$1,729.50
		Pool Chemicals - Aquamotion	
		J Blackwood & Son Ltd	\$1,403.57
		Stock - Stores Issues	
		Curtain Welding - Fleet	
		James Bennett Pty Ltd	\$5,401.61
		Book Purchases - Library Services	
		Janis Rudolfs Nedela	\$4,133.80

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Public Art Collection Valuation - Cultural Services	
		Jason Sign Makers	\$3,316.50
		Repair Bus Shelters - Girrawheen - Engineering	
		Jaybro Group Pty Ltd	\$3,970.23
		Speed Humps - Southampton Lane - Engineering	
		Carpark Rubber Stoppers - Engineering	
		JB Hi Fi Group Pty Ltd	\$2,760.00
		4 X Televisions - Aquamotion	
		JB Patios & Fabrication	\$2,900.00
		3M X 3M Freestanding Shelter - Ashby Operations Centre - Building Maintenance	
		JD Penangke	\$616.00
		Community Canvas Workshop - Youth Services	
		JDSI Consulting Engineers	\$1,787.50
		Professional Services - Butler North District Open Space - Projects	
		Jeffery Electronics	\$1,947.00
		Cloudmaster Service Fees For 6 Months - Facilities	
		Kalyx Australia Pty Ltd	\$6,600.00
		Knockdown Weed Trail Assessments - Parks	
		Kelyn Training Services	\$430.00
		Training - Work Safety And Follow WHS Policy & Procedures/Implement Traffic Management Plan - 1 Attendee - 14 - 15.10.2019 - Conservation	
		Kerb Direct Kerbing	\$20,832.35
		Install Kerbing & Traffic Control - Frigate Crescent	
		Kinetic IT Pty Ltd	\$10,541.27
		Threat Intelligence - Monthly Fee - IT	
		Kleenit	\$52,491.40
		Clean Rubber Softfall - Peter Turner Park - Parks	
		Clean Paint Spill - Tipperary Link - Engineering	
		Prepare Concrete Via Diamond Grinding & Create Exclusion Zone To Hoist Area - Ashby Operations Centre - Fleet	
		Renewal Of Workshop Floor Coatings - Building Maintenance	
		Kmart Australia Limited (Wanneroo)	\$198.00
		Toys - It's All About You And Me Program - Youth Services	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Komatsu Australia Pty Ltd	\$2,488.12
		Vehicle Service - Fleet	
		Vehicle Spare Parts - Fleet	
		Konecranes Pty Ltd	\$997.80
		Vehicle Service - Fleet	
		Kyocera Document Solutions	\$5,649.79
		Photocopier Meter Reading For The City	
		Ladybird's Plant Hire	\$207.90
		Rental Of Indoor Plants For The City	
		Landcare Weed Control	\$139,727.44
		Weeding Works - Various Locations - Parks/Conservation	
		Lantern Creative Pty Ltd	\$28,924.50
		Consultancy - Architectural - Wanneroo City Soccer - Facilities Projects	
		Extension & Modification Of Retaining Wall Architect Fee - Wanneroo City Soccer Club - Facilities Projects	
		Consultancy - Belhaven Park Sports Amenities Architectural Services - Facilities Projects	
		Consultancy - Architectural Design - Addison Park Building Upgrade - Facilities Projects	
		Laundry Express	\$2,066.13
		Laundrying Of Staff Uniforms - Fleet/Conservation	
		Cleaning Of Linen - Hospitality	
		LD Total	\$91,540.28
		Landscaping Services For The City	
		Les Mills Asia Pacific	\$981.82
		Monthly Contract Fees - Group Fitness - Aquamotion	
		Let's All Party	\$2,475.00
		Deposit - Australia Day Amusements - Events	
		Ligna Construction	\$5,236.00
		Tree Root Removal - Ridgewood Park - Parks	
		Backfill Garden Beds & Sandpit - Jack Barlow Park - Parks	
		Limitless Promotions	\$5,215.00
		Yellow Flat Strap Dog Tags - Community Safety	
		Cat Round Disc Tags - Rangers	
		Lindsay Miles	\$600.00
		Workshop - Zero Waste Budget Talk - Clarkson Library - Waste Services	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Linemarking WA Pty Ltd	\$2,486.96
		Linemarking Services For The City	
		Living Turf	\$13,431.00
		Insecticide - Parks	
		Lobel Events	\$5,890.50
		Power Requirements - Dog's Breakfast - Communications & Events	
		Lock Joint Australia	\$847.00
		Stiffjoint - Stores	
		Major Motors	\$5,857.49
		Vehicle Service - Fleet/Stores	
		Major Oak Heritage Services	\$2,860.00
		Desktop Assessment & Review For The Development At Southern Two Rocks - Planning	
		Makopup Dog Training And Behaviour Services	\$700.00
		Dogs Adventure Course - Dog's Breakfast 2019 - Communications & Events	
		Manheim Pty Ltd	\$139.15
		Towing Fees - Rangers	
		Marketforce Pty Ltd	\$1,566.51
		Advertising Services For The City	
		Mayday Earthmoving	\$40,744.00
		Heavy Equipment Hire For The City	
		McIntosh & Son	\$1,197.69
		Vehicle Spare Parts - Fleet	
		McLeods	\$235.80
		Legal Fees - Compensation - Gnangara Road - Property	
		Messages On Hold	\$789.99
		Messages On Hold Services - Communications & Events	
		Midalia Steel Pty Ltd	\$3,372.26
		Steel Supplies - Fleet	
		Midland Sand & Soil Supplies	\$600.00
		Baseball Mix - Kingsbridge Oval - Parks	
		Mindarie Regional Council	\$528,970.15
		Refuse Disposal Services For The City	
		Mini-Tankers Australia Pty Ltd	\$4,415.59
		Fuel - Fleet Assets	
		Miracle Recreation Equipment Pty Lt	\$110,786.50
		Park Playground Equipment Repairs - Various Locations - Parks	
		Modern Teaching Aids Pty Ltd	\$1,484.77
		Materials For Stem Programs - Library Services	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		MPS Architects	\$5,940.00
		Consultancy Service - Butterworth Basketball Court - Projects	
		Consultancy Services - Hainsworth Netball Court - Projects	
		Ms Kimberley Stolen	\$650.00
		Deposit - Acoustic Performance - Dog's Breakfast 2019 - Communications & Events	
		Balance - Acoustic Performance - Dog's Breakfast 2019 - Communications & Events	
		National Local Government Customer Service Incorporated	\$759.00
		Membership 2019 / 2020 - National Local Government Customer Service Network	
		Natural Area Holdings Pty Ltd	\$4,840.00
		Algae Management - Bayport Park - Parks	
		Litter Removal - Ridgewood Lake - Parks	
		Neopost Australia Pty Ltd	\$2,656.50
		Lease Payment - Folding Machine - Print Room	
		Nespresso Professional	\$105.00
		Coffee Pods - Office Of The CEO	
		Neverfail Springwater Limited	\$60.90
		Water - Print Room	
		Nilfisk Advance Pty Ltd	\$17,765.00
		Floor Scrubber - Kingsway	
		Nintex Pty Ltd	\$2,359.50
		Promapp Subscription Licence Fees - IT	
		Noma Pty Ltd	\$660.00
		Professional Services - Design Review Panel - Approval Services	
		Northern Lawnmower & Chainsaw Specialists	\$504.00
		Stihl BG 86 Blower - Fleet Assets	
		Advance Forestry Harness - Conservation	
		NVMS Pty Ltd	\$1,061.50
		Calibration Services - Health	
		Objective Corporation Limited	\$2,879.59
		Annual Software Maintenance - Trapeze Desktop - IT	
		Oce Australia Limited	\$505.17
		Scanner Charges - Information Management	
		Image Charges - Assets	
		Officeworks Superstores Pty Ltd	\$2,139.03
		Certificate Frames - Office Of The Mayor	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Document Holder & Mouse Pad - Facilities Planning	
		Stationery - Youth Services	
		Oliver's Lawn and Landscaping	\$172.00
		Reticulation Parts - Harbourside Village - Parks	
		On Road Auto Electrics	\$3,368.65
		Vehicle Repairs - Fleet	
		Install Camera - Fleet	
		Install Spot Lights - Fleet	
		Opposite Lock - Wangara	\$693.00
		Vehicle Spare Parts - Fleet	
		Orbit Health & Fitness Solutions	\$149.25
		Equipment Service - Aquamotion	
		Outside The Box Organisation Solutions	\$490.00
		Workshop - Love Food Hate Waste - Library Services	
		P & M Automotive Equipment	\$228.80
		Hoist Inspection - Fleet	
		Paperbark Technologies Pty Ltd	\$13,055.00
		Arboricultural Reports & Assessments - Various Locations	
		Parker Black & Forrest	\$2,503.60
		Locking Services For The City	
		Pedders Suspension	\$28,800.00
		Suspension Upgrades - Fleet	
		Pedersens Event Hire	\$22,246.41
		Equipment Hire - Dog's Breakfast - Communications & Events	
		People Solutions Australasia Pty Ltd	\$1,188.00
		Pre-Employment OSH Related Psychometric Testing - People & Culture	
		Perdaman Global Services	\$375.00
		Translation Of Annual Report Into Arabic, Afrikaans, Italian, Macedonian & Vietnamese - Strategic & Business Planning	
		Perth Detailing Centre	\$275.00
		Cleaning - Community Transport Bus - Community Planning	
		Perth Heavy Towing	\$440.00
		Towing Services - Fleet	
		Perth Mobile Sign Hire	\$726.00
		VMS Sign Hire - Kingsway	
		Perth Progressive Supplies	\$3,926.21
		Pro Viroclean - Fleet	
		Perth Racing Security	\$2,890.25

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Security Services - Dog's Breakfast 2019 - Communications & Events	
		Perth Testing & Tagging Pty Ltd	\$562.10
		Testing/Tagging - Building Maintenance	
		Peter's Bus Charters	\$525.00
		24 Seater Bus Hirer - Scenic Bus Tour - Conservation	
		Play Check	\$990.00
		Playground Auditing - Various Locations - Projects	
		PLE Computers	\$1,754.52
		Desktop Computer Tower - IT	
		Fibre Optic Cable - IT	
		Porter Consulting Engineers	\$1,650.00
		Consultancy - Mirrabooka Duplication - Projects	
		Power Vac Pty Ltd	\$703.90
		Vehicle Spare Parts - Fleet	
		Powerhouse Batteries Pty Ltd	\$422.24
		Vehicle Spare Parts - Fleet	
		Premier Workplace Solutions	\$55.00
		Bollards Lifting Key - Splendid Park - Conservation	
		Prestige Alarms	\$38,336.25
		Alarm Services For The City	
		Print Smart Online Pty Ltd	\$3,167.45
		Mayoral Letterhead - Office Of The Mayor	
		Magnets - Fire Services - Community Safety	
		Printing - Flip Fire & Burning Information Brochure	
		Pritchard Francis Consulting Pty Lt	\$918.50
		Access Repair Works - Quinns Beach - Engineering	
		Programmed Integrated Workforce	\$10,258.27
		Casual Labour For The City	
		Promolab	\$1,338.03
		Flag Pole - Facilities	
		Uniforms For Event Staff - Communications & Events	
		Portable Lectern - Communications And Events	
		Prova Construction Pty Ltd	\$5,438.52
		Footpath Upgrade - Phil Renkin Community Centre - Projects	
		QLM Label Makers Pty Ltd	\$559.90
		Leaf Litter Labels - Waste	
		Quremed Pty Ltd	\$257.94

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Service Of Defibrillators - Aquamotion	
		RAC Insurance Pty Limited	\$1,565.85
		Install Temporary Fence - Kurnalpi - Engineering	
		Randal	\$121.88
		Subscription - Financial Review - Office Of CEO	
		Ready Industries Pty Ltd	\$495.00
		Portable Toilet Hire - Traffic Services	
		Refresh Waters Pty Ltd	\$44.00
		Bottled Water - Girrawheen Library	
		Reliable Fencing	\$48,488.78
		Fencing Works For The City	
		Rent A Dingo	\$352.00
		Dingo/Auger Hire - Parks	
		Ricoh Australia Pty Ltd	\$5,651.73
		Image Charges - Print Room	
		Riley Mathewson Public Relations	\$220.95
		Consultancy Services - September 2019 - Provision Of Communications Strategic Advice And Development Stage 2 - Community & Place	
		RM Gillis & CJ Marci	\$500.00
		Set Up/Dismantle - Citizenship Ceremony - Communications & Events	
		Roads 2000	\$210,469.92
		Road Works At Various Locations For The City	
		Robert Willis	\$3,300.00
		Engineering Services - Land Development Security Bonds - Land Development	
		Roberts Day Group Pty Ltd	\$5,528.60
		Professional Services - Metronet Station Precinct Planning - Strategic Land Use Planning	
		Robinson Agencies Pty Ltd	\$1,940.40
		Tables - Corporate Support	
		Roy Gripske & Sons Pty Ltd	\$442.18
		Stock - Stores Issue	
		Royal Wolf Trading Australia Pty Ltd	\$600.58
		Monthly Cabin Hire - October - Community Safety	
		Safeman WA Pty Ltd	\$264.00
		Safety Boots - Stores Stock	
		Safety And Rescue	\$275.00
		Audit Proposed Height Safety System - Projects	
		Safety Tactile Pave	\$12,075.62

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Replace Tactile Pavers - Cambourne Parkway - Engineering	
		Replace Tactile Pavers - Kingsbridge Roundabout - Engineering	
		Replace Tactile Pavers - Butler College - Engineering	
		Safety World	\$2,024.55
		Hi Vis Tape - Community Safety	
		Disposable Overalls - Parks	
		Safetyquip	\$96.87
		Gloves - Information Management	
		Safeway Building & Renovations Pty Ltd	\$130,849.33
		Payment Certificate 3 - Kingsway Aquatic Play Space - Infrastructure Capital Works	
		Sanax Medical And First Aid Supplies	\$147.84
		Adult Training Pads - Aquamotion	
		Scatena Clocherty Architects	\$4,724.50
		Architectural Consultancy Services - Netball Building Upgrade - Projects	
		Schindler Lifts Aust Pty Ltd	\$3,781.14
		Retrieve Mobile Phone From Lift Pit - Building Maintenance	
		Lift And/Or Escalator Service - September 2019 - Building Maintenance	
		Scitech Discovery Centre	\$1,276.00
		Workshops X 7 - School Holidays - Wanneroo Library - Library Services	
		Scott Print	\$20,304.90
		Printing - Flyers & Banner - Dog's Breakfast - Communications & Events	
		Printing - What's Happening Newsletters - Communications & Events	
		Seabreeze Landscape Supplies	\$90.00
		Brickies Sand - Parks	
		Sealanes	\$999.28
		Food/Beverages - Hospitality	
		Sherwood Flooring Pty Ltd	\$3,852.20
		Clean Parquetry Floors - WLCC - Building Maintenance	
		Shred-X	\$272.14
		Shredding Services For The City	
		Sifting Sands	\$1,992.86
		Sand Cleaning X 5 Locations - Parks	
		Silver Squid Productions	\$2,585.00
		Photography & Videography - Dog's Breakfast - Communications & Events	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Site Architecture Studio	\$3,740.00
		Professional Services - Banksia Grove Sports Ground Changerooms - Facilities	
		SJ McKee Maintenance Pty Ltd	\$12,572.00
		Remediation Works - Various Locations - Waste	
		Skipper Transport Parts	\$4,290.09
		Vehicle Spare Parts - Fleet/Stores	
		Skyline Landscape Services (WA)	\$19,322.61
		Landscape Maintenance For The City	
		Slater-Gartrell Sports	\$902.00
		Tennis Net - Parks	
		Slip Guard Pty Ltd	\$1,078.00
		Slip Testing Works - Aquamotion	
		West Pendulum Test & Report - Aquamotion	
		Smartbuilt Perth Pty Ltd	\$1,323.75
		Pest Control Services For The City	
		Sonic Healthplus Pty Ltd	\$15,051.53
		Medical Fees For The City	
		Spectrum Mural Designs	\$278.40
		Artwork Loan Fees - Cultural Services	
		Sports Surfaces	\$3,283.50
		Resurface Cricket Wicket - Peridot Park - Parks	
		Sports World of WA	\$1,654.40
		Goggles Order - Aquamotion	
		St John Ambulance Western Australia	\$735.00
		Event Health Services - 06.10.2019 - Dog's Breakfast - Communications & Events	
		First Aid Supplies & Training For The City	
		Standout Signs	\$616.00
		Vehicle Spare Parts - Fleet	
		Statewide Bearings	\$613.19
		Vehicle Spare Parts - Fleet	
		Statewide Cleaning Supplies Pty Ltd	\$443.35
		Stock - Stores Issues	
		Statewide Pump Services	\$2,431.00
		Unblock Pump - Rotary Park Toilets - Building Maintenance	
		Investigate Pump Faults - Aquamotion - Building Maintenance	
		Stats WA Pty Ltd	\$5,489.00
		Ground Penetrating Radar Survey - Coldstream & Wilton Parks - Projects	
		Stewart & Heaton Clothing Company Pty	\$529.72

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Ltd	
		PPE - Wanneroo Fire Services	
		StrataGreen	\$1,837.78
		Backpack Sprayers - Parks	
		Stake Timber Survey - Stores	
		Shade Cloth - Conservation	
		Suez Recycling & Recovery Pty Ltd	\$141,134.73
		Pickup Waste For The City	
		Swan Towing Services Pty Ltd	\$385.00
		Towing Services - Parks	
		Taman Tools	\$157.30
		Core Drill Bit - Building Maintenance	
		Tanks For Hire	\$1,248.50
		Water Tanks & Drink Stations - Dog's Breakfast - Communications & Events	
		Task Exchange Pty Ltd	\$11,083.60
		Renewal - LG Hub Australian Cloud Package - 19.09.2019 - 18.09.2020 - IT	
		Technology One Limited	\$18,478.87
		Licence Fee - Business Analytics For Human Resource & Payroll Licence Group - IT	
		Graffiti Tablet Fix - IT	
		Techwest Solutions Pty Ltd	\$903.10
		GF Stereo Repairs - Aquamotion	
		Tenco Engineers Pty Ltd	\$660.00
		Site Inspection - Wanneroo Sports & Social Club East Green Toilets - Projects	
		Tepuy Design	\$600.00
		Drafting Services - Bin Store Enclosures - Projects	
		Terravac Vacuum Excavations Pty Ltd	\$21,620.68
		Location Of Services For The City	
		The Distributors Perth	\$295.40
		Snacks & Confectionery - Kingsway Stadium	
		The Eco Faeries	\$1,600.00
		Nature Craft & 2 Face Painters - Dog's Breakfast - Communications & Events	
		The Event Mill Pty Ltd	\$1,904.65
		Picnic Tables & Chairs - Dog's Breakfast - Communications & Events	
		The Mighty Booths	\$699.00
		Photobooth - Dog's Breakfast 2019 - Communications & Events	
		The Rigging Shed	\$2,692.80

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Test & Tag Lifting Equipment - Engineering	
		Vehicle Spare Parts - Fleet	
		The Royal Life Saving Society Australia	\$1,276.10
		Pocket Masks - Aquamotion	
		Certificates - Aquamotion	
		Wristbands - Watch Around Water - Aquamotion	
		The Trustee for New Dealership Trust	\$1,990.50
		Vehicle Service - Fleet	
		The Trustee for Speranza Family Trust	\$160.00
		200Kg Ice - Dog's Breakfast - Communications & Events	
		60 Kg Ice - Charity Golf Day - Communications & Events	
		The Trustee for Talis Unit Trust	\$1,202.37
		Environmental Consultant - Wangara Landfill CS & Geotech - Property	
		The Trustee for The Encore Discretionary Trust	\$525.00
		Book Stock - Libraries	
		The Wipes Australia Trust	\$905.39
		Gym Wipes - Aquamotion	
		The Workwear Group Pty Ltd	\$1,116.50
		Track Pants - Stores Stock	
		Think Promotional	\$6,633.00
		1000 2Gb USB Drive - Community Safety	
		Printing - 1000 Tote Bag - Community Safety	
		Thirty4 Pty Ltd	\$422.40
		QNAV Mobile Data Monthly Subscription - Community Safety	
		Three Chillies Trail Design	\$1,936.00
		BMX Track Repairs - Houghton Park - Parks	
		Tim Eva's Nursery	\$2,952.95
		Plant Supply - Parks/Conservation	
		TJ Depiazzi & Sons	\$88,575.64
		Pine Bark Mulch - Various Locations - Parks	
		Toll Transport Pty Ltd	\$964.09
		Courier Services For The City	
		Toolmart	\$252.65
		Tool Purchases - Fleet	
		Triton Electrical Contractors Pty Ltd	\$22,999.35
		Electrical Works - Various Locations - Parks	
		Trophy Shop Australia	\$1,485.92

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Trophies - Kingsway Stadium	
		Medals - Youth Services	
		Turf Care WA Pty Ltd	\$280,145.01
		Turfing Works For The City	
		Turfmaster Pty Ltd	\$61,896.72
		Turfing Works For The City	
		Valvoline (Australia) Pty Ltd	\$4,057.57
		Vehicle Oil - Stores	
		VIP Curtains & Blinds	\$418.00
		Repair Blinds - Wanneroo Library - Building Maintenance	
		Vision IDZ	\$546.70
		Printer Ribbon Card - Aquamotion	
		Printer Services - Aquamotion	
		Viva Energy Australia Pty Ltd	\$59,715.85
		Fuel Issues For The City	
		Vocus Communications	\$1,483.23
		NBN Connection - Wire Track Ytrac - IT	
		WA Garage Doors Pty Ltd	\$616.00
		Repair Roller Door - Workshop	
		2 Remote Controls - Bin Compound - WLCC - Building Maintenance	
		WA Limestone Company	\$26,279.27
		Limestone Products For The City	
		WA Safety And Training Pty Ltd	\$1,375.00
		Safety Officer - Dog's Breakfast 2019 - Communications & Events	
		Wanneroo Botanic Gardens	\$377.00
		26 Entry Fees - Gold Program	
		Wanneroo Business Association Incorporated	\$4,960.00
		3 City Of Wanneroo Business Awards Tickets - Economic Development	
		Wanneroo Business Association Breakfast 15.10.2019 - Economic Development	
		Wanneroo Central Bushfire Brigade	\$1,773.00
		Reimbursement - Registration	
		Reimbursement - Controlled Burn - Lee Steere Drive - Emergency Services	
		Reimbursement - Controlled Burn - Benmuni Road - Emergency Services	
		Reimbursement - Controlled Burn - Stafford Way - Emergency Services	
		Reimbursement - Controlled Burn - Wattle Avenue - Emergency Services	
		Wanneroo Districts Cricket Club Incorporated	\$46,930.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Grant For Management Of Kingsway Turf Wickets - Facilities	
		Wanneroo Electric	\$27,087.48
		Electrical Maintenance For The City	
		Wanneroo Towing Service	\$704.00
		Towing Services - Fleet	
		Water Technology Pty Ltd	\$13,523.40
		Desktop Review And Data Collection/Options Assessment And Design Basis - Mindarie Breakwater - Coastal Projects	
		Wellstrategic	\$1,677.50
		Google Virtual Tour - Hearsay Exhibition - Cultural Services	
		West Australian Newspapers Ltd	\$93.85
		Death Notices - Communications & Events	
		West Coast Shade Pty Ltd	\$160,536.20
		Install Shade Sail - Alvarez Park - Parks	
		Install Shade Sails - Joseph Banks Park - Infrastructure Capital Works	
		Dismantle Shade Sails - Parks	
		Westbuild Products Pty Ltd	\$732.51
		Cement - Stores Stock	
		Western Australian Local Government Association	\$7,821.00
		Tender Management Service - Pesticide Supply - Contracts	
		Subscription - Introduction To Local Government And Procurement And Contract Management Fundamentals - People & Culture	
		Training - Plant Recognition In Natural Areas 26.09.2019 - 2 Attendees - Assets	
		Western Resource Recovery Pty Ltd	\$2,832.50
		Service Grease Trap - New Civic Centre - Building Maintenance	
		Empty Washdown Bay - Fleet Workshop - Building Maintenance	
		Western Tree Recyclers	\$14,016.98
		Tree Removal And Mulching - Waste	
		West-Sure Group Pty Ltd	\$359.16
		Cash Collection Services For The City	
		William Buck Consulting (WA) Pty Ltd	\$16,116.32
		Internal Audit Services - July/August - Risk	
		Probity Adviser Services - Contracts	
		Probity Oversight - Tender 19106 - Contracts	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Winc Australia Pty Limited	\$5,893.35
		Stationery Supplies For The City	
		Wolfcom Australia Pty Limited	\$676.50
		Camera And Battery Pack - Waste	
		Work Clobber	\$770.85
		PPE Issue - Various Employees	
		Working On Fire Australia	\$51,128.00
		Prescribed Burns - Various Locations - Community Safety & Emergency Management	
		Wrenoil	\$16.50
		Oil Waste Disposal - Waste	
		Xpedite Professional Services	\$378.40
		Winvaccs Support - 09.11.2019 - 31.12.2019 - IT	
		Yanchep Beach Joint Venture	\$191.40
		Ytrac Internet Service - September 2019 - Place Management	
		Youth Work WA	\$1,000.00
		Training - Code Of Ethics - Youth Services	
		Zetta Group	\$125,712.42
		Managed Service Transition - IT	
		Disaster Recovery Test Plan - IT	
		Backup Test Plan - IT	
		Network Test Plan - IT	
		Network Hardware, Project And Commissioning - MPLS - IT	
		Monthly Service Fee - IT	
		Zipform Pty Ltd	\$2,423.63
		Final Notice Mail Out - Rates	
00003673	28/10/2019		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees & Credit Cards September 2019 \$83,670.47 Breakdown On Page	
00003674	29/10/2019		
		Synergy	\$25,057.57
		Power Supplies For The City	
00003675	29/10/2019		
		Alinta Gas	\$879.50
		Gas Supplies For The City	
		Aveling Homes Pty Ltd	\$2,765.40
		Refund - Street & Verge Bond X 2	
		BGC Residential Pty Ltd	\$10,000.00

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Refund - Street & Verge Bond X 5	
		Blueprint Homes (WA) Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Building Commission	\$60,591.68
		Collection Of Agency Fee Payments - September 2019	
		Celebration Homes Pty Ltd	\$12,000.00
		Refund - Street & Verge Bond X 6	
		Cr Brett Treby	\$80.00
		Refund - Candidate Nomination Fee	
		Cr Natalie Sangalli	\$80.00
		Refund - Candidate Nomination Fee	
		Cr Sonet Coetzee	\$80.00
		Refund - Candidate Nomination Fee	
		Dale Alcock Homes Pty Ltd	\$12,000.00
		Refund - Street & Verge Bond X 6	
		Department of Fire & Emergency Services	\$130,170.98
		Emergency Services Levy 2019 / 2020 50% Cost Sharing - Community Fire Manager 28.06.2019 - 26.09.2019 - Community Safety	
		Gemmill Homes Pty Ltd	\$2,000.00
		Refund - Street & Verge Bond	
		Halpd Pty Ltd Trading As Affordable Living Homes	\$14,000.00
		Refund - Street & Verge Bond X 7	
		Homebuyers Centre	\$22,000.00
		Refund - Street & Verge Bond X 11	
		Landgate	\$4,635.00
		Slip Subscription 01.11.2019 - 30.10.2020 - IT	
		LD & D Australia Pty Ltd	\$369.50
		Milk Deliveries For The City	
		Main Roads WA	\$21,901.79
		Road Rehabilitation - Mirrabooka Avenue - Projects	
		Install Line Marking & Signage - Gnangara Road/Alexander Drive - Projects	
		Mayor Tracey Roberts	\$80.46
		Refund - Candidate Nomination Fee	
		Mr Kenneth Dalton	\$120.00
		Volunteer Payment	
		Mr Roy Bastick	\$15.00
		Refund - Dragon Boat Racing - Gold Program	
		Mr Russell Driver	\$854.37
		Refund - Candidate Nomination Fee	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Travel Allowance - July - August 2019	
		Reimbursement - Travel Expenses - 03.09.2019 - 15.10.2019	
		Mr Ty Matson	\$2,700.00
		Reimbursement 50% Of Course Fees - Leading Managing & Developing People & Managing Financial Resources	
		Mrs Samantha Jane Fenn	\$80.00
		Refund - Candidate Nomination Fee	
		Mrs Zelda Jansen	\$2,025.00
		Reimbursement - Study Assistance - Managing, Developing & Implementing Strategy 08.07.2019 - 09.09.2019	
		North Coast Ball Club Incorporated	\$294.80
		Refund - Group Qualify For Subsidised Use	
		Plunkett Homes (1903) Pty Ltd	\$4,000.00
		Refund - Street & Verge Bond X 2	
		Tangent Nominees Pty Ltd (Atf The Summit Homes Group Trust)	\$2,000.00
		Refund - Street & Verge Bond	
		Western Power	\$6,307.40
		Installation Of Streetlight - Bannermann Court - Traffic Services	
		Repair Power Pole - Damaged By Bulk Vehicle Truck - Crosthwait Circle - Waste	
00003676	29/10/2019		
		Advance Press (2013) Pty Ltd	\$836.00
		Printing - Application For Certificate Of Registration Dog And Cat - Community Safety	
		Advanced Traffic Management	\$434.50
		Traffic Control - Wanneroo Road Wanneroo	
		ALH Group	\$497.50
		Catering & Venue Hire - Agribusiness Position Paper Stakeholder Workshop - Advocacy & Economic Development	
		BYOM Pty Ltd	\$3,740.00
		Delivery Of Business Workshop 18.10.2019 And Post Workshop Coaching - Economic Development	
		Call Associates Pty Ltd	\$5,742.83
		Call Centre Services - Customer Relations	
		Cleanaway Equipment Services Pty Ltd	\$688.60
		Parts Washer Charge - Fleet	
		Critical Fire Protection & Training Ltd	\$3,808.64

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Fire Equipment Testing & Maintenance - Building Maintenance	
		Delion Pty Ltd	\$480.00
		Business NBN Internet - Clarkson Youth Centre - IT	
		Dowsing Group Pty Ltd	\$2,905.63
		Replace Footpath - Chambered Way - Engineering	
		Drainflow Services Pty Ltd	\$21,021.99
		Bulk Car Park Sweeping - Engineering	
		Drainage Cleaning - Alkimos - Engineering	
		Entire IT	\$2,783.88
		Licence Renewal - Adobe Creative Cloud - 12 Months - Communications & Events	
		Environmental Industries Pty Ltd	\$1,980.00
		Install Coastal Rosemary Hedge - Landbeach - Conservation	
		Equifax Australasia Workforce Solut Pty Limited	\$462.00
		Australian Criminal History Check - Community Safety	
		Flex Fitness Equipment	\$322.54
		Fitness Equipment - Aquamotion	
		Hays Personnel Services	\$6,338.11
		Casual Labour For The City	
		Horizon West Landscape & Irrigation Ltd	\$82,500.00
		Claim 1 - St Andrews Park Irrigation Replacement - Parks	
		Horizon West Landscape Construction	\$1,320.00
		Upgrade Passive Park - Appleby Park - Assets	
		Instant Transportable Offices Pty Ltd	\$331.36
		Certified Commercial Application Permit - Bushfire Transportable - Projects	
		Integrity Industrial Pty Ltd	\$9,121.28
		Casual Labour For The City	
		Integrity Staffing	\$3,599.37
		Casual Labour For The City	
		Joondalup Smash Repairs Pty Ltd	\$632.50
		Repairs - WN 32906 - Infrastructure Projects	
		Kerb Direct Kerbing	\$2,475.55
		Replace Kerbing - Parkway Road - Engineering	
		Landcare Weed Control	\$510.75
		Weed Control - Torrigiani Park - Parks	
		LD Total	\$19,594.74

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bond Refund - Provision Of Minor Works For Asset Renewal Program	
		Bond Refund - Peach Park	
		Bond Refund - Moorhead Park	
		Ligna Construction	\$22,496.76
		Limestone Works - Jack Barlow Park - Parks	
		Linemarking WA Pty Ltd	\$400.40
		Line Marking Removal - Kingsway Stadium - Engineering	
		Mindarie Regional Council	\$6,383.98
		Refuse Disposal Services For The City	
		Minuteman Press - Wanneroo	\$541.85
		Printing - 50 Booklets - Advocacy & Economic Development	
		Parks & Leisure Australia	\$6,800.00
		Registration - Parks And Leisure Conference 2019 27 - 30.10.2019 - 6 Attendees - Facilities	
		Programmed Integrated Workforce	\$19,072.55
		Casual Labour For The City	
		Quinns Rock Bush Fire Brigade	\$174.11
		Catering - First Aid Course - 10 - 11.08.2019 - Fire Services	
		RM Gillis & CJ Marci	\$625.00
		Youth Leadership Showcase Setup & Reset - Youth Services	
		Safety And Rescue	\$19,525.00
		Building Inspections For The City - 05 - 09.08.2019 - Building Maintenance	
		Shaun Nannup	\$950.00
		Welcome To Country, Smoking Ceremony & Digeridoo - Elected Members Swearing In Ceremony - Council & Corporate Support	
		Smartbuilt Perth Pty Ltd	\$135.00
		Pest Control Services For The City	
		Think Promotional	\$3,554.10
		Promotional Items - Community Safety	
		Trophy Shop Australia	\$49.60
		Name Badges For Employees	
		Wanneroo Electric	\$2,326.50
		Electrical Maintenance For The City	
		Western Australian Local Government Association	\$1,376.00
		Training - Planning & Specification Development - 01.11.2019 - 1 Attendee - Contracts & Procurement	

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Training - Managing Contracts In Local Government - 05.11.2019 - 1 Attendee - Contracts & Procurement	
		Workpower Incorporated	\$5,930.65
		Weed Control & Rubbish Removal - Various Locations - Conservation	
00003677	31/10/2019		
		Castledine Gregory	\$14,000.00
		Legal Fees - SAT Court Proceedings - Settlement Sum Agreement Between Both Parties	
		Total Director Corporate Services Advance - EFTs	\$13,727,234.17
CANCELLED CHEQUES FROM PREVIOUS PERIOD			
117882	24.09.2019	Alessa Franchina	-\$540.00
117853	17.09.2019	Equestrian Western Australia	-\$600.00
117784	10.09.2019	Hodae Zebe	-\$350.00
117293	16.07.2019	Cheer Aesthetics Pty Ltd	-\$600.00
113218	06.06.2018	Joanne Crook	-\$100.00
113337	12.06.2018	Tayla Charlton	-\$100.00
113354	12.06.2018	Laura Green	-\$8.00
113357	12.06.2018	Nellie Atkins	-\$40.00
113360	12.06.2018	Ms Catherine Wayne	-\$50.00
113455	25.06.2018	A Wenman	-\$25.00
113562	26.06.2018	Paula Hartmann	-\$34.00
113569	26.06.2018	56 Creative Pty Ltd	-\$147.00
113376	12.06.2018	Woola Woola Koolangkas	-\$150.00
		Total	-\$2,744.00
TOWN PLANNING SCHEME			
		Cell 1	
		ASIC - Verify Name & Owner For Excess Contribution Returns	\$90.00
		C & S McDarby - Return Excess Funds	\$11,137.23
		Cell 2	
		Marketforce - Advertising Cost Adjustment	-\$7.01
		Cell 4	
		Castledine Gregory - Legal Fees	\$3,351.50
		Castledine Gregory - Legal Fees	\$10,854.46
		Marketforce - Advertising Cost Adjustment	-\$7.01
		Cell 5	
		McLeods - Legal Fees	\$69.67

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Marketforce - Advertising Cost Adjustment	-\$7.01
		Cell 6	
		Marketforce - Advertising Cost Adjustment	-\$7.01
		Cell 7	
		Marketforce - Advertising Cost Adjustment	-\$7.01
		Cell 8	
		McLeods - Legal Fees	\$144.69
		Marketforce - Advertising Cost Adjustment	-\$7.00
		Cell 9	
		Clifford Roworth - Land Acquisition	\$4,776,640.00
		Marketforce - Advertising Cost Adjustment	-\$7.00
		Total	\$4,802,238.50
MANUAL JOURNAL			
10481/2020	22.10.2019	Lodgement Fee 01.10.2019 Register 40 Unpaid Infringement	\$2,730.00
10481/2020	22.10.2019	Lodgement Fee 14.10.2019 Register 32 Unpaid Infringement	\$2,240.00
10496/2020	25.10.2019	Lodgement Fee 17.10.2019 Register 38 Unpaid Infringement	\$1,960.00
10514/2020	31.10.2019	Lodgement Fee 31.10.2019 Register 25 Unpaid Infringement	\$1,750.00
		Total	\$8,680.00
GENERAL FUND BANK ACCOUNT			
		Payroll Payments - October 2019	
		08.10.2019	\$6,131.78
		08.10.2019	\$11,922.87
		08.10.2019	\$1,745,020.31
		08.10.2019	-\$257.13
		14.10.2019	\$1,359.13
		21.10.2019	\$257.13
		22.10.2019	\$3,812.48
		22.10.2019	\$1,709,835.79
		22.10.2019	\$72,058.56
		Total	\$3,550,140.92
00003673	28/10/2019		
		City of Wanneroo - Municipal Bank Account	
		Bank Fees September 2019	
		GLF Trans Fee	\$50.00
		CBA Merchant Fee	\$56,056.86
		Bpay Fee Debtors	\$40.13

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Bpay Fee Rates	\$19,273.59
		Bpoint Debtors	\$1.62
		Bpoint Rates	\$1,289.46
		Payroll Return Fees	\$2.50
		CommBiz Fee	\$431.71
		Account Service Fee	\$461.40
		Total	\$77,607.27
		Credit Cards September 2019	
		R Wright	
		Sample Frames For Mayor's Christmas Appeal	\$25.07
		M Dickson	
		Essence Café - Business Hospitality - Mark Folkard MLA	\$15.00
		City of Joondalup - Parking Fees	\$4.00
		D Terelinck	
		Karrinyup Shopping Centre - Gift Card & Issuance Fee - M Brennand Farewell Gift - 13 Years Of Service	\$202.50
		H Singh	
		Hungry Jacks - Breakfast - The IPWEA Asset Management Conference	\$17.45
		Cinnamon Indian Gourmet - Dinner - The IPWEA Asset Management Conference	\$73.30
		Asian Gourmet On The Pier - Dinner - The IPWEA Asset Management Conference	\$73.60
		Wok & Roll Café - Lunch - The IPWEA Asset Management Conference	\$29.80
		Trendy Bake Sorell - Coffees - The IPWEA Asset Management Conference	\$14.70
		BP Australia - Fuel For Hire Car	\$13.60
		Mures Lower Deck - Breakfast - The IPWEA Asset Management Conference	\$29.90
		Mures Lower Deck - Coffees - The IPWEA Asset Management Conference	\$11.00
		Hotel Grand Chancellor - Breakfast - The IPWEA Asset Management Conference - H Singh	\$28.36
		Hotel Grand Chancellor - Breakfast - The IPWEA Asset Management Conference - B Chang	\$24.31
		Avis Car Rental - Hire Rental In Hobart	\$104.37

WARRANT OF PAYMENT OCTOBER 2019			
PAYMENT	DATE	DESCRIPTION	AMOUNT
		Parker Black & Forrest - Replacement Toilet Roll Dispenser & Holders - Alexander Heights Community Centre	\$147.40
		Event & Conference Co - 2019 Waste Conference - Manager Waste Services	\$1,441.30
		City of Wanneroo - Building Application & Surcharge - Quinns Beach Primary School	\$275.06
		N Jennings	
		CEDA - Company Pulse: Rebuilding Public Trust In Our Institutions - Director Corporate Strategy & Performance	\$80.00
		CEDA - Who's Protecting Our Data Privacy - Director Corporate Strategy & Performance	\$197.00
		M Yildiz	
		Institute Of Internal Auditors - Western Australian Internal Audit Conference 2019 - Enterprise Risk Specialist	\$804.78
		Economic Development Australia - National Economic Development Conference - Manager Advocacy & Economic Development	\$1,026.97
		Qantas Airways - Airfare & Surcharge - Attending National Economic Development Conference - 23 - 25.10.2019 Adelaide - Manager Advocacy & Economic Development	\$638.50
		Economic Development Australia - Accommodation - Attending National Economic Development Conference - 23 - 25.10.2019 - Manager Advocacy & Economic Development	\$493.44
		CCP Convention Centre - Parking Fees	\$30.29
		Officeworks - 5 USBs	\$125.00
		ASIC - Company/Director Searches	\$18.00
		Department Of Justice - Submission Of Means Inquiry Appeal	\$118.50
		Total	\$6,063.20
		Total Bank Fees And Credit Cards	\$83,670.47
		Advance Recoup October 2019	\$13,131,821.12
		Direct Payments Total (Includes Payroll, Advance Recoup, Credit Cards And Bank Fees)	\$16,765,632.51

Attachments: Nil

Property Services

3.17 Proposed lease to Manumalo Pty Ltd as trustee for the Aiga Family Trust (trading as Cafe Elixir) for premises in the Wanneroo Library and Cultural Centre

File Ref:	4889V02 – 19/454065
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	1
Previous Items:	CB01-09/13 - Proposed Lease of Additional Premises to Manumalo Pty Ltd as Trustee for Aiga Trust, trading as Cafe Elixir for the purpose of a dedicated Waste Bin Store - Ordinary Council - 17 Sep 2013 7.00pm

Issue

To consider entering into a lease with Manumalo Pty Ltd (ACN 137 762 826) as trustee for the Aiga Family Trust (**Manumalo**) (trading as Café Elixir) for premises at the Wanneroo Library and Cultural Centre (**WLCC**).

Background

Land and WLCC

Manumalo currently leases a 257m² (approximate) portion of the WLCC from the City for the permitted use of 'Cafe and Restaurant'.

The WLCC site, being Lot 101 on Deposited Plan 66852 (the whole of the land comprised in Certificate of Title Volume 2784 Folio 44) (**Lot 101**) and comprising a total land area of 4,218m² (approximate) is owned in freehold by the City.

Lot 101 is bounded by Dundobar Road, Rocca Way and Yagan Place within the Wanneroo Town Centre, and is located between the City's Civic Centre to the north and the Wanneroo Central shopping centre to the south. The immediate vicinity comprises a number of 'Civic and Cultural' facilities.

Lot 101 is zoned 'Urban' under the Metropolitan Regional Scheme, 'Centre' under the City of Wanneroo District Planning Scheme No.2 and 'Business' under the Wanneroo Town Centre Agreed Structure Plan No.23.

The WLCC building has a total floor space of 5,146m² (approximate). In addition to the tenancy occupied by Manumalo, the WLCC incorporates a further tenancy leased to Tracey Cottrell (trading as 'Hennaberry's for Hair') under a retail lease for the purpose of a hair salon from an 80m² (approximate) area.

Premises

Manumalo currently occupies the ground floor southeast corner of the WLCC (**Attachment 1** refers) which. The tenancy (**Premises**) comprises of an open plan dining area, customer ablutions, servery, kitchen, cool room, storage room and staff ablution totalling an area of 250m² (approximate).

Manumalo also has the benefit of an exclusive-use 7m² waste bin store together with access to the WLCC 'Great Court' comprising of a non-exclusive 22m² licence area for indoor dining (**Attachment 1** refers).

Prior Lease

Further to the resolution of Council on 30 July 2009 (item CS06-07/09), the City entered into a retail shops lease with Manumalo for an initial five (5) year term, commencing on 1 September 2009 (**Prior Lease**). The Prior Lease was executed by the City and Manumalo on 9 September 2009.

Due to the use of the premises, the Prior Lease is subject to the requirements of the *Commercial Tenancy (Retail Shops) Agreements Act 1985* (WA) (**Retail Shops Act**).

Extension of Prior Lease

The Prior Lease granted Manumalo one option to renew for an additional five (5) year term, commencing 1 September 2014.

In accordance with the terms of the Prior Lease, Manumalo exercised its option to renew for the additional term. An Extension of Lease was executed by the City and Manumalo on 20 May 2014.

Lease of Waste Bin Storage Area

Subsequent to the commencement of the Prior Lease, Manumalo identified that the designated waste bin store within the Premises was too small to be effectively.

Following consideration of alternative waste storage arrangements by Administration, Council resolved on 17 September 2013 to lease an additional area of 7m² to Manumalo for use as a dedicated waste bin store (item CB01-09/13). The bin store is located to the east of the WLCC loading dock.

The City and Manumalo executed an additional area lease on 22 May 2014.

The Prior Lease, the Extension of Lease and the additional area lease are each registered on the Certificate of Title for the WLCC site, as Landgate dealings L231043, M681796 and M681797 respectively.

Continued occupation

The additional term of the Prior Lease (and the term of the additional area lease for the bin store) expired on 31 August 2019.

Manumalo has continued to occupy the Premises on a holding over basis (as a month-to-month tenancy) in accordance with the terms of the Prior Lease. Manumalo confirmed its request for a new long-term lease, with the terms to be negotiated between Manumalo and the City (as are now the subject of this report).

Detail

Administration proposes to enter into a new five (5) year lease with one option of a further five (5) year term with Manumalo, subject to Council approval of the essential lease terms and in accordance with:

- the disposal requirements under section 3.58 of the Act; and

- the requirements of Retail Shops Act.

The proposed new lease will be a 'private treaty' agreement, in accordance with the following essential terms:

Lessee:	Manumalo Pty Ltd (ACN 137 762 826) as trustee for the Aiga Family Trust (trading as Cafe Elixir)
Lease Area (257m²):	Portion of Lot 101 being an area of approximately 257m ² (Attachment 1 refers)
Licence Area (22m²):	Portion of Lot 101 being an area of approximately 22m ² (Attachment 1 refers)
Permitted Purpose:	Café and restaurant
Term:	Five (5) years
Option (Additional Term):	One option - Five (5) years
Commencement Date:	On the execution of the lease
Rent:	<p>\$71,000 (plus GST) per annum</p> <p>In accordance with the City's Leasing Policy, Manumalo is categorised as a 'Retail' entity, being a non-exempt disposition under the <i>Local Government Act 1995</i>. On this basis, the rent is to be negotiated at market rate.</p> <p>A licensed valuer was appointed to determine the current market rental of the Premises. A valuation report dated 11 October 2019 determined a rent of \$254.48/m² per annum (plus GST) over the lettable area of 279m² was suggested (inclusive of 22m² non-exclusive licence area). This equates to a rounded figure of \$71,000 per annum (plus GST).</p> <p>The rent is a net amount, with outgoings and other charges separately payable by Manumalo.</p>
Annual Rent Review:	Fixed 3% rental increase per annum during the Term and any throughout the Term and any Additional Term (other than on a Market Rent Review date).
Market Rent Review:	Commencement date of the Additional Term.
Bond:	Manumalo will be required to submit a bond of \$5,000 which will be held by the City for the Term and any Additional Term in a non-interest bearing account.
Outgoings:	<p>Manumalo will be responsible for:</p> <ul style="list-style-type: none"> • Gas – sub metered;

	<ul style="list-style-type: none"> Electricity - sub metered; Water (5% of the WLCC water use payable on an annual basis); and Building insurance (5% of the WLCC building).
Rates & Taxes:	Lessee responsibility – Commercial Council rates and Emergency Services Levy and any other rates, taxes, assessments and impositions.
Public Liability Insurance:	Lessee responsibility - \$20 million minimum (subject to increase at the request of the City).
Other Insurances:	Lessee responsibility - Plate Glass, Workers Compensation, Breakdown Insurance and Property Damage Cover.
Cleaning:	Lessee responsibility
Signage:	Lessee responsibility subject to the City's Signage Policy or approval of relevant development applications.
Compliance:	Lessee responsibility
Pest Control:	Lessee responsibility

Special conditions:

Quiet Enjoyment:	<p>The City has the care, control and management of the Premises and land in the immediate vicinity, together with other roads and reserves. The City may need to undertake essential works that may impact on Manumalo's business.</p> <p>Restrictions may include:</p> <ul style="list-style-type: none"> disruption to utilities; disruption or closure of roads, reserves and road reserves; pedestrian movement and access; vehicle movement, access and parking; vibration and noise; and dust and dirt. <p>The City and its agents and contractors' works will not be considered as having breached Manumalo's 'quiet enjoyment' of the Premises and the City will not be liable to compensate Manumalo.</p>
Works 1):	Manumalo is responsible for the following works, at the cost of Manumalo, using the City's appointed contractors and otherwise in accordance with Australian Standards or respective manufacturers recommendations):

	<ul style="list-style-type: none"> • Fire equipment compliance servicing, including inspection and testing of Fire Indicator Panels and EWIS systems, and inspection, testing, tagging of extinguishers, fire blankets, hose reels and hydrants. • Electrical testing and servicing, including residual current devices, emergency and exit lighting and related electrical works.
Works 2):	<p>The City will undertake the following works at the City's cost:</p> <ul style="list-style-type: none"> • Heating, ventilation and air conditioning (HVAC): maintenance service and any required capital work replacement. • Kitchen Exhausts: Servicing and repair of the following items: <ul style="list-style-type: none"> - Fan bearings; - Motor bearings; - Belt/Tension; - Vibration; - Flexible connection; - Amperage/Voltage; - Check corrosion spots; - Electrical terminals; - Damper operation; - Clean unit; and - Check operation. • Other: Maintenance service and any required capital work replacement of: <ul style="list-style-type: none"> - Bin Store Roller door; and - Backflow system.
Exhaust, Flue and Fan Works:	<p>Manumalo is responsible for engaging an airflow hygiene specialist to undertake the following kitchen exhaust, flue and fan works at industry standard intervals:</p> <ul style="list-style-type: none"> • Change filters; • Clean kitchen exhaust canopy – all exposed surfaces, gutters and filter returns, including application of stainless steel polish applied to hood to protect canopy against moisture penetration and corrosion; and • Clean kitchen exhaust duct system from behind filters through to the atmosphere – including chamber (behind filters), ducting and all associated flue risers, fan units and cowls.
Cleaning and Maintenance:	<p>Manumalo's obligations to clean and maintain the Premises will include:</p> <ul style="list-style-type: none"> • Maintenance and general upkeep of the Premises

	<p>(including the City's fixtures and fittings, which will include the exhaust extraction system and its associated roof mounted fans, the cool-room and the roof mounted condenser unit, doors and plate glass and external signage); and</p> <ul style="list-style-type: none"> • Cleaning the Premises including the alfresco area, bin store area, alfresco licensed area, external glass and fascia.
Cool Room:	Lessee's responsibility including capital replacement.
Flooring and Walls:	Lessee's responsibility to maintain the flooring and walls of the Premises and undertake and meet the cost of any associated capital works/replacement.
Controlled Waste:	Lessee's responsibility to clean the grease traps as per Water Corp (FOGMAN) program at its sole cost and provide relevant documentation.
Alfresco licence:	<p>The lease will include the grant of a licence for Manumalo to use the alfresco type eating area situated within that part of the Great Court Area of the WLCC immediately adjacent to the bi-fold doors of the Premises.</p> <p>The purpose of the licence will be seating and serving food and non-alcoholic beverages to customers of the Premises:</p> <p>The terms of the lease will extend to the licensed area. Manumalo will be required to remove its property (including tables and chairs) from the licensed area during the hours in which the Premises are not open for business or during the hours when the WLCC building is closed (whichever is the earlier), and store such items within the Premises. This means that items must be removed daily from the licensed area.</p> <p>Manumalo must also ensure that the bi-fold doors between the licensed area and the Premises are closed and secured on each occasion that the Premises or the WLCC building is closed (whichever is the earlier).</p>
Registration	Manumalo has advised that the new lease will not be registered at Landgate.

Consultation

The essential terms for the proposed new lease have been negotiated between the City and Manumalo as outlined in this report. Negotiations are ongoing for some of the special conditions, although Administration does not anticipate that Manumalo will require substantive changes to the essential terms above.

It is proposed that, subject to Council approval of the essential terms, formal lease documentation (including the disclosure documents required for compliance with the Retail Shops Act) will be prepared in-house and provided to Manumalo for its consideration.

Comment

Administration recommends the proposed new lease of the Premises to Manumalo as outlined in this report.

The lease would not be an exempt disposition under the Act. If Council resolves to approve the proposed lease in-principle, it will be necessary to publish a local notice of the proposed disposal inviting public submissions.

Should any submissions be received, Administration recommends that no further report is presented to Council and that the CEO be authorised to consider and reject any submissions, negotiate lease terms and effect any documentation relating to it to enable a timely and expedient resolution.

Statutory Compliance

The required public notice of the proposed disposition will comply with the requirements of Section 3.58 of the Act.

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
Asset Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

Policy Implications

The proposed lease has been negotiated in accordance with the ‘Retail’ category as outlined in Annexure 1 of the City's Leasing Policy.

A report to Council is required as a disposal by lease under Delegation 1.1.21 (*Disposing of Property by Lease or Licence*) is not permissible as the proposed lease term (including options for renewal) is greater than five (5) years and the proposed annual rent is greater than \$50,000 (plus GST) per annum.

Financial Implications

- The proposed lease will generate an income stream to the City of \$71,000 (plus GST) per annum plus outgoings for the initial five (5) year term;
- Fixed annual rental increases of 3% will apply throughout the initial five (5) year term;

- The rent will be reviewed to market at the commencement of the proposed option period, should Manumalo exercise its option for an additional term of 5 years;
- Council rates will be payable by Manumalo for the duration of the lease;
- The changes to the Retail Shops Act, effective 1 January 2013 prohibit landlords from claiming legal expenses relating to the preparation, negotiation or execution of leases and associated documentation. The City's in-house lawyer will prepare and finalise the City's existing standard retail lease template at nil charge;
- Initial valuation fees were \$1,900 (plus GST) for the market rent valuation on 4 April 2019. An updated market valuation, dated 11 October 2019 incurred an additional charge of \$750 (plus GST);
- The City will incur a fee of \$1,000 (plus GST) (approximate) for publishing a public notice in the Wanneroo Times; and
- The City will prepare and lodge the relevant Landgate forms to remove the Prior Lease and the additional area lease from the Certificate of Title. The Landgate lodgement fees will be approximately \$350-500 (plus GST) (approximate, based on a current lodgement fee of \$174.70 per document).

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. APPROVES, in principle:

- a) a retail lease of a 257m² portion (approximate); and
- b) a non-exclusive licence of a 22m² portion (approximate),

of Lot 101 (3) Rocca Way, Wanneroo between the City of Wanneroo and Manumalo Pty Ltd (ACN 137 762 826) as trustee for the Aiga Family Trust (trading as Café Elixir) for a term of five (5) years with one option of a further five (5) year term commencing on the execution of the lease (and licence) document;

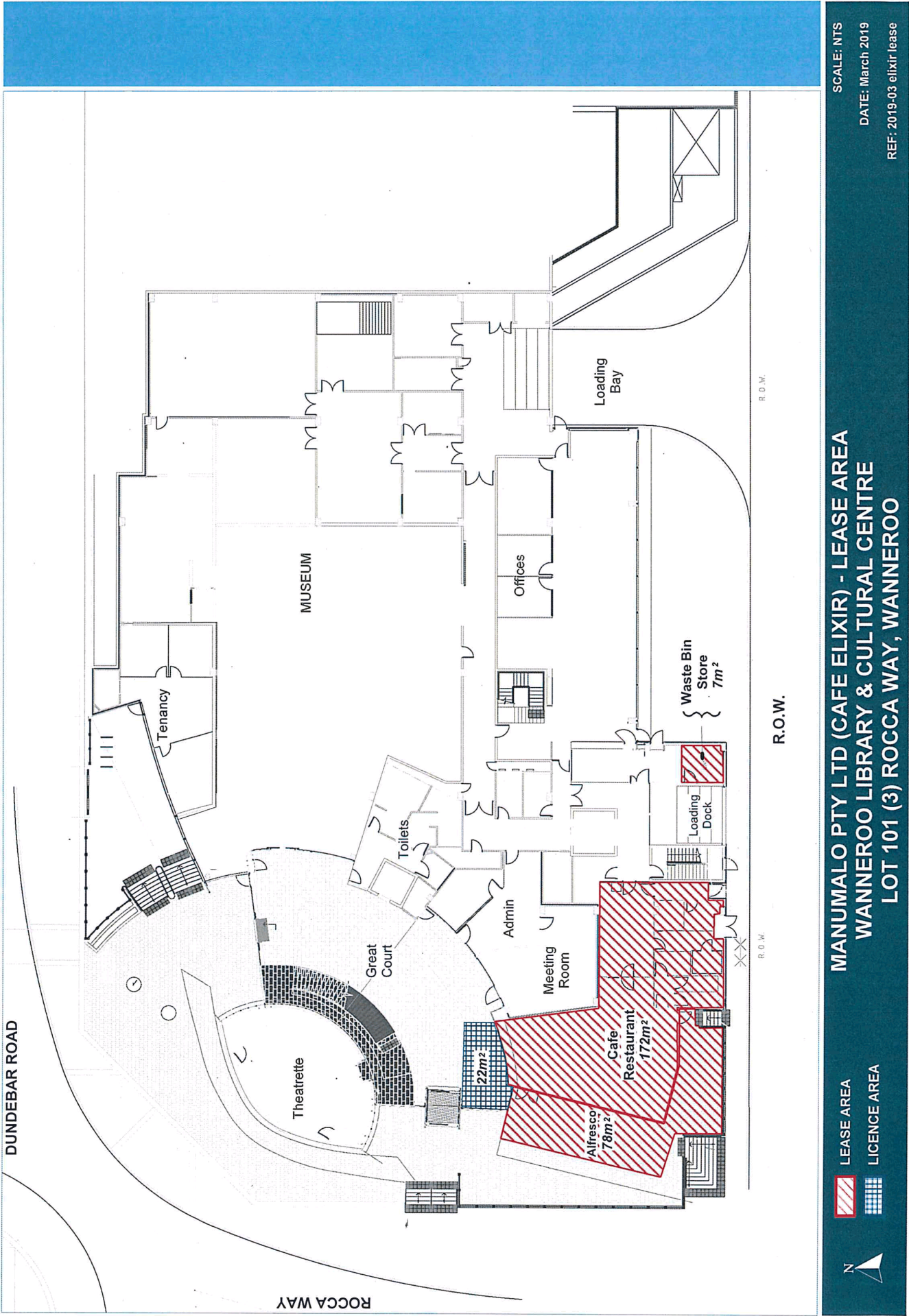
2. AUTHORISES:

- a) the publication of a local public notice of the intention to dispose of the portions of Lot 101 (3) Rocca Way, Wanneroo in accordance with Item 1. above in accordance with Section 3.58 of the Local Government Act 1995 (WA); and
- b) the Chief Executive Officer to negotiate commercial terms, execute all documentation, consider and reject any submissions and comply with all applicable legislation as is required to effect Item 1. above; and

3. AUTHORISES the affixing of the Common Seal of the City of Wanneroo to the retail lease (and licence) between the City of Wanneroo and Manumalo Pty Ltd (ACN 137 762 826) as trustee for the Aiga Family Trust (trading as Café Elixir) in accordance with the City's Execution of Documents Policy.

Attachments:

[!\[\]\(f60b7a900783ac3fd531bfd9c111be6d_img.jpg\) Attachment 1 - Plan - Manumalo - Cafe Elixir 19/454225 Minuted](#)



3.18 Proposed lease to The Returned & Services League of Australia (WA Branch) Incorporated for premises in the Wanneroo Community Centre

File Ref:	25283 – 19/469609
Responsible Officer:	Director Corporate Strategy & Performance
Disclosure of Interest:	Nil
Attachments:	1
Previous Items:	CS05-09/18 - Proposed Lease to Avivo: Live Life Inc. - Ordinary Council - 18 Sep 2018 7.00pm

Issue

To consider entering into a lease with The Returned & Services League of Australia (WA Branch) Incorporated (**Wanneroo RSL**) for premises at the Wanneroo Community Centre (**WCC**).

Background

WCC

The WCC is situated on Lot 156 (23) Civic Drive, Wanneroo (**Lot 156**).

Lot 156 comprises a total area of area of 4,162m² (approximate), being the whole of the land comprised in Certificate of Crown Land Title Volume LR3129 Folio 926. The land is Crown land, under the care and control of the City via a Management Order for the purposes of "Recreation, Senior Citizens and Health Centre" with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands.

Lot 156 is zoned "Urban" under the MRS and "Centre" under DPS2.

The WCC comprises of two levels:

- 1) Top (first) floor – Senior citizens facility (not leased, but with hire arrangements permitted); and
- 2) Ground floor – The current tenancy mix is as follows:
 - Avivo: Live Life (Inc.) – Lease;
 - Challenge Brass Band – Licence; and
 - Unique Support Services Pty Ltd – Lease,

each of which pays a rent or licence fee to the City, together with a Senior Citizens hairdressing business (currently on a Hire Agreement, but with lease negotiations currently underway and with a rental to be payable under the proposed lease).

The majority of the ground floor of the WCC was previously occupied by the City's Assets directorate which relocated to the City's Civic Centre in 2018.

There is currently a 122m² (approximate) tenancy located on the ground floor (which equates to an 8.5% portion of the WCC) which is vacant and available for lease (**Premises**) (**Attachment 1** refers).

The Premises contains one open plan office area, two standalone offices and a print room. There are no ablutions within the Premises. However, the ground floor incorporates

communal common areas, including a kitchen/meeting room and ablutions, which are available for all ground floor tenancies and occupants.

Wanneroo RSL

Wanneroo RSL currently leases an 11m² (approximate) office known as "Office 1" at Enterprise House, located on Lots 90 and 91 (937/935) Wanneroo Road, Wanneroo which is owned in freehold by the City.

The existing lease between the City and Wanneroo RSL at Enterprise House commenced on 27 June 2017 and expired on 26 June 2019. The lease is currently held over as a monthly tenancy.

Administration and Wanneroo RSL were in advanced negotiations for a new agreement (by a licence) for Office 1 in Enterprise House, when Wanneroo RSL advised the City that its preference was to lease the Premises at the WCC.

It is therefore proposed that subject to Council approval, Wanneroo RSL will vacate Office 1 at Enterprise House and relocate to the Premises.

Detail

Administration has received a proposal from the Wanneroo RSL to lease the Premises on a peppercorn basis (at a rent of \$1 per annum, payable on demand) and with no requirement for the Wanneroo RSL to pay a maintenance fee or for outgoings and services (**Lease**).

The Wanneroo RSL has advised that it does not have the capacity to pay a higher rental amount or other fees and costs under the proposed Lease.

The Wanneroo RSL proposes to utilise the Premises for:

- administration and meetings;
- organisation of events by the Wanneroo RSL, including the ANZAC Day ceremony and Remembrance Day services; and
- promotion of the military history and heritage of the Wanneroo area, which may include the display of military artefacts.

The following essential lease terms have been requested by Wanneroo RSL and are subject to Council and Ministerial approval:

Lessee:	The Returned & Services League of Australia (WA Branch Incorporated)
Premises:	Portion of Crown Reserve 28489, Lot 156 (23) Civic Dr, Wanneroo (Attachment 1 refers)
Common Areas:	Attachment 1 refers
Lease Term:	Five (5) years
Option Term:	Five (5) years
Commencement Date:	The date the lease is executed by all parties

Lease Rental:	\$1 peppercorn (plus GST) per annum, payable on demand.
Building Maintenance Fee:	Nil (The estimated maintenance fee applicable to the Premises under the City's Leasing Policy would be \$1,047 (plus GST) per annum (subject to review on an annual basis.)
Permitted Purpose:	Office
Utility Outgoings – 8.5% of Building:	No Lessee responsibility Lessor responsibility: <ul style="list-style-type: none"> Electricity - \$1,500 (approximate) per annum; and Water - \$1,000 (approximate) per annum.
HVAC:	Lessor responsibility
Building Insurance – 8.5% of Building:	Lessor responsibility: \$580 (approximate) per annum
Furniture:	Furniture is accepted by the Lessee on an 'as is' basis and the City has no obligation to repair or replace.
Maintenance:	Lessor responsibility
Structural Maintenance:	Lessor responsibility
Cleaning:	Lessee responsibility including Common Areas
Rates & Taxes:	Lessee responsibility
Lessee Services:	Lessee responsible for the provision of special requirements such as the connection, service and billing of telephone, broadband services and the like.
Public Liability Insurance:	Lessee responsibility – Minimum \$20 million
Other Insurances:	Lessee responsibility
Consumables:	Lessee responsibility

Consultation

The essential terms of the proposed Lease have been prepared in consultation with the Wanneroo RSL. Administration notes the positive contribution of the Wanneroo RSL to the local community.

At the time of the Wanneroo RSL's request to lease the Premises, Administration had received a proposal from an interest party (a not-for-profit entity and community service

provider) to lease the Premises on a commercial basis. The rental would have been based on a market valuation, discounted by 50% in accordance with the Leasing Policy, and with outgoings and other costs payable by the lessee. As a result of the approach from the Wanneroo RSL, Administration discontinued negotiations with the other interested party.

The DPLH on behalf of the Minister for Lands will be requested to provide its consent to the proposed terms of the Lease pursuant to section 18 of the *Land Administration Act 1997* (WA).

Comment

Should the proposed Lease to Wanneroo RSL be approved by Council, the ground floor of the WCC will be fully occupied and the objectives as outlined in the report to Council for item CS05-09/18 will have been achieved.

Following the Wanneroo RSL relocating from Office 1 in Enterprise House, Administration will investigate the opportunities to secure an alternative occupier.

Statutory Compliance

The Lease will be an exempt disposition under Regulation 30(2)(b) of the *Local Government (Functions and General) Regulations 1996* (WA):

“30.(2) A disposition of land is an exempt disposition if-

(b) the land is disposed of to a body, whether incorporated or not-

(i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and

(ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;”.

Accordingly, the City is not required to advertise the proposed disposition under section 3.58 of the Act.

Strategic Implications

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

“4 Civic Leadership

4.1 Working with Others

4.1.3 Advocate and collaborate for the benefit of the City”

Risk Management Considerations

Risk Title	Risk Rating
Relationship Management	Moderate
Accountability	Action Planning Option
Executive Management Team	Manage

Policy Implications

Under Annexure 1 of the City's Leasing Policy, Wanneroo RSL would be a Category 6 ('Recreational') entity. A Category 6 lessee is required to be responsible for the following fees and costs under the Leasing Policy:

- an annual building maintenance fee, payable to the City in recognition of the City undertaking maintenance and repairs of the leased premises; and
- consumables, rates and taxes, insurances and all outgoings associated with the leased premises.

Wanneroo RSL has advised that it does not have the capacity to pay the above fees and costs (which will instead be borne by the City), and has requested that the proposed Lease is at no cost to the Wanneroo RSL.

The proposed arrangement is not in accordance with the Leasing Policy, but Administration is supportive of the Lease, on the basis that the Wanneroo RSL provides an ongoing benefit to the local community.

Financial Implications

The following costs will not apply to Wanneroo RSL, but would otherwise be payable in accordance with the Leasing Policy:

- An annual building maintenance fee, estimated as \$1,047 (plus GST) per annum for the Premises (subject to review on an annual basis);
- Electricity - \$1,500 (approximate) per annum;
- Water - \$1,000 (approximate) per annum;
- Building Insurance - \$580 per annum;
- Internal fitout of the Premises, including:
 - Costs for the installation of a door and partition installed by the City:
 - Labour - \$1,020 (approximate); and
 - Materials (plasterboard, studwork, door, lock, cylinder, keys, hinges) - \$600 (approximate);
 - Supply of pre-existing works stations, white boards, ad hoc furniture and filing cabinets; and
 - External removalist to rearrange existing fit out to Wanneroo RSL's specifications and remove unwanted items - \$650 to \$750 (plus GST), plus waste tipping fee of \$220 per tonne.

Based on a market valuation undertaken by a licensed valuer on 3 May 2019, a rent of \$19,984 (plus GST) plus outgoings per annum was achievable for the 122m² portion of the WCC at the time of the valuation. This opportunity cost is noted as further financial implication of the proposed Lease.

Voting Requirements

Simple Majority

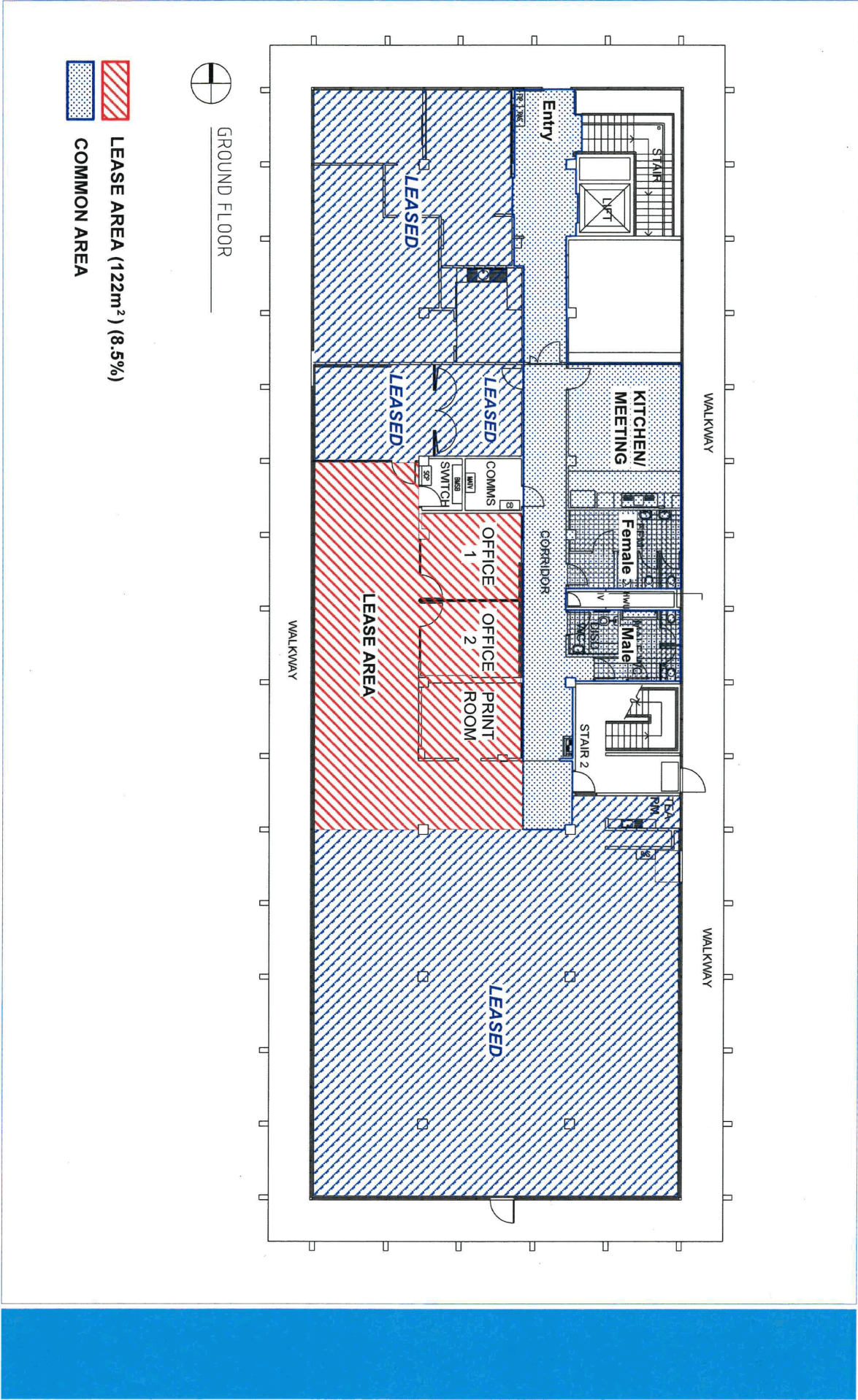
Recommendation

That Council:-

1. **APPROVES** a lease of a 122m² (approximate) portion of the ground floor of the Wanneroo Community Centre (Crown Reserve 28489, Lot 156 (23) Civic Drive, Wanneroo) (Attachment 1 refers) between the City of Wanneroo and The Returned & Services League of Australia (WA Branch) Incorporated for a term of five (5) years with one option of a further five (5) year term commencing on the execution of the lease;
2. **NOTES** that the lease described in Item 1. will be on a peppercorn basis (at a rent of \$1.00 per annum, payable on demand) and with no requirement for the lessee to pay for outgoings or services, but will otherwise be in accordance with the City's Leasing Policy;
3. **AUTHORISES** the Chief Executive Officer to negotiate commercial terms, execute all documentation, consider and reject any submissions and comply with all applicable legislation as is required to effect Item 1. above; and
4. **AUTHORISES** the affixing of the Common Seal of the City of Wanneroo to the Lease between the City of Wanneroo and The Returned & Services League of Australia (WA Branch) Incorporated in accordance with the City's Execution of Documents Policy.

Attachments:

[1](#). Attachment 1 - Wanneroo RSL Lease area - portion of Wanneroo Community Centre 19/470816 Minuted



WANNEROO RSL - LEASE
WANNEROO COMMUNITY CENTRE
LOT 156 (23) CIVIC DRIVE WANNEROO

SCALE: NTS
DATE: October 2019
REF: 2019-10 Wanneroo RSL lease area

NOTE: While the City of Wanneroo has made every effort to ensure the accuracy and completeness of data it accepts no responsibility or liability for any errors or omissions within the information presented.
Based on information provided by and with the permission of the Western Australian Land Authority trading as LANDGATE (2012).

Council & Corporate Support

3.19 Donations to be Considered by Council - December 2019

File Ref: 2856V011 – 19/454229
 Responsible Officer: Coordinator Corporate Support
 Disclosure of Interest: Nil
 Attachments: 3

Issue

To consider requests for sponsorships, donations and waiver of fees in accordance with the City's Donations, Sponsorships and Waiver of Fees and Charges Policy (Policy).

Background

The Policy requires applications over \$500 from individuals and organisations to be determined by Council. Consequently a report is prepared for Council meetings, coinciding with a period where applications of this nature have been received.

With respect to requests for sponsorships, the Policy specifies that for National Events the amount provided will be \$200.00 per individual, capped at \$600.00 per team, and for International Events the amount provided is \$500.00 per individual capped at \$1,500.00 per team. Schools are capped at \$2,000.00 per school per financial year.

Detail

During this period, the City has received one sponsorship request, one community donation request (this application also includes a waiver of fees) and one request for a waiver of fees and charges, which are summarised below. Copies of the full applications are available from Administration upon request.

Comment

Sponsorship Donations

Applicant 1 – Indoor Sport WA	
Name of Individual/s	Kami Garbin (Team: 12 Gold) Halle Richards (Team: 12 Black) Aayla Moore & Wade Moore (Team: 16 Mixed)
Reside in City of Wannon 18 years of age or under	Yes Yes
Event Details	2019 INA Junior Nationals, Toowoomba, QLD 30 November – 7 December 2019
Commitment to providing a written report regarding the event	Yes
Commitment to acknowledgement of the City of Wannon	Yes
Eligibility Level	National

Applicant 1 – Indoor Sport WA	
Comments	As per the policy \$200.00 per individual (capped at \$600.00 per team to a maximum of four teams per event)
Recommendation	APPROVE a request for sponsorship in the sum of \$800.00 to Indoor Sport WA for the participation of Kami Garbin (Team: 12 Gold), Halle Richards (Team: 12 Black), Aayla Moore & Wade Moore (Team: 16 Mixed) at the 2019 INA Junior Nationals to be held in Toowoomba, QLD from 30 November – 7 December 2019.
	This request is in accordance with Council's Policy

Community Group Donations

Applicant 2 – Trinity at Alkimos Residents Association	
Request amount	\$2,014.45
Description of request	A donation for the supply of cinema equipment, toilets and 50% waiver of fees for bin hire and hire of Piazza Park, Alkimos in order to provide an Australia Day Movie Night at Piazza Park Alkimos on 21 December 2019.
Criteria	Evaluation
Potential for income generation	Nil
Status of applicant organisation	Not For Profit
Exclusivity of the event or project	Open to all
Alignment with Council's existing philosophies, values and strategic direction	<i>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	\$700.00
Contribution to the event or activity made by the applicant or organisation	\$442.00
Previous funding assistance provided to the organisation by the City	\$1,420.00 – CS06-12/18
Commitment to acknowledge the City of Wanneroo	Yes
Comments	This group is eligible to receive a donation based on the criteria of the Donations Sponsorships and Waiver of Fees and Charges Policy.

Applicant 2 – Trinity at Alkimos Residents Association	
Recommendation	APPROVE a donation in the sum of \$2,014.45 to Trinity at Alkimos Residents Association for the supply of cinema equipment, toilets (\$1,884.55) and 50% waiver of fees for bin hire (\$42.00) and hire of Piazza Park, Alkimos (\$87.90) in order to provide an Australia Day Movie Night at Piazza Park Alkimos on 21 December 2019.
Reason	This request is in accordance with Council's policy.

Applicant 3 – Perth African Nations Football Council Inc.	
Request amount	\$4,399.00
Description of request	Request for a 50% waiver of fees for the hire of Koondoola Park – Main Oval and Kingsway Regional Sports Complex from 15 November 2019 to 9 February 2020 for the Perth African Nations Cup. The organisation has advised the total project cost to be \$220,000.
Criteria	Evaluation
Potential for income generation	Nil
Status of applicant organisation	Not For Profit
Exclusivity of the event or project	Open to all
Alignment with Council's existing philosophies, values and strategic direction	<i>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 confirmed at this stage, however the group has requested \$20,000 from Healthways and a further \$20,000 from the WA Police. Should both requests be successful they will receive alternative funding of \$40,000. Administration has assisted the group by providing a letter of support to the Perth African Nations Football Council (dated 1 October 2019) to assist with the Healthways Grant Application.
Contribution to the event or activity made by the applicant or organisation	\$20,000.00 \$200,000.00 – In kind contribution of volunteer event staff (80 people), 6 months preparation.
Previous funding assistance provided to the organisation by the City	Nil
Commitment to acknowledge the City of Wanneroo	Yes

Comments	<p>This group has provided the following additional information and background in relation to their donation request:</p> <p><i>'Since its creation in 2010, the Perth African Nations Football Council Inc. has facilitated the Perth African Nations Cup soccer tournament. Each year the tournament has grown with more entries and expressions of interest from within the different African communities in Western Australia. Past tournaments have seen registrations from 26 teams across a range of age groups including teams competing in our Junior, Senior, Master's and Women's categories.</i></p> <p><i>With over 3,000 people from culturally and linguistically diverse backgrounds and across all age groups, the tournament encourages community engagement in a family friendly environment while promoting health and well-being by participation in sporting activities.</i></p> <p><i>The Perth African Nations Football Council Inc. aims to achieve the following objectives:</i></p> <ol style="list-style-type: none"> <i>1. Provide advice to sporting bodies, non-government organisations, government bodies, community agencies and community organisations on the development, management and promoting of football to and for Australian-African demographics.</i> <i>2. Provide sporting opportunities at entry and advanced level for recent arrivals, particularly those identifying with African backgrounds.</i> <i>3. Provide appropriate direction or assistance to communities of African backgrounds based in Western Australia.</i> <i>4. Advocate for and raise issues concerning the development of football and football opportunities on behalf of African communities based in Western Australia, and;</i> <i>5. Serve as an African sporting body/organisation in Western Australia concerned with promoting, development and implementation of physical activity, in particular football, basketball and AFL for people of CaLD backgrounds, with potential for growth to include sports like Tennis, Swimming, Netball and many more."</i> <p>The group charge a player's registration fee of \$600 per team. This fee applies to the senior teams only (age 15-30 year olds), the junior and women's teams do not pay a fee. The group are unsure at this stage how many teams will be required to pay a registration fee and based on last year's information they have advised that of the teams that participated, 16 teams paid the registration fee, equating to \$9,600.</p> <p>The group has further confirmed that the registration fee goes towards the cost of the referee and two lines officials. The costs for these resources are as follows: 1 x referee at \$90 per game and 2 x lines officials at \$40 each = \$80 per game. Presently the group is unsure how many games will be played at the tournament, based on last year's information they have advised that 44 games were played. Should the same occur, the total cost will be approx. \$7,480.00.</p> <p>When you remove these costs from the registration fee there is a surplus of \$2,120. There is also the potential for income from two grants from Healthways and the WA Police which could bring in another \$40,000, although this is unknown at this stage. Based on the information provided the group does not fulfil the criteria of the Policy which 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)."</p>
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Recommendation	NOT APPROVE a donation in the sum of \$4,399.00 to Perth African Nations Football Council Inc. for the hire of Koondoola Park – Main Oval and Kingsway Regional Sports Complex from 15 November 2019 to 9 February 2020 for the Perth African Nations Cup.
Reason	This request is not in accordance with Council's policy.

Statutory Compliance

Nil

Strategic Implications

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

“1 Society

1.1 Healthy and Active People

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

Risk Management Considerations

There are no existing Strategic or Corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Policy Implications

The Policy states that sponsorship applications for attendance at National Events will be capped at \$600.00 per team (up to four teams) and Regional or State capped at \$600 per club. International events will be capped at \$1,500.00 per team and schools capped at \$2,000.00 per school per financial year.

Financial Implications

Budget 2017/2018	\$120 000.00
Amount expended to date (as at 21 November 2019)	\$85,857.29
Balance	\$34,142.71
Total of sponsorship requests for this round: Donations (in this report):	\$800.00 \$6,413.45
Total this Round (recommended)	\$2,814.45
BALANCE	\$31,328.26

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **APPROVE** a request for sponsorship in the sum of \$800.00 to Indoor Sport WA for the participation of Kami Garbin (Team: 12 Gold), Halle Richards (Team: 12 Black), Aayla Moore & Wade Moore (Team: 16 Mixed) at the 2019 INA Junior Nationals to be held in Toowoomba, QLD from 30 November – 7 December 2019;
2. **APPROVE** a donation in the sum of \$2,014.45 to Trinity at Alkimos Residents Association for the supply of cinema equipment, toilets (\$1,884.55) and 50% waiver of fees for bin hire (\$42.00) and hire of Piazza Park, Alkimos (\$87.90) in order to provide an Australia Day Movie Night at Piazza Park Alkimos on 21 December 2019; and
3. **NOT APPROVE** a donation in the sum of \$4,399.00 to Perth African Nations Football Council Inc. for the hire of Koondoola Park – Main Oval and Kingsway Regional Sports Complex from 15 November 2019 to 9 February 2020 for the Perth African Nations Cup.

Attachments:

- | | | |
|---|--|-----------|
| 1  | Attachment 1 - Sponsorship Request Form - Indoor Sports WA - 2019 INA Junior National - Toowoomba QLD - 30 November 2019 - 7 December 2019 | 19/456229 |
| 2  | Attachment 2 - Donation Request Form Trinity at Alkimos Residents Association 2019 Christmas Movie Event 21 December 2019 Piazza Park Alkimos | 19/461765 |
| 3  | Attachment 3 - Donation request form Perth African Nations Football Council Inc Perth African Nations Cup Kingsway 15 November 2019 - 19 February 2020 | 19/461794 |

CITY OF WANNEROO SPONSORSHIP REQUEST FORM

Supporting Group on Behalf of Individuals

This form must be completed by the supporting group to ensure that all participants in the event are captured on the form.

GROUP DETAILS

Name of Supporting Group: <i>(Cheques will be made out to this name, please ensure an account is available)</i>	INDOOR SPORTS WA	
Contact Person <i>(all mail will be addressed to this person)</i>	VIV ELLIS	
Postal Address	POST OFFICE BOX 20 BAYSWATER WA 6933	
Phone No:	041 797 5545	Fax No:
Email Address:	melthammotors@bigpond.com	
ABN No:	87 877 005 268	

EVENT DETAILS

Title of Event:	2019 INA JUNIOR NATIONAS		
Location and Venue:	TOOWOOMBA QUEENSLAND		
Date of the Event:	28/11/19	State <input type="checkbox"/>	National <input checked="" type="checkbox"/> International

**Applications received after the start of the event will not be eligible for sponsorship*

DETAILS OF INDIVIDUALS ATTENDING EVENT

Name	Residential Address	Date of Birth	M/F
KAMI GARBIN			F
HALLE RICHARDS			F
AAYLA MOORE			F
WADE MOORE			M

(Attach separate sheet if more names to be included)

SELECTION DETAILS

Who made the selection? <i>(Selection letter/s must be attached for each individual)</i>	INDOOR SPORTS WA	
Will any payment be received by the individual/s for participating?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	What is the cost to each individual to participate in this event?

ACKNOWLEDGEMENT OF CITY OF WANNEROO SUPPORT

If successful, how are you prepared to
acknowledge the City's support?
(eg. Display promotional items; provide brief
report and photos)

LETTER OF THANKS AND PHOTO

DECLARATION

VIV ELLIS

INDOOR SPORTS WA

I, (print name) on behalf of (supporting
organisation) certify that this request for support includes the details of all individuals 18 years or under who are participating in the
stated event and reside within the City of Wanneroo.

Signed: Date: 07/10/19 Position: STATE DELEGATE

ID 1115124

19/452280

CITY OF WANNEROO DONATION REQUEST FORM

GROUP DETAILS

Name of Organisation or Group: <small>(Cheques will be made out to this name, please ensure an account is available)</small>	Trinity at Alkimos Residents Association		
Contact Person <small>(all mail will be addressed to this person)</small>	Stephanie Powell		
Postal Address	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
Phone No:	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>		
Incorporated? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Year of Incorporation:	ABN: 55411212928 <small>(If not, please complete attached Statement by Supplier.)</small>	
Is your organisation registered for GST? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Basis of operation: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Not For Profit <input type="checkbox"/> Registered Charity		

ABOUT YOUR ORGANISATION

Describe the role of your organisation:	TAARA is a local community group, run for and by locals, coordinating local events, support and a community voice for Trinity, Alkimos residents.
Where do you operate from and in what area? (eg. Suburbs)	Trinity, Alkimos
Membership:	No. of members: 1500 households How many are residents of the City of Wanneroo? All

ABOUT THE PROJECT OR EVENT

Name of Project or Event:	2019 Christmas Movie Event		
Date and Time:	21/12/2019 6:30pm to 9:00pm	Location and Venue:	Piazza Park, Alkimos
Who can attend?	Anyone in the community		
Purpose of project or event:	To bring together the local community to celebrate Christmas.		
If in the City of Wanneroo, has an Event Approval Form been submitted? <small>(Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)</small>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Request to hire park also submitted	Is there an entry fee <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how much is the fee?
What will the donation be used for specifically?:	To meet movie costs, bin, toilet and park costs.	Will income be generated as a result of event or project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will this be used?
How will your organisation acknowledge City of Wanneroo support?	On all ads and social media, as well as pre-show imaging.	Is the event:	<input checked="" type="checkbox"/> One-off Event <input type="checkbox"/> Regular Event

PROJECT OR EVENT BUDGET SUMMARY

Total Cost of Project/Event:	\$ \$5,306.45 total
Amount contributed by your organisation:	\$42.00 - Bin hire fee, minus 50%
In kind contribution, (e.g. volunteer time):	\$ \$2,500 - volunteer time
Amount from other sources, (e.g. other funding, sponsorship):	\$400 - TAARA Existing Moneys \$200 - Bankwest Charity fund \$500 - LWP land developer (insurance)
Amount Requested from City of Wanneroo:	Donation Funds - \$1884.55 (cheque) Waiver Park Hire - \$87.90 Waiver 50% Bin Hire - \$42.00

11/115106

CITY OF WANNEROO DONATION REQUEST FORM

GROUP DETAILS

Name of Organisation or Group: <small>(Cheques will be made out to this name, please ensure an account is available)</small>	PERTH AFRICAN NATIONS FOOTBALL COUNCIL INC.		
Contact Person: <small>(all mail will be addressed to this person)</small>			
Postal Address:			
Phone No:			
Incorporated? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Year of Incorporation: A1016285B	ABN: 744 56825621 <small>(If not, please complete attached Statement by Supplier.)</small>	
Is your organisation registered for GST? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Basis of operation: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Not For Profit <input type="checkbox"/> Registered Charity		

ABOUT YOUR ORGANISATION

Describe the role of your organisation:	PAN FC is a volunteer based sporting organisation that provides opportunities for African Communities living in WA.		
Where do you operate from and in what area? (eg. Suburbs)	All members of the community. Koondoola, Madeley		
Membership:	No. of members: 7 How many are residents of the City of Wanneroo? 4		

ABOUT THE PROJECT OR EVENT

Name of Project or Event:	PERTH AFRICAN NATIONS CUP		
Date and Time: 15/11/19 - 09/02/2020 sat/sundays - full days	Location and Venue:		
Who can attend?	All members of community are welcomed.		
Purpose of project or event:	Engage African communities using for sport and to also foster integration.		
If in the City of Wanneroo, has an Event Approval Form been submitted? <small>(Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000)</small>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is there an entry fee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how much is the fee?
What will the donation be used for specifically?	Venue hire Mention on social media Logo on fliers / Promotional material	Will income be generated as a result of event or project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, how will this be used?
How will your organisation acknowledge City of Wanneroo support?	Is the event:		<input type="checkbox"/> One-off Event <input checked="" type="checkbox"/> Regular Event

PROJECT OR EVENT BUDGET SUMMARY

Total Cost of Project/Event:	\$ 220,000.00
Amount contributed by your organisation:	\$ 20,000.00
In kind contribution, (e.g. volunteer time):	\$ 200,000 - Volunteer event Staff 80 people - 6 months Recreation
Amount from other sources, (e.g. other funding, sponsorship):	\$ 0.00
Amount Requested from City of Wanneroo:	\$ 4,399.00

Chief Executive Office

Item 4 Motions on Notice

Nil

Item 5 Late Reports (to be circulated under separate cover)

Nil

Item 6 Public Question Time

Item 7 Confidential

7.1 Proposed Sale of Lot 9001 (54) Mullingar Way, Landsdale

File Ref: 39361 – 19/447647
Responsible Officer: A/Manager Property Services

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (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*

7.2 Encroachment of garage into the City's freehold land at Lot 236 (64) Kaiber Avenue, Yanchep

File Ref: 39132 – 19/462309
Responsible Officer: Director Corporate Strategy & Performance

This report is to be dealt with in confidential session, under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (b) *the personal affairs of any person*
(e)(iii) *a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government*

7.3 Employment of Senior Employee

File Ref: 5642V03 – 19/473125
Responsible Officer: A/ Manager Council and Corporate Support

This report is to be dealt with in 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*

7.4 CEO Contract of Employment

File Ref: 5642V03 – 19/472688
Responsible Officer: Executive Manager Governance and Legal

This report is to be dealt with in 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

Item 8 Date of Next Meeting

The next Ordinary Council Meeting has been scheduled for 6:00pm on Tuesday 10 December 2019, to be held at Council Chambers, Civic Centre, 23 Dundobar Road, Wanneroo.

Item 9 Closure



COUNCIL CHAMBERS SEATING DIAGRAM

SCREEN

Daniel Simms
CEO

Mayor
Tracey Roberts
JP

Mustafa Yildiz
Executive Manager
Governance & Legal



Cr Hugh Nguyen

Cr Glynis Parker

Cr Dot Newton JP

Cr Jacqueline Huntley

Cr Sonet Coetzee

Cr Natalie Sangalli

Cr Linda Aitken JP

Cr Domenic Zappa

Cr Vinh Nguyen

Cr Brett Treby

Cr Paul Miles

Cr Frank Cvitan JP

Cr Chris Baker

Cr Lewis Flood

Harminder Singh
Director
Assets

Noelene Jennings
Director
Corporate Strategy
& Performance

Debbie Terelinck
Director
Community & Place

Mark Dickson
Director
Planning &
Sustainability

EXIT

MICROPHONE

PUBLIC GALLERY

